



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 August 18, 2010 – 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
Peter Courter
Mike Advena

Professionals:

John Matthews, Esq.
Wesley Becker, Polistina & Associates

4. Adoption of Minutes of July 21, 2010 meetings
Motion: Greg Maiuro
Second: Mike Weissen
Approval: All in favor
5. Adoption of the Following Resolutions
Z-14: Joseph & Francine Gaudio – 812 N Cambridge Ave – “C” variance Rear Yd. Setback
Z-15: Harris & Cheryl Schwartz – 207 N. Fredericksburg Ave. – “C” Var. Front, Lot, Trees
Motion to Approve: Greg Weissen
2nd: Greg Maiuro
All in Favor

6. Applicants:

Gary & Laura Budman
2 N Suffolk Ave
Block 107, Lot 8
Requesting a "C" Variance for Front Yard Setback
Represented by Robert J. Banscher – Architect

Sworn in: Robert Banscher & Laura Budman

Laura Budman, owner & Robert Banscher, Architect for project
Have an existing porch that would like to enclose, but need variance because it does not meet all of the city requirements

A1 – Photo submitted of home directly across street with porch already enclosed

Would like to keep the columns, move existing windows to new outer wall and enclose the space – in order to increase the size of an existing bedroom and build a den

The new setback would be 8.65'
Houses in the neighborhood are very similar

Laura Budman – This would improve the property – not adding any new space – just enclosing existing space. The new rooms would be used 12 months a year and would include heating and air conditioning.

Board Discusses the Application:

Greg Maiuro: What exactly do you want to do?

Adding a bathroom – the bedroom can become one or two rooms with the sliding doors – also adding a den

Lorraine Sallata: Is the bath planned as a full bath? Are you enclosing entire porch? Setbacks?

Yes. The required setback is 15'. The existing setback is 19.65' and we are requesting 8.65'

Mike Advena: The existing bedroom that you are adding – what of the existing door
There will be an entrance into the foyer and will be keeping existing door

Lorraine: Is this adding another bedroom and will it affect parking needs
Wes Becker – Yes, it would

Board members discuss Bedroom ramifications of adding additional bedrooms

Wes Becker: If add 4th bedroom, it would not create additional parking needs

Mike Advena: As a Board, we need to include density and use in plans

Lorraine: This is a non-conforming structure – noted 6 non-conformities- applicant is asking for relief, but this is already a non-conforming structure.

Robert Bansch: Need to look at the house across street

Lorraine: That house looks like it has more. The Board judges each applicant on its own merits

Steve Rice: When the deck was put on, were variances needed. Was it existing?

No, just received permits. No, new built

Mike Advena: Questions windows being moved, they look different

No windows on left. There is sliding door on right. Will match windows

The neighbors are far enough away, but would like to see more glass

Plan on putting in double-hung with shutters. Plan to stay away from additional siding.

Are existing windows the same size as the drawing?

Yes, will fit into opening

What about the street tree requirement

What do you want?

Lorraine: As a condition – shrubbery around the deck and wrap-around – will direct to the Beautification Committee

Steve Rice: how long has house been for sale?

Almost 1 ½ year – will sell if can – not worried about it – current use as a summer home – will continue to improve as long as have it

Peter Courter: Will the material under the windows stay the same?

Yes

Mike Advena: Can we make a condition that there is no second floor?

Jack: You can, but someone can still come before Board and ask

Steve Rice: Please give a walkthrough of the house

Laura Budman describes house. Basement is discussed.

Lorraine: When putting the deck on, did you know you were going to do this work?

Knew had porch and knew it would not be hard to enclose

Public Discussion:

None

Jack M: Motion needed to approve front yard setback of 8.65' to enclose existing porch and add living space. Conditions are as follows:

- Remove door proposed off foyer
- House will only be 3 bedrooms
- 2 street trees will be planted off Suffolk Ave
- Landscaping plan will be submitted

Motion to approve application with conditions Noted

Motion to grant application: Mike Weissen
2nd: Steve Rice

Vote:

Mike Weissen: Yes

Beautiful Street – high class deck – Know will look great

Greg Maiuro: No

Think will be a wall – too much

Dan Smith: Yes

Don't see any negative impact

Clyde Yost: Yes

Hardship that it is a corner property – need to stick to conditions

Steve Rice: Yes

Ok with conditions as stated

Peter Courter: Yes

Hoped it would look like house across street – can be nice still

Lorraine Sallata: No

Well intended – have problem with so many non-conformities – see no advantages.

5 in favor of Variance, 2 Opposed

Motion Approved >> 5 in favor, 2 opposed

Other Business:

1. Greg Maiuro – Questions applicants not knowing they have to wait to start work
 - a. Jack – Actually applicants have a 45 day appeal process
 - i. Will tell all applicants at end of presentation
 - ii. Also will look to add to application
 - b. Discussed issue with all members
 - i. Told members to send secretary a list of items they would like to see on the application that would make things easier for them.
2. Mike Advena – Board discusses Street trees and grass in City right of way
 - a. Need to have Board send letter to City Administration to put an ordinance in place to insure this happens – Lorraine Sallata agrees
 - b. Definition of Street trees – do not have to be on street
3. Lorraine Sallata – Board should have a letter – Board then can vote and discuss it
4. Board discusses where and how grass should be controlled
 - a. Want to have control and give relief as needed
5. Wes Becker – discusses what regulations state
6. Jack Matthews – When Planning Board discusses Master Plan they should have something in place for landscaping
 - a. In a stagnant mode, we should look at what Margate is doing
 - i. It is then up to the Commission to approve
 - b. Have to remember that applicants will incur more fees when calculations for coverage and items are needed.

7. Board discusses enforcement issues of conditions of applications
8. Discussed NJ League of Municipalities
 - a. Peter Courter and new 2nd alternate have to attend
9. Jim Reynolds retirement
 - a. Lorraine Sallata reads resolution and plaque
 - b. All members congratulate and applaud his time and effort

Motion to adjourn: Greg Maiuro

Second: Steve Rice

Meeting adjourned at 7:35 PM