

Ventnor City
Planning Board
Minutes
July 9, 2014

1. Roll Call

Present

Robert Landau
Don Siglin, Jr
Comm. Sarno
David Holtzman
Chief Hazlett
Mayor Bagnell
John Santoro

Absent

Emily Christian
Jay Cooke
Steve Rice

Tom McAdam arrives at 6:49pm

David Holtzman chaired the meeting

2. Adoption of June 2014 minutes: Motion was made by John Santoro and seconded by Robert Landau

3. Adoption of Resolutions: NONE

4. Discussions:

Building Heights, Flood Zone and Bulkheads was discussed based on a letter drafted by Board Engineer -Craig Hurless dated July 2, 2014. Mayor Bagnell stated that if these things are approved it will improve the city's CRS ratings and will help individuals with insurance. A motion was made in the affirmative to approve Mr. Hurless's recommendations by all. This will be put into a draft form and sent to the governing body as a recommendation.

Public Portion opens 7pm on these matters. Closes 7:01pm

Mayor Bagnell speaks about the study that the city wants to do in rehabbing Ventnor in order to allow for tax abatements. This is different from a redevelopment study, this is a rehabilitation study. This would be completely voluntary; it would stimulate construction in the city, rehab old properties causing growth in the city. This is all in the very beginning stages and the board will be kept informed but the city will need a recommendation from the Planning Board to the governing body for them to send to the state to do this study.

A motion was made for Resolution 79-2014 to recommend to the governing body (based on a study by Jim Rutella) dated May 15, 2014 to declare the need for the study to be approved by Mayor Bagnell and seconded by John Santoro. All were in favor.

Also mentioned was a landscaping ordinance since all these homes are being raised it was suggested that the city have a landscaping ordinance in place to address this new construction.

August agenda will discuss landscaping ordinance in depth.

Public Portion open 7:19 pm

Brian Callaghan, Esq.- ref to Tax abatement- concept is good but he feels that the land assessments are too heavy . It's a perfect time to fine tune all that is involved.

Mr. Callaghan also brought up a matter about one of his clients, Mega Sushi. It's on the corner of Little Rock and Atlantic Aves. It is zoned single family. The Planning Board should look at it, and he asked for them to change it from single family (he stated not sure it was ever that, since all commercial around it) back to a commercial , mixed use zone. The board stated they will look into that.

Motion was made to adjourn meeting by Mayor Bagnell and second by Tom McAdam. All were in favor