

City of Ventnor

Municipal Building

6201 Atlantic Ave.

Ventnor NJ 08406

(609)823-7987, FAX (609)823-7966



August 23, 2013

VENTNOR COFFEE
108 N DORSET AVE.
VENTNOR, NJ 08406

Subject : APPROVAL FOR SEATING
Block/Lot: 156/17, Permit# 201301199
108 N DORSET AVE

Dear Permit Applicant:

PLEASE BE ADVISED THAT IN ORDER TO HAVE APPROVED SEATING FOR INSIDE YOUR ESTABLISHMENT YOU MUST SUBMIT A SURVEY INDICATING THE OFF-STREET PARKING SPACES ALONG WITH APPROVAL FOR THE COUNTY PLANNING BOARD.

Respectfully,



Jimmie Agnesino
Construction Official

cc:



Atlantic County

Department of Regional Planning and Development

Dennis Levinson
County Executive

August 1, 2013

Joseph M. Maher
Department Head

Division of Planning
609/645-5898 FAX: 609/645-5886
TDD: 348-5551

Division of Engineering
609/645-5898 FAX: 609/645-5964

Office of GIS

Christine Pagano, President
Ventnor Coffee, LLC
108 North Dorset Avenue
Ventnor City, N.J. 08406

RE: Atlantic County Site Plan Jurisdiction
Ventnor Coffe - Change of Use
108 North Dorset Avenue; City of Ventnor

Dear Ms Pagano:

The Atlantic County Department of Regional Planning and Development has reviewed your correspondence and site photographs proposing a change of use from a glass shop to Ventnor Coffee. The property is located at 108 North Dorset Avenue in the City of Ventnor. The property has frontage along Dorset Avenue, a county road. There is no work proposed in the county right of way.

Although the property does front on a county road it does not appear that the proposed site plan will impact any county roads or drainage facilities. As such, a formal site plan submittal to the Atlantic County Planning Office will not be required.

Please contact me with any questions.

Sincerely,

Brian Walters, P.P.
Principal Planner

cc: Nancy Lacey, Confidential Aide
Ventnor City Building Dept.



P.O. Box 719 • New Road and Dolphin Avenue • Northfield, New Jersey 08225-0719

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City of Ventnor

Code Enforcement

6201 Atlantic Ave

Ventnor, NJ 08406

(609)823-7987 FAX (609)823-7966

Registration No.

2754

Inspection No.

41570

Block/Lot

156/17

Inspection Report
108 N DORSET AVE

Respondent

Co-Respondent

DEFEO, JOAN M.
6001 WINCHESTER AVE.
VENTNOR, NJ 08406

Date of Notice 10/31/2013

Abate By 11/07/2013

Date of Inspection 10/31/2013

Specific Violations

Code Code Description
VCC 102 PERMITS REQUIRED

IT APPEARS THAT YOUR HOME HAS SUSTAINED DAMAGE BY FLOOD WATERS DURING THE STORM AND CONSTRUCTION HAS BEGUN. WE UNDERSTAND THIS WORK CONSISTED OF EMERGENCY REPAIRS, HOWEVER PERMITS MUST BE OBTAINED AND INSPECTIONS CONDUCTED.

FAILURE TO OBTAIN ANY PERMITS

FAILURE TO OBTAIN ZONING/DUMPSTER/POD PERMITS

OTHER

INSTALLING INTERIOR PARTITIONS WHICH OBSTRUCT EXIT

PLEASE CONTACT THIS OFFICE ASAP TO RECTIFY THIS SITUATION.

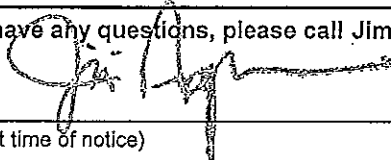
You are the owner/tenant of the subject property. Compliance is required by the Abate date shown above. Failure to comply may result in an issuance of a summons.

Once the complaint is signed the complaint will not be dismissed. You must appear before the judge to explain why the corrections were not completed by the required date.

If you have any questions or you are in need of any help please call our office at (609) 823-7987.

You must speak directly to the inspector. The best time to reach them is 8:30 to 9:15 am or 3:00 to 4:00 in the PM. If that is not convenient for you, please leave them a voice mail and it will be returned promptly.

If you have any questions, please call Jimmie Agnesino, Construction Official at (609)823-7987



10/31/13

Official(at time of notice)

Date

Official (When all items are abated)

Date

DEPARTMENT OF BUILDING
& SAFETY

VENTNOR CITY HALL
6201 ATLANTIC AVENUE
ROOM 4
823-7987



VENTNOR CITY, N.J. 08406

February 18, 2014

Michael Einwechter and Christine Pagano
108 N Dorset Avenue
Ventnor, New Jersey 08406

7006 0810 0006 0087 8384

RE: 108 N Dorset Ave
Ventnor, New Jersey 08406

The above property is located in a Commercial Zone. Ventnor City Developmental Regulations, Section 102-85 A(2) lists permitted uses in said Zone; along with Section 102-85 C(1) which addresses Accessory Uses.

