

Ventnor City
Planning Board
Minutes
August 14, 2013
6:30pm

1. Roll Call

Present

Comm. Sarno
Steve Rice
John Santoro
Don Siglin, Jr
Jay Cooke
Peter Weiss
Mayor Bagnell

Absent

Chief Hazlett
Tom McAdam
Emily Christian

Professionals:

Stan Bergman, Jr
Craig Hurless

2. Motion to approve July 2013 minutes. Motion was made to approve by John Santoro and seconded by Mayor Bagnell.
3. Adoption of resolutions:
P12-2013- Philadelphia Residential Development Co., 111 S. Little Rock Ave, Blk 10, Lot 1. Requesting a minor site plan and a “c” variance. Motion was made to approve the resolution with a minor correction (typo) made to resolution Mayor Bagnell and seconded by John Santoro.
4. Kcinatips, L.L.C. 5217 Ventnor Ave, Minor site plan and C variance. Blk. 101, Lot 3. Represented by David Spitalnick, Esq. Mr. Spitalnick stated that they were not seeking a C variance now only the site plan. Needed new duct system. Had it replaced exactly as it was except they moved the stack 8 inches away from the wall since they have wires there. Also installed a new fan to take the grease out the duct systems.

Fred Spitalnick- owner of Sacco Subs stated that they just moved the stack 8 inches due to the wires and replaced the same exact duct system and also installed new fan exactly where the old fan goes.

Brian Santore: owner of JMB Industries who installed the system stated the exact same thing was done nothing more or less than what was stated previously

Public portion opens 6:55pm

Public portion closes 6:55pm- no one in the audience.

Motion was made to approve minor cite plan with no variance. Condition placed on resolution was the new fan has to be inspected by the Bldg and Fire Depts. for their proper permits and safety requirements. Client agreed to.

Vote taken:

John Santoro- yes a great improvement

Comm S. yes- it's within the setbacks, updated the system is positive

Steve Rice- yes no negative impact

Peter Weiss- yes it's already code approved and meets all setbacks.

Don Signlin, Jr- yes- improvement to an old building

Jay Cooke- yes improves the structure of the building, cleaned up the alley

Mayor Bagnell- yes- a good to move the stack 8 in out to be safe side.

Motion carries, 7 yes/0 no's

5. Discussions:

Art/Residential/Commercial Districts: Carry this to next month's agenda- further discussion.

House of Worships: big difference in some of the areas where they are zoned. Board members are encouraged to go around town, look at these properties and discuss next month meeting

Flood & Height Elevation: board made a recommendation to governing body , then FEMA came out with different guidelines. The board discussed all scenarios and they will recommend to the governing body first floor will begin 2 feet minimum and 4 ft maximum above freeboard. Also discussed were x zones, Board recommended that this applies to those areas as well. Board was in favor and all agreed.

September meeting will include:

1. Art/ Commercial /Residential district
2. House of worships- zones they are in.
3. Modular homes

Motion was made to adjourn meeting by John Santoro and second by Peter Weiss at 8:35pm. All were in favor