

**Planning Board
Minutes
September 10, 2008**

1. Call to order- 6:35 pm
2. Roll Call

Present

Julie Mealo
Chief Sabo
Peter Weiss
Michael Advena
Michael Ventura
Jay Cooke
Mayor Kelly
Commissioner Piatt

Absent

John Santoro- excused
Robert Gross

Welcome to new member Michael Ventura.

3. Adoption of Resolution P8-2008, Dr. Jonathan Fox, 320 N Harvard, Block 221, Lot 5.01 & 5.02, requesting an extension of a prior approval. Motion was made to adopt resolution by Julie Mealo and seconded by Peter Weiss. All in favor / 0 opposed.
4. Adoption of the meetings from August 2008 meeting. Correction made the word salons be replaced with sales and a comma added. A motion was made to adopt minutes of August's meetings with changes made by Chief Sabo and seconded by Julie Mealo.
5. Applicantations: None.
6. Recommendation to the governing body in regards to seating for restaurants and cafes. Changes and comments from the board as follows in regards to recommending this to governing body.
 - A. Revision so that only frontage is to be used for tables and chairs.
 - B. Paragraph © eliminate the dates.
 - C. Seating chart should be displayed
 - D. A separate mercantile license
 - E. (F) Add with a seating chart in the window- keep tables where they are supposed to be- then it can be enforced by the Police.

Chief Sabo agreed easier to enforce, seating chart in the window

Suggested a separate mercantile so if they do not obey seating chart the mercantile would be revoked for the “seating” only license.

No seating on the side streets should be permitted. The board agreed this is a good idea not to permit “side “ street seating

Commissioner Piatt asked if someone came in to request side seating could they? NO the corner area could not be given a variance. Dick Carter states that this is a Police ordinance- no variance to be given.

Jay Cooke stated that this is a big deal for the restaurant owners- for three months of summer income it is substantial for them. Board understands the importance of this.

Chief Sabo states that the people (restaurants) now that are abusing this and they are already going beyond what they are allowed.

Mayor Kelly stated that when people are trying to get down the sidewalk, they see it jammed with tables and people so they walk into the street and risk an accident- getting hit by a car, having a car have an accident, it is not a good situation.

Mayor Kelly stated that the Commission is going to talk about this ordinance at the next meeting; it will be on the agenda so they would like our recommendations.

Jay Cooke summarized that the board would recommend to the Commission the following amendments:

1 C to be removed

Paragraph F add required seating chart diagrams must be posted in window.

Paragraph E- add the word property.

Board attorney Bergman stated that he will discuss with City Solicitor, Tim Maguire . A motion was made to approve these amendments and present to the governing body by Chief Sabo and seconded by Julie Mealo—All in favor/ 0 opposed.

Discussion: Letter from Building & Code Official, Jim Agnesino to discuss 29 S Weymouth Ave. Mr. Carter stated that this particular lot is isolated. In the original Redevelopment Plan in 1999- it was set up because the city was trying to create parking—islands around this area. The city was trying to find ways to anchor the property and create a center core while trying to dedicate a parking theme to help the local businesses with parking.

Julie Mealo stated that Weymouth & Frankford, these are backs of homes that the city was trying to find a way to dress them up, to create parking by

creating an ally for those people with parking. The Map is correct it is RR-1 zone; it can be changed to an R-7 zone.

Mr. Carter stated that the present owner must have gone to Mr. Agnesino and spoke about changes he wanted to make to the property, Mr. Carter said he would contact Mr. Agnesino and see what the owner of this property wanted to do and then inform the board.

Board Attorney Bergman stated that eminent domain played a **very small** part in the redevelopment plan but unfortunately received most of the attention. Ms. Mealo stated that the plan has good features and the reason it was designed.

Mr. Carter stated that the perception to the public was that there was “no other way” but to take my home/business. It was density control the city was looking for. That was not the intention of the City to take properties except in designated parcels not all RR-1 and RR-2 zones. The plan was to encourage rehab of properties.

Mr. Carter stated that a recent presentation to the Governing Body that we (the City) should change the zoning for the betterment of the developer; Mr. Carter stated that we should do it for the betterment of Ventnor City, not a developer.

Mr. Carter suggested that zero lot line development be placed on the agenda for the board to give their opinions and ideas, he states to be creative with our ordinance.

Mr. Cooke stated the same thing be creative and look at the long range plan for the City when creating this ordinance.

Chief Sabo stated that in fire fighting – setbacks are a big concern to them especially when homes are close to together.

Mentioned to “almost” look at the Redevelopment Plan and recommend to the board the strong points as well as the weak points to incorporate everything. Mention of renaming the “redevelopment area” from the contest winner—the name that won was “Gateway”. Also mentioned was to carry over the zero lot line.—Mr. Carter suggested these issues be put on the agenda for next month’s meeting.

Next month’s agenda hopefully we include the following:

1. Zero lot line development
2. Commerical area at Ventnor Plaza & the old car dealership
3. Bi-Laws

Jay Cooke asked if the board wants to revisit the following:

Review of planning aspects of the current redevelopment regulations and determine the strong points and borrow from them. Some might be dated so we get rid of them.

Jay suggested delaying on the discussion of redevelopment for the future and trying to adopt the gateway name and create a positive image and obtain positive results due to all the negative press regarding the redevelopment area generated in the past.

Mr. Carter stated that he will do a letter to Jim Agnesino on the RR1 & R7 zones to find out what the applicant is looking for and then Mr. Carter will do a report of his findings from the meeting to the Planning board. The board agreed to handle Mr. Agnesino's letter in this fashion and wait for Mr. Carter's response to the Planning Board.

Mr. Cook and Board Attorney Bergman had a brief conversation about Planning Board bi-laws- this will be discussed at next month's meeting, board members will be informed.

7:55 p.m. Public portion opens.

7:55 p.m. Public portion closes. - One man was in the audience but he did not want to comment.

Motion was made to adjourn meeting by Mayor Kelly and seconded by Peter Weiss. All were in favor //0 opposed.