



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 December 18, 2013 – 6:30 PM

1. Call to Order
2. Flag Salute
3. Roll Call

Present

Lorraine Sallata
Greg Maiuro
Dan Smith
Mike Weissen
Clyde Yost

Absent

Stephen Rice

Bert Sabo
Frank Cavallaro

Professionals:

Craig Hurless, Polistina & Associates
John Rosenberger, Esq.

4. Adoption of Minutes of November 20, 2013 meetings

Motion: ___ Clyde Yost _____

Second: ___ Frank Cavallaro _____

Approval: All in favor

5. Adoption of the Following Resolutions

Z16 of 2013 – Gaetano Muzio – 115 S Troy Ave – Blk. 30, Lot 2

Requested Front & Side Yard setbacks – Approved

Z17 of 2013 – Jeff & Mikki Ashin – 7107 Atlantic Ave – Blk. 81, Lot 4

Requested Side Yard Variances – Approved

Z18 of 2013 – Nicole & Steve Lieberman – 6901 Monmouth Ave – Blk. 181, Lot 1

Requested Front, Side Yard & Building Height Variances – Approved

Motion: ___ Greg Maiuro _____

2nd: ___ Clyde Yost _____

Approve: All

6. Applicants

3 Dots LLC

6505 Atlantic Ave

Blk. 71, Lot 3

Requesting a "C" Variances for Dormer Length

Represented by *Chris Baylinson*

Sworn in: *Chris Baylinson*

Sworn in: Jennifer & Min Shi – Brother & Sister

Requesting "C" variance for Dormer Length –left and right side

Right side 3' beyond allowed

Left side 30' beyond allowed

Leeds Builder is contractor

Own 3 properties in town – this will be Jennifer's

When got to the 3rd floor – had elevator in the center of the house

When did walkthrough didn't like elevator in center

Wanted to move to left side of house

Original plan had outdoor deck – want to enclose a part of it

Thought could do it – modified permits for it

Jimmie Agnesino has been very helpful

Told was not OK and had to stop work

Asking if can remain – it was just a mistake

It has just been framed

Redesign of 3rd floor

On other side putting a bathroom in

It was an oversight on the contractor's side

No bad intent

Does not give any additional livable space

Sworn in

Ted Leeds – contractor

Don Zachary – Architect

Ted Leeds – contractor in charge of this job

Started at end of summer

Framing was done in September

Owners have been very involved

Original plan had elevator intersecting bedroom – taking up prime space

Plan to close some of deck on 3rd floor – keep a small deck

Thought work could be done

Building Department called and said there was an issue

Review original plan and revised plans

Don Zachary – Architect

Reviews original plans and how it occurred

Didn't realize that had used all the allowable dormer space

Advised there was a problem in the revised plans

Thought could do with administrative approval – it was an oversight

Justification – no detriment – view from street is virtually unchanged

Houses on both sides – short of where area occurs

Neither house affected

On the Longport side – house is shorter so not affected

Area in rear will stay as a 1 story element for the bedroom

Lorraine Sallata: Clarify – Mr. Zachary said it was OK – Jimmie Agnesino was not available – so just built

Yes, didn't wait for approval on advice of architect

BOARD QUESTIONS:

Frank Cavallaro: All generated intent was to relocate the elevator

Yes

Then additional space was added

Would better use the usable space – elevator was not the central part

Lorraine Sallata: Install of the elevator would have what dimensions

About 6'x6'

Frank Cavallaro: Elevator could be relocated without extended space

Yes

If just relocated to the new location what would dormer be?

Board discusses possible dormer lengths

Craig Hurless Sworn in

Reviews engineer's report

2 variances – for maximum length

Permitted outside roof slope is allowed 30% of building or 30.6'

Proposing –Left – 66.5' vs 30.6'

Right – 33.5' vs 30.6'

No other engineering or variances needed

Parking or landscaping are all OK

Lot is oversized – 2x the normal size
Not maximizing the building coverage

Mike Weissen: Must judge presentation on its merits – have to judge as if not built
But it is done – need to look at plans and judge on dormer length and not other stuff

Lorraine Sallata: Looking at a lot of relief – a big wall – takes away from look

Clyde Yost: Review what gaining
Interior space – more livable area – an exercise room
Can be cut back and modified

PUBLIC:
NONE

BOARD QUESTIONS:

Bert Sabo: Any letter from Jimmie Agnesino
No, Chris Baylinson spoke with him – not taking any side

Frank Cavallaro: if the dormer is allowed up to the elevator – still need variance
Yes, still an overage

Architect reviews needs and what it would do

Frank Cavallaro: Elevator could be moved with variance
Yes

Lorraine Sallata: options are to move forward, amend, or come back

Chris Baylinson: Suggest cutting back 15' off plan
Like to amend application

Frank Cavallaro: Hoped to move elevator and eliminate variance
Looking at a cost savings and save some of the space

John Rosenberger: chairman willing to amend but need precise measurements

Board and applicant discuss possible amendments

Chris Baylinson: Seeking 33.5' variance but can cut in half
Leaving AC side at the 3' requested

Craig Hurless: allowed 30.6' – what would total length be?
Looking for 48.6'

Chris Baylinson: Want to amend application to 48.6'

Frank Cavallaro: How does this affect the roof deck?
Would increase the deck size by 18'

Dan Smith: How does the 3' on the AC side occur?
With the relocation of the bathroom

Craig Hurless: Reviews variance on plans
Says 66.6' for left side dormer – now asking for 48.6'

Lorraine Sallata: Still a sizable request
Thrilled to save any portion of it

John Rosenberger:
Motion: Right side – 33.5' vs 30.6'
Left Side: 48.6' vs 30.6'

Chris Baylinson: Can there be 2 motions – one for each side?
Yes

1st motion: 33.5' vs 30.6'
Motion: _Greg Maiuro_____

2nd: _____ Clyde Yost _____

Vote:

Bert Sabo: Yes
Not happy changing without approval – should have known

Frank Cavallaro: Yes
Right Side

Dan Smith: Yes
Right Side

Greg Maiuro: Yes
Right Side

Mike Weissen: Yes
Agree with Bert

Clyde Yost: Yes
Right Side

Lorraine Sallata: Yes
Not unreasonable

Application Approved 7 in favor, 0 opposed

2nd motion: 48.6' vs 30.6'
Motion: _Bert Sabo_____

2nd: _____ Greg Maiuro _____

Vote:

Clyde Yost: Yes
Left Side

Mike Weissen: Yes
Re-iterate original thought

Greg Maiuro: No

Too Much

Dan Smith: Yes

No opposition from neighbors

Frank Cavallaro: No

Too large an increase to encase an elevator

Bert Sabo: Yes

No neighbor issues – not disproportional – caution approvals

Lorraine Sallata: No

Concