

Ventnor City
Planning Board
Minutes
September 11, 2013

1. Roll Call

Present

Comm. Sarno
Steve Rice
Tom McAdam
Emily Christian
Don Siglin, Jr.
David Holtzman
Jay Cooke
Mayor Bagnell

Absent

Peter Weiss
Chief Hazlett
John Santoro

Welcome new member David Holtzman to the board.

Professional:

Stan Bergman Jr
Craig Hurless

2. Adoption of August 2013 Minutes: Motion made to approve minutes by Mayor Bagnell and seconded by Comm. Sarno. All were in favor
3. Adoption of Resolutions:
P13-2013- 5217 Ventnor Ave, motion was made to approve resolution by Steve Rice and seconded by Mayor Bagnell.
4. Application:
6502 Ventnor Ave, L.L.C. Requesting a minor site plan. Being represented by Victor Saul, Esq. of 6712 Washington Ave, Suite 211, EHT, NJ 08234 . Owner of property, Mr. Robert O'Neill- 2424 Mystic Valley Parkway, Medford, Ma 02155-3708 speaks on behalf of his application. They purchased it in 12/2012. His daughter going to college

locally and plans to run the dance studio when she graduates. Haven't done anything to the property but if approved tonight the plans are to redo the floors to hardwood or a laminate of some kind. They will be open early evenings, after school, Mon-Friday probably. There will be 1 full time instructor. There are 2 apts. upstairs and the plan is that his daughter will live upstairs and then he will stay in the other apt when he comes to visit with his wife. They will be going to get the co's this week.

Public portion opens 6:47pm- No one in the audience. Portion closes.

Parking is a concern in that area as usual. Option mentioned to have staggering drop off and pick up from the students. Applicant agrees to this.

Motion was made to approve application as s minor site plan, have staggering drop off and pick up times for traffic congestion problems, and signage . And all concerns on Craig Hurless's report , dated July 3, 2013 page 3 be addressed and agreed to . Applicant agreed to . by Tom McAdam and seconded by Mayor Bagnell

Comm. Sarno- yes adds to the area, glad to see more programs for kids

Steve Rice- yes no negative impact

Tom McAdam- yes asset to the community

David Holtzman- yes nice to bring back some historical uses

Emily Christian- yes asset to the area.

Don Siglin, Jr- yes good for kids and brings more businesses into town

Jay Cooke- yes- wonderful added aspect to the community, municipal parking lot behind property to assist in parking congestion.

Mayor Bagnell- yes- nostalgic and good for the area

Motion : 8 yes/ 0 no's motion carries

Discussion:

Art/Residential / Comm. District- Mayor would like to connect the 2 areas, Little Rock & Weymouth from Atlantic to Ventnor Aves (not part of the redevelopment area) Instead of 2 separate district convert into an "L" shape one.

Mayor Bagnell also stated city looking into tax abatement programs.

Brought up by board member Christian, all the abandoned properties, eye sores in the community. What can be done to get owners to take care of their properties? The bd. Attorney looking into options, Condemnation laws, etc? Possibly auction of abandoned properties.

2. House of Worships: more info to be provide next month, board members urged to ride around and look at the house of worships but more important, they surrounding areas of where they are and what zones they are in.

October's agenda under discussion will consist of:

House of Worships: Make a recommendation of which zone they are in to possibly move to another zone.

Board chairman asked that Himself. Don Siglin and Craig Hurless look into ideas regarding minimum width of buildings that would be at the best interest of the city.

Also brought up was building heights. New guidelines from the state say you can go up 4 ft above freeboard. Concern is the how narrow a building will get now. The board wants to talk about Height to width in proportion to that.

Public portion opened again at 8:04 pm.

Michael Advena- 6401 Monmouth Ave- he wanted to discuss building heights. Mr. Advena stated that he was told anything over 35 ft in height from grade level had to have a fire suppression system put in. He was confused about that and wanted clarification about it. Board members didn't know where that information would have come from and they will verify that and get back to him with information

Public portion closes at 8:17 pm.

Chairman Cooke stated he will contact the building official to address Mr. Advena concern.

Motion was made to adjourn meeting by Steve Rice and seconded by Tom McAdam.