

Ventnor City Planning Board  
Minutes May 12, 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  
Peter Weiss

Absent

Professionals

Stan Bergman, Esq.  
Wes Becker, Engineer

4. Approval of April 2010 minutes: Motion made by Pete Weiss and second by Chief Sabo. All in favor.
5. Resolutions:  
P5-2010- Mel Rosenberg, 115-14 S. Stratford Ave, Block 27, Lot 14.01  
REQUESTING A Minor SUBDIVISION. Represented by John Scott Abbott,  
Esq. Motion was made to approve resolution by Pete Weiss and seconded by  
Chief Sabo. All were in favor
- 6 George & Xanthoula Nikos- 9 S. Troy Ave. Block 73, Lot 8.01 & 8.02.  
REQUESTING A MINOR SITE PLAN WITH A "C" VARIANCE AND AN  
AMENDMENT OF RESOLUTION P-8-2005. Represented by Brian Callahan, Esq.  
2428 Atlantic Ave., Atlantic City, NJ 08401

Mr. Callaghan speaks client is here for: amend a minor subdivision granted in 2005  
to eliminate an easement imposed on single family lot creating an existing variance.

The duplex that remains creates 1 parking space, the board asked us last month to consider removing the deck and a flower box on the property to create 3 stacked parking spaces. Mr. Callaghan stated that even so they would still need more space otherwise they would be right up to the stairs. Chief Sabo stated he would not be comfortable with the idea especially if he had to get a stretcher in or out of that house, it wouldn't lay flat Mr. Callaghan stated that they would need to ask for a 1 space parking variance.

#### Exhibits

A1 amended plan showing easement being requested for elimination.

A2- aerial photo previously displayed

A3- parking layout for the street- newly submitted tonight

Thomas Days- licensed architect works for Arthur Ponzio & Assoc- he states on both parcels currently there are 6 combined parking spaces. 3 spaces for the duplex and 2 for the single family home. It's a mixed zone on a one way street. Current tenant does not have a car nor has had for past 4 years. Mr. Days does not feel adding another parking spot would be a detriment to the neighborhood.

Board member Mealo asked if the client would consider de-converting the duplex to a single family home to help reduce the density in this block. Mr. Callaghan stated no.

Mr. Callaghan stated that Mr. Nikos owns a business in Ocean City, NJ and also Mays landing where trucks are stored (a picture was shown of these properties because running a business out of his home was brought up last month's meeting).

This property has been on the market for 3 years to be sold, no one wants an easement that is why we are here, Mr. Callaghan states.

Ms Mealo stated they the applicant came in front of the board in 2005 and was granted this easement because they said that a family member would be living next store. So now that they are trying to sell the property they can't because of an easement that was placed on the property at their request year's ago. Now because of their reasons financial or otherwise they want more concessions. Economic hardships are not the board's problem.

Public Portion opens at 7:27:05 pm

Mr. Joe Fisher- 14 S Troy Ave stated again it was extremely difficult to park on this street now and to take another spot off the street is crazy. The homes that are on the street have problems now can you imagine if they are granted more parking. If the board grants them more off street parking tonight how do we know that they won't take more on street parking and then leave their off street parking empty for company.- Board stated there is no guarantee they won't do that.

Mr. Fred Foster- 6 S Troy Ave. He stated that they speak of a tenant there that has not had a car for the past 10 yrs , well that can change tomorrow, he sees a big SUV parked out front of this home all the time ( renter in the basement). Parking a problem now- it will only get worse.

Mrs. MaryEllen Foster- 6 S. Troy. Parking always a problem it would only get worse.

Mrs. Ruth Fisher- 14 S. Troy Ave. Parking always a problem since this property was built it makes them have to be pushed down the block for a parking spot. It will only get worse.

Mr. Callaghan asked Mrs. Fisher is her quality of life was being affected by the Stockton kids that are renting the 5 bedroom house next store. Yes she states it's a big problem with all their cars and now it would be worse

Public Portion closed at 7:45:42pm

Chief Sabo again states he is not comfortable with the cars being stacked right up to the doors of the home (the duplex).

The client has been trying to sell the property next to it (with the easement) for 3-4 years with no success that's why they are here to erase the easement on the property and grant 1 parking spot for the existing duplex.

Wes Becker states that if approved these conditions he wants placed on the property.

1. application must submit revised plans to show the removal of the easement.
2. the duplex to show the bedrooms
3. 2 trees per residential dwelling
4. any requirements/approvals from the State /County must be honored by the applicant.

A motion was made to approve application with these conditions placed on it by Chief Sabo and seconded by John Santoro.

Vote is taken

Peter Weiss- yes- it is a positive end result but the driveway is a concern to him for the 8.02 block. The 8.01 he is ok with.

Comm. Piatt- no the residents are here tonight upset with parking. I to feel it is a big problem- making it worse not better.

John Santoro- no They came in front of the board in 2005 and granted permission with some conditions, now years later they did not make those improvements to the parking problem.

Chief Sabo- no

1. original condition of the subdivision was never done.
2. now they want to change what was granted in 2005
3. 8.01 4 spaces not needed and 8.02 needs more parking.
4. tenant does not have a car now, but you need to plan on what exists or what will exist in the future.

Julie Mealo: no- Approved in 2005 now coming back to the board and not willing to make any concessions for a granting of application. Density is a big problem. The benefits do not outweigh the negative

Mike Advena- yes. 4 additional parking for single family home outweighed what we were losing in the 1 parking spot on other property so the pluses are greater than the negatives.

Jay Cooke- No- the applicant caused a self induced hardship not the board's problem. Clear the intent by the applicant was to separate 2 properties sell one off. The properties must stand on their own. The economic condition of the application is not board's problem, it is self induced.

Mayor Kelly- No – I am very familiar with the block and parking is a big problem- she stated cannot support the application.

Application was denied by a vote of 2 yes and 6 no.

New Business:

Sub Committee: the sub committee consisting of Chief Sabo, Julie Mealo, Mike Advena and engineer Wes Becker. Did a presentation of the potential of redeveloping of the Monaco Motel property. The committee showed overhead photos and what possibly could be considered for doing in the area. They talked about doing a possibly zoning overlay. A lot of things can happen in that property. Possibly change the height requirements in this area for townhouses/condos or even multifamily homes to be built. Ideas need to entice a developer to come and do project.

Mr. Brian Callaghan was in the audience and stated that Atlantic City did a redevelopment plan. Parking should be a requirement in the town. Looking at height and parking- no economic incentive to knock down buildings and then build something new on that site.

Chairman Cooke thanked Mr. Callaghan for his input. And Chairman Cooke also thanked the sub committee for the time spent on this presentation. Next month Mr. Becker will do some sketches of what that area of the Monaco would look like from the ideas mentioned at tonight's meeting.

\*\*\*\*\*One of the Topics for next month:

Overlay or conditional uses for the Monaco area. A redevelopment plan for the Monaco.

A motion was made to adjourn meeting by Commissioner Piatt and seconded by John Santoro.