

**Ventnor City Planning Board
Minutes
November 14, 2007**

1. Call to order 6:39 p.m.
2. Flag Salute
3. Roll Call

Present	Absent
Dennis Lott	John VanDuyne-excused
Julie Mealo	Bob Gross
John Santoro	
Joe Calvi	
Comm. Vespertino	
Chief Sabo	
Jay Cooke	
Mayor Kreischer	

- 4 Adoption of resolutions: None
- 5 Informal presentation from Mr. Goldstein was withdrawn to due the fact that the city is going to be discussing “temporary fence” issue at tomorrow nights commission workshop since the city at this time does not have any ordinance of such and there was no need to have Mr. Goldstein come tonight and tie up our schedule this is stated by Commissioner Vespertino.

Mr. Vince Leonetti was here tonight, he has just resigned from the planning board and he wanted to speak to the board members. Mr. Leonetti went on to state what a privilege and honor it was to serve on the planning board and to be vice chairman. He thanked the Mayor and Commissioners for their friendship and trust as serving on the board and thanked all board members and professionals for their support and guidance. Best of luck to everyone—he will miss us.

Chairman Cooked welcomes new member Joseph Calvi to the board.

City engineer presented a draft for ordinance #2007-16 for “temporary fencing” since the city has no ordinance of such at the present time. Chief Sabo stated that no barb wire on top of any kind- this should be added to the ordinance—City Engineer will make those changes to the ordinance presented tonight-- It was agree upon by all board members that this ordinance should be presented to the governing body as a recommendation from the

planning board. A vote was taken by the planning board unanimously agreeing to recommend to the governing body the ordinance 2007-16 (with the current changes) for adoption by them. Motion was made to recommend ordinance by John VanDuyne and seconded by Dennis Lott. All members in favor/ 0 opposed

Board review of the redevelopment plan ordinance.

Julie Mealo clarified the ordinance change-- the ordinance would shrink the area. Go from 17 parcels to 7 parcels "in yellow". And some changes to the Commercial mixed uses area. Need to rehab the residential mix uses.

City Engineer stated that when doing these changes the board should also entertain the 0 lot line.

7:09 p.m. Public Portion:

Keith Ravelang- 28 S Weymouth Ave presented the board with a question.

Bought a lot and put a lot of money into it, how does he buy his way out? City Engineer stated that it is in the plan very clear (this has never been changed) on page 48. The property has to be inspected and verified by the building department inspector and then the parcel would be deemed no redevelopment and a certificate would be issued to property owner.

Debbie Puchalski- 105 N Derby Ave asked about height restrictions the redevelopment area. She states that on Ventnor Avenue in the CM zone is always difficult with height restrictions. She would have to go in front of board for height variance if and when the time comes. Also she asked about elevator towers—chairman stated that board would have to review each project on an individual project.

7: 15 p.m. Public Portion closes:

Also a recommendation for ordinance 2007-14 to be adopted with the changes below:

1. Redefine rehab of existing residential multi family homes
2. Reduction of density of new residential homes from 30 to 100 unities per acre.
3. Building heights with exceptions
4. page 41 from 10 parcels, 7 parcels

Motion was made to adopt resolution and recommend the following resolutions with changes to the governing body by Chief Sabo and second by John Santoro. Vote was taken.

Joe Calvi- yes

Commissioner Vespertino- commend Julie Mealo for a excellent job and his vote is yes
Julie Mealo- yes for the obvious reasons

John Santoro- yes this plan now is more useable.

Chief Sabo- yes makes a more workable plan

Dennis Lott- yes same reason and congratulations to Julie Mealo and the sub committee

Jay Cooke- yes for all the same reasons.

Mayor Kreischer – yes thanks to sub committee and professionals hard work to get this project presented. Eminent domain was never a factor in the yellow areas, bad information out there in the public.

8 in favor/ 0 opposed

Next meeting the board will look at 0 lot lines and also they will revisit building heights. This committee consists of Jay Cooke, John VanDuyne, Dick Carter, and John Santoro (in John's absence Chief Sabo will assist). Board Engineer will send information packet that he had done previous to the committee.

Motion was made to adjourn meeting by John Santoro and seconded by Chief Burt Sabo