

Ventnor City Planning Board

Minutes

October 22, 2018, 6:30 pm

6201 Atlantic Ave, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6:44 pm.

1. Flag Salute
2. Roll Call

Present

Mike Wiesen
Tom Halpin
Jay Cooke
Tom McAdam
Roman Zabihach
Lorraine Sallata
Dan Smith III
Leonard Mordell
Peter Tocco
Tim Koob
Greer Gaskill
Wendy Bartlett

Absent

Commissioner Landgraf

Professional

Leo Manos Esq., Board Solicitor
Roger McLarnon, Board Engineer
Carmella Malfara, Board Administrator

Procedure

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

3. Minutes

Motion to approve October 10, 2018 minutes was made by Peter Tocco, and second by Lorraine Sallata and were unanimously approved.

4. Resolutions

Motion to approve the following Resolutions was made by Roman Zabihach and seconded by Leonard Mordell and were unanimously approved.

P – 45 – 2018 – Kevin & Tracey Jasey – 2 S. Baltimore Ave.

P – 46 – 2018 – EAA Investments Inc. A Florida Corporation – 3 N Nashville Ave.

P – 47 – 2018 – Shore Investments & Development, LLC – 14 S. Hillside Ave.

P – 48 – 2018 – Two Pioneers LLC – 6 N Baton Rouge Ave.

5. Other Business

Resolution to The Planning Board of the City of Ventnor, In the County of Atlantic, New Jersey Recommending the Adoption of The Waterfront Redevelopment Plan pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12 A-1, et seq.

After a brief discussion a motion to approve the above said resolution was made and unanimously approved.

6. New Business

Jim Rutala presents a Preliminary Investigation Report for Designation of Area in need of Redevelopment. Wellington Avenue Study Area.

The Commissioners of the City of Ventnor (City) adopted resolution 2018-297 authorizing and directing the Ventnor Planning Board (Planning Board) to undertake an “area in need of redevelopment” investigation of property designated as Block 303, Lots 1, 2.01 and 2.02 and Block 304, Lot 1 on the City Tax Map and is referred to as the Wellington Area Redevelopment Site in this report. Resolution 2018-297 specifically states that the study area shall be a Non-Condensation Redevelopment area.

The Wellington Area Redevelopment Site fronts on the south side of Wellington Avenue between the Ventnor City and Atlantic City municipal boundary line and Little Rock Avenue, a paper street. Rutala Associates has been retained by the City to conduct this investigation on behalf of the Planning Board to determine whether the study area meets the statutory requirements for designation of a non-condemnation “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 each of the subject sites, review land use and zoning, analyze Master Plan Policies and evaluate building 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 concludes that any of the subject properties constitute an area in need of redevelopment, a redevelopment plan will be prepared.

A second meeting regarding this matter will be at the next Planning Board meeting which will be held on November 26, 2018 at 6:30pm at Ventnor City Hall.

There being no further business, the motion to adjourn was made by Tom McAdam and second by Tim Koob and unanimously approved.

Full meeting is available on audio.

Respectfully submitted

Carmella Malfara, Planning Board Administrator