

Ventnor City Planning Board
Minutes
July 11, 2007

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

Present

Comm. Vespertino
Julie Mealo
John Santoro
Vince Leonetti
Bob Gross
Mayor Kreisler

Absent

John VanDuyne
Dennis Lott
Burt Sabo
Jay Cooke

4. Adoption of Resolution: P7-2007 Amendment to master plan relating to storm water discharges. Motion was made to adopt by Commissioner Vespertino and seconded by John Santoro. All were in favor- Bob Gross, yes, Julie Mealo, yes, John Santoro-yes, Vince Leonetti yes, Commissioner Vespertino-yes, Mayor Kreisler- yes.
5. Discussion of Redevelopment Plan- Mayor Kreisler spoke to board on this topic. Stated that Pulte and Mark Atsenger were working together in the past. Pulte pulled out due to the real estate values were soaring which met that it would cost the city triple what it would have cost in the earlier years to have signed a contract to do the redevelopment project. Mr. Atsenger already owns some 30 properties already and the plan or goal was for the city to purchase some key properties off of Mr. Atsenger and then the City would put those properties up for sale. The city never got a response from a big developer to come in a take over the project. The City said if the "threat" of eminent domain is taken out of the equation then more people or

larger developers might be interested in doing the project. The “eminent domain” threat is hurting the public in the targeted area. Re-designate the “targeted” areas and precede and look for developers and then have those individual properties appraised so the City knows the exact value of each property.

Possible have a tax abatement program—that is a consideration the Mayor stated. The idea is to keep Lou’s rest, the movie theatre as those parcels listed as “eminent domain” but relieve the other parcels.

Board members Julie Mealo stated also that she would like to see some kind of consistency on the façade of the “new” buildings and even the old ones if possible. A street scape design and of course parking always a problem and a concern. Would love to see some kind of restriction placed on new property developers with parking.

The issue is to amend the previous ordinance to take away the “eminent domain” in specific areas and of course keep in other areas.

Next month’s meeting the board engineer will prepare a map to remind all board members of specific parcels involved and then do a brief report on it and then the Planning Board members stated that they would feel more comfortable rendering a motion of change to the plan.

A motion was made to adjourn the meeting by Bob Gross and seconded by Commissioner Vespertino.