

**Ventnor City Planning Board
Minutes
February 13, 2008**

1. Call to order at 6:40 p.m.
2. Roll call

<u>Present</u>	<u>Absent</u>
Joe Calvi	Bob Gross
Burt Sabo	Dennis Lott
John Santoro	John VanDuyne
Comm. Vespertino	Julie Mealo
Jay Cooke	
Mayor Kreischer	
**Robert Gross arrives 6:48 p.m.	
3. Adoptions of Resolutions
4. P1-2008 approval of times and dates
P2-2008 approval of chairman and vice-chairman
P3-2008 approval of professionals
P4-20082 S. Nashville Ave
Motion was made to adopt these resolutions by Commissioner Vespertino and
Seconded by Burt Sabo

**Robert Gross arrives at 6:48 p.m. let the record reflect his arrival
5. Applicant:
(Carry over from last month-) 5009-11 Ventnor Ave. Represented by
Christopher Baylinson 1201 New rd, Suite 204, Linwood, NJ 08221,
requesting a site plan with "C" variances.
Mr. Baylinson spoke in regards to the applicant being the sole owner in the
property in question. Here for preliminary and final site plan approval with a
minor c variance- a 5 story 32-2 bedroom condo with parking underneath
There was an ordinance change in October 2007 and the application is in front
of the board requesting ½ of what is permitted in the redevelopment zone in
regards to bedrooms allowed.

Exhibits shown were the following(Large photos not reduced in size for our records): A1- survey/ A2 aerial photo of property/ A3site plan/ A4 parking level/ A5 , A6 & A7 are developmental justification/ A8 existing property photos/ A9 redevelopment elevation/ A10 additional elevations/ A 11 overall building plans/ A12 unit plans.

Mr. Robert Kirkland- licensed engineer and planner first to testify. Mr. Carter city engineer testified to Mr. Kirland, Mr. Ponzio's credentials. They were very sensitive to the site making parking underneath. One and ½ cars per unit as allowed in the "zone" will be taken off the street. Decorative tile and iron work and there will be a buffer on the other side of open space of the parking lot. It will be well disguised parking lot

Primary height to flat roof requirements are met, they are looking for 2 feet at the roof cover and this is for a decorative piece over each balcony.

Phase I plans show 2 units missing from each floor that is designed if the need to build this project in phases.

Each unit will be a 2 bedroom. 2 bath unite either being 1286 sq feet for units A&B as noted or 1363 sq feet for the largest unit labeled E.

There will be "Condo" style management control/ Private trash pick up. Each tenant will have a storage unit on property on their floor; this will come with their unit

Mr. Ponzio states that this is a fully permitted use in the redevelopment zone with minimum impact on the area.

They are asking for 3 ft variance on the easterly side yard of Oakland and 1 foot variance on Nashville side yard.

Density issue in the ordinance they are permitted 100 unites per acre or 45.7 3 bedroom units- they are seeking 24 units, they are building ½ of what is allowed in this area. Parking they are allowed 48 parking spaces. They want to keep the parking contained on the property. Parking lot proposed is one way on Ventnor to Nashville (entering) and (exit) off Oakland towards Ventnor.

Questions were raised reference to trash area and windows. The windows are for design only to balance the building they will not be operable. What kind of time frame to take down structure? At least 60 days still a couple of units occupied- they are moving as quickly as possibly. Specific drawings are requested of the design and material that will be used on project- this is not a problem states Mr. Baylinson.

Public Portion opens 8:05 p.m.

Mr. Angelo Tabasco- 9 N Nashville- concern is parking- presented a drawing he would like to see happen. He is a retired electrical engineer. Problem always is parking—consider entering Nashville and only exit would be Oakland

Linda Roy- 10 N Nashville Ave- parking a #1 concern she lives across the street. A lot of visitors in the summer- light and air a concern.

Mr. Baylinson states that they are doing what they are allowed by the “zone” and law that they are permitted to do in this zone, they in fact could put fewer cars underneath in the garage area and cause more parking on the street.

Richard Gober- 26 N Hillside Ave- professionals did fantastic job has all the answers. He is opposed to eminent domain. 3 key words are density, parking and air/wind, light.

With the recent changes in the zoning he is unfamiliar in the area since the change took place. This property was in the initial redevelopment plan. It was stated at commission meeting, public hearing and 2nd reading that the redevelopment process not to expand area on Ventnor Ave and now he believes that.

Mr. Gober asks Mr. Baylinson if they could build more units than what they are looking for. Mr. Baylinson states yes, that this plan meets DCA and city ordinance but his client wanted to make good size units, less of them and if parking is a problem we can use my client’s other properties for parking. Mr. Gober states his disappointment in the # of units proposed. Sticks in his craw that we are (the City) giving away this project. He asked if the client has obligations for affordable housing. Mr. Gober was told by the board engineer that COAH is currently in the process of reassessing regulations and no current plans exist.

Public Portion closed 8:36 p.m.

Mr. Carter stated that the density issue on this application is within the requirements of the zone- they have met the parking requirements.

Mr. Baylinson stated that his client has agreed all conditions that were mentioned- they are

- 1 deed consolidation
- 2 report back to the board on or about 60 days with status of demo of structure and then bonding and guarantees will be discussed.
- 3 landscaping/lighting all to be approved
- 4 site plans
- 5 street scaping
- 6 sidewalks

7 cost submitted by engineer for sewer run offs.
8 phasing plan for add't units
9 fixtures of windows for trash area

A motion was made to approve application as long as all these conditions are met by Commissioner Vespertino and Second by John Santoro. Roll call was taken

Burt Sabo- yes very sensitive to the parking issue/ have to endorse the project and building of this size would help with property values.

