



OFFICE OF
VENTNOR CITY ZONING BOARD
VENTNOR CITY PLANNING BOARD

CITY HALL
VENTNOR CITY, NEW JERSEY 08406
(609) 823-7987

Ventnor City Zoning Board

Minutes

Wednesday April 21, 2010 – 6:30 PM

1. Call to Order: 6:30 PM
2. Flag Salute
3. Roll Call

Present

Jim Reynolds
Lorraine Sallata

Dan Smith
Mike Weissen
Clyde Yost
Stephen Rice
Peter Courter
Mike Advena

Professionals:

John Matthews, Esq.
Wesley Becker, Polistina & Associates

Absent

Greg Maiuro

4. Adoption of Minutes of March 17, 2010 meetings
Motion: Mike Weissen
Second: Lorraine Sallata
Approval: All in favor
5. Adoption of the Following Resolutions
Z-7: Creedon – 15 North Washington Ave - Interpretation
Z-8: Creedon – 15 North Washington Ave. - Approved
Motion to Approve All: Mike Weissen
2nd: Clyde Yost
All in Favor

6. Applicants:

Lawrence Fuchs
105 North Surrey Ave.
Block 149, Lot 2
Requesting "C" Variances

Sworn in: Lawrence Fuchs

- Live at 105 N. Surrey Ave. since 1983 as Summer Home
- Want to tear house down and rebuild for full time use
- Portion of the house is on the water, so it makes it a unique situation
- Hard to rebuild without many variances
- Notes Pictures – 1/3 of lot is on land, and 2/3 is on the water
- On the water portion, there will be no change to the footprint, so there are no regulation issues.
- On the land side, variances will be required to comply with regulations
- The existing structure is non-conforming in many areas
- When purchased, the home was a 10 bedroom duplex
- It is now a 6 bedroom single family home
- Want to build to a 3 bedroom single family home
- Notes the Tax Map noting property location
- House is built over a bulkhead – based on code, the property line is the bulk head, and with the house over the bulkhead, need a 0' rear setback to account for that.
- Based on code, need 2 off street parking, but lot is reduced to 50' x 27.5' because of water issues. This causes some issues.
- Want to build block walls for a 1 car garage
- Need a front yard setback of 5' to account for this garage
- The remainder of the front yard would be at a 7' setback
- Would also like a lot size variance if needed
- Roof slop is the next issue – originally planned to fully conform to code, but code shows a 35' height with a 23' slope, but this house is shown from the side and not the front. Tried to keep as much pitch as possible.
- Next issues are the dormers. Am asking for one dormer in the front for ventilation and esthetic look.
- Last item is fencing; currently have a small fence from Surrey Ave, of which all is next to sidewalk.
- Would like to reduce existing lot coverage with plan
- Applicant reviews all conforming and non-conforming issues
- Tried to design a plan with the least amount of impact
- Plan to locate HVAC on same side near neighbors HVAC to reduce noise
- Plan to plant 2 street trees

Board Discusses the Application:

Steve Rice: Is there documentation that this is not a duplex, and how do we insure it is not one

Can make a condition of the resolution

Clyde Yost: Steps on the side of house – how close to fence

Now 7' – 3' steps and 4' to line

Mike Advena: Are there any drawings to make conforming

Tried to but can't with regulation issues

With front of house and 2nd floor at 7' how does garage impact

If had to move walls on 2nd floor to conform, would not have enough footprint to allow for room size. Planning on having parents move in, and want to keep on land side of house

House currently has enough room, why change

Could move house side to side and not to front but would not have esthetic look and would infringe on neighbors more. Did not want to do that.

Problem I have is the front setback. No other homes on block are this close

Could move to 4' side setback and much of new house would stay the same, but it would hurt the neighbors. Only option is narrower but wider

Peter Courter: Is there a legal necessity for a ramp

None is proposed or required

Why has no work been done on property in some time?

Some work was done last year, but have wanted to do this project for some time

Public Discussion:

Carmen Carfagno

Currently doing own renovation and own property next to applicant. It looks like a great project

Public discussion closed

Jack M: Variances needed are noted on page 2 & 3 of engineers report

Engineer recommends that applicant petition City Commission for Fence

Conditions noted:

Waiver from City on Fence

Use is only a single family home

Additional items as noted on Page 4 of Engineers report

Motion to grant application with conditions noted: Mike Weissen

2nd: Lorraine Sallata

Vote:

Lorraine Sallata: Yes

Usually want new construction to conform to code, but applicant has tried to make all possible attempts, and done best possible

Mike Weissen: Yes

Water front makes case unique – under all consideration, a great presentation

Dan Smith: Yes

All reasonable efforts, well thought out – a large hardship

Clyde Yost: Yes

Hardship with 2/3 of property over water. Neighbor nearby was positive of work.

Steve Rice: Yes

With all conditions stated

Peter Courter: Yes

Good to see people reinvesting in Ventnor

Jim Reynolds: Yes

Very nice presentation

7 in favor of interpretation, 0 Opposed

Motion Approved >> 7 in favor, 0 opposed

Applicant:

Joseph Glotkin

5115 Atlantic Ave

Block 52, Lot 2

Requesting a Certificate of Non-Conformity

Sworn in: Joseph Glotkin

Want to keep house as a 3 unit property

May sell the property in future and want to sell as a 3 unit

Jack Matthews: Who is Ruth Glotkin?

Mother who signed property over in 2007

Did you know that you had to prove multi-unit prior to 1947?

No – Jimmie Agnesino just told me that if I wanted to transfer, I needed a CNC

When did mother purchase property

1975

Jack Matthews reviews all items submitted by applicant

Are all units currently occupied?

Yes, I live in one primarily since 1979. May want to sell as a 3 unit property

Was it ever more than 3 units?

Not known – some confusion back then

Board Questions:

Lorraine Sallata

The test date shows 1947, but info only shows from 1970's

The Polk only showed info from 1970's as 2 units, but didn't find anything from 50's or 60's.

Mike Advena

When mother purchased were all units filled

No, only the top unit and we lived in one. When person moved out did some renovation and moved to that one and kept working on units.

Could there possibly have been an office on the ground floor

Jack Matthews notes not sure

Dan Smith

When did Polk show directly, and did you try to go back farther

When as far back as AC Library had which was 1977

Mike Advena

How many water bills do you get?

One water bill but 3 electrical bills

Public Discussion:

None

Jack Matthews:

May want to adjourn until next month to look for more data

Check further Polk directories and speak to Helen Lazar for additional info and history

Need to get some verification of prior multi-dwelling prior to 1947.

Possibly check who mother purchased from, and the realty company to see if they have any information or an affidavit from them on the units.

Applicant asks for an adjournment until the May 19, 2010 meeting to get additional information.

Other Business:

None

Motion to adjourn: Lorraine Sallata

Second: Clyde Yost

Meeting adjourned at 7:45 PM