

Ventnor City
Planning Board Minutes
March 12, 2014

1. Roll call

Present

Tom McAdam

Chief Hazlett

Emily Christian

Robert Landau

Mayor Bagnell

Absent

Comm. Sarno

John Santoro

Steve Rice

Don Siglin, Jr

Jay Cooke

David Holtzman

Professionals:

Stan Bergman Jr

Craig Hurless

2. Adoption of Feb 2014 minutes: Motion was made by Emily Christian and seconded by Mayor Bagnell. All were in favor

3. Adoption of Resolutions: NONE

4. Applications: Caroline Till, 7311 Ventnor Ave, Chris Baylinson representing. Mr. Baylinson states that Ms. Till was in front of the board in Jan 2014 and was approved for a site plan but tonight back to amend that site plan. At Jan's meeting she agreed to place the duct work/exhaust inside the building and vent up to the top of the building and then vent out the back. Since that meeting and several consultations with Art Ponzio and her contractor, it is not financially feasible to do so. Also it would cause a problem to those who would occupy the apartment on the second flr. To have a 5ft hole through the floor to the ceilings.

#A1 exhibit shows the block in questions and the # A2, the proposed new venting system. Mayor Bagnell brought up a good point about the look of the system. The duct work will hug the building and will be constructed of a galvanized metal and will be painted the same color of the building to blend it as well as possible. #A3 3 pictures of other businesses in the area that have the same kind of venting/duct work that they are requesting.

In Engineers report he mentions to address all noise and smell problems, Mr. Ponzio stated they will address all those concerns and do their best to keep all those concerns to a minimal

Public portion opens at 6:52 pm/ closes at 6:52 p.m.-no one comes up.

The board would make a motion to approve this application. They came before the board on Jan 2014 with site plan (resolution P4-2014) with the new exhaust system being contained inside the wall now they are here to amend that with a site plan and a c variance for the venting with front yard setbacks. Vote is taken.

Robert Landau- yes

Emily Christian- yes great idea asset to the community

Chief Hazlett- yes overall positive, fits into the neighborhood

Tom McAdam- yes and I agree with all of the above.

Mayor Bagnell- yes plenty of examples of other businesses that have the same concept for exhaust system. Motion carries 5 to 0 opposed.

Discussion:

Commercial mixed uses. Mayor Bagnell would like board to consider making some changes to those commercial businesses in the redevelopment zone. If these changes are made this would be for all zones not just specific ones. Board attorney and board engineer were asked to draft an ordinance for the board to make a recommendation to the governing body of these changes.

LED signs: for houses of worship.

Public portion opens at 7:11pm -Reverend Ronald Bretherick from St John's by the Sea present to speak in regards to having a new LED sign placed on the church grounds. He requested one that could be higher than our existing ordinance states so that people from the street can see it, if cars blocked on Ventnor Ave , no one will see it at the present height they are allowed. He also asked that the frequency of message changing be changed as well .He asked that they would change messages every 3-5 seconds and not have to stay on the same message. A traffic study was given to Mr. Hurless.

Public portion closes at 7:22pm

Board attorney and board engineer were also asked to prepare something for next month's meeting in regards to this matter.

For next month's agenda for discussion:

Ordinances drafted to reflect: LED signs and commercial mixed uses.

Motion was made to adjourn meeting by Emily Christian and seconded by Mayor Bagnell. All were in favor.