

Ventnor City Planning Board
Minutes
December 8, 2010

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

1. Call to order
2. Roll call

Present

Mike Advena
Pete Weiss
John Santoro
Julie Mealo
Emily Christian
Jay Cooke

Absent

Comm. Piatt-excused
Chief Sabo-excused
Mayor Kelly- excused

Professionals:

Stan Bergman
Craig Hurless

3. Adoption of resolutions: None
4. Adoption of Novembers 2010 minutes: Motion to adopt minutes by Mike Advena and seconded by John Santoro, All were in favor.
5. Applications:
Dante & Eleanora Vespertino- 203 N. Wyoming Ave, Block183, Lot 4 & 5. REQUESTING A MINOR SUB DIVISION AND "C" VARIANCE. Represented by Brian Callaghan, Esq.
Mr. Callaghan introduces Jon Bardhart- he is sworn in by board attorney Bergman as a professional. Mr. Bardhart has marked several exhibits. They are A1 is the subdivision map provided to review. A2 is the aerial photo. A3 is the tax map provided and A4 is the zoning map enlarged for board's discussion. Mr. Bardhart stated that the application wants to create a new

single family lot on the lot where the garage is at this time, they would demolish the existing garage.

Mr. Dante Vespertino speaks stating family has owned the property since the 30's always lived there. His wish now, they have one child is to keep the home they are in now and build this home for their daughter.

7:03 Public portion opens

Peg Deviney – 510 N Cornwall Ave. speaks has known the applicant for over 10 years and wonderful neighbors, really gave the property in question a total face lift. Would be a tremendous improvement to the area.

Bill Deviney- 211 N Oxford Ave. Feels this application would benefit the area. Would be better off with this plan than what is there now. It's a win win for the block.

Sylvia Dirocco- 213 N Wyoming Ave. be an asset to the neighborhood to build this home now.

Public portion closed at 7:06:48pm

Mr. Callaghan stated that the demolition of the garage could take place within the year. And the construction of the building would take a little longer. Both these could be placed on as conditions. Mr. Cooke stated that if the demo of the garage becomes part of the conditions for approval then usually a bond is posted. Mr. Callaghan stated that he is fine with that.

Board attorney Bergman stated that a motion to grant a yes vote to this application of applicant requesting minor subdivision and a 6 variance plus all conditions being placed on the property from engineer's report in the affirmative was made by John Santoro and seconded by Mike Advena. A vote was taken:

Peter Weiss- yes. The removal of the garage would improve the safety aspects of the presentation tonight there is a lot of non- conforming on this application. Thinks the application will help not hurt the neighborhood. Feels there is no reason not to approve, it will bring in more ratable.

Mike Advena- yes- even with 6 variances and all conditions on the application it is an improvement to the property and the street is well kept. No neighbors are against it

John Santoro- No- if allow this to happen in a R6 zone then in the future it could convert- 6 variance are too many for me to be comfortable with. Not sure that R7 zone would blend into a R6 zone

Julie Mealo- No- heard response from the owners- 6 variance are a lot and do not see why we have to grant 6 variance. The property look s fine the way it is now.

Emily Christian- yes esthetically improve the area. The garage is an eye sore and as long as bond is posted and conditions are met, I am fine with it.

Jay Cooke- No- too many variance. The property could have been improved years ago with tearing down the garage and wasn't. The applicant would increase density and does not meet positive criteria.

Vote is 3 yes/ 3 no --- motion is denied

Applicant:

Marcia Deakter- 109 S Cambridge Ave, block 21/ Lot 1. REQUESTING A MINOR SUBDIVISION AND "C" VARIANCE. Deena Whitfield was present to represent Mr. Deakter but she is a realtor, and had no letter of power of attorney or letter of authorization application could not be heard. Mr. Brian Callaghan was in the audience and was asked to represent the applicant . He agreed. Brian Callaghan of Callaghan Thompson & Thompson is representing Ms. Deakter. Joh Bardhart was present for this application. A1 is an aerial photo of property. Here tonight to subdivide 2 lots, meet all bulk requirements and area requirements Mr. Callaghan asked if all the engineer's comments were acceptable, yes Mr. Bardhart

Public portion opens 8:20:25pm

John Rosenberger- 112 S. Cambridge Ave. has lived there 25 years. His concern is a rumor of this property being sold to the Cambridge House (across the street) for parking. He doesn't want to see that. Mr. Cooke assured him that this area is not zoned that nor would the board vote for it.

Also this would be placed as a deed restriction of the property. Mr. Callaghan stated that his client has no problem placing that deed restriction on the property.

Public Portion closed 8:26:48 pm

A motion was made to grant application as minor sub division and a "c" variance and all conditions placed on property by John Santoro and seconded by Mike Advena.

Roll call:

Pete Weiss- yes as long as putting a deed restriction on property has no problem with property. There is no negative impact on the neighborhood.

Mike Advena- yes- it is a regular lot- a bi-rite. The garage is no problem.

John Santoro- yes- all reasons before you I agree with

Julie Mealo- yes feels it meets all the zoning requirements. No detriment to the neighborhood

Emily Christian- yes all reasons stated previously. Improvement of the area.

Jay Cooke- yes- no detriment to the area. Meets positive criteria on c2 variances. Has a lot of air and light still. Overall conforms with R1 zone.

Vote is 6 yes / and 0 no—motion carries.

8:45 pm motion made to adjourn meeting by Julie Mealo and seconded by John Santoro. All in favor- meeting adjourned