

Ventnor City Planning Board  
Minutes September 9, 2009

1. Call to order by Vice Chairman Advena at 6:39 pm

2. Flag Salute

3. Roll Call

Present

Comm. Piatt  
Mike Advena  
Pete Weiss  
John Santoro  
Mike Ventura  
Bert Sabo  
Jay Cooke  
Mayor Kelly

Absent

Julie Mealo( excused)

Professionals:

Stan Bergman, Esq.  
Dick Carter

4. Adoption of Resolutions P8-2009- Gaspare & Providenza Saporito, (Ventnor PGS, LLC) 6523-6525 Ventnor Ave, Block 122, Lot 12. REQUESTING AN AMENDMENT TO PREVIOUSLY APPROVED FINAL SITE PLAN WITH "C" VARIANCE that was granted Feb 11, 2004. Represented by Nicholas Talvacchio. Motion was made to adopt resolution by Pete Weiss and seconded by all board members. Motion carried.

5. Approval of minutes from July 2009 & August 2009 meeting. Motion was made to approve by Mike Advena and seconded by Commissioner Piatt. All were in favor.

NOTE\*\*\*\*Chairman Cooke arrives 6:42pm, Vice Chairman Advena steps down.

5. No applications

6. Block by Block Study was presented by Chairman Jay Cooke. Blocks that he did were Sacramento Ave, between Winchester & the Bay. He also went a little bit into Princeton & Harvard Avenues., the R7 zone. Presentation was made, discussion ensued and recommendations were made

Board Engineer asked what Board member would do with that zone? Board member stated not sure what the answer is but wants the board members input.

Board Engineer stated again that this is the time to make changes. The city can make changes to the ordinance with out a lot of public notice because it is part of the reexamination report/process and can recommend what the board wants to the governing body to do. With undersized lots a developer will control how they develop them not the city. But now we can make the decision what is best for the city and not a developer.

We need to offer a zoning alternative that does not make it worse for the city.

Recommendation from this block by block study were made to

- a. Change zoning
- b. Address duplexes
- c. Investigate alternative overlays.
- d. Consider multifamily along water with alley connectors etc.
- e. Also looking for parking and useable garages (that are not used as extra storage)

7. General Public Portion opens 7:53:28 pm and closes at 7:53:29- see no one

Chief Sabo stated that now any presentation can be put on power point

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

