

Ventnor City Planning Board
Minutes
August 8, 2007

1. Call to order 6:45 p.m.

2. Flag Salute

3. Roll Call

Present

Julie Mealo

Chief Sabo

Commissioner Vespertino

Jay Cooke

Mayor Kreischer

Absent

John VanDuyne

Bob Gross

Dennis Lott

John Santoro

Vince Leonetti

4. Resolution: None

5. Old Business: Modification to the Redevelopment Plan.

Limitation of the sites. Julie Mealo stated that she thinks a small sub committee should be formed to reassess the area.

Board Attorney Bergman stated that an “overview” should be done of the remaining “17” parcels from being acquired through eminent domain. That the redevelopment area would only be concentrated on the 17 parcels.

The board suggested targeting the worst offenders in the redevelopment area to keep them in the redevelopment zone or parcel and then release the other properties in the redevelopment area. Keep the parcels as they are or at least until a subcommittee is formed to re-evaluate the area and the parcels.

Mayor Kreischer asks any ideas on reducing the target area down and if so, how much?

Mayor stated, do we do all one action? Yes or No?

No developer coming in as of yet. No one is buying properties in the “red” area. Still a problem—we would like to satisfy the development people but

also ease the minds of people not in the parcels about their homes and people wanting to purchase new homes that the city would take their homes.

Big misconception about the “yellow area” can be taken by eminent domain. That is the furthers from the truth—this needs to be communicated to the the public that these areas in yellow will not be subject to eminent domain.

Mr. Carter states that page 41 of the redevelopment plan states: the obligation with the states is as follows; says the 17 redevelopment parcels on the land use plan must satisfy the local housing law and must be identified in that said plan. It is possible to change paragraph 5 on page 41 in the redevelopment plan.

Mayor asks Julie Mealo asked again about how long for a sub committee to be formed and results given to the board. Mrs. Mealo states about a month.

Mayor stated he would like to put the public’s minds at ease about the wrong information out there.

A sub committee is formed. It will consist of Julie Mealo, John VanDuyne (absent but expressed interest) Chief Sabo, Jay Cooke and Board Engineer Carter. Mrs. Mealo will notify them of the date to meet.

Mayor stated that he would like this sub committee to come up with a recommendation on the “red” area and continue this meeting about the “yellow” area.

6. New Business: Recommendation from the Building Official concerning signage on buildings. Mr. Agnesino the building official would like to eliminate them. Who is going to police it? Construction companies leave signs up for ever. It could be part of their final inspection that it is required to remove all signs referring to their company before a “final” inspection is granted.

Public Portion opens 7:20 p.m.

Mr. Richard Gober- 26 N Hillside Ave, Ventnor. Have some suggestions/thoughts. Mr. Gober stated that there was not one tear down in the past 6 years in the redevelopment area. An ordinance should be pasted to eliminate eminent domain per personal gain to an individual. Mr. Gober stated people are in fear of buying in that area. He stated that RCA funds are available for the city to look into. Eliminate all fear of people losing their homes to a developer. Have caps and regulations in place on eminent domain. He suggests for the city to utilize the redevelopment area and improve it since there are so few properties the city is concerned with taking or forcing eminent domain.

Julie Mealo stated on the record that she was on the original committee with Mr. Gober for the redevelopment project- so much fear on mis information—the yellow areas were never in questioned with regards to eminent domain until you., Mr. Gober started putting out the wrong information to the public. She (Mrs. Mealo) finds it difficult to feel comfortable now with him offering his comments and suggestions when the panic game from the wrong information being put out there by you (Mr. Gober). If you want to pitch in and be an ally to the city great but in the past created a difficult situation.

Commissioner Vespertino asked Mr. Gober that he states that he is not for a individual person having a financial gain with the use of eminent domain, so that means that the city should blow a project because of 1 property or person standing in the way. Mr. Gober's states the success of that one project there for the rest of 26 blocks area to let that area move forward with the rest of their lives.

Mr. Gober stated that he is opposed to even if I am willing to say let that one small project stand in its way when through history eminent domain was for roads and schools, churches and fire houses. Commissioner Vespertino thought Mr. Gober was agreeing with him. Mr. Gober states NO, I am saying that I am willing to sacrifice that one small parcel for the rest of the community. Wanted to clarify the word sacrifice, I would not let that one development happen of that one little area. Make that little project of that one man that could stand in the way kill that from happening so the rest of the community can move forward. A developer should go in and pay that man such an attractive offer, and maybe more that he should pay to make this project happen just as it's happened our entire lives.

Commissioner Vespertino says again to Mr. Gober, so you would blow the deal? Mr. Gober states yes, that's my opinion.

Public portion closed at 7:45 p.m.

Motion to adjourn meeting by Chief Sabo and seconded by Commissioner Vespertino.