

Ventnor City Planning Board
Minutes
May 11, 2011

Meeting was called to order at 6:42 pm by Chairman Cooke

1. Call to order
2. Roll Call

Present

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

Absent

Professionals:

Stan Bergman, Jr- arrives at 6:42 pm
Craig Hurless

3. Adoption of April's 2011 minutes: Motion was made by John Santoro and seconded by Chief Sabo. All were in favor
4. Adoption of Resolutions:
P5-2011 Andrew Shields- 210-214 N Harvard Ave
P6-2011 Tad & Elizabeth Stern- 5200 Ventnor Ave, Motion was made to adopt both resolutions by Chief Sabo and seconded by Julie Mealo. All were in favor.

5. Applications:

Jacob Benshitrit- 6414 Ventnor Ave, Block 70, Lot 13. Requesting a minor site plan and a "c" variance for parking. Mr. Benshitrit represented himself. He resides at 8211 Fulton Ave, Margate, NJ . He owns the restaurant at 6410 Ventnor Ave, had his customers have mentioned the need for breakfast and light meals being offered for people to take out. Will be open 6 days a week. Seating on inside looking to put 6-8 chairs but mostly take out.

Public Portion opened at 6:50 pm and closed at 6:50 pm no one to speak. Board members questioned the applicant on some concerns that the applicant answered.

The existing exhaust system, trash collection, signage on the outside the restaurant. All these concerns will be address when the applicant applies for finals. All these things will be placed on the final plans and will be required to conform to all building, fire & safety codes from the city of Ventnor as well as the requests the City Engineer made these will be also made as conditions on the final plans. Applicant agreed.

A motion was made by Julie Mealo and seconded by Mayor Kelly. Vote taken

John Santoro- yes restaurant great idea, parking always an issue and as long as it does not exceed the 8 seats (at the highest) happy with it.

Comm. Piatt- yes great to see business expanding.

Mike Advena- yes- parking always an issue in this area, but glad to see business expand.

Peter Weiss- yes- as long as the application meets all safety, fire codes, ok with it.

Julie Mealo- yes parking has been granted to other restaurants with same restrictions throughout the city couldn't see us turning it down. Good to see businesses expanding.

Emily Christian- yes the more businesses that expand, the better

Chief Sabo- yes as long as all conditions placed on the application are met, he is fine with approval.

Jay Cooke- yes parking always a concern, does meet all zoning and commercial codes.

Mayor Kelly- yes welcome to a restaurant that can expand their business.

Vote is 9 yes/ 0 no's- motion carries

Applicant:

Stanley Swan, Jr & Cynthia Scull- 6701 Monmouth Ave, Requesting a minor subdivision.

Board attorney Bergman excuses himself from this application- Mr. Swan is related to his family. Chris Brown, Esq. is present to take over this application for Mr. Bergman.

Present to represent Mr. Swan & Mrs. Scull is Tom Prendergast. Hyland Planning firm located at 101 E 8th St. Ocean City, N.J.

Board members Santoro also asked if Mr. Prendergast or Mr. Brown sees any problem with him sitting on this application, Mr. Swan's family makes small purchases from his store in the summer season. Mr. Brown asked if he would have a problem being fair to the application and the application, Mr. Santoro said no he just wanted to put it on the record.

Mr. Prendergast stated this is a bi-rite subdivision. There is an existing building on the other lot.

Concerns from Mr. Hurless' letter dated 4/13/11 ref: to improvement plan for curb, sidewalk, apron, right of way. These all will be adhered to Mr. Prendergast states. . With vacation of the street end on Monmouth Ave, there is an underground drain. This is not to be obstructed, there is an easement there and this will reflect on the final plans when filed, Mr. Hurless states. Mr. Prendergast was asked to supply copy of this easement to the board. Mr. Prendergast agreed for his client to meet all conditions placed on the letter dated 4/13/11 from Mr. Hurless. The plans needed to be revised to show on the final no encroachment into the easement with the drain pipe. Also lot 11.02 shows no structure on the plans. Mr. Prendergast stated there are plans to demo this structure. This should take place within 180 days. Also in past the board has asked for a bond to be placed on application. \$25,000.00 for demo of structure or have it removed prior to filing. He will ask his client what they want to do and get back to us of the decision.

Conditions placed on application will be:

1. Prior to future developer, lot 11.02 they must submit an improvement plan prior to obtaining any building permits.
 2. Applicant must supply an easement for drainage pipe to make sure it is protected.
 3. Structure on 11/02 applicant must remove structure or post a bond not to exceed \$25,000.00
 4. Engineer's letter dated 4/14/11 to be entered as a condition.
- Motion was made by Chief Sabo and seconded by John Santoro to approve application. Roll call taken.

John Santoro- yes as long as all requirements (conditions) is met.

Comm. Piatt- yes – he is very comfortable with property being subdivided into 2 lots and not Mike Advena- yes happy to see 2 lots on the land, and not 3

Pete Weiss- yes as long as structure is demolished is done or the bonding and then the drain pipe is protected.

Julie Mealo- yes newly created lot is a good thing in neighborhood.

Emily Christian- yes- 2 lots happy to see not three

Chief Sabo- yes, happy to see building going on especially on the bay, happy for 2 lots not three.

Jay Cooke- yes property meets all criteria, 2 lots.

Mayor Kelly- yes 2 lots are good and the new home will add to the city.

Motion carried, 9 yes/ 0 no's – motion carried

Board Attorney Bergman returns to the bench.

Discussion:

R7 zone- a letter was distributed to all board members from Board Engineer in reference to all the possible options of what could be in the R7 zone. The board members are to make

up their own list of a "wish list type" and email to the board secretary by May 25; she will prepare a complete list and send with June's agenda for discussion. This is the opportunity to get all the things board would like to see included in this zone.

Also a letter recommending to the governing body to make changes to ordinance 102, section 138 based on a letter dated from engineer on April 13, 2011 will be recommended to governing body for adoption also wanted to add language "for residential uses".

Motion was made by John Santoro and seconded by Mike Advena to do so. All were in favor.

Public portion opened at 8:25pm

Public portion closed no one wished to speak

Motion was made to adjourn meeting by John Santoro and seconded by Commissioner Piatt.