

**Ventnor City Planning Board
Minutes
March 14, 2007
6:30 p.m.**

(Note** machine was never moved forward due to day light's saving time in affect states 5:40 p.m.)

1. call to order
2. flag salute
3. roll call

Present	Absent
Julie Mealo	John Santoro-excused
Dennis Lott	Vince Leonetti-excused
John VanDuyne	
Commissioner Vespertino	
Burt Sabo	
Jay Cooke	
Mayor Kreischer	
4. Acceptance of Correspondence
Board members reviewed letters sent to Vern Sutley and Ms Arabia ref.to an application presented at February's 2007 meeting for Mr. John Liccio. Mr. Bergman addressed their concerns
5. Adoption of Resolution:
P5-2007 (Amended) Farley & Ferry Reality- amended resolution made due to previous one did not have block and lot attached to it.

P6-2007-Alan Silvestein & 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.

A motion was made to approve both resolutions by Bob Gross and Seconded by John VanDuyne. All were in favor, 0 opposed.

6. Board Discussion ref to R9 zone being rezoned. Mr. Carter draft letter to present to the board members. It says to change R9 bulk and area requirements from R1 to R3 to match existing developmental patterns. Question was raised if have to have a public hearing for planning board? Mr. Bergman stated no it can be handled as a recommendation to the governing body. Area is from Surrey Ave to Jackson Ave, from Atlantic Ave to the Beach.

A motion was made to recommend the changes of chapter 102-relating to article XII residential 9 zoning to the governing body by John VanDuyne and seconded by Dennis Lott. All board members were in favor/ 0 opposed

Subcommittee presented building heights ideas: wanted to create more proportioned buildings. The city would incorporate a “sliding scale” pattern. The wider the lot max the building height and max the eve height. Dormers size as well, to 30% and create a nice roof line. Use a “sliding scale” for that also. These are ideas that they want to tweak and then do a final at next month’s meeting. Doesn’t want to hurt any development. There of course will be a rush to get plans into the building department if they have started the job some kind of consideration will have to be given. This will all be discussed and finalized at April’s meeting.

John VanDuyne also mentioned a template that would be given out at the building department to residents, builders, architects.

Commissioner Vespertino wanted to congratulate the sub committee on the time and hard work put into this presentation. They do not want cookie cutters designs. Great job to Mr. Carter as well.

Mr. Cooke asked if we would have to have a public hearing for this. Answer is no the city (commission) would do that not planning board. If this becomes active there would be notices that would have to be sent out to inform the public. What about people who have already submitted their plans? These are all things that need to be worked out before anything definite happens---next month all these things will be ironed out.

Another subject brought up are side by side duplex’s owned be different people. Example one owner wants to put on a second story, what you do. You now are looking at a one story home side by side to a possible 2-3 story home—would look really out of whack. Need to make some kind of amendment to our administrative codes so that this would not be allowed. It would say if one side is being knocked down or changed the other side must do the same—this will be addressed next month. Mr. Carter and Mr. Bergman will discuss.

Motion was made to adjourn meeting by John VanDuyne and Seconded by Burt Sabo