

Ventnor City Planning Board  
Minutes  
June 11, 2008

1. Call to order at 6:50 p.m.
2. Flag Salute
3. Roll Call

**Present**

John Santoro  
Julie Mealo  
Burt Sabo  
Jay Cooke  
Mayor Kelly

**Absent**

Bob Gross

Meeting begins 6:52:37

4. Adoptions of resolutions: None

Chairman Cooke stated that he received legal notification that:

Dated May 22, 2008-Block 414.01 Lot 3 looking for a DEP Permit for a Mr. William Sasso and Marathon Engineering. He will refer the permit information to the City Engineer and Board Attorney for any action in needed and it will be put into the planning board files for review from the public if needed.

5. New Business- Motion was made to move until the end of the meeting and get old business finished first.
6. Old Business:  
Added to the discussion are (A) restaurants and ordinances that pertain to them. And zoning map revisions.

6:55:13 Chairman Cooke recognizes Mayor Kreisler in the audience and Mike Advena.

Mayor Kreisler wants to go on the record. He was here to compliment the planning board for the many years of exciting projects- revision of the master plan being done in house which saved the city money. He also stated what a pleasure it was to serve with such dedicated and professional people on the board. It was his pleasure to serve the city and with this board he stated.

Zoning Map Revision: modification to the zoning map as an overall.  
Redevelopment area along Atlantic Ave RR2, then Weymouth and Frankford, 1

lot fronts Atlantic, 2 lots Frankford & Hillside- they are residential, their backs are all RR2.

Commercial/residential mixture. The City should stay away from spot zoning- this is a recommendation from Dick Carter. This is all Mr. Carter wanted to bring to the board's attention. The board would have to make recommendation to the governing body to change the ordinances and then they would have to make a decision. Also recommendations to color code the entire zoning map.

Chairman Cooke asked if there should be a sub committee formed for the changes in the zoning map. Last revised was 10/25/07

The engineer will also prepare a listing of lots in the area where also building heights are a concern. Engineer will provide information in regards to. Concern about down sizing buildings—engineer will prepare something for the board with his recommendations.

Jay Cooke suggested that a zoning committee be set up with guidelines coming from the board engineer. Mr. Cooke asked that these guidelines be prepared and distributed before the next meeting to the board members. Mr. Cooke also stated that the time frame be about 3 months for a conclusion and then present something at an “intro” meeting and then go and gather ideas and make a determination of findings. The committee volunteers will be Chief Sabo, John Santoro, Jay Cooke and Board Engineer, Dick Carter.

Motion was made for this subcommittee to be formed by Burt Sabo and seconded by John Santoro. All were in favor/ 0 opposed.

Public Portion opened at 7:19:47- no comments  
Public Portion closed at 7:19:59

(A) Restaurants- Seating, trash, parking etc are big issues. They need to be addressed when making application to the board—must be specific so that ordinances can be enforced.

John Santoro stated that enforcing all these issues is always hard to do- always a big problem. Mayor Kelly stated that an ordinance is an ordinance and must be enforced from the time of conception.

Problem seems to be that one board does not know what other board is doing. Chairman Cooke suggested appointing a sub committee to see just how many restaurants we have, how much seating they have etc. With the help of the engineer he can do a calculation and we can tighten things up. Chief Sabo stated that it is not just the seating, trash removal, deliveries, tables outside many issues they all need to be addressed when they come in front of this board.

A suggestion was made on a monthly basis to do a report to be given to the Zoning boards where they are informed on what applications have come in front of planning and therefore they can take this to their boards if a repeat address comes in front of them.

Board attorney stated again that it is very important when a member is giving their reasons for or against an application to state their reason and why they voted as they did.

Jay Cooke asked Mr. Bergman if prior to an approval he would send that information to Jim Agnesino for his recommendation.

Public Portion opened 7:50

Public Portion closed 7:51:00

A subcommittee was formed- look into accessory ordinances, tack on or add on. They will sift thru them and find out what is really needed or not needed for all the zones involved not just specific areas. Question came up – should the board defer to form this committee for new members to be sworn in for seats that are vacant. A motion was made to wait for new members get sworn in, get them up to speed and move on with these sub committees by John Santoro and Burt Sabo. All were I in favor/ 0 opposed- motion carried.

Dick Carter stated that we should have an “info” meeting for the new members and then distribute ordinance and maps and move on to the “master plan”.

Chairman Cooke suggested that every other month each board has an informational or educational purpose meeting only. Suggested from Julie Mealo is for the board attorney do a brief paragraph to send to the other boards on what we did “our discussions”.

The Chairman asked the engineer if he could prepare all information that was asked of him prior to July’s meeting, have it in their packets. He stated that he will get all suggestions to the board members.

Here are some suggestions:

1. Subcommittee have 1 person go to each other board meeting
2. Letter to the zoning board informing them what the planning board is granting.
3. liaison meeting so that members from each board go and actually “tour” what the other board has approved or is approving to see impact whether is be negative or positive to that area.
4. Annual or semi-annual joint gathering on a separate dates all the board members to discuss each others actions.
5. Recommendation of ordinance that changes to each board takes place.

Board members feel that new members should be given an orientation by board attorney Bergman possibly under “old Biz” when new members come on board.

8:16:59 a letter of resignation from board member Joe Calvi is read (on the record) dated May 31, 2008

Planning Board goes into close session 8:19:55pm  
Session opens 8:30:07

8:30:36pm a motion was made to adjourn meeting by Burt Sabo and Seconded by John Santoro any comments or requests? Hearing none the meeting is adjourned.