

Ventnor City Planning Board
Minutes
November 10, 2010

Meeting was brought to order at 6:38 pm by Chairman Cooke

1. Call to order
2. Roll Call

Present

Comm. Piatt
Mike Advena
Peter Weiss
John Santoro
Burt Sabo
Jay Cooke
Mayor Kelly

Absent

Emily Christian- excused

Professionals

Stan Bergman (arrives 6:40 pm)

3. Adoption of October's 2010 minutes: Motion was made by John Santoro and seconded by Pete Weiss.
4. Adoption of resolutions: Should be p8-2010 but mistakenly did not have on resolution so it is approved and listed under 5903 Ventnor Avenue, Blk. 114/ Lot 2 Joseph & Melanie Bancheri, 5903 Ventnor Ave, Ventnor, Blk 114/ Lot 2 REQUESTING A MINOR SUBDIVISION AND A"C" VARIANCE. Represented by Brian Callaghan, Esq.
Motion was made to deny resolution by Chief Sabo and seconded by Mike Advena, all were in favor.
5. Applications:

Marcia Deakter 109 S Cambridge Ave. (Application was postponed until December) on the record, Board Attorney Bergman stated that this application was not complete because they did not provide notice for completeness therefore was postponed until December.

Big concern brought up by Chairman Cooke was completeness of the application. Reference he used was the Bancheri application presented last month. The applicant filed one plan and then the night of the meeting the attorney representing the Bancheri's came in with new set of drawings. The board attorney stated it's not fair to the board members nor the public who comes to hear the application if they do not have enough time to review the "new" plans. The board members have the right the night of the meeting if they feel they were not given enough time to review, they can terminate the application and then make them reapply the new plans with a new application.

Board member Advena brought up some other issues. Thinks the city should spur up some construction in town. Duplexes the ordinance states that if you tear down, not allowed to re-build duplexes in that spot only single family homes. He thinks they should be able to rebuild a duplex if it is the same exact blue print. If they don't expand any footage why not let them re build because a home owner might do it because of income from the other duplex. HE states there are so many run down properties and the home owner has no incentive to re build it so they will just let it fall down and in the mean time neighbors have to look at it. Just thought we should give an option to a home owner , they can re-build it or tear down and have a single family home- not it's not even an option to rebuild the duplex.

Mr. Cooke stated that also the streetscape is always an issue that we should pay attention to when developers come in. Board member Advena state the ordinance pertaining to the grass on the curb section is not required this should be part of the ordinance. All Board members agreed to have the Board attorney will draw up something for next month's meeting to reflect this in the ordinance.

Mayor Kelly stated that the zoning board is doing a great job with making sure the streetscapes are being followed by making the developer or home owner have this as part of their condition when application is being approved. The beautification committee has even offered to meet with the residents and make suggestions on what kind of tree shrubbery is best for our area.

Motion was made to adjourn meeting by John Santoro and seconded by Chief Sabo. All were in favor

Meeting closed at 7:59:04 pm