

Ventnor City Planning Board
Minutes
January 9, 2008

1. Call to order 6:35 p.m.
2. Flag Salute
3. Roll Call

Present	Absent
Robert Gross	John Santoro-excused
John VanDuyne	Dennis Lott-excused
Burt Sabo	Joe Calvi-excused
Comm. Vespertino	
Julie Mealo	
Jay Cooke	
Mayor Kreischer	

Motion was made to approve meeting dates for 2008 which is the 2nd Wednesday of each month and the same time of 6:30p.m. The only conflict with the calendar year of 2008 is the meeting date for October. That will be looked at later

Officers are as follows:

Chairman Jay Cooke, motion made to reappoint by John VanDuyne, seconded by Comm. Vespertino

Vice Chairman, a motion was made for Robert Gross to fill the vacancy of Vince Leonetti by Comm. Vespertino and seconded by Julie Mealo.

Secretary- motion made for Patricia Kedziora to be reappointed by Comm. Vespertino and second John VanDuyne

Eng/Planner- motion made for Dick Carter to be reappointed by John VanDuyne and seconded by Burt Sabo

Attorney- motion made for Stan Bergman, Jr to be reappointed by Comm. Vespertino and seconded by Julie Mealo

Court Reporter- motion made to reappoint MaryEllen DeFeo by Burt Sabo and Seconded by John VanDuyne

All were in favor/ 0 opposed

4. Mr. Jack Blumenfeld, 110 S. Philadelphia Ave. wanted to request a curb cut in front of his home, Block 37, Lot 5 City engineer explained that it is a very

simple application. Mr. Blumenfeld is the first house off the boardwalk and it is a fire lane existing there now, so the curb cut would not be disturbing any of the neighbors. The board would have to make a recommendation to the governing body to accept this request.

A motion was made by Bob Gross and seconded by John VanDuyne to approve request for Mr. Blumenfeld and recommend to the governing body. All were in favor/ 0 opposed.

Please note at 6:50 p.m. Board Member Julie Mealo excuses herself from the rest of tonight's applications

5. Application: 2 S Nashville, LLC, Block 50 Lots 12 thru 17. Requesting a premolar and final site plans & "c" variance. Represented by Christopher Baylinson. This applicant has worked long and hard to turn this application into a premier gateway into the City of Ventnor. The property, Southside of Ventnor Ave, Oakland & Nashville, the buildings are falling apart- there are 34 rental properties total in this application.
5012 Ventnor Ave- lot 12, 5010 Ventnor Ave, lot 13/ 5008 Ventnor Ave is lot 14/ 5006 Ventnor is lot 15/ 5004 Ventnor is lot 16 and 2 South Oakland is lot 17.

1 S Nashville is owned by Mark Alsentzer and other persons. 5010 is owned Mr. Edgar Parra, 5008 is owned by the City of Ventnor, 5006 is owned by Mr. Khan(which there is an agreement of sale between the 2 gentlemen as we speak)5004 owned by Mr. Alsentzer and 2 S Oakland owned by VanOaks LLC.

The applicant is proposing brand new, 24- 2 bedroom residential condo units with parking underneath. This would clearly meet the goals of reducing density in the city by providing parking for each unit. The parking garage underneath would actually provide 36 spots so some condos would be able to have 2 spots, the others would have one spot.

Mr. Baylinson wanted to swear in all "3" of his witnesses at one time.

Mr. mark Alsentzer the applicant
Mr. Jon Barnhart- 400 n Dover Ave, Atlantic City- licensed engineer and planner
Mr. Robert Curtin- 1418 new Rd, Northfield, NJ- licensed Architect

Mr. Carter attested to the credentials of both gentlemen as being licensed in NJ.

Mr. Curtin spoke describing the plans of the property.

A1- handouts to board members by Mr. Baylinson for application- colored rendering of plans

A2- elevation on rendering being explained by Mr. Curtin.

Mr. Curtin states balcony on each property. The Building is set back to allow for landscaping in front of property. Mr. Baylinson stated that the design was to be created at the property line.

Mr. Baylinson stated the units will be 2 bedroom, 2 baths – 6 units on each floor and the square footage ranges from 1325 feet to 1760 sq foot per unit.

Mr. Baylinson also stated that they are seeking a height variance- they are looking at 1 foot relief; they are 1 foot over the ordinance. On the roof they will have screens to hide the mechanical equipment on the roof.

Every unit will have a balcony.

Jon Barhart spoke. The property in question is 87.34 feet in depth. It is 1/3 of an acre. Mr. Barhart spoke stating the properties as they are now are in disrepair. Mr. Barnhart spoke stating that for the City's perspective they would have a lot of desire to see this plan work since they own a parcel being presented tonight.

Parking lot layout (A 4) shown. The management of it will be handled through the "condo assoc". They will have an equipment trash facility out of view and a private hauler.

Density in CMU states 100 units per acre. This application has 1/3 acre so they are permitted 30 units and they are proposing 24, 2 bedroom units.

Height is 45ft from elevation 12- building now is 46 ft. Are there provisions in Ventnor to allow the planning board to deviate from the height requirement? Yes answers Mr. Barhart, ord 118.2 he states.

