

Ventnor City Planning Board  
Minutes  
March 11, 2009

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

Present

Mike Advena

Julie Mealo

Chief Burt Sabo

Jay Cooke

Mayor Kelly

Mike Ventura

Commissioner Piatt

Peter Weiss

Absent

John Santoro-excused

Professionals

Stan Bergman, Esq.

Dick Carter

4. Approval of Minutes: Motion was made to adopt February 2009 minutes by Commissioner Piatt and Second by Pete Weiss. All were in favor.
5. Adoption of resolutions: None
6. Applicant: Simeon & Debbie Poulathas, Block 113 Lot 2.02, 5813 Ventnor Ave. REQUESTING A MINOR SITE PLAN & "C" VARIANCE.  
History given by engineer Dick Carter. They originally came in for a minor subdivision. The lot lines per previously approved by the PB. Applicant built on the lot. ZB looked at the application, the applicants still owned both lots and the variance could be eliminated and the building lot coverage could be diminished and have lot line relocated.

Architect John Opelenus represented the Poulathas's. Board Engineer acknowledged he is licensed in NJ. The applicant is here due to building and lot coverage are still issues.

The location of this property is unique. It is on a corner of Dorset & Ventnor Avenues. They have parking so they are here to ask for allowance for a "k" type of parking in the lot so that they would come out front first unto the street. All of lot size/ lot width and lot depth do meet the ordinances.

They are here only for lot coverage and building coverage, Mr. Carter states.

Chairman Cooke stated that the application is here for these issues.

1. need new subdivision to extend lot line out
2. both lots are a conforming bi-rate subdivision
3. look for 1.9 % overall variance for building coverage (under the roof)
4. 9% for lot coverage

Public portion opens 7:02:06, questions or comments?- No one

Public portion closes 7:02:12

Chairman Cooke asks about the concrete not indicated on the plans in neighboring property- the applicant will get an easement—this will be part of a condition placed on the application, yes Mr. & Mrs. Poulathas agree.

The conditions the applicant has agreed to:

1. Show fencing along the wall, an easement would be along north side of the property adjacent to lot 3.
2. Amend the plans to show concrete on property

These all would be reflected on the survey and be submitted to the board engineer for approval. The Poulathas's agree to all.

Motion was made to approve application with the conditions placed on it (above) by Chief Sabo and seconded by Julie Mealo

Roll Call

Chief Sabo- yes tougher lot to develop. But see no detriment to the area. Parking safety addresses.

Comm. Piatt. - yes safety issues addressed and solved. It is a tough property being so close to the bridge.

Julie Mealo- yes the conditions placed upon applications satisfy the safety concerns and parking.

Pete Weiss- yes all the setbacks are settled, and the safety features are ironed out

Mike Ventura- yes lot line and setbacks did not encroach on neighboring property.

Mike Advena- yes moving the lot line causing no negative impact on the neighbors.

Parking problem is addressed

Jay Cooke- yes as stated from Mr. Advena

Mayor Kelly- yes as stated by Mr. Advena and Mr. Cooke and all conditions will be met.

Motion carried 8 yes/ 0 opposed

#### 7. Old Business:

Our Bi-Laws – they are mirrored after the NJ Land Use Law written by Wm Cox. we call them Rules & Regs of the Planning Board. Mr. Bergman stated that if the board does adopt the rules & regs they would take precedence of Chapter 143 in the Cox book.

A motion was made to adopt the Ventnor City Rules & Regs” and take precedence over Chapter 143 of the NJ Land Use Law. By Commissioner Piatt and Second by Chief Sabo  
Roll call was taken.

Chief Sabo- yes adopting the rules & regs is a good tool for board members especially new ones to refer to .

Comm. Piatt- yes it is a good thing to have.

Julie Mealo- yes same reasons as stated by Comm. Piatt

Pete Weiss- yes

Mike Ventura- yes it give a systematic approval to the Board.

Mike Advena- yes same as above.

Jay Cooke- yes good asset for the board to have a plus for the community.

Mayor Kelly- yes, good for the applicants

8 in favor/ 0 opposed

Cassandra Shober and Tim Kriebel were asked to come by the Commissioners to ask the board for their insight- they want to suggestions on helping them with their committees. Beautification and environmental. Mrs. Shober had some questions she wanted some assistance with. The board gave some ideas and suggestions and stated that any help they can do to get her projects done, they are happy to help.

Zero Lot line- the governing body will discuss at their workshop next week- the planning board should make a suggestion to do an ordinance. Also a condition placed on it should be architectural controls- plans be supplied to the city for each proposal.

Mr. Carter prepared for tonight in reference to zero lot line, now will say “attached” single family homes a recommendation of ordinance #2009-05. An amendment to the ordinance was presented now that under specifications it will say color. Both units shall be symmetrically designed in appearance as an overall single building in both materials and construction as indicated on preliminary building elevations and floor layouts submitted with the application and subject to approval of the Planning Board. A motion was made to make a recommendation to the governing board to adopt ord. #2009-05 with this amendment as stated above by Mayor Kelly and seconded by Commissioner Piatt. All were in favor/ motion carried

8. New Business:

Mike Advena was to present a brief report on the different variances that were granted through the zoning board, he has to postpone until next month.

