

Ventnor City Planning Board
Minutes
April 13, 2011

Meeting was called to order at 6:35pm by Chairman Cooke

1. Call to order
2. Roll Call

Present	Absent
Peter Weiss	Comm. Piatt- excused
Mike Advena	Emily Christian- arrives 7:25pm
John Santoro	
Julie Mealo	
Chief Sabo	
Jay Cooke	
Mayor Kelly	

3. Adoption of March 2011 minutes. Motion was made to approve March 2011 minutes by Chief Sabo and seconded by Mike Advena. All in favor.
4. Adoption of resolutions:
P4-2011- Santo & Mary Ellen Garofalo, 5215 Wellington Ave, Block 338, Lot 10. Motion was made by Mike Advena to approve and seconded by Chief Sabo. All in favor.
5. Application:
Andrew Shields- 210-214 N. Harvard Ave, Block 164, Lot 12, 13 & 14. REQUESTING A MINOR SUB-DIVISION. Represented by Chris Baylinson, Esq. Right now this property has 3 existing lots 30 ft each in the R7 zone. Each lot is undersized in lot width, lot area. His client wants to make into 2 – 45ft lots to conform to R7 requirements and there are no variances asked for tonight. House in on 1 lot as of now, but they want to make the new 2 lots more saleable.
Mr. Baylinson asked that Mr. Hurless request in his letter of a landscape plan, street trees and new sidewalk wail and make that part of a condition on the building permit when that time comes. He stated they would hate to see all these conditions made and then a builder come in

and destroy all that was just done. Client has no problem making it a condition . Mr. Hurless stated he has no problem as well with it being a condition as part of the construction permit.

Mr. Baylinson stated that this is a bi-rite plan with no variances.

Public portion opens 6:46pm

Public portion closes at 6:46pm

A motion was made to grant approval of this application based on conditions be placed on application of letter dated March 14, 2011 pg 3 from Mr. Hurless, they were the matters mentioned previously. All those matters will be placed on building permit. Motion made in the affirmative by Julie Mealo and seconded by John Santoro. Vote taken.

Pete Weiss- yes , this application moving in right direction to open up lot size.

Mike Advena- yes it is a bi-rite with 2 lots 45 ft

John Santoro- yes, bi-rite

Julie Mealo- yes , see no detriment to the neighborhood- it is a bi-rite

Chief Sabo- yes it's a step in the right direction

Jay Cooke- yes bi-rite and it is following the developmental path.

Mayor Kelly- yes agrees with other board members and step in the right direction.

Vote carried 7 yes and 0 no's.

Application:

Tad & Elizabeth Stern- 5200 Ventnor Ave, Block 53, Lot 12. REQUESTING A MINOR SITE PLAN AND "C" VARIANCE (FOR PARKING) Represented by Brian Callaghan, Esq. Applicant's looking to open a kosher restaurant. 2 exhibits for display for this application. A1 is site plan and A2 is an aerial photo of area.

Mr. Arthur Ponzio here to speak on behalf of applicant. Board attorney Bergman stated that Mr. Ponzio is qualified to testify.

Mr. Callaghan mentioned that the China Dumpling restaurant uses this parking as well and there is plenty of space, its first come, first serves for parking. Also the Dr's office stated that they can use the parking spaces after 5pm when he is closed. There are 14 parking spaces on site. The room is 609 sq. feet. They will have no more that 24 seats. Trash- there is an existing dumpster there on property with a private trash hauler. They will share between themselves and china dumpling.

A concern was brought up about outdoor seating, Mr. Callaghan stated at this time o plans, they have to talk to the Building Office, and they are limited to 24 seats total weather it is inside or outside seating. Mr. Callaghan was informed that no seating on Weymouth is allowed by ordinance (side streets) they agree and would agree to this. If outside they would have to comply with ordinance for outdoor seating with diagram etc given to building and code office.

Public portion opens at 7:13pm- Closed at 7:13 pm.

A motion was made to approve application based on letter from City Engineer, page 4 with the following conditions, the only waiver Mr. Callaghan asked for was the request to place street trees on street, Mr. Hurless stated had no problem with waiving this and not being placed on as a condition.. Also placed on as a condition is signage telling restaurant customers that they are allowed to use Dr's parking spots after 5pm this will take away some congestion on the streets. Mr. Callaghan also agreed to this.

Vote was taken:

Pete Weiss- yes as long as parking and trash addressed and abided by no problem with application.

Mike Advena: yes as long as approved based on conditions stated in Mr. Hurless's letter and the additional ones, good for town.

John Santoro: yes agrees with parking and no longer a problem.

Julie Mealo- yes it's a permitted use and this restaurant provides more parking than most in the city.

Chief Sabo: yes been vacant for 3 years, so something better than nothing.

Jay Cooke yes. Does not meet all requirements but consistent in the area.

Mayor Kelly- yes- wished them good luck.

7 yes votes/ 0 no's motion carried.

Discussion:

Duplexes & rebuilding them and without going back for approvals.

Please Note- Emily Christian arrives 7:23pm

Board Chairman Cooke had discussion with Building official Jim Agnesino ref to R7 zone. He thinks that when the board went to the commission in reference to this matter somehow it was interrupted wrong. The change that was made to front yard set backs were changed to 10ft from 12 ft. setback and rear yard set backs were changed to 12ft.

A motion was made to recommend to the governing body to revert back to old R7 zone – 102.62 areas and bulk requirements for R7 zone. Subsection E front yard to back to 12 ft. and subsection G rear yard change back to 12ft . motion was made by Mike Advena and seconded by chief Sabo to move forward with this recommendation to governing body for changes to be made. All were in favor except Emily Christian abstained

7:58 Chairman Cooke stated he has to leave.

Engineer presented a overlay as a starting point for discussion. Look at bulk and area requirements. Curbs, sidewalks, grass.

For May's Discussion

R7 zone

Wellington Ave shopping plaza and rezoning of this area (overlay)

Issue of Grass on right of way of properties- review ordinance.

Motion was made to adjourn meeting by John Santoro and seconded by Julie Mealo. All were in favor.