In interpreting both Sections of the Code I find no allowance for a use in which a "place of assembly" may exist. Uses such as a classroom, dance, art, yoga or instructions to a group are NOT permitted. And if received approval would then have to meet parking regulations.

Additionally, to have concerts or entertainment where people would assemble for such would require a Use Variance and/or a Parking Variance. Upon any approvals, a Floor Plan indicating all pertinent information as to ascertain a occupancy load must be submitted.

This review shall also serve as a Violation Notice if 108 N Dorset Avenue, Ventnor, New Jersey is used as anything other than a retail "Coffee Shop" which was applied for and granted in their Mercantile License.

Further action will be taken, if a use other than one which is permitted under Code takes place.

Jimmie G. Agnesino, Construction Official

- cc: Brian Callaghan, Esquire
- Craig Hurless, Engineer.
- Lorraine Sallata, Zoning Board Member
- Mike Weissen, Zoning Board Member
- Greg Maiuro, Zoning Board Member
- Dan Smith, Zoning Board Member
- Clyde Yost, Zoning Board Member
- Bert Sabo, Zoning Board Member
- James Pacanowski, Zoning Board Secretary
- John Rosenberger, Board Attorney

7006 0810 0006 0087 8384

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Sent To
Michael Einwechter & Christine Pagano
Street, Apt. No.,
or PO Box No. 108 N Dorset
City, State, ZIP+4
Ventnor City NJ 08406

PS Form 3800, June 2002 See Reverse for Instructions

City of Ventnor

Code Enforcement

6201 Atlantic Ave

Ventnor, NJ 08406

(609)823-7987 FAX (609)823-7966

Registration No.

2754

Inspection No.

42186

Block/Lot

156/17

Inspection Report
108 N DORSET AVE

Respondent

Co-Respondent

DEFEO, JOAN M.
6001 WINCHESTER AVE.
VENTNOR, NJ 08406

Date of Notice 3/13/2014

Abate By 3/20/2014

Date of Inspection 3/13/2014

Specific Violations

Code

Code Description

VC 132-10

CONTAINERS WITH LIDS/ OUT OF PUBLIC VIEW

IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OCCUPANT TO PROPERLY STORE TRASH, DEBRIS OR BULK ITEMS OUT OF PUBLIC VIEW OF EITHER THE STREET OR SIDEWALK, IN CONTAINERS WITH LIDS

CERT MAIL

THANK YOU FOR YOUR ANTICIPATED COOPERATION

VC 132-8

trash once a week (RECYCLING)

TRASH AND RECYCLING MUST BE PLACED AT THE CURB ONCE A WEEK. EVERY SINGLE FAMILY DWELLING MUST HAVE AT LEAST 1-30 GALLON TRASH CAN LABELED WITH ADDRESS. EVERY MULTI-DWELLING MUST HAVE AT LEAST 1-30 GALLON TRASH CAN PER UNIT, LABELED WITH ADDRESS AND UNIT NUMBER. YOUR RUBBISH/RECYCLING PICK UP DAY IS M,T,W,T,F. RUBBISH/RECYCLING IS NOT TO BE PLACED AT CURB BEFORE 6:00 PM THE DAY PRIOR TO YOUR PICK UP DAY. (VC 132-8)

YOUR TRASH DAY IS WEDNESDAY

FOR ANY ELECTRONIC DEVICES NOT PICKED UP, PLEASE CALL THE CITY YARD AT 823-7935 OR VISIT WWW.ACUA.COM/ELECTRONICS FOR RECYCLING INFORMATION

You are the owner/tenant of the subject property. Compliance is required by the Abate date summons.

Once the complaint is signed the complaint will not be dismissed. You must appear before the required date.

If you have any questions or you are in need of any help please call our office at (609) 823

You must speak directly to the inspector. The best time to reach them is 8:30 to 9:15 am please leave them a voice mail and it will be returned promptly.

If you have any questions, please call Pam Learn, Code Enforcement at (609) 823-7987

Pam Learn

Official(at time of notice)

3/13/14

Date

Official

7006 0810 0006 9000 8537

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

Sent To Joan DeFeo
 Street, Apt. No., or PO Box No. 6001 Winchester Ave
 City, State, ZIP+4 Ventnor, NJ 08406

Report Date: 3/13/2014