

Ventnor City Planning Board
Minutes August 12, 2009

1. Call to order at 6:41:40 pm
2. Flag Salute
3. Roll Call

Present

Absent

Mike Advena
Comm. Piatt
Julie Mealo
Peter Weiss
John Santoro
Mike Ventura
Chief Sabo
Jay Cooke
Mayor Kelly

Professionals

Chris Brown, Esq. (standing in for Stan Bergman)
Dick Carter

4. Adoption of Resolutions: None
5. Adoption of Minutes- July 2009: As motion was being made to adopt the minutes, 2 members stated that they did not get a copy of the minutes from July's meeting therefore the adoption of July's minutes will be tabled until Septembers meeting so that all members can read them.
6. Old Business: None
7. Applicant:
Gaspare & Providenza Saporito, (Ventnor PGS, LLC) 6523-6525 Ventnor Ave, Block 122, Lot 12. REQUESTING AN AMENDMENT OT PREVIOUSLY APPROVED FINAL SITE PLAN WITH "C" VARIANCE GRANTED FEB 11, 2004. Represented by Nick Talvacchio, Esq. 1125 Atlantic Ave, Atlantic City, NJ 08401.

Here tonight to amend a site plan that was granted a "c" variance in 2004. It is a two story building on the corner of NewHaven and Ventnor Aves. There is Euro

Café and a dance studio on the ground floor and a beauty parlor on the top (2nd flr). The 2nd flr. has only 1 permitted use and they are seeking relief of this condition. They are seeking to use part of the second flr for the applicant's son, he has a retail internet business, and there would be no customer, no parking problems. The applicants are seeking to modify to allow more than 1 type of use on the 2nd flr.

Board member Mealo stated that she thought before that it was for professional use and parking would be a problem.

Fire Chief Sabo stated that there is only 1 stairwell and no elevator is a concern. Occupant load on the 2nd floor would be controlled by the code enforcement office.

Mr. Talvacchio stated that his clients would agree as a condition to 4 tenants in the building total, 2 upstairs and 2 downstairs- this is agreed.

Conditions that would be placed on the applicant would be as stated by Chris Brown, Esq.

1. 4 tenants only, sq. footage would go as follows:
1200sq. feet & 950 sq feet for upstairs and the same for downstairs. Absolutely no restaurant, no seats, no food service or food accessories upstairs.
2. 2 uses on the first floor and 2 uses on the second floor

Public Portion opened at 7:14 pm- no one in audience

Public Portion closes 7:14 pm

Motion was made to adopt application with conditions above placed on application by Chief Sabo and seconded by John Santoro. Vote was taken.

Comm. Piatt- yes a lot of concern for the future uses, glad all concerns hammered out so happy with decision.

Mike Advena – yes happy with the conditions, his concern was that the restaurant on first floor would move upstairs but with the conditions placed on application this will not happen.

Peter Weiss- yes, as long as the occupant load is spelled out as a condition it is fine.

Chief Bert Sabo- yes as long as the city's interest is protected by the building official keeping an eye on the occupant load, happy with conditions.

John Santoro- yes glad to see that the city can help the landlord with some relief.

Julie Mealo- yes- restrictions of the tenants to 4 help city keep control over property.

Mike Ventura- yes feels reassured that in the future the additional types of uses will be kept under control.

Jay Cooke- yes code enforcement will have to monitor this property in the future.

Mayor Kelly- yes the applicant has a beautiful building and feels the code that is needed for the building will handle any and all concerns with overcrowding. It will protect the city.

9 in favor/ 0 opposed.

8. Old Business: Block by Block presentations by Board Members. John Santoro did Sacramento Ave, Between Ventnor & Winchester Aves. It was so different each side of the area. Very large homes and then it looked like 1 bedroom homes. Very diversified.

Board Engineer asked how the Board would look at rezoning such a situation. There was discussion as to single family residential zoning versus the many multifamily uses that exist there. Consideration of a zoning overlay was offered.

Point was raised about considering a PUD overlay like in other communities. Substitute Board Solicitor (Brown) commented that he was familiar with such overlays in other towns that he represents; he would talk to regular Board Solicitor (Bergman) as to providing such zoning ordinances for review and consideration.

Motion was made by Peter Weiss to adjourn meeting at 8:15 pm and seconded by Mike Advena. Meeting adjourned