Mr. Baylinson states again that the building coverage proposed is 87% and required is 60%; the existing coverage is 82%. Lot coverage proposed is 90% currently at 100% coverage with no greenery. Asking for back yard set backs so that they can create street scape and greenery.

Mr. Baylinson asked Mr. Barhart if this is a good application. He states yes, it reduces density, and adds parking, it's a win win. The master plan promotes flexibility of the area and the deviations they are asking for are so minor for a project of this size.

24 high ends unite which will bring in tax revenue vs. 34 units that are in disrepair and not bringing in any income to the property owners.

A letter was mailed to Mr. Baylinson from Mr. Carter (City Engineer) and Mr. Baylinson stated that his client is happy to comply with Mr. Carter's suggestions. PB-1 dated Jan 6, 2008

Mr. Mark Alsentzer principle owner of 2 S. Nashville spoke. Thanked the board for the opportunity to speak.—his daughter Amy named the project, “the Sorelle” which means 3 sisters- he has 3 daughters. Original design had more units but he wanted to really help with the parking issues and promote a good neighbor approach to this project. It will definitely cost more the way the application is presented tonight and he understands this but wanted a top notch project. He is proud of what is being presented tonight. The remaining exhibits presented.

A5 facade

A6 floor plan options

A7 survey

A8 rendering of site plan

A9 parking plan

A10 aerial view of property

PB1 Mr. Carters report. Dated January 6, 2008

Public portion opens 8:03pm-

Mr. John Olive- 4919 Ventnor Ave speaks congratulations to the board-principle project—wonderful and beautiful in the redevelopment area and the city. Appreciates the though that went in to the design.

MikeWeisen- 326 N Dorset Ave-also owns business on little rock. When entering Jackson Ave how wonderful to see such a project. The project will spark resurgence in this area. Can't believe that anyone would be negative about this project.

William Lacovarra- lived here 30 years and worked here. Thrilled for the project.

Joe Magano- 7 S Marion Ave- thank you to the city. They should be proud of what is coming to this city.

Mary D'Amico- 4 S Marion- glad to here tearing down old buildings. Her backyard is on Austin. Now she won't be afraid to walk in this area.

Don Turner- 5117 Ventnor Ave- kudos to the people who brought property in the middle of this application. It was a key piece of property and a wise decision that will benefit the City.

Reverend Steve Wright- 5003 Ventnor Ave- owns a B&B. 16 years they have been waiting for a project like this to come in this part of town.

8:20 p.m. Public Portion closed

Discussion:

John VanDuyne asked if anyone had \$\$\$ on the give away portion vs. the tax benefit?? Mayor Kreischer stated that he did do some research and city paid \$205,000 for the lot. If the units sell for between \$400,000.00 and \$500,000.00 very realistically the #' might be around 9.6 million where currently city getting 2.1 with current tax rate. This would generate roughly \$98,000.00 per year. The redevelopment area would re-coup the original \$205,000.00 in the 5th year but with this new application and ratable across the street possible the money could be recouped in the 3rd year.

Mr. Cooke asked the applicant to pin down a date when buildings would be demolished. Mr. Alsentzer said not as easy as you think. Mr. Baylinson also stated there are still 4 tenants remaining in building and they are trying to be as compassionate as possible with these tenants to relocate them as easily as possible and really do not want a dead line. Do not want to pass out eviction notices. Mr. Baylinson suggested that the applicant come in-front of the board in possibly 120 days and give a status report. They are doing everything they can to get the buildings down.

Mr. Bergman stated as the first condition: they will have to come in-front of the board within 90 days with a status report. Second the specs will have to be submitted- colors, lighting fixtures for approvals through the building department.

A motion was made to approve the application with these conditions imposed on it by Bob Gross and seconded by John VanDuyne. Vote is taken

John VanDuyne- yes variance requested reasonable- street scape make a huge impact on that area- reducing parking

Burt Sabo- yes- beautiful project, variances are minor

Robert Gross- yes commend this project team and developer. No negatives to the project- dealing with density issues.

Commissioner Vespertino- yes, commend the team- well prepared project- input from the public was very important- glad to hear from them except from a small group of negative people. This is the first time applause came to the planning board for an application being approved.

Jay Cooke- yes commends the team for hanging in all this time. Design team great ideas.

Mayor Kreischer- speechless, for this dream above to come to a reality. They have been trying to address this area for over 10 years and finally it's a great day for Ventnor. The board as an overwhelming support for this project. So

He votes yes. Mayor also stated to Mr. Baylinson that of course the city will give them their full support and cooperation to get this project done as soon as possible.

Motion carried 6 in favor/ 0 opposed

Board will take a 5 minute break- go off the record
9:02 pm back on the record

Application:

5011 Ventnor Avenue, Block 96, Lot 1, 2, 3 and 19. Represented by Chris Baylinson. REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH A "C" VARIANCE.

Chris Baylinson's client owns the lot and block in question. Mr. Baylinson requested to the Planning Board that they include the lots his client owns which are Lot 96 to become part of the CMU zone which as of now they are not. Mr. Carter the board engineer responded that this request would not interfere with the Redevelopment Plan or Land Use Plan of the City and that a recommendation from the planning board to the governing body would be submitted to include lot 96.