

Ventnor City Planning Board
Minutes
February 13, 2007

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

Absent	Present
Bob Gross-excused	Julie Mealo
Vince Leonetti-excused	John VanDuyne
John Santoro-excused	Chief Sabo
Dennis Lott	Commissioner Vespertino
Mayor Kreischer-excused	Jay Cooke

4. Adoption of resolutions:
 - P1-2007 adoption of 2007 dates & times
 - P2-2007 re-adoption of Chairman & Vice-Chairman
 - P3-2007 re-adoption of engineer, secretary, solicitor & transcriber
 - P4-2007- Russell Brown- 122 N. Troy Ave, Block 176, Lot 19, Represented by Brian Callaghan. REQUESTING A MINOR SUBDIVISION. (APPLICATION WAS DENIED)
 - P5-2007. Marylou Ferry of Farley & Ferry Reality, Little Rock and Atlantic Ave. Req. a minor site plan (awnings)

A motion was made to adopt all the resolutions together by John VanDuyne and seconded by Chief Sabo.

5. Applicant:
 - Alan Silverstein & Salvatore Zizza, 109-111 S Frankfort Ave, Block 8, Lots 1.01 & 1.02. REQUESTING A MINOR SUBDIVISION AND "C" VARIANCE. Represented by Brian Callaghan, Esq. 2428 Atlantic Ave, AC NJ 08401.

Brian Callaghan spoke on behalf of clients- R9 zone minor subdivision some variance relief seeking. A1- plot plans, A2 tax map, A3 aerial photos marked for presentation. Convert 2 existing lots into 3 lots.

Arthur Ponzio speaks on behalf of application. Expert in his field so stated by board engineer Carter- no need to ask credentials. Frontage is on Frankfort. On site now is single family dwelling. Take existing parcels and convert in 3

lots. Would like to divide 3 lots each 50 x 62 ½ ft. Applicant has the frontage but not the depth.

Applicant seeking lot depth, lot area for 2 of new 50 ft lots also seek approval to go to 50% building coverage and overall lot coverage of 75% on 2 new lots. Asked by Mr. Callaghan to Mr. Ponzio if he sees a negative impact on neighborhood, he states no. The zone plan there is no negative impact, the ordinance there is no negative impact- the neighborhood all are in the same ballpark. The character of the neighborhood is also maintained with the new proposed plan.

Public Portion opens: 7:01 pm

Public Portion closes: 7:02 pm

Mr. Callaghan states that in Engineer's report paragraph #4 to put up \$25,000.00 bond or demolish the building on existing lot. Mr. Callaghan and his client agree to this on record.

Question was brought up reference off street parking? They will provide parking, they will knock 4 ft off side of building. better idea side wall be 9 foot for the proposed property line.

Chairman Cooke asked for discussion from the board if any?

Concern from Mr. Carter is lot coverage. They agree to lower it from 75% coverage to 50%. Mr. Ponzio agrees for his client to these terms.

The application a motion can be made with conditions as follows:

1. Revise for 9 ft setback, add 2 off street parking.
2. Comply with #4 from Dick Carter's letter.
3. Landscaping design needs to be presented to city engineer for approval.
4. %65 coverage on 2 new lots, building coverage 50% on 2 new lots, lot depth 62 1/2 feet, building coverage on existing structure from 60 to 62%.

Motion was made to approve application with conditions place on property by Commissioner Vespertino and seconded by John VanDuyne. Vote is taken

John VanDuyne- yes favor of application-property consistent with area- good application.

Comm. Vespertino- yes professional staff present application. A plus for the city.

Julie Mealo- yes same reason mentioned by Comm. Vespertino-consistent with the area.

Chief Sabo- yes. Made every attempt to address all boards concerns.

Jay Cooke- yes applicant made every attempt to address out concerns.
Vote is 5 in favor- 0 opposed Motion carries.

Motion made to go into executive session by John VanDuyne and Seconded by Commissioner Vespertino. Speak about the Caruso vs. VCPB. Plaintiff had to pay \$12,500.00 towards bulkhead expense at his property.

Commissioner Vespertino wanted to compliment Board Attorney Bergman and City Attorney Abbott for working on this case.
Executive session closed at 7:51 pm. Motion made to close session by Chief Sabo and seconded by Commissioner Vespertino.

Board member Mealo asks how the sub committee was going on building heights. John VanDuyne stated they are almost there- so closed 95%. They are going to have one more sub committee meeting before March's planning board meeting and then present it then, at March's meeting, the 14th.

Motion made to adjourn meeting by John VanDuyne and seconded by Commissioner Vespertino.