Joe Calvi- yes same reasons as the Chief Sabo- beautiful job

John Santoro- yes #1 reason is to get the redevelopment plan going. Build up the area. Exciting project- parking is always a problem in that area but can't keep from doing this project

Comm. Vespertino-yes- compliments the project- appreciate the extra mile the applicant is taking to be considerate to the neighbors and to explain the proposed plan. It meets the codes.

Bob Gross- yes – congratulates the developer. Variances are small vs. the benefits to the area

Jay Cooke- yes city needs to move towards the future and go forward- variance request is minor compared to the final outcome.

Mayor Kreischer- yes looks forwards to working with developer and they should not be penalized for that. Parking is always a problem, variances are minor and the pluses outweigh the negatives.

7 yes/ 0 opposed motion carries

Applicant"

139 N Dorset Ave, Block 155, Lot 8.02 Robert Conti, Jr, REQUESTING MINOR SITE PLAN WITH "C" VARIANCES FOR PARKING

Commissioner Vespertino and John Santoro reclude themselves from this application.

John Swift representing Mr. Conti. 1335 Tilton Rd, Northfield, NJ - speaks for the application. Asking for a minor site plan for parking- parking always been a problem in this area. 56 seat inside upscale restaurant/pizzeria.

Modified plans submitted were showing 36 that was an error it should show 56 seats- if the board is upset about the modification they are not unreasonable they can scale it back.// Self contained trash containers.

Mr. Robert Conti- 310 N Harvard Ave- sworn in- operator of this project for any questions from the board.

What kind of delivery truck? Small refrigeration truck or box truck

Public Portion opens 9:16 p.m.

D.J. Gluck- 109 S Batrum Ave, Atlantic City- owner of building in question. States it's a great idea—upscale—Mr. Conti is a wonderful tenant, it is a positive thing for the area.

Congetta Marino- 613 N Somerset Ave—has 2 daughters and happy to see a “family” type restaurant. Great for the area

Francis Becker- 414 N Suffolk Ave- was empty for so long- great asset to the area- what an improvement.

Marsha Galespie- 418 N Oxford Ave. - anyone looking to enhance the area should be commended.—Dorset is the gateway to the city.

William Stein- 710 N Harvard Ave- asset to the City. Improvement to the city

Fred Foster- 30 N Jackson – concern is the carry out at the store—should institute 15 min parking

Public Portion closed 9:29 pm

Mr. Bergman mentioned a letter from Kathy Davridge of 162 N Derby Ave—on the record—he stated that members can place as much weight on this letter they wish to.

Bergman stated that it is a permitted use in this area; they are here to be granted a parking variance. Motion made to approve application by Bob Gross and seconded by Burt Sabo.

Roll call taken”

Burt Sabo- yes- parking is always a problem – shouldn't penalize the applicant

Joe Calvi- yes great and excited about the new plans for the heights in revamping the area- parking is always a problem

Bob Gross- yes- benefits outweigh the negatives

Jay Cooke- yes- great project- the city could monitor the parking.

Mayor Kreischer- yes- enhances the area—

5 yes/ 0 opposed- motion carries

Applicant:

5000 Wellington Ave, Bellevue Properties Block 304 Lot 1, REQUESTING
MINOR SITE PLAN WITH REAR LOADING DOCK VARIANCE.

Represented by Charles Gemmel of Gemmel, Todd & Merenich.

Mr. Gemmel stated that the application would be amended to a minor site plan
“C” variance. Need to move trash receptacles- 2 variance may be needed for
location of trash enclosure and set back of loading dock

Mr. John Meloy- architect on project

David Scheidegg- engineer

Dan Pittaro- owner

George Mortellite- owner

Will be witnesses if needed- all were sworn in

Mr. Meloy speaks- the building is 74,000 sq. feet.- they have 2 tenants-
Peebles 20,000 sq feet) and Dollar Tree(10,000 sq feet) and 3 add’ t spaces
inside the building.

They will refurbish the facade and canopy area and enclose the outdoor
garden area (1,500 sq feet)

Back loading and receiving platform. Get exits and create a platform up 2 ft.
This would allow 1 truck back at a time. - Unimproved street that was
wetlands so this would not impact anyone.

Jay Cooke asked since the dock butted up to residential area- any other plans
to be considered to relocate—Mr. Meloy stated that they couldn’t put it
anywhere else due to space.

Public Portion 10:07 pm

Paulette Lucchetti- 605 N Victoria- we the neighbors maintain 600 Little rock
and trash is a big problem- its going to blow so if they could be sensitive to
this issue it would be great

Maria Riccio- 602 N Victoria- butts right up against their properties.

Appreciates the board being sensitive and recognizing the trash problems.

Public portion 10:10 pm closes

Attorney Bergman states the conditions of the application. They are here for a
minor site plan with rear setbacks due to loading dock. A condition would be
to find proper placement of the dumpsters after meeting with the city engineer
and the building department. Meet in regards to the back loading dock with
applicant and chief Sabo and Engineer and Building department. Enclosing of
the garden center and parking spaces that are going to be added.

Motion was made to approve based on all these conditions being met by Burt Sabo and seconded by John Santoro

Burt Sabo yes- conditions noted needs to be developed- trash and loading issues.

Joe Calvi- yes same as above

John Santoro- yes same as mentioned by Burt Sabo

Bob Gross yes- as long as everything stipulated with conditions are met

Jay Cooke- yes- a step forward- new owners and are trying to be good neighbors

Mayor Kreischer- yes—reasonable people and together something will be figured out- happy to see a vacate property have tenants.

6 yes/ 0 opposed- motion carries

Motion was made to adjourn meeting by Burt Sabo and seconded by Joe Calvi