

Ventnor City Planning Board
Minutes May 13, 2009

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

Present

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

Absent

Professionals

Stan Bergman, Esq.
Dick Carter

4. Minutes of April 2009 meeting. A motion was made to adopt minutes by John Santoro and seconded by Peter Weiss. All were in favor

5. Resolutions: NONE

6: Applicant:

Sahaj L.L.C., 5113 Ventnor Ave, Block 97, lot 4. Represented by Michael Rann, Esq. 2021 New Rd, Suite 23, Linwood, NJ 08221. REQUESTING A MINOR SITE PLAN AND A "C" VARIANCE. The property is commercial on the first floor and residential on the top floor. They are here requesting a compressor for refrigeration for the liquor store that is in there now. They had been operating as a liquor store since 2007. They are here in front of the board from a recommendation from the building & code official, Jim

Agnesino. Suggestion was to come in front of the board for the new placement of a new compressor and also because of the noise it may put off.

Nutan Patel is the applicant and the L.L.C. of the property. And the compressor was suggested to be placed where they are requesting by the refrigeration company who will install it.

Dick Carter states that the sub official , building & code official has the right to do administratively approve something like this but also can send it to the board if he has concerns , since it is outside he wanted the board to make a decision.

7:08p.m. public portion

Saifullah Khaled – 1 N Hillside Ave. he lives behind the property in question. His concern is the noise now with a new compressor.

7:11p.m. public portion closes.

Noise concerns can be put into the resolution that if there are complaints then a decimal reader can be brought out and read and decision made based on the readings.

The board would be making a approval based on the applicant coming in front of the board for a minor site plan, C1 & C2 variances with condition that they are in compliance with the decimal reading ordinance attached.

Vote taken

Comm. Piatt- Yes, the noise is a concern of his but he does realize this is a hardship for the applicant therefore voting yes.

Mike Advena- no- stated this is the 2nd compressor they have on this property and the site plan that the board members received along with the pictures attached he feels are not quite accurate – it's a poor location for it.

Peter Weiss- yes, has the same concerns about the location and the the site plan does not match up, also he is concern about the compressor being underneath the structure.

John Santoro- yes, business needs a compressor at of all the places this is probably the best place to put it.

Mike Ventura- yes that it is in the redevelopment zone and the design is no better or worse than the old compressor.

Chief Sabo- yes would like it somewhere else but where? The noise ordinance is in place if problem occur.

Julie Mealo- yes. Same reason as Chief Sabo stated. This is the best place out of all of the places to pick to put the compressor.

Jay Cooke- yes same reason. The location is not the best but is the best of what is there. Meets most of the general guidelines.

Mayor Kelly- yes. Application meets the guidelines. And code enforcement will enforce the “noise” issue if it arises.

Motion carries- 8 yes and 1 no.

Small presentation by Engineer Carter & Chief Sabo.

City Engineer will prepare a block by block study. As the members choose their study blocks, the Engineer will provide large format plans of the Taxing Map Lots and an aerial.

City Engineer spoke briefly about the Re-examination report and the master plan.

Also brought up by Mr. Carter was the ROSI report. Which is a report put out by the state in regards to open space inventory which green acres monies have been received to that municipality. Description list was given out to all board members to review and then it will be discussed and then the Chairman of the Planning Board and the Mayor would need to sign.

June’s meeting the ROSI report will be discussed in further detail and also the board engineer will have a report listing block by block of properties in the city for the board to review.

A motion was made to adjourn meeting by John Santoro and seconded by Peter Weiss.