

Planning Board  
November 13, 2013  
6:30pm

1. Roll call

Present

Peter Weiss  
Steve Rice  
John Santoro  
Tom McAdam  
Emily Christian  
David Holtzman  
Don Siglin, Jr  
Jay Cooke

Absent

John Hazlett  
Mayor Bagnell  
Frank Sarno

Professionals:

Stan Bergman, Jr  
Craig Hurless

2. Adoption of October Minutes 2013. Motion was made to adopt minutes by Tom McAdam and seconded by John Santoro. All were in favor.
3. Adoption of Resolution P15-2013. Holy Trinity Parish- A motion was made to approve the resolution by Steve Rice and seconded by Tom McAdam. All were in favor.
4. Application: 7308-7310 Ventnor Ave, t/a Hannah G's. Minor site plan with C Variance. Represented by Brian Callaghan. He states that his client wants to expand into the old Cohen furs directly next store to make the business bigger. It's only opened for breakfast and lunches and close at 2pm roughly. Here for several variances, Lot size of both lots, parking variance , and a trash enclosures.

Kevin & Donna McCarthy are the owners of the property. They reside at 506 N Dudley Ave. bought the building in May 2001, it was an existing breakfast/lunch place and currently seats 42 people. They have since expanded it into a catering business as well which has begun to grow, which serves gluten free and organic food and this takes up a lot more kitchen space, everything has to remain separate to avoid contamination by other food products so more space is needed.

Robert Keijdan represents the applicant, 809 Tilton Rd, Northfield, NJ. Spoke on behalf of Mr. & Mrs. McCarthy. Doesn't see any deterrent to the area, always a breakfast and lunch place, he is a frequent customer there and parking is always a problem but he doesn't see the parking issue getting any worse from this, it would alleviate some of the people that stand out front of the restaurant in the summer since it will be larger. There will be a new facade put on the store front. New windows in the front, new awnings and more trash cans & a new trash enclosure) if needed.

Mr. McCarthy spoke and stated that he bleaches the entire trash area every Friday as well as the trash cans. They have recycling come 2 x a week. If need be they would get recycling done more often if necessary.

Public portion opens at 6:58pm

Bert Sabo – 402 N Harvard Ave, He thinks it's a great idea, they will do a nice job, good for the neighborhood.

Dean Orloff - 6 S. Martindale Ave. He lives directly behind the stores in question. He suggests possibly a masonry stone, concrete type fence of some kind to block the trash that get out of the trash cans and blows onto his property, 6 ft high. Mr. Callghan states that his client has no problem with putting up a new fence behind his property.

Mr. Keijdan suggests a vinyl fence that will help with noise better than a concrete one., it would be easier to install and also to be maintained and cleaned, once food spills on it it will look dirty. Vinyl you can wipe off and it's done.

Mr. Orloff suggested they take down the existing fence and his fence (they butt up against one another) and replace with a completely new one, Mr. McCarthy agrees that would be fine, he would replace the fencing in back of his property, Then Mr. Orloff stated he wanted them to replace the entire driveway area (75ft) That was not going to happen. Board attorney stated that they cannot touch someone else's property, they only can come in front of the board tonight and state what they will do to their property.. Mr. Callaghan wanted to make sure that Mr. Orloff understood that the applicant is only going to replace the fencing behind his property (roughly 32 ft) not the entire 75 foot driveway area in the back of the stores that exist now. He did.

Public portion closes 7:27pm

Comments made from board members are :

Pete Weiss suggested they are to submit all revised plans showing fence etc. to the building dept.

Jay Cooke- make sure trash cans all have lids and or they are industrial cans. Also he stated they should have a "trash management plan" placed on application in resolution form.

Mrs. McCarthy stated yes they will agree to these concerns with the housing and code office as stated and do what is required of them.

Motion was placed to the board members at stated

1. Minor site plan with 4 variances, 2 for lot size, trash variance, and parking variance.
2. Outdoor seating plan will have to be supplied to building and code office and comply to that.
3. Signage- will comply with all codes
4. 2 story building with 2 apts. on top floor, they are remaining exactly the same.
5. New exhaust system will meet all codes

Motion was made by Tom McAdam and seconded by Steve Rice to approve. Vote taken

Tom McAdam- yes- existing & successful operation that is great for the area.

John Santoro- yes great for neighborhood

Steve rice- yes- it's important to the area to improve things

Pete Weiss-yes – like to set another set of plans reflecting the 2<sup>nd</sup> floor with apartments up there. Parking already a issue so this won't make it better or worse than what it is now.

Don Siglin, Jr- yes improvement to the business district.

David Holtzman- yes- great asset to the area

Emily Christian- yes- asset to the city

Jay Cooke- rejuvenates the area as in the master plan.

8 yes/ 0 no's- motion carries

Discussions:

2 issue building and code official wanted the board to consider

1. 2 curb cut on lots greater than 50ft.
2. Compliance for flood elevations. Damaged or destroyed by flood more than 50% on a single family lot to raise home w/o a variance. Board attorney will look into these matters and get back to the board with a recommendation.
3. Also discussed was a recommendation for Houses of Worships- Board attorney was going to prepare something based on previous board meetings and will be forwarded to the governing body.

Motion was made to adjourn meeting by Tom McAdam and seconded by John Santoro.