



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 18, 2012 – 6:30 PM

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

Present

Absent

Lorraine Sallata
Greg Maiuro
Dan Smith
Mike Weissen
Clyde Yost
Stephen Rice
Bert Sabo

Professionals:

Craig Hurless, Polistina & Associates
John Rosenberger, Esq.

4. Adoption of Minutes of March 21, 2012 meetings
Motion: Clyde Yost
Second: Greg Maiuro
Approval: All in favor
5. Adoption of the Following Resolutions
Z-3 of 2012: Daniel Fien
104S Cornwall Ave
Blk. 21, Lot 7
Requested "C" Variances - Approved

Motion: Mike Weissen
Second: Steve Rice
Approve: All

Engineer is sworn in for the duration of the meeting

6. Applicants:

5311 Atlantic Ave LLC
5309-5315 Atlantic Ave.
Block 56, Lot 2
Requesting Multiple "D" Variance and multiple "C" Variances
Represented by Chris Baylinson

Sworn in Chris Baylinson

Carried over from March 21, 2012 meeting

This is for additions to 5309-5315 Atlantic Ave
Have been before the Board previously and was approved

Asking for amendments to the approval

Additional Height variance for 55' from grade and 54' from elevation 12
The owner evaluated the original plan and saw that there was not enough living space
Want to add a penthouse level which will be set back from Atlantic Ave
Will move 3 bedrooms from the 4th floor to the 5th floor

Also plan an expansion of the rear of the building
Plan to add a den top the 1st, 2nd & 3rd floor apartments as well as including an elevator

Site plan includes a "D" variance for height as an expansion of a non-conforming use and
Coverage to 88%

Ton Sidrane and John Barnhardt sworn in

Tom Sidrane – Architect

Reviews initial revised plans

Reviews the previous approved plans as well as the new plans

Exhibits:

- A1 – Front Elevation & 1-4 plans
- A2 – Plan View
- A3 – Proposed 4th Floor
- A4 – Proposed 5th floor
- A5 – Front Elevation
- A6 – Proposed 3rd floor plan

Plans to add a partial 5th floor which will go to elevation 55' from grade
Plans to add 10' across the back for fire escape and elevator, as well as a den or kitchen
Expansion

The proposed elevator and stairs will go to the 4th floor

The 5th floor will have an open veranda
The setbacks will be 10'-12' from the front, and there will be from 15'-6" to 17'-6" along the back. It will not go to the rear edge of the building.

Changes to the 4th floor will be moving 2 bedrooms to the 5th floor. No additional bedrooms will be added

Discusses Fire report – met with Fire Department and put plans in writing

Discussed concerns – plans for full fire suppression

If approved full fire suppression will be required

As of now with only the 4th floor approved, only that floor is required

Building codes and rehab sub code are discussed

If you maintain the same use, you are not required to come to code

When you add additional, you must update to new

If a 5th floor is approved, all floors must meet fire suppression code

Construction Issues – Clarified by use

In 5 floors, becomes a type 3B or 3A building

3A has to fire rate everything

Additional fire suppression elements – if approved

Stand pipes on the 5th floor & stand ladder with hatch for fire

Hose cabinets on the exterior

Ingress & egress issues

A6 – Fire stairs on each side, extra signage

Board Questions:

Lorraine Sallata: Questions changes in plans – significant changes – only stand pipes & extra openings. Just showing what can be done for fire

Will also have a full fire alarm system

John Rosenberger: Board does not have anything in writing from the Fire Department – they should

Can give copy of letter sent

Copy of letter given to Board for review as one sent to Fire Department in response

Have not received response from Fire Department

Are side stairs added or existing?

Discusses fire plans to be added. These are fire changes

John Barnhardt – Planner

Reviews site plan elements previously approved

Site Plan – Board Exhibit 2

Existing and proposed

Discusses old variances approved

From a footprint standpoint

Rear – 10'x64" expansion – den and stair corridor

No setback required

Will be in conformity with other buildings

Rear only on floors 1-3 and stairs to the 4th

Does modify coverage to 88%

2nd variance needed is for height for the 5th floor

In keeping with lots around, plan to keep green space as much as able to

Will keep previous planned storm-water runoff plan

Height – Board exhibit 3 – massing diagram – perspective diagram

Shows how building will look in a bulk view

5th floor done in respect to front and rear issues

Setting back both and rear

Front will be 13.4' back and rear will be 21.5' from rear line

Positive criteria: General welfare for a new building

Desirable visual environment with quality material

Protection from flood, fire, & disaster

If only did 4th floor, would only have to sprinkler for 4th floor

By doing 5th floor, will be fully fire rated and full sprinkler – safer building

Negative Criteria: no negative visual impact

Increase in height and coverage does not disrupt the overall zoning plans

BOARD QUESTIONS:

Bert Sabo: is the stand pipe wet or dry

Dry because it is exterior

Will there be fire alarm monitoring?

Yes

Will there be stand pipes on either side of the stairs

Will be in center of building and either side of roof

Mike Weissen: Plan review 1 bedroom layouts

Plans discussed – BR, Full Bath, LR, Kitchen

Lorraine Sallata: What are dimensions of the Den?

9'-2"x15'-6" and 9'-2"x19'-0"

Bert Sabo: When was the meeting with the Fire Department?

