

Ventnor City Planning Board
Minutes
December 13, 2006

1. Call to order at 6:40 p.m.
2. Flag Salute
3. Roll Call

Present	Absent
Commissioner Vespertino	Mayor Kreischer-excused
John VanDuyne	
Julie Mealo	
Bob Gross	
John Santoro	
Vince Leonetti	
Burt Sabo	
Jay Cooke	
Dennis Lott	

4. Applicant: (Correction of spelling of name of Agenda from Ciccio to below)
Mr. & Mrs. John Liccio, 7303 Ventnor Ave, Block 135, Lot 2
REQUESTING A CHANGE IN BUSINESS

Mr. Liccio was present to speak on behalf of his application. He resided at 219 N Lafayette Ave. Here to request a minor site change concerning an exhaust system. Property located at Cookies & Cream has been an an ice cream parlor with baking of pastries and cookies. They would like to add food buy using the exhaust system that is already present in the building. They would need to put in an upgraded hood system and possibly change or replace the exhaust system if required by a licensed contractor. The contractor would be the one to determine if the system already in place is sufficient or if repairs or upgrades need to be done.

Mr. Liccio was asked what the property was before he took it over; he stated he believed it was a deli or restaurant of some kind. The venting which is on the roof is 25 ft away from the neighboring roof (building) and 35 ft away from the windows that show in the pictures that were presented as evidence at tonight's meeting. These pictures were marked at P1 for the record.

Question was brought up if the meets all code requirements? If a new system is installed the fire department would have to inspect for all safety and codes.

Mr. Liccio showed a quote from a contractor for the equipment he would need to purchase—marked as P2 for the record.

One board member stated that he would like to see the stack a little higher than existing one.—again stated that it would have to meet all safety and fire requirements.

Public Portion opened at 6:53 p.m.

Public Portion closed at 6:53 p.m.

Point mentioned by the board is trash management and grease can be a factor.

Mr. Liccio stated that if trash became a problem he would look into adding more trash pick ups.

Attorney Bergman clarified that the board is only here to approve or deny the “change in use” they are not here to approve safety or fire requirements that is for certified and licensed professionals to handle(fire and building departments etc)

Attorney Bergman stated the conditions that would be placed on this application as the following, Change in Business, Hood and Exhaust System for hot food would have to inspected and approved for all fire and building codes. With this being placed on the application motion was made to approve application by Commissioner Vespertino and seconded by Vince Leonetti. Roll call was taken.

Comm. Vespertino-yes

Bob Gross-yes

Julie Mealo- yes

John VanDuyne- yes

John Santoro-yes

Dennis Lott- yes

Chief Sabo- yes

Vince Leonetti- yes

Jay Cooke- yes

Vote was 9 in favor and 0 opposed. Motion carried

3. New Business:

Reorganization meeting for 2007. The 2007 dates were review and the only date in question is February 14, 2007. That will be discussed at January’s meeting to keep it as is or chance the date.

4. Re-examinazation of the Master Plan. City Engineer and Planner, Dick Carter states that specific changes of the master plan on pages 45-57 need to be filled in by the board members. Also stated is zoning plan as it stands intact. 2nd is create a menu change to zoning ordinance and the objectives and policies.

City Parking Plan is a long term goal- that should go under policies and objectives. Artesian zones where would they go? These are all things that need to be considered and entered in to the master plan. This is food for thought.

John VanDuyne brought up the idea of commercial ground floor- have high end condos above—taking about 6500 block of Ventnor Ave.

The board as had their 4th sub committee meeting but before it is finalized the sub committee wants to have a couple of architects fine tune the ideas and then present it to our planning board.

Public portion was opened at 7:42 p.m. in reference to the Master Plan
Public portion closed at 7:42p.m.

Motion was made for the adoption of the re-examination report with the amendments mentioned by Vince Leonetti and seconded by Bob Gross.

Roll call taken

Comm. Vespertino-yes

Bob Gross-yes

Julie Mealo-yes

John VanDuyne-yes

John Santoro- yes

Dennis Lott- yes

Chief Sabo-yes

Vince Leonetti- yes

Jay Cooke-yes

Suggestion was made to fine tune the master plan was to assign a section to board each month-talk about-change it and then go to the next area until the report is completely done.

Motion was made to adjourn meeting by Dennis Lott and Seconded by John Santoro.