

Ventnor City Planning Board
Minutes
January 14, 2009

1. Call to order 6:43 p.m.
2. Flag Salute
3. Roll call

Present
Mike Advena
Peter Weiss
Chief Burt Sabo
Jay Cooke
Mayor Kelly
Mike Ventura

Absent
Julie Mealo-excused
Comm. Piatt-excused
John Santoro

Professionals
John Rosenberger, Esq.
(In for Stan Bergman)
Dick Carter

4. Re-organization
Chairman- Motion to reappoint Jay Cooke by Chief Sabo and seconded by Peter Weiss. All were in favor
Vice-Chairman- Motion made to appoint Mike Advena and second by Mike Ventura- all were in favor.
Board Attorney- motion made to re-appoint Stan Bergman Jr by Peter Weiss and second by Chief Sabo/ all were in favor.
Planner/Engineer- motion made to re-appoint Dick Carter by Pete Weiss and seconded by Chief Sabo. All were in favor.
Secretary – motion was made to re-appoint Patricia Kedziora by Chief Sabo and seconded by Mike Ventura. All were in favor.

Transcriber- Nicole Barbella- motion made to re-appoint by Chief Sabo and seconded by Mike Advena- all were in favor.

Dates and times for 2009- November 11, 2009 is a national holiday so suggestion by Mr. Rosenberger was to not have a meeting if city hall is closed. Motion was made to change meeting date in November from November 11th to Monday November 10th. Motion was made by Pete Weiss to adopt the dates and times and second by Mike Advena. All were in favor.

5. Adoption of Resolutions:

P11-2008 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.

P12-2008 adoption of ordinance changes of Chapters 102.61B and 102.61A- change in zoning maps.

Motion was made to adopt both of these ordinances by Mike Advena and seconded by Chief Sabo--- all were in favor / 0 opposed

6. Applications:

Douglas Franklin & John Franklin, 201 N Newhaven Ave, Block 172, Lot 5- REQUESTING a MINOR SUBDIVISION, Originally represented by Chris Baylinson, Esq. now present at meeting is Richard Barrone, Esq. of Perskie Mairone Brog & Baylinson. The present owner is the Estate of Herman Sandler % Irene Goldberg, the sale of the property in question to the Franklin's fell through so there for the current home owner is here to tonight, still requesting the minor subdivision as in the application- a letter was sent to City Hall to this nature day of meeting but the Hall was closed. (Secretary did not get until the following business day.) Ms. Goldberg is still requesting 3 lot minor subdivisions.

Mr. Jon Barnhardt is here on behalf of the applicant to speak. The board recognizes him as a licensed planner in the state of N.J. Mr. Barnhardt states that the lots do meet all zoning requirements. Mr. Advena states to Mr. Barnhardt that the original plans did not show riparian area. Mr. Barnhardt states that they applicant proposed to subdivide the riparian area equally.

Dick Carter stated that this would become a part of the condition for this application. Mr. Barnhardt and Mr. Barrone agreed. Also placed on the approval is a condition that the existing dwelling is either demolished or a bond being put up.

Mr. Advena also brought up a matter- that the plans do not show any of the docks in that area. Mr. Barnhardt stated that they have DEP approval for 1 home and each home will have a dock structure. Mr. Advena stated that City of Ventnor owns 4,000 sq feet of the riparian land they are talking about.

Dick Carter stated that when the Mr. Barrone's clients make application they need to indicate that the City is owner of those riparian areas.- this will all be placed on as a

condition that beyond riparian land into “City” area way is subject to approval and subsequent to possible purchase from the City of Ventnor.

Mr. Carter stated that the conditions that will be placed on approval would be all concerns addressed in his letter and also the issues brought up by Mr. Advena. Also demo of existing structure

Also a matter of storm drainage- no easement given to the City so if the applicant agrees at this time, the City will require a 5 foot easement on that side of storm drainage pipe , applicants agrees, this then will also be placed as a condition.

