

Ventnor City Planning Board
Minutes
April 11, 2007
6:30 p.m.

1. Call to order
2. Flag Salute
3. Roll Call

Present	Absent
John VanDuyne	Bob Gross
Dennis Lott	Commissioner Vespertino
John Santoro	Vince Leonetti
Julie Mealo	
Chief Burt Sabo	
Jay Cooke	
Mayor Kreischer (Arrives at 7:45 pm)	

4. Acceptance of Correspondence: None
5. Adoption of resolutions: None
6. New Business: Building Heights Sub-Committee discussion.
The sub committee presented for discussion the final changes to their presentation. Eave height – 18 inches overhang max. Overhang w/ 5 inch gutters have to put fascia back to 7 inches, 23 inches now including gutter. 18 inches without gutters

Most important is to create a sliding scale based on lot width. Eliminate out of proportion structures. The sub-committee has made a lot of revisions and feels comfortable presenting it to the governing body. The question is that when and how we will enforce it. The building department official would have to make a decision that would be fair to everyone.

Board member VanDuyne mentioned again that he would like a type of liaison between the two boards so that each board knew what the other was doing in the city

A point raised is to have a workshop and both sides would be presented at a “special meeting”. Mr. VanDuyne said he would be glad to do a presentation to both boards.

Mr. Cooke stated that the sub-committee feels they did not skip in heights

Dormer rules gives a lot of creativity, rule is 30% of building depth-lot depth minus actual zone regulations for front and rear building lines.

In the code book it states exception for building heights- not apply to church belfry, elevators, and water towers if the area provided is not covered 30% of roof area or 15 ft above average roof level.

Suggestions was made to re-do ordinance before next month's meeting to remove elevators and copulas and re-do the ordinance.

Public Portion opens 7:29 p.m.

Public Portion closes 7:29 p.m.

Things accomplished tonight which will be placed as a recommendation are:

1. Established the verbiage on the gutters measurements.
2. establish certification by a licensed surveyor at time of framing
 - A) 3 surveys required
 1. foundation
 2. framing-projection of eve & roof pitch
 3. final survey
4. Finished building has to meet all of these requirements.

A motion was made to approve the above recommendations and present to the governing body by John VanDuyne and seconded by John Santoro. All were in favor

Another subcommittee needs to be formed to review ordinance of bulk area, buildable areas impervious and non-impervious, landscape, setbacks and parking in the R4 & R7 zones. That sub-committee will consist of John VanDuyne, Jay Cooke, John Santoro and Dick Carter

Julie Mealo stated that she would like to discuss solar energy at a future meeting. .

Questions brought up now is when will it be presented to governing body, Mr. Carter said he would prepare something and speak with board attorney Stan Bergman when he returns from being out of town to move forward.

A motion was made to adjourn meeting by Burt Sabo and seconded by John Santoro.