

Ventnor City
Planning Board- Minutes
January 8, 2014

1. Roll call

Present

Comm. Sarno
Don Siglin, Jr
Emily Christian
David Holtzman
Jay Cooke
Mayor Bagnell
Chief Hazlett

Absent

Steve Rice
John Santoro
Tom McAdam

Professionals:

Stan Bergman Jr
Craig Hurless- of Polistina & Assoc.

2. Adoption of December 2013 minutes- motion was made by Mayor Bagnell and seconded by David Holtzman, all were in favor.
3. Adoption of resolutions P17-2013 9Dr Melvin Kaye 6703 Monmouth Ave) and P18-2013-(The waves- 111 S Little Rock Ave) a motion was made by Emily Christian and seconded by Mayor Bagnell, all were in favor.
4. Re-organization
Chairman- Jay Cooke was re-nominated. Vice Chairman, Tom McAdam was re-nominated. Board Engineering Firm, Polistina & Assoc re-nominated, Stan Bergman Jr re-nominated as Board Attorney, Patricia Kedziora re-nominated at Board secretary. All board members agreed to these nominations.

Meeting dates for 2014- the only change made was for Feb 2014 meeting it is a federal holiday and must be changed. Board agreed on Tuesday, February 18th, 2014 for that date only Other than that date, all other meetings stand at 2nd Wednesday of each month. Tuesday, February 18, 2014, Wed-March 12, 2014, Wed, - April 9, 2014, Wed May 14, 2014, Wed June 11, 2014. Wed July 9, 2014, Wed August 13, 2014, Wed Sept 10, 2014, Wed October 8, 2014, Wed, November 12, 2014 & wed December 10, 2014.

Cut off dates for application process for Planning Board. Dates were read and agreed upon, they are on file in building dept and also on Ventnor city web page for review.

5. Application

Caroline Till- 7311 Ventnor Ave, Block, 135, Lot 6 .Requesting a minor site plan and a parking variance. Art Ponzio, to speak on behalf of Ms. Till. Two story brick building in the middle of the block on Ventnor Ave, top floor is apartment that the baker will occupy and the bottom is the bakery area. Parking is always a problem, looking to have 24 seats inside, retail counters, shelving units inside to sell bake goods and such. Patron rest room is inside, they will have seating outside (12 seats) similar to what is allowed on the same blocks of the street now. Not to block the sidewalk. Bicycle rack outside probably on side street(Martindale Ave). Kitchen is in the back of the property where all the food will be prepared. They will have proper signage, 1 sign on Martindale and one of Ventnor Ave. Kitchen needs a new exhaust system and also they would like to have a canopy of some kind on the front of the building to cover patrons in the seating outside.

Out of all the issues that were mentioned by Mr. Ponzio one of the biggest concerns from board engineer was the exhaust system. The applicant stated that it would go out and be vented out the back of the building.

So the applicant is asking for:

Parking variance

Front yard setbacks for the exhaust

Site plan approvals

Board attorney stated that the exhaust is a variance and the applicant didn't notice for this so they need to change their plans or come back next month after they notice properly for exhaust system.

7:22 pm went off the record so that applicant can speak to her builder (in the audience) about this matter.

7:27 pm back on the record, Mr. Ponzio speaking for the applicant, Ms Tills stated that they will put the piping and venting inside the wall on Martindale Ave with no

encroachment and take up to the roof and vent out the back so no variance will be needed..

Public Portion opens 7:25pm

Stephen J. Agrista- 7210 Ventnor Ave, lives on the corner of Swarthmore and Ventnor Aves. Wonderful idea and glad to hear about the project but parking will be such a problem. Sidewalks always blocked and now with seating outside it will be worse. Mr. Agrista mentioned that he would like to see the seating ordinances enforced and consideration given to all the neighbors in regards to that.

A motion was made with these conditions on application by Mayor Bagnell and Don Siglin, Jr. They are:

Minor site plan, parking variance, 36 seats total. A canopy to conform to all city ordinances as stated in Board Engineer's report dates Jan 8, 2014. Bike rack on Martindale avenue side, Outdoor seating to comply with the seating ordinances , seating plan must be submitted and approved Building Dept.

Vote:

Chief Hazlett- yes positive impact to the community. Ms Tills has a successful track record for running a successful business and happy to have her come here.

Comm. Sarno- yes happy as long as all city ordinances are followed and approved , sees no negative impact.

Don Siglin, Jr- yes business fits perfectly in the area.

David Holtzman- yes all of the above a very classy business and always an asset to the community.

Emily Christian- yes has a quality operation and loves the idea of coming to Ventnor but does agree and hopes that all parking & seating regulations will be enforced.

Jay Cooke- yes the application is consistent with the master plan. As long as all conditions are met, happy with the project and Ventnor welcomes her and her business.

Mayor Bagnell- yes approve the application, businesses are vital to the City and happy to see her come. Asked that Ms. Tills police and maintain the seating plan based on the city's ordinance.

7 yes/ 0 no's- motion carries.

Discussion:

City's banner ordinance.(VC code 102-118.7) Mr. Agnesino asked for the board to take a look at the existing ordinance and possibly change it to meet the needs of the present. Styles and sizes have changed in making banners. Concerns how long can they be up.etc

Mr. Hurless will call Mr. Agnesino and discuss his concerns before the board makes any kind of recommendation to the governing body. He will have something for next month's meeting.

A motion was made to adjourn meeting by Emily Christian, seconded by Chief Hazlett.
All in favor