Ventnor City Planning Board
Minutes
October 26, 2026, 6:30pm
6201 Atlantic Avenue, Ventnor N.J 08406

Vice Chairman Mike Wiesen called the meeting to order at 6:30pm.

1. Flag Salute
2. Roll Call

Present	Absent
Mayor Kriebel	Commissioner Landgraf
Joe Iannuzzelli	Lorraine Sallata
Jay Cooke	Dan Smith III
Mike Wiesen	Jessica Stilley
Peter Tocco	John Van Duyne
Tim Koob	
Greer Gaskill	
Wendy Bartlett	

Professionals
Roger McLarnon, Board Engineer and Professional Planner.
Leo Manos, Board Solicitor
Carmella Malfara, Board Administrator

3. Statement of Compliance
   Vice Chairman Wiesen announced the meeting was held in accordance with due public notice thereof and pursuant to the New Jersey State "Sunshine Law", which governs all public meetings.

4. Minutes
   The motion to adopt October 14, 2026, minutes was made by Joe Iannuzzelli and seconded by Greer Gaskill and was unanimously approved.

5. Resolutions
   The motion to approve the following resolution was made by Tim Koob and seconded by Peter Tocco and was unanimously approved.
   P – 28 – 2026 – 21 S Marion Ave – 21 s Marion Ave LLC.

6. Applications

** Fran and Stever Rotter – 109 S Derby Avenue, block 18, lot 2, located in the R-1 zoning district seeking C variance relief for side yard setback – stairs and possibly others to renovate an existing three-story single-family dwelling and add stairs to the left side of the existing home. The applicant is represented by Eric Goldstien Esq.

Eric Goldstein, on behalf of the applicant, described the application and the relief being requested noting that the applicant had a prior approval; however, during construction the applicant decided to make a change to the stairs.

William McLees, New Jersey Licensed Architect, 5 MacArthur Blvd, Somers Point, N.J is sworn in and his credentials are accepted.

Roger McLarnon, Board Engineer and Planner is sworn in.

Mr. McLees explains the changes made to the prior application. He explains the variance requested noting the proposed stairs will allow access into the existing home on the left side.

Mr. Goldstein asks Mr. McLees to confirm that by granting the variance requested it would not have a negative impact on the New Jersey Municipal Land Use Law or Ventnor's zoning ordinance and the positive criteria outweigh any negative.

Mr. McLarnon asks if the stairs would affect lot coverage; Mr. McLees responded that it would not.

Mr. Manos framed the motion, summarizing the variance requested.

The motion to approve C variance was made by Tim Koob and seconded by Joe Iannuzzelli and was unanimously approved seven in the affirmative a zero in the negative. Ayes; Mayor Kriebel, Joe Iannuzelli, Mike Wiesen, Peter Tocco, Tim Koob, Greer Gaskill and Wendy Bartlett. Nays; None.

**Provco Ventnor LLC – 7319 Ventnor Avenue, Block 136, lot 1, located in the Commercial zoning district seeking approval for a minor subdivision and C variance for lot depth – proposed lot 1.01, and lot 1.02 and possibly others to subdivide an existing lot into 2 non-conforming lots and construct a new single-family dwelling one each lot. The applicant is represented by Scott Abbott Esq.

Mr. Abbott, on behalf of the applicant, described the proposal as an appropriate use for this site. Mr. Abbott testified that although the site is zoned commercial residential is a permitted use.

Jon Barnhart, New Jersey Licensed Engineer and Professional Planner, 11 S Iowa Avenue, Atlantic City, N.J, is sworn in and his credentials are accepted.

Jerry Holtz, property owner and Principal of Provco Ventnor LLC, 795 E. Lancaster Avenue Ste 200, Villanova, PA, is sworn in.

Andrew Feriozzi, Developer, 3010 Sunset Avenue, Atlantic City, N.J, is sworn in.

Mr. Barnhart testified regarding the architectural design and planning justification, including the neighborhood context and compliance with applicable bulk standards.

Mr. Abbott enters into the record exhibit B architectural renderings.

Mr. Holtz gives a brief history of the property and the previous commercial use noting that the two previous businesses were not successful in this location. Mr. Holtz believes that two residentials units are appropriate for this site.

Mr. Feriozzi testified regarding the overall design, the general layout and parking.

Mr. Koob asked questions regarding the layout and the number of parking spaces.

Mr. Wiesen asked why commercial business is not appropriate for this site.

Mr. Holtz responded that the area is more of a seasonal setting, and he believes it hurts commercial businesses.

Mr. Wiesen asked when construction would start.

Mr. McLarnon reads his review dated October 22, 2026, noting that county approval is required if approved.

The public portion is opened and closed without public comment.

Mayor Kriebel states that the site is in the city's Commercial District and was intended for commercial use. He is not in favor of the two residential townhomes.

