

**Ventnor City Planning Board  
Minutes  
July 12, 2006**

1. Call to order 6:45 p.m.
2. Flag Salute
3. Roll Call

<u>Present</u> Bob Gross (6:38p.m.)Comm. Vespertino John Santoro Vince Leonetti Chief Burt Sabo Mayor Kreischer	<u>Absent</u> John VanDuyne Julie Mealo Dennis Lott Jay Cooke
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**Vince Leonetti chaired meeting.**

4. Resolutions- None
5. Applicant- #2 applicant went first  
Simeon & Debbie Poulathas, Dorset & Ventnor Avenue, Block 113, Lot 2  
REQUESTING A MINOR SUBDIVISION & "C" VARIANCE  
Represented by Brian Callaghan, 2428 Atlantic Ave, Atlantic City, NJ 08401

Existing home has non conforming front yard. House staying the same. The new lot conforms.

East West corner –the variance states 50 ft. width. Mr. Callaghan states that they will move it to meet requirement of 60 ft.

Mr. Carter stated that for safety reasons the driveway should be moved to the Ventnor Avenue side if on the east side of property.

Public Portion: 6:40 p.m.

Leonard Mordell- 4 N Dudley Ave- he butts directly up to this property. He purchased his home because it was not directly next to other homes. He wanted to contest this application because it would take away from his “open space”.

Mr. Carter wanted to state to Mr. Mordell that the application is a bi-rite subdivision and would be approved regardless-there are variances requested except a house cleaning variance. The front yard is the only thing that does not meet setback codes.

Public Portion closed 6:44 p.m.

Mr. Carter stated that a condition could be placed on the application that they must provide parking. Mr. Callaghan agreed.

No Board discuss

A motion was made to approve application with conditions as stated. 60 foot lot width and parking be provided and shown on the final plat of lot 2.01 where house exists now. Motion made by Bob Gross and seconded by John Santoro.

Commissioner Vespertino- yes it's a bi-rite subdivision  
Bob Gross yes-agree with conditions of above placed on motion  
John Santoro- yes  
Chief Sabo- yes  
Vince Leonetti- yes  
Mayor Kreischer-yes

Application of Robert Stevens, 110-112 N. Somerset Ave, Block 153, Lot 25 & 26  
REQUESTING A MINOR SUBDIVISION & “C” VARIANCE  
Represented by Michael Learn

Bob Gross excuses himself- within 200 ft of application.

Mr. Learn stated that this application was carried over from last month because Mr. Stevens was requested to send correspondence to adjoining property owner to see if he would sell Mr. Stevens some of his property.

He states that lot 25 is non conforming structure on the lot. Lot 26 is short of 312 ft for the lot width. They are seeking minor subdivision with 2 variances.

Mr. Learn submits for evidence A1 a letter sent to M/M Defrancisco who the neighbors are asking to buy some of their property. Over the 4<sup>th</sup> of July weekend Mr. Stevens also approached the neighbors requesting the same, to purchase some of his land and he said no it was for his children and grand children.

Lance Landgraft- A Licensed Planner in New Jersey. The application is an undersized Lot in the R4 Zone. Has 37 foot lot frontage. 230 sq feet. They are 300 sq feet shy for the ordinance and need 12 feet for lot width.

A2 for evidence is plans prepared by Robert Catalano on January 28, 2006  
Mr. Landgraft stated that if approved the encroachment would be removed if application approved. Mr. Landgraft stated that a 2 story home could be built on this lot, 3 bedrooms with a garage.

A3-Aerial photo prepared in 2002 by Atlantic County GIS Data Base  
Mr. Learn asked Mr. Landgraft about lot 26- still good size to build a conforming home on it like in the neighborhood.

A4-proposed elevations drawing of the dwelling dated August 24, 2005.

A5- 2<sup>nd</sup> floor plan same date, 3 bedroom and 2 baths on 2<sup>nd</sup> floor.

A6- 1<sup>st</sup> floor drawing.

Mr. Learn is done questioning.

Board has discussion. Mr. Santoro asked how many empty lots on that block? His concern is density.

Public portion opened at 7:19 p.m.

Public portion closed at 7:19 p.m.

Mr. Carter asked Mr. Stevens where he lives, he states 112 N Somerset since May 2000 and purchased the adjacent lot about 8 months after he moved in. He wants his son to live in the home. Also asked why not tear down the home he is in and make two equal lots. Mr. Stevens stated that he put a lot of renovations into his home.

Mr. Bergman stated the following for the board

The applicant his requesting:

Proposed lot 26, lot frontage is 12 feet.

Fire safe

312 sq feet lot area with variance to lot 26

25 ft 6 inches structure on 1<sup>st</sup> floor- building heights requirements

Commissioner Vespertino made a motion to approve application with these conditions and seconded by John Santoro.

Vote taken:

Commissioner Vespertino states No-great presentation but cannot approve with density being such a big issue in this town.

John Santoro No-same reasons

Chief Sabo- No fire issue concern to him only 3 ft off property line doesn't leave a lot of room for safety.

Vince Leonetti- No- again great presentation appreciates what Mr. Stevens trying to do. Density a real problem in Ventnor.

Mayor Kreisler- No same reasons as above. Did compliment the presentation.

Motion failed 5 No/ 0 Yes

Short Discussion;

Mayor Kreischer discussed the “fir” site on Ventnor Avenue. How to sell the property  
It went out to bids 2 x’s and the deals fell through.

Old Business: Building Heights vs. Lot width-recommendation change of Chapter 102.  
Will discuss next months meeting.

Motion was made to adjourn meeting by Bob Gross and Seconded by John Santoro