

Ventnor City Planning Board  
Minutes June 9, 2010

1. Call to order 6:40 p.m.
2. Flag Salute
3. Roll call

Present

Comm. Piatt  
Mike Advena  
Julie Mealo  
Chief Burt Sabo  
Jay Cooke  
Mayor Kelly  
John Santoro

Absent

Peter Weiss- excused

Professionals

Stan Bergman, Esq.  
Wes Becker, Engineer

4. Approval of May 2010 minutes: Motion was made by Chief Sabo to adopt May 2010 minutes and seconded by Commissioner Piatt. All were in favor.

5. Adoption of Resolution:

P6-2010 – Denial of Application for George & Xanthoula Nikos, 9 S. Troy Ave, Block, 73, Lot 8.01 & 8.02 REQUESTING A MINOR SITE PLAN AND A “C” VARIANCE. Motion was made to adopt resolution by John Santoro and seconded by Chief Sabo. All were in favor.

6. Applicant: Barbara Gigliotti, 101 N. Oxford Ave, Block 53, Lot 1. REQUESTING A MINOR SUBDIVISION. Represented by James Swift, Esq., office located at 1335 Tilton Rd. Northfield, NJ 08225. Mr. Swift states that applicant wants to equally subdivide both lots, it's a bi-rite subdivision. On November 13 of this year there was bad flooding on that street which caused a terrible fire to this property making the house totally un-repairable. Mrs. Gigliotti

wants to knock down the existing structure, subdivided the lots, rebuild a home on one lot for her family and sell the other lot. Both lots would be for single family homes. Both properties would conform to all codes in the R7 zone.

Part of a condition of this application would be that the home has to be taken down; Mr. Bergman stated that the board requires a bond to be put up for this. The amount that would be requested if the building is not torn down when the final plans are presented to the building & code official then the \$50,000.00 bond would need to be posted if the building is torn down before the final plans are submitted than no bond is needed. Mr. Swift and the applicant are aware of this, Mrs. Gigliotti stated that she has met with a builder about tearing down the house and it would happen in a couple of weeks. Mrs. Gigliotti stated that she is waiting for all the electric lines to be disconnected and then the house will come down.

Board engineers report was sent to applicant, Mr. Bergman asked If Mr. Swift has any problem with agreeing to all these as part as the conditions for application to be approved, Mr. Swift stated they have no problem with that. They are as follows:

1. Install a driveway apron. Details have to be shown on final plans.
2. Evidence that all of tax assessor requirements are met.
3. Any and all state, local and county approvals are obtained.
4. Map filing law is obeyed.

Public portion is opened at 6:58:11 pm

Public portion closed at 6:58:19 pm

Board comments

Stan Bergman states that the following would be conditions placed on application for approval, they are

1. Bi-rite subdivision
2. Wes Becker's- Engineer report all conditions are met as stated above.
3. Condition stated if posting a bond of \$50,000.00 is met.
4. Street-scaping as park of engineer's report.
5. All conditions placed on plans that were presented are met.

A motion was made to adopt application based on the above conditions by Julie Mealo and seconded by John Santoro.

Mike A- votes yes- all bulk requirements are met- new construction is a plus to the area

Commissioner Piatt- yes- plans is consistent with the neighborhood, it will improve the area.

John Santoro- yes wishes them the best- positive thing

Chief Sabo- all conditions are met, it will enhance the neighborhood

Julie Mealo- yes, it's a bi-rite and no detriment to the neighborhood

Jay Cooke- yes- it's a bi-rite and a positive change to the neighborhood

Mayor Kelly- yes a positive thing for the are, all conditions are met.

7 yes/ 0 no—motion carries, application is approved.

Old Business:

1. Sub-committee- nothing new on the area of Monaco motel.

Julie Mealo stated that we should really consider overlays in that area.

Wes Becker stated have to make sure all DEP regulations are followed.

Stan Bergman and Wes Becker will look into next month's meeting- parking conditions, overlays and any and all DEP and CARFA regulations that might apply to this area.

B. Letter that was drafted to governing body, all board members will get a copy of that letter. The matter has been resolved.

Board member Advena asked about a "sliding scale for setbacks", this will be discussed at next month's meeting as well. Mr. Advena will do a brief report on this. Mr. Becker will look into this as well.

\*\*\*\*Next month's agenda will have on it for discussion:

1. Sub-Committee suggestions about Monaco motel and property on that block and also increase height restrictions.

2. Mr. Bergman and Mr. Becker will look into all DEP & CAFRA Regs for that area as well.

3. Sliding scale for setbacks discussion from Mr. Advena

Chairman Cooke addresses the 2 people in the audience. They state they were here in reference to the applicant at tonight's meeting. So public portion is opened at 7:31:20 pm and both people decline to comment. Public Portion is closed again at 7:31:38 pm They did state they both were in favor of application.

Motion was made to adjourn meeting at 7:40 pm by John Santoro and seconded by Commissioner Piatt.