Mr. Manos framed the motion, summarizing the variance with conditions.

The motion to approve the minor subdivision and C variances was made by Peter Tocco and seconded by Tim Koob. The motion was denied four in the negative and three in the affirmative. Nays; Mayor Kriebel, joe Iannuzzelli, Tim Koob and Wendy Bartlett. Ayes; Mike Wiesen, Peter Tocco and Greer Gaskill.

Mr. Wiesen stepped down as acting Chairman as Mr. Cooke arrived to lead the meeting.

**Omar Navarrete – 103 N Princeton Ave, block 165, lot 2, located in the R-7 zoning district seeking C variance relief for lot size, lot width front yard setback-building, front yard setback-1st floor deck, front yard setback-3rd floor deck, side yard setback-buildings & decks left and right, rear yard setback-principal structure, rear yard setback-decks, building height, length of dormers and possibly others to demolish an existing single-family dwelling and replace it with a new flood compliant structure. The applicant is represented by Brian Callaghan Esq.

Daniel Scott Mascione, New Jersey Licensed Architect, 1409 New Road, Northfield N.J, is sworn in and his credentials are accepted.

Mr. Callaghan on behalf of the applicant described the project and the relief being requested.

Mr. Mascione testified regarding the overall scale and architectural design of the proposed dwelling, including setbacks, flood related considerations, parking and the uniqueness of the lot size.

Mr. Callaghan asked Mr. Mascione to discuss landscaping; Mr. Mascione responded that a governor's strip and one street tree would be added.

Mr. McLarnon reads his review dated October 20, 2026, noting that the size and shape of the lot trigger all variances requested.

The public portion opened and closed without public comment.

Ms. Bartlett asked questions regarding the height.

Mr. McLarnon explains the height variance is a C variance and not a D "USE" variance.

Mr. Manos framed the motion, summarizing the variances with conditions.

The motion to approve C variances with conditions was made by Peter Tocco and seconded by Joe Iannuzzelli and was unanimously approved eight in the affirmative and zero in the negative. Ayes; Mayor Kriebel, Joe Iannuzzelli, Jay Cooke, Mike Wiesen, Peter Tocco, Tim Koob, Greer Gaskill and Wendy Bartlett. Nays; None.

**Delby Properties Ocean Development, LLC – 6002 Wellington Avenue, block 313, lot 7, located in the R-2 zoning district seeking approval for a minor subdivision along with C variance relief for lot area-proposed lot 7.01, lot area area-prosed lot 7.2, lot width-proposed lot 7.01, lot width-proposed lot 7.02 and possibly others to subdivide an existing oversized lot into 2 non-conforming lots which will require variance relief. The applicant is represented by Brian Callaghan Esq.

Mr. Callaghan on behalf of the applicant presents the application.

Jon Barnhart, New Jersey Licensed Engineer and Professional Planner, 11 S Iowa Avenue, Atlantic City N.J, is sworn in and his credentials are accepted.

Ben Yelowitz, Commercial developer, P.O Box 3195, Margate N.J. 08402, is sworn in.

Mr. Barnhart described the project and the variances requested. He testified regarding the existing conditions and planning justification.

Mr. Callaghan noted that the applicant would reside in one of the proposed dwellings.

Mr. Yelowitz gives a brief statement regarding the property and what is being proposed.

Mayor Kriebel questioned the lot size of the surrounding homes.

The public portion opened.

Tim Ensminger, 701 N Cornwall Avenue is sworn in and is not in favor of the application.

Lee Ragozzine, 615 N Derby Ave, is sworn in and is not in favor of the application.

Nick Price, 811 N derby Ave, is sworn in and is not in favor of the application.

Dean Dugan, 702 N Derby Ave, is sworn in and is not in favor of the application.

Rick Rossetti, 700 N derby is sworn in and is not in favor of the application.

Susan Miltenberger, 609 N Burghley Ave, is sworn in and is not in favor of the application.

Geraldine Tabasso, 611 N Burghley Ave, is sworn in and is not in favor of the application.

Marco Merlino, 612 N Burghley Ave, is sworn in and is not in favor of the application.

Nikki Merlino, 612 N Burghley Ave, is sworn in and is not in favor of the application.

The public portion is closed.

After a brief conversation with his client, Mr. Callaghan withdrew the application.

7. Other Business
   None

There being no further business, the motion to adjourn was made by Joe Iannuzzelli and seconded by Tim Koob and was unanimously approved.

These minutes are provided as summary of the proceedings. Official decisions, conditions of approval, and detailed testimony are subject to a final review and resolution by the Planning Board. An audio recording of this meeting is available on the Ventnor City website.

Respectfully submitted by,
Carmella Malfara
Planning Board Administrator
City of Ventnor