

Ventnor City Planning Board
Minutes
December 10, 2008

1. Call to order 6:32 p.m.
2. Flag Salute
3. Roll call

Present	Absent
Mike Advena	Julie Mealo-excused
John Santoro	Mike Ventura- excused
Peter Weiss	
Chief Burt Sabo	
Comm. John Piatt	
Jay Cooke	
Mayor Kelly	
	<u>Professionals</u>
	Stan Bergman
	Dick Carter

4. Adoption of Resolutions:
P10-2008 Frederick & Mary Foster, 30 N. Jackson Ave, Block 88, Lot 11-
REQUESTING MINOR SUBDIVISION. Motion was made to adopt by Mayor
Kelly and seconded by Commissioner Piatt.
5. Adoption of minutes (November 2008). Motion was made to adopt the minutes
by John Santoro and seconded by Commissioner Piatt.
6. Applicant: Russell Brown , 122 N Troy Avenue, Block 176, Lot 19,
REQUESTING A MINOR SUBDIVISION Also pertains to the property
adjoining to it at 126 N Troy Ave, Block 176, lot 18 & 19.
Mr. Brian Callaghan is representing Mr. Brown and also Mr. Rothstein who owns
the adjoining property. They are here tonight requesting a subdivision. Mr.
Brown wants to sell 22 feet of his property to Mr. Rothstein at 126 N Troy Ave.
Both are here tonight because they agree to this.

Mr. Callaghan stated that the shed that is existing would be removed. The
concrete would stay, that runs on both properties and is ground level.
Mr. Rothstein property is 42 ½ x 62 ½ and wants to go to 65 x 62 ½ nadir. Brown
property now is 40 x 62 ½ and wants to go to 62 x 62 ½. Mr. Cooke asked Mr.
Callaghan if his clients would ever make it become multiple lots and the answer
from Mr. Callaghan was NO, always single family lots.

Jay Cooke stated that there are no housekeeping matters at hand with this
application therefore open to the public.

Public Portion opens 6:44:53 p.m.

Nancy Egrie- 121 N Tory Ave. Originally very upset about the application but came to the meeting and spoke to Mr. Callaghan and was explained what they are trying to do, now she stated she is very pleased with this application because she originally couldn't understand how another single family home could be constructed in this area and after speaking to the attorney realizes that she did not understand the plan and his pleased.

Public Portion closed 6:46:37 p.m.

No statements or comments from the board.

Stan Bergman's stated that as a condition to this application. It should be placed on it from a letter from Dick Carter and also file a final plat.

This is a subdivide bi-rite- it meets all the requirements in the R4 zone- to adopt the application with conditions as stated on report from Mr. Carter, remove the shed and the existing concrete. A motion was made to adopt this application with conditions as stated above by attorney Bergman by Chief Sabo and seconded by John Santoro.

Mike Advena- vote yes- no negative impact on the neighborhood.

Commissioner Piatt- yes- no real issues on either lot-

John Santoro- yes no problems

Chief Sabo- it meets all the requirements in the zone- vote is yes

Peter Weiss- yes- no negative impact to the neighborhood

Jay Cooke- yes – pre existing with no add't variance asked for. She will be removed- the concrete issue will be determined by the zoning officer. This application is an example of the reducing density.

Mayor Kelly- yes – see nothing negative to the neighborhood- meet all requirements for R4 zone.

7 yes votes/ 0 no – motion carries

7. Old Business:

- A. Bi- Laws. Board attorney Bergman prepared bi- laws for the board to review, a draft which states time line/resolutions which the board technically already does. He suggested the members read it over and discuss at January's meeting. Chief Sabo stated that it was very informative and well prepared.

Jay Cooke asked if we want to adopt this for the operation of the board. Mr. Bergman stated that we follow the municipal land use law anyway so we do follow these guidelines.

Once comment that Jay Cook stated was that when we swear someone in we should not say they are expert witness in their field we could say they are licensed

professional in the State of NJ because it can come back to bite us in the future with a law suit of some kind.

Dick Carter stated to all members to look at papers and especially section #143 and get back to them about it.

A subcommittee is formed to look at bi laws. They will be Mike Advena, Chief Sabo and Dick Carter

B. Zero lot line:

Engineer handed out a small drawing. A comparison of what would happen with Building Heights Mr. Carter made a suggestion to change the ordinance from 10 feet to ne 12 feet. Chief Sabo stated that he could live with that from a fire/safety aspect.

Mr. Cooke also brought up an issue of storage in FEMA regs. The board should start looking at this.

A motion was made to recommend to the governing body to adopt - 10 ft setback in the rear or a 7 or 8 ft on the side. In a zero lot line in the R 7 zones. A motion was made recommend to the governing body to amend subchapter 102.61 permitted uses by John Santoro and seconded by Chief Sabo

Mike Advena- yes likes the flexibility for the builder.

Comm. Piatt- yes- let builder be creative- it will stimulate construction in the city. John Santoro- yes- board has been kicking it around for 3 years- it might stimulate building in the city.

Chief Sabo- yes esthetically pleasing structure now with changes being made

Peter Weiss- yes it's a starting point for the builder and they can always come to the board for changes.

Jay Cooke- yes 3 years of discussion – it is well thought out plan.

Mayor Kelly- yes – bring new life to the blocks in Ventnor.

Vote is 7 in favor/ 0 opposed—motion carries

Mr. Carter stated that this would help out administratively with the zoning board

C. R4 Zone. Winchester between Dudley & Dorset. Recommended to the governing body from a memo dated December 5, 2008 from Mr. Carter to change map and included specific blocks. A suggestion was also made to eliminate the new lot adjacent to St. Leonard's Tract zoning- designate the R4 zone district to R3 standards.

Stan Bergman's states the R4 zone abuts St. Leonard's Tract and should be put in conformance and eliminate some small subdivision from coming in or an existing lot like this—blend this into R1 zone.

A motion was made to adopt a memo from Dick Carter Dec 5, 2008- R4 zone – bayside- change the designation on the map. R4 to R3 proposed by Mr. Carter. Amend the map & zoning ordinance to reflect the memo prepared by Dick Carter as stated in Dec 5, 2008 memo to board members. A motion was made to adopt by Chief Sabo and Seconded by Commissioner Piatt.

Mike Advena- yes it will improve the zones

Comm. Piatt- yes it will protect the city.

John Santoro- yes all the reason stated above

Chief Sabo- yes it enhances the master plan

Pete Weiss- yes as reason already stated.

Jay Cooke- yes- it enhances the lot sizes, maintains the balance of the master plan.

Mayor Kelly- yes – enhances the neighborhood

7 yes/ 0 opposed – motion carries

Housing Element- it is a work in progress- the report is not complete but wanted the board to read what he had done stated Mr. Carter. Mr. Carter did state that we are not obligated to file a plan with COAH. Mr. Carter stated he will be finished with his report for next month's meeting and will present then. When and if there is a change to the master plan it would require a public meeting.

There was a brief discussion of the board members about this.

8:25:49 p.m. Motion was made to adjourn meeting by Commissioner Piatt and seconded by John Santoro.