

Ventnor City Planning Board

Minutes

May 8, 2018

400 N Lafayette Ave, Ventnor City, N.J 08406

Chairman Jay Cooke called the meeting to order at 6:34pm.

1. Flag Salute
2. Roll Call

Present

Commissioner Landgraf

Mike Wiesen

Tom Halpin

Jay Cooke

Roman Zabihach

Lorraine Sallata

Dan Smith III

Leonard Mordell

Peter Tocco

Tim Koob

Greer Gaskill

Absent

Wendy Bartlett

Tom McAdam

Professionals

Leo Manos Esq., Board Solicitor

Roger McLarnon, Board Engineer

Carmella Malfara, Board Secretary

Procedure

Chairman Cooke announced that the meeting is being held in accordance with due public notice thereof and pursuant to the NJ State "Sunshine Law", which governs all public meetings. He also advised the Board on the intent of the meeting and procedures which to follow.

3. Presentation: Jim Rutala gives a power point presentation on the City of Ventnor Waterfront Redevelopment Area (Bulk Heads).

On January 11, 2018, the governing body of the City of Ventnor adopted Resolution 049 of 2018 authorizing and directing the Planning Board to undertake an “area in need of redevelopment” investigation of a study area within the City of Ventnor known as the Waterfront Study Area. Rutala Associates has been assigned to determine whether the study area meets the statutory requirement for designation as an “area in need of redevelopment” pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (Redevelopment Law).

This preliminary investigation report will analyze the current condition at the subject study areas, review land use and zoning, analyze Master Plan policies, evaluate building conditions, and review environmental conditions to determine whether the study areas meet the statutory criteria to warrant a redevelopment area designation. This report does not recommend any plan or strategy for use of, or modifications to, the study areas. If the City Commission concludes that any of the subject properties constitute an area in need of redevelopment, a redevelopment plan will be prepared.

Commissioner Landgraf speaks in favor of the Waterfront Redevelopment Area.

Public portion opens.

Marty Pinizzotto, property owner at 2103 East Drive, inquires as to the proposed plan being voluntary and as to when it would be in effect.

Herschel Richman, property owner at 6717 Monmouth Ave, inquires as to the elevation of the bulkheads.

William Advena, property owner at 209 N Portland Ave, inquires as to funding for permits, and questions the height of bulkheads.

Commissioner Landgraf states the required height for bulkheads is 9ft and that the City of Ventnor may offer low interest loans.

Chuck Nardelli, property owner at 2205 East Dr., inquires as to Ski Beach.

Richard Battaglia, property owner at 229 N Wissahickon Ave, inquires as to the need for bulkheads. Not in favor of bulkheads on Wissahickon Ave.

Tatevik Halcobyan, property owner at 5109 Winchester Ave, inquires as to a tax increase.

Commissioner Landgraf replies that this is a voluntary program and taxes will not increase.

Gary Brinberg, property owner at 213 N Wissahickon Ave, is not in favor of building a bulkhead behind his property. Also he would like to have Wissahickon Ave removed from the redevelopment area.

Dennis Kelly, property owner at 227 N Wissahickon Ave, is not in favor of putting bulkheads on Wissahickon Ave.

Jean Anthony, property owner at 6501 Monmouth Ave, inquires as to maintaining her bulkhead which the City of Ventnor partially owns.

William Garron, property owner at 164 N Derby Ave, inquires as to storm water runoff.

Jen Brooks, property owner at 6603 Monmouth Ave, inquires as to the funding and how the loans will be structured.

Albert Battaglia, property owner at 207 N Wissahickon Ave, is not in favor of bulkheads.

Karen Brinberg, property owner at 213 N Wissahickon Ave, is not in favor and has concerns for the wild life.

Rich Gober, property owner at 26 N Nashville Ave, inquires as financing and bulkhead heights.

Eileen Arentz, property owner at 215 N Wissahickon Ave, inquires as to the loans being transferrable.

Mike Advena, property owner at 6410 Monmouth Ave, speaks in Favor of the program.

Rada Tkach, property owner at 608 N Harvard Ave, inquires as to who will be building the bulkheads.

Public portion closes.

Open to the Board

After a brief discussion the Board agrees to remove Wissahickon Ave from the redevelopment area.

A motion recommending to the City of Ventnor Board of Commissioner's that they determine that the delineated Waterfront Study Area, minus Wissahickon Ave Area, to be in need of redevelopment was made made by Roman Zabiach and seconded by Tim Koob. The motion was unanimously approved nine in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Mike Wiesen, Tom Halpin, Jay Cooke, Roman Zabihach, Lorraine Sallata, Dan Smith III, Leonard Mordell, Peter Tocco. Nays; None.

There being no further business, the motion to adjourn was made by Mike Wiesen and second by Peter Tocco and unanimously approved.

Full meeting is available on audio.

Respectfully submitted

Carmella Malfara, Planning Board Secretary

