

Ventnor City Planning Board  
Minutes April 14, 2010

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

Present

Comm. Piatt  
Mike Advena  
Julie Mealo  
Chief Burt Sabo  
Jay Cooke  
Mayor Kelly  
John Santoro  
Peter Weiss

Absent

Professionals

Stan Bergman, Esq.  
Wes Becker, Engineer

4. March 2010 Minutes: Motion made to approve by Mike Advena and seconded by Comm. Piatt. All were in favor

5. Adoption of Resolutions:

P4-2010 Appointment of Engineer/Planner: Vince Polistina and Associates L.L.C. motion was made to approve by Commissioner Piatt and seconded by Mike Advena. All were in favor

6. Applicants: Mel Rosenberg, 114-116 S. Stratford Ave, Block 27, Lot 14.01- REQUESTING A MINOR SUBDIVISION. Represented by John Scott Abbott, Esq. Planner/Engineer, Mr. Paul Koelling & Assoc- 2161 Shore Rd., Linwood, NJ was also present for applicant. Mr. Abbott stated that his client made a mistake 5 years ago when he consolidated the 2 lots in question now they are front of the board to make the properties separate. Mr. Abbott submitted some deed and past resolution that were approved by the boards as evidence but Mr. Abbott took back these items after board members reviewed them.

Mr. Abbott stated that there are no plans from his client to build on these lots and that the same conditions that were placed on this property from 1998 as in effect.

Public Portion opens 6:59:58

Jay Ginsburg- 110 S Stratford Ave speaks concern that they would build or sell to someone that would put something other than a single family home up. It is only zoned single family.

Mrs. Helen Clair- 113 S Newport Ave- they are wonderful neighbors. Her concerns were only that they could sell or change their minds and build a 3 story home in front of her and obstruct her view- Again Mr. Abbott stated his client has no intentions of selling or building on this property at this time, he is getting his estate in order.

7:12:08pm public portion closed.

Mr. Becker stated that there are some issues he addressed in a letter to Mr. Abbott ref his client. Mr. Abbott agreed that before a building permit would be issued all Mr. Becker's concerns would be agreed upon.

When the plan is adopted all prior approvals and conditions will be put into the new plans.

Board engineers concerns were:

1. Sidewalk to be installed for new lot- Mr. Abbott asked that they be able to keep the grass it looks nicer since it is kept very well maintained etc. board agreed to keep
2. depressed curb cut-driveway – make this all conditions of building department- put on final plans
3. Flagpole in front lawn- client asked to keep it there—it is a beautiful sight to see when on the boardwalk. Board agreed to this.
4. DEP- that they would have to follow all requirements from them if a home is built.

Board Attorney states the following in order for application to be approved:

Variance required for lot 14.2 plans were modified. Lot 14/1 existing structure asking for a variance for building coverage

Motion was made to grant subdivision and incorporate all conditions prior and present by John Santoro and seconded by Chief Sabo.

Vote taken

Comm. Piatt- yes, beautiful home- their requests are reasonable

Pete Weiss- yes as long as all the conditions are met and kept

John Santoro- yes it's a basic subdivision

Mike Advena- yes- lot 14.02 met all bulk requirements, lot 14.01 need variance but a beautiful property.

Julie Mealo- existing property meets character of the neighborhood

Chief Sabo- yes- feels the consolidation is not bad for the neighborhood

Jay Cooke- yes- property has not had change through the year it meets all variances and is a positive impact on the neighborhood.

Mayor Kelly- yes beautiful property and if someone builds on the property the conditions in place would be enforced and keep the neighborhood in tact.

8 Yes /0 No- motion carries

Off the record for a break 7:40 pm

Back on the record at 7:50 pm

Applicant: George & Xanthola Nikos – 9 S Troy, Block 73, lot 8.01 & 8.02. Represented by Brian Callaghan, Esq. In front of the board in 2005 for a minor subdivision, it was approved an easement was placed on the family lot that required parking for additional cars because at the time family members were going to build on this property. Mr. Callaghan stated all the work was done part of the subdivision prior. They want to remove the easement for more parking spaces. Here to ask for an amendment to the subdivision so that they can sell the property it has been for sale for 4 years and no one wants the easement on the property

Board members had a lot of concerns: now they are asking for more parking spaces. Parking a huge problem on that street. Suggestions were to alter the deck to get more parking off street. Also in the garage have it deemed only “parking” make it a garage port and not a garage the board was asking for suggestions from Mr. Callaghan and his client.

After consideration Mr. Callaghan asked for an adjournment for his client until May’s meeting.

Public Portion was opened at 8:13 pm

Mr. Joe Fisher- 14 S Troy Ave stated parking a problem. The Nikos’s brought property in the 90’s, remodeled it. They already enlarged the driveway to accommodate 3-4 cars now so that takes 3-4 spots from street parking. Mr. Fisher asked that the board refuses this application.

8:26pm portion closes.

Mr. Callaghan on the record stated he would like to adjourn to gather more information that is requested or suggested by the board members. He will come back for May 12, 2010. No other notification is needed, he asked Mr. Bergman and he agreed tonight would be notification for this application. The notification was stated tonight at this meeting.

Motion was made to adjourn this application until May 12 by Commissioner Piatt and seconded by mike Advena. All were in favor

We go off the record so that the public can leave who came for this particular application and attorney can gather up his equipment at 8:29pm

Back on the record at 8:31 pm

7. New Business: R7 letter adopted in 2008. Some how when passed on to the city fathers a misunderstanding was stated and then that was approved as a resolution to the board. The board was discussion o lot line and then discussing some properties in the R7 zone, not the entire R7 zone.

To be put on next months agenda is a possibly recommendation to the governing body in reference to the above.

Motion was made to adjourn meeting by Peter Weiss and seconded by John Santoro.