

Ventnor City Zoning Board

Minutes

Wednesday June 17, 2009 – 6:30 PM

1. Call to Order
2. Flag Salute
3. Roll Call

Present

Jim Reynolds
Lorraine Sollata
Dan Smith
Ken Cutugno
Michael Conte
Clyde Yoste
John Matthews, Esq.

Absent

Mike Weissen (E)
Greg Maiuro
Dick Carter, Engineer (E)

(E) – Excused

4. Adoption of the Following Resolutions
 - a. Z-15: Motion made by Lorraine Sollata, seconded by Ken Cutugno. All in favor
 - b. Z-16: Motion made by Lorraine Sollata, seconded by Ken Cutugno. All in favor
 - c. Z-17: Motion made by Lorraine Sollata, seconded by Ken Cutugno. All in favor

5. Applicant:

Bellevue Properties Group
Ventnor Plaza
Checkers Drive-In

Represented by Charles Gemmel for the Properties of Ventnor, LLC

Requesting Final Site Approval
Approval of Signage

David Scheidel – Principal Engineer with the Firm Spoke of final issues

- Location of Site: Main Entrance of Plaza
- 40,000 square foot in area
- Will remove existing parking to accommodate the area
- Checkers itself will be 900 square foot in size with a double drive through
- Changes in the plan are as follows:
 - Original proposed 3 signs reduced to 2 by removing the sign facing Wellington Ave.
 - Reduce size of signs to 18.47 sq. ft. or 3'-2"x5"-10"
 - Each sign will be on the end of the Drive Through
 - These are within Ordinance requirements
 - Storm water run-off will assist curb flow
 - Trash
 - A cover will be placed over entire enclosure
 - Install of a trash compactor vs. dumpster
 - No change in size of trash area
 - This will allow for less frequent emptying
 - Fencing
 - Around entire dining area
 - 42" high picket fence with 2" gap made of Anodized Aluminum
 - Made more rectangular versus angular
 - Lighting
 - 2 lights
 - One over outdoor eating area
 - One over drive through
 - 15' high each
 - 150 watt vs. original 250 watt size
- End of presentation

Questions by Board Members:

- Lorraine questioned when lighting goes off
 - Answer: When not in operation
- Lorraine questioned whether the remove of trash less frequently will result in more odor
- Ken stated that a compactor is a self contained unit and better than a bin
- Ken asked what is the existing number of lights in that area
 - Answer: none, and there will be no reduction in existing lighting
- End of Board Member questions

6:57: Open to Public questions

1. Lillian Mello

- a. Concerned that since her home faces the parking lot, when the wind blows, odor from cooking will blow towards her home
- b. Also concerned that a 42" fence will not stop trash

- c. ***Lorraine responded that last month was the time to bring up these issues. The location is being approved, and she would have only recourse to appeal in court. The board did bring this issue up. ****
- d. ****John Matthews checked previous minutes and stated that no neighbors brought up this issue, but issues with lighting, fence, and refuse were, and have been addressed.

Close of Public portion at 7:01 PM

Chairman asks if there are any other items to discuss – there are none

Final questions from Board on Checkers

- Report from Dick Carter - City Engineer
 - All issues have been resolved
 - #4 lighting issues
 - Reduction in signing
 - They are only seeking a site approval
- Ken – Sign issues meet conditions required
- Lorraine – What is the construction start time
 - Answer from Dan Pittaro from Bellevue Properties, LLC
 - Would like to start ASAP
 - Have a couple of months of site work to do
 - Hopefully by December

Motion to Approve – Ken Cutugno

Second – Lorraine Sollata

Final Comments and Vote:

- Lorraine Sollata: Yes -- Have worked hard to accommodate
- Dan Smith: Yes -- Have worked well and conceded as needed
- Ken Cutugno: Yes – Did everything that was asked and look forward to them in City
- Michael Conte: Yes – Accommodated all
- Clyde Yoste: Yes – Satisfied all concerns
- Jim Reynolds: Yes – A big asset and a first class operation

Motion carries: 6 approved

0 Opposed

Motion to adjourn: Ken Cutugno

Second: Lorraine Sollata

Meeting adjourned at 7:08 PM