Show & Tell portion- Chief Sabo talked about the pictures of various homes on Newport Avenue. Asked since being so close to their neighbors can the city place on the applicants that the house has to be built of a fire safety material? Stan Bergman stated yes we can, it is a reasonable condition that can be placed on every application if the concern is there unless the application meets bulk requirements then we don't have any control on that matter.

Chief also stated that the board members should go and look at another block in the city and report their findings next month--- the block decided on is Unit Block South Richards (between Ventnor & Atlantic) a lot of activity with new building going on.

Board engineer will get a cod of tax map for the new members.

NEXT MONTH on the agenda:

1. Julie Mealo- presentation to new board members for a better understanding of the re-development zone.
2. Show & Tell – Unite Block South Richards Ave- new construction.
3. Mike Advena- brief discussion on variances issued by the zoning board

A motion was made to adjourn meeting by Mayor Kelly and seconded by Commissioner Piatt, meeting adjourned.

See attached ordinance mentioned above\*\*

**ORDINANCE NO. 2009-05**  
**(Revised 03-1 2-09)**  
**AN ORDINANCE AMENDING AND SUPPLEMENTING**  
**CHAPTER 102 - DEVELOPMENTAL REGULATIONS**  
**OF THE CODE OF THE CITY OF VENTNOR CITY**  
**AS IT RELATES TO THE R-7 ZONING DISTRICT**

**BE IT ORDAINED** by the Board of Commissioners of the City of Ventnor City that Chapter 102 of the Code of the City of Ventnor City shall be amended and supplemented as follows:

- SECTION I.** -Subparagraph (3) in Paragraph A. Principal Uses in **Section 102-61 Permitted Uses**. Is hereby deleted.
- Subparagraph (4) in Paragraph A. is renumbered to (3).
- SECTION II.** The following is added to Subparagraph B. Conditional Uses in **Section 102-61 Permitted Uses** of the R-7 Zoning District:
- (3) Zero Lot Line [Attached single family]** Construction where **[not more than]** two single family residential units are permitted to be attached along a common side yard property line **[and]** when all of the following conditions are met:

- a) The minimum combined lot width for both structures shall be a minimum of 60 feet. Equal lot widths shall be assigned to each residential unit. No deeded lot width for any unit shall be less than 30 feet.
- b) The minimum side yard setback for the principal structure along the common property line shall be zero feet. The opposing side yard setbacks shall be as follows:
 

<i>i. Total Combined Lot Width</i>	<i>Minimum Side Yard Setback</i>
1. 60 to 63.99 feet	7 feet
2. 64 feet or greater	8 feet
- c) Both principal structures shall meet the front and rear setback requirements as required for single family detached units as established for this District.
- d) The maximum permitted building coverage shall be 60% and the maximum lot coverage shall be 75% for each lot.
- e) Each unit shall meet the minimum offstreet parking requirement for the proposed number of bedrooms per unit.
- f) Each unit meets the maximum eave height, overall building height, and roof slopes contained in Section 102-1 18 along the opposing side yards. Maximum eave and building heights shall be based on the total combined lot width. The maximum overall building height may be carried to the maximum height permitted along the common property line.
- g) No detached accessory structures will be permitted on either lot. Porches and decks in both the front and rear yard areas are permitted to have a zero side yard setback along the common property line provided that the front and rear setback requirements are met.
- h) For zero lot line zoning, the permitted size of a non garaged parking space shall be 8 feet wide and 18 feet long.
- i) **Both units shall be symmetrically designed in appearance as an overall single building in both material and construction as indicated on preliminary building elevations and floor layouts submitted with the Application and subject to approval of the Planning Board.]**

**SECTION III.** The following additions, deletions, and modifications shall be made in **Section 102-62. Area and Bulk Requirements:**

- Subparagraph (1) in Paragraph A is hereby deleted. Subparagraph (2) shall be renumbered as (1).
- Subparagraph (1) in Paragraph D. shall be changed to read 55% instead of 60%
- Paragraph E. shall be changed to read 8 feet instead of 12 feet
- Paragraph F. shall be changed to read as follows:
  - F. The side yards shall be a minimum of four feet for both principal and accessory uses and structures.
- Paragraph G. shall be changed to read 10 feet where 12 feet is indicated

**SECTION IV.** All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

**SECTION V.** Should any section, subsection, paragraph, clause, sentence or other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgement shall not affect, impair, or invalidate the remainder of this Ordinance

**SECTION VIII.**

This Ordinance shall take effect on final passage, approval, and publication.

FIRST READING \_\_\_\_\_, 2009

PUBLICATION \_\_\_\_\_, 2009

FINAL READING \_\_\_\_\_, 2009

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Mayor Theresa Kelly