

Ventnor City Planning Board
Minutes
March 9, 2011

Meeting was called to order at 6:30pm by Chairman Cooke

1. Call to order
2. Roll Call

Present

Mike Advena
Comm. Piatt
Chief Sabo
Jay Cooke
Mayor Kelly

Absent

John Santoro
Pete Weiss
Julie Mealo
Emily Christian

Professionals:

Stan Bergman, Jr
Craig Hurless

3. Adoption of February 2011 minutes. Motion made to approve by Mayor Kelly and seconded by Comm. Piatt.

4. Resolutions:

P10-2010 (Amended) for Marica Deakter 109 S. Cambridge Ave. Motion made to approve amended resolution by Mike Advena and seconded by Commissioner Piatt. Motion was made to approve by all board members except Mayor Kelly excused herself from vote.

P1-2011 Approval of meeting dates for 2011, **P2-2011** re-appointments of chairman and vice chairman, **P3-2011** reappointments of Board Engineer (Polistina & Assoc.) Bd. Secretary-Patricia Kedziora and Board transcriber, Nicole Barbella on a as needed basis and Bd. Attorney, Stan Bergman, Jr. motion made to approve all these resolutions by Chief Sabo and second by mike Advena. All were in favor.

5. Application:

Santo and Mary Ellen Garofalo- 5215 Wellington Ave. Block 338, Lot 10-REQUESTING A MINOR SITE PLAN AND A CHANGE IN USE. Mr. Garofalo lives at 610-B N. Victoria Ave. they are renting

space from the landlord of this building and hope to have Sunday morning services in one room and use another room as an office. They would also be having services on Tuesday nights. They come under the The Presbyterian Church of America. Mr. Bergman asked if Mr. Garofalo was he personally applying for this approval or for the Church, Mr. Garofalo stated he is applying for himself , not the church. The services would hold about 50 people they have about 25 people now and the office would have a staff of 2, one being himself. This would all be on the bottom floor, the top floor is occupied by a martial arts business. There is parking spaces for 55 cars. Mr. Hurless stated that this property was originally approved as office building with specific parking variance so therefore the applicant would have to go for parking variances as well.

Public Portion opens 6:49pm

Mr. Raymond Costello- 414 N. Somerset Ave states Mr. Garofalo is a wonderful person and that this would be good for the community.

Public Portion closes 6:50 pm

Chief Sabo stated that as part as the approval a condition be placed based on the occupancy load and that the Building Department would have to inspect the location if it exceeds occupancy load and the seating arrangements. Exit plan has to be filled. All codes must be met through the fire department and building department.

Board attorney Bergman stated that as a condition also would be placed that for the religious house of worship parking would be limited to off peak hours and weekends only.. Off peak being not within the time frame of 9-5pm on weekdays, Monday through Fridays.

Chairman Cooke asked Mr. Garofalo if this would be acceptable, he said "Yes".

So the board would grant approval based on parking during off peak hours, Mon-Friday as defined above and the building department would inspected for occupancy load and any and all fire codes and the city of Ventnor codes will be adhered to .

Motion was made to approve by chief Sabo and seconded by Mayor Kelly.

Mike Advena- yes and wishes best of luck

Comm. Piatt- yes and a great addition to the community and see no negatives to it

Chief Sabo - yes as long as all conditions are met he has no problems with application.

Jay Cooke- yes long as conditions are met, it's a plus for the community and welcome

Mayor Kelly- yes welcome to the community.

5 yes/ 0 no's motion carries

Discussions:

Resolution 21 of 2011

Jay Cooke stated that the Planning board wanted to pursue this idea with Bellevue properties when they came in front of the board in 2006, great concept, they were in favor of the plan but with construction cost and property values going up Bellevue properties never went any further.

Idea of putting in a commercial overlay was brought up tonight for this property of Wellington shopping plaza. Chairman Cooke asked for the board attorney and board engineer to craft the language for next month's meeting concerning the setbacks, lot coverage etc as well as any regulations involved.

Also open discussion was if multi family home is knocked down that it can be rebuilt .

Next month's meeting will include:

- 1, Next step for R7 zone- review block drawings, clarify setbacks, rebuilding of duplexes
2. Language for Wellington Ave. shopping plaza and rezoning this area.
3. Issue of grass on the right of way of properties- need to review this ordinance.

Public Comment open: 8:10 pm

Public Comments closes 8:10pm – no input.

Motion made to adjourn meeting by Chief Sabo and seconded by Mike Advena