

Ventnor City Planning Board
Minutes April 8, 2009

1. Call to order 6:40 p.m.
2. Flag Salute
3. Roll call

Present
Mike Advena
Julie Mealo
Chief Burt Sabo
Jay Cooke
Mayor Kelly
Mike Ventura
John Santoro
Peter Weiss

Absent
Comm. Piatt-excused

Professionals
Stan Bergman, Esq.
Dick Carter

4. Adoption of March 2009 Minutes. Motion made to adopt by Chief Sabo and Seconded by Mike Advena. All were in favor
5. Adoption of Resolutions
P5-2009 Rules & Regulations for VC Planning Board
P6-2009 Simeon & Debbie Pouthlas Block 113, Lot 2.02. 5813 Ventnor Ave.
REQUESTING A MINOR SITE PLAN & "C" VARIANCE.
A motion was made to adopt both resolutions by Chief Sabo and seconded by Peter Weiss. All were in favor.
6. Brian Callaghan of Callaghan, Thompson, Thompson law firm in Atlantic City wanted to give a brief presentation on the R7 zone attached single family homes. Brief presentation about how Mr. Callaghan and Mr. Arthur Ponzio (who was not present) feel that the R7 combination is not good idea.

Board Engineer Carter put on the record that a study was done in 1999 by Metro Company and that they found that the area was already high in density. This proposal would retain the single family zoning density but provide increased open air and light in the neighborhoods. By attaching the houses, the side yard setbacks would be increased and that would allow for offstreet parking, which is also a current problem in the area”

Julie Mealo stated that this will give homeowners an additional option.

Mr. Callaghan again stated he did not agree that this would spur growth and redevelopment in the city.

Chairman Cooke also asked board engineer to make sure that any literature that is discussed about this subject, that Mr. Callaghan get a copy of. Mr. Carter agreed.

Julie Mealo stated that last year she did a review for the board on the redevelopment plan that was presented years ago in 1998/1999. In 2000 they had several community meetings about it and then in 2001 a recommendation was made to the City Fathers to go ahead. 2001-2004 the city was in litigations because of a citizens group that hired an attorney to file an action against the plan.

Old Business:

Julie Mealo did a presentation of the redevelopment plan parcel by parcel referencing permitted uses and tax abatement incentives along with other site plan requirements.

Chief Sabo took various pictures of Richards Ave (Unit Block South), Margate side of the block says been rehabbed a lot. But it is still a narrow street and he has concerns as the Chief of the Fire Dept with the closeness of the homes. Chief Sabo suggested that all the members take one block at a time and compare the blocks, make a note of what each of us likes about a particular home or street and don't like and report back to the board.

Next month on the Agenda*****

1. Mr. Carter will do an introduction for re-exam report for the master plan
2. Redevelopment- Ideas insight and direction- Dick Carter and Mike Advena will be working on a subcommittee about this from month to month.
3. For June's meeting members all should just pick a block they are interested and then take pictures and report there findings for June's meeting.

Motion was made to adjourn meeting by John Santoro and seconded by Mayor Kelly.