April 5th

Steve Rice: Are there any parking solutions?

There are none available – nothing worked out

Mr. Popodopolous sworn in:

Rooms were too small originally – too small apartment
5th floor is a lot of expense to move 2 bedrooms
Willing to do the extra work to move

Lorraine Sallata: is this going to be a year round dwelling?

Yes

Craig Hurless sworn in:

Consistency & Engineer Review

Use variance granted last application

1st: Expansion of a non-conforming use

2nd Height

“C” variances:

Lot Coverage: 79% to 88%

Front yard: railing on deck 5th floor

Side Yard – none required for changing stairs from flat to hip roof

Trash – enclosure – encroaching – change in size

Parking – previous carry through would hold

Reviews technical requirements

Public Portion:

None

John Rosenberger: with railing, does not require front yard setback

Why would stair on side trigger a side yard setback?

Change in height and size

Greg Maiuro: Have old fire review but no new review

Have our response – will accept as a condition

Dan Smith: if approved tonight, & next door comes in to expand, how will this impact our ability? Will this set a precedent?

None set – each application reviewed on own merit

Motion:

Motion: Mike Weissen with all Variances noted by John Rosenberger with 2D & 3C as well as Fire as a minimum as noted and technical comments from engineer

2nd: Bert Sabo

Vote:

Dan Smith: Yes

Testimony and well-designed plans. Went to Fire Department for help – will improve neighborhood

Bert Sabo: Yes

Full fire suppression is huge as long as all is followed

Steve Rice: Yes

Fire and safety well done – big improvement

Clyde Yost: Yes

Beautiful – no negative impact – all fire issues taken care of

Greg Maiuro: No

Too big a project for lot and coverage – have fire issues

Mike Weissen: Yes

Testimony of whole group very good. Partial to full suppression is very good

Lorraine Sallata: Yes

Concerned with sides – giving lots of relief. Most important was additional fire improvements. Really changed thoughts on this

Motion Approved: 6 in favor, 1 opposed

7. Applicants:

John & Lena Yanovsky

7 S Newport Ave

Block 70, Lot 6

Requesting a CNC

Represented by Brian Callaghan of Callaghan, Thompson & Thompson

Sworn in Brian Callaghan

Reviews Property- 2 family duplex – all jurisdictional requirements have been met

Reviews all items in packet – with all exhibits and items

Everything shows 2 units

Looks like it had been there all the time

Only issue was what zone the property resides in. 2 zones go right through the middle

Was decided it is a commercial zone with a test year of 1978

Lorraine Sallata: Any directory information

No, since it was 1978 and City records predate that

Clyde Yost: Are there 2 addresses

7 Newport units 1 & 2

Greg Maiuro: Is it residential or Business?

2 residential units

Public Portion:

NONE

Vote: Motion for CNC: Bert Sabo
2nd: Dan Smith

Clyde Yost: Yes

Clear it is a duplex

Mike Weissen: Yes

All documents in place

Greg Maiuro: Yes

Meets test year

Steve Rice: Yes

Testimony Proves

Bert Sabo: Yes

City has been billing for 2 units

Dan Smith: Yes

Well documented

Lorraine Sallata: Yes

Documents submitted support case

Application Approved: 7 in Favor, 0 Opposed

8. Applicants:

Kathleen Disidoro

7-9 Martindale Ave

Block 135, Lot 8

Requesting Multiple "D" Variance and multiple "C" Variances

Represented by Kathleen Disidoro

Sworn in Kathleen Disidoro

Currently own duplex – on 2nd floor

Retired and want to move here full time

Washroom is downstairs

I have physical issues and cannot go up and down easily

With a washroom upstairs, it will eliminate these issues

Want to mirror my current home

Needing room, suggested that a new floor be added

Did not know how to do it

Lorraine Sallata: do you have an existing plan of the house?

Yes

John Rosenberger: This is a complicated procedure – maybe you are not comfortable in asking the questions needed. You have the right to proceed, but be aware there could be issues. The Board will ask for items and you may be unsure they are there

I thought everything was there

Lorraine Sallata: You may understand what you want but may not be sure of what you have
I thought you had everything

Craig Hurless: The 1st floor is missing from the plan
The 1st floor is a separate unit

John Rosenberger: Not presenting an obstacle, but the Board needs to know the whole building,
not just the planned items

Lorraine Sallata: On the exiting 2nd floor, where is the existing Bedrooms – is it labeled study?
Yes, and the second is labeled study

Mrs. Disidoro: Can the architect explain?

George Loza sworn in:

Discusses plan – not going beyond the existing footprint

Adding to footprint of the entire building

New 2nd floor will be a laundry and study

The new 3rd floor will be bedroom and extra space

Variances:

Eave height and roof slope

John Rosenberger: Questions architect & owner on whether they can do this and be able to give
the testimony needed.

Recess is requested to discuss with them

John Rosenberger: Discussed with owner, architect, and contractor

They will now bring in an attorney

Will go forward at the next meeting – May 23rd

No additional notice will be required to be at the next meeting

If it is after that, they will have to re-notice

9. Other Business
 - a. None

Motion to adjourn: Mike Weissen

Second: Greg Maiuro

Meeting adjourned at 8:20 PM