Public Portion opens 7:12:18 p.m.

Ms Jane Cerino- 129 N New Haven Ave- concern is congestion. She lives directly across the street from this property. Parking has always been a problem. Mr. Carter states that the applicant does meet the present requirements. Traffic is an issue that the governing body is looking at, it is not a planning board matter even though the board hears her concerns, and it is a city matter with the governing body.

Public portion closes at 7:21:20 p.m.

Any comments from the board members? Chairman Cooke asked- no response.

Mr. Barrone states application meets application requirements with no variances.

The conditions will be as follows:

- 1 5 ft easement for the storm drainage on the NW side of property line
2. Bond for demo.
3. No boat slips built on City riparian land without approval or purchase of the area.
4. All conditions as stated from Dick Carter in his letter dated 1/9/09

Fifth condition asked of was follow the conditions of existing ordinance ref to rental of boat slips- this was not agreed by applicant or attorney. Mr. Rosenberg suggested if agreeable by all place as a resolution that the applicant has been notified of that ordinance with dealing with docks in reference to rental of boat slips.—that is agreed up by Mr. Barrone and his client.

A motion was made to approve with the conditions as stated above by Chief Sabo and seconded by Peter Weiss.—all in favor, vote is taken

Mike Advena- yes – he reviewed property in area, all 50 ft lots, see no problem

Chief Sabo- vote is yes- it is a bi-rite application, no variance, he would like to see only 2 homes built not 3.

Peter Weiss- yes all issues tonight were addressed to his satisfaction.

Mike Ventura- yes – asset to the neighborhood, increase property values.

Jay Cooke- yes- bi-rite subdivision, agrees with Chief Sabo would like to only see 2 homes built, but they have the right to build 3 if they wish.

Mayor Kelly- yes looks nice but agrees with the Chairman, would like to see only 2 homes but there is nothing they can do about it.

Motion carried- 6 in favor/ 0 opposed

Dick Carter asked Mr. Michael Weissen to stay and talk about the zoning board from last month. Mr. Weissen is a member on the zoning board. It was about an application that came in front of the zoning board on Victoria Avenue & Atlantic Ave., motion carried 5 yes and 2 no's for approval of application.

Mr. Weissen stated that the application was better than nothing. It was very run down property and he felt that it was better than leaving it there looking totally run down. It wasn't the best thing for that area and for the city but it was the only option presented to the board and he did not want to see the property to continue in disrepair as it has been for the past months, year. He thought with this building of a duplex it might jump start the area, probably be summer rentals so no burden on the schools, they did provide off street parking which is a plus, the positives outweighed the negatives in this particular application, that's why his vote was a yes.

Chairman Cooke just wanted to express to Mr. Weissen that they would like to prevent these kinds of subdivisions, which are bi-rate- happening, our zoning permits it however at this time but these are things the 2 boards have to concentrate on. Would like both boards to be on the same page.

Dick Carter did distribute the Bi-laws to Chief Sabo and Mike Advena. Mr. Carter apologizes that he did not get it done- he has been working on another big project. Mr. Carter asked that he be granted an extension to finish the other project he is working on--- permission granted.

New Biz: Mr. Carter stated that you can't design zoning around drawings, have to set a criteria, approve what is out there now or you change it.

ON FEBRUARY'S MEETING- zero lot line for duplexes and architectural requirements.

Chairman will talk to Board Attorney Bergman in regards can you make it a requirement when come in front of either board they have to present: history of the property, any variances, approvals or reliefs of that property, any outstanding violations for that property. Mr. Rosenberger stated that they should discuss this with the regular board attorney, (Mr. Bergman) he does not feel comfortable commenting on that.

Chief Sabo asked if any violations on a property make that a condition on the application.- yes that can be done states Mr. Rosenberger

8: 22:26 p.m. A motion was made to adjourn meeting by Mike Ventura and seconded by Mike Advena