

Ventnor City Planning Board
Minutes
December 12, 2007

1. Call to order 6:37 p.m.
2. Flag Salute
3. Roll Call

Present	Absent
John VanDuyne	Julie Mealo(excused)
Bob Gross	
Joe Calvi	
Dennis Lott	
John Santoro	
Commissioner Vespertino	
Burt Sabo	
Jay Cooke	
Mayor Kreisler	

4. Adoption of resolutions: None

5. Applications:
Mr. Robert Conti, 7311 Ventnor Avenue, Block 135/ Lot 16, REQUESTING
A MINOR SITE PLAN "C" VARIANCE AND SITE PLAN ACTION,
Represented by James Swift, 1335 Tilton Rd, Northfield, NJ 08225

Commissioner recuses himself from this application due to he has done some personal business with Mr. Conti in the past.

Mr. Swift begins his presentation. Board attorney Bergman asked if he noticed within the guidelines of 200 ft, Mr. Swift stated that he did per the certified tax list he received from the Ventnor City Tax Office. He asked Mr. Bergman why the question, Mr. stated that a lot of the residence in the audience have said that they were not notified and they (in their opinion) are

in the 200 ft marker. FYI some names were checked by board secretary and they were not on the list furnished by Mr. Swift from the Ventnor City Tax Office.

Mr. Swift continues stating they are here seeking to have Johnny's Café approved for a site plan and parking variances.

Mr. John Torpey of KBA Architects here tonight to speak in regards to this plan. Mr. Torpey states that use inside is permitted and that no one in the area as off street parking to accommodate their guests. Mr. Conti has gone and secured three parking lots off site to handle the problem of parking with his customers, valet. He has Portland & Ventnor Ave which should hold 50 spots, Sunny Sunoco gas station in Margate will hold 20 cars and they have an agreement with the owner and in talks for another site. Mr. Swift states that he and Mr. Conti know that the neighbors are very concerned about the 100 seats requested upstairs, but the applicant is flexible. He also states that the parking problems would be taken care of by the valet parking. Most of the customers he feels will be walking as do they in Margate. Mr. Swift then starts to state that his client feels that this would be like Maloney's an old establishment in Margate for years. Most of the people walked there, then before they sold they also had valet.

Mr. Swift states that Johnny's Café already exists on the same block next store to this property. They already have a disposal system and an exhaust system.

Dick Carter asked how many seats the applicant is talking about.

Mr. Torpey of 53 Hollyway Bridgeton, NJ – states 100 seats on the 2nd floor and based on sq footage of the property and 60 seats on the ground

Site plan presented shows A 1.1 shows angled elevation and back side – showing trash disposal area. Tuscan style on the outside with a lot of greenery. ADA requirements will be accommodated on the ground level.

Mr. Carter asks how many seats? Mr. Carter then asked again, and then said 210 seats are that correct? Yes Mr. Torpey states, 40 seats outside, 160 inside including 1st and 2nd floors and 10 at bar area.

Mr. Swift stated that he talked to the owner of lot at Ventnor & Portland Aves and he assured 50 cars could fit. Chief Sabo asked if a study was done of the area to make sure these cars can fit based on their estimations. No stated Mr. Swift, they are going based on what the property owners are estimating.

Mr. Swift speaks with his client, Mr. Conti and says that they would be willing to amend the application to total of 160 seats now, 20 outside, 10 at the bar, 50 first floor and 80 second floor.

Board asked what the hours of operations would be.

Mr. John Liccio 219 N Lafayette Ave speaks- he manages Johnny's café now. Summer hours would be Fri. & sat 7 am until 11pm and winter close at 10pm/ week nights are 7 am until 8pm

Mr. Carters states that these three off street parking sites would be a condition of the approval of this application and that a signed contract would have to be presented before a c/o is presented.

Mr. Carter asked what would be the alternative for Mr. Conti. Mr. Swift asks for a short recess to speak to his client.

Short recess 7:31 pm.

7:41 back on the record

Mr. Robert Nicholas Conti asked to speak. He lives at 310 N Harvard Ave. He states that Gina Pizza has 28 seats and 5 delivery trucks; Sage restaurant has 96 seats inside and 40 outside. The funeral parlor directly across the street when someone passes away the entire side of the street is blocked and people go around him. Yuma has 140 seats inside

Public Portion: 7:46 pm

Steve Gaynes, 20 N Martindale Ave—asked about valet parking—where do they get in and out of the cars? How many employees do you have? 10 states Mr. Conti, most of them walk- they do not have their own cars, they take the bus.

John Zoltek- 1 N Washington Ave- same issues regarding parking- loud noises. Parking is unbearable now can't imagine with a big restaurant in the summer how bad it would be. The Margate sites can NO WAY hold 20 cars each.

Norman Green- 31 N Martindale Ave

10 years ago he went for a deck and had to send everyone letters, he feels that this applicant was trying to pull a fast one without noticing everyone.

Judith Borten- 26 N Martindale. At one time a attractive site. If they come in front of the board, will we be informed? Yes as long as in 200 ft.

Ali Ahmad- 5 N Martindale Ave- has a petition with 30 signatures on it.

Mr. Swift states at the podium that his client is withdrawing the application due to so much opposition and there concerns.

8:08 p.m. the application is officially withdrawn.

Board now looks at the reorganization issues—they will discuss positions at January's meeting and will look at the October 2008 date- might be a conflict due to a religious obligation. These issues will be discussed in January's meeting.

Meeting closed at 8:17 pm

Motion to adjourn meeting by John Santoro and seconded by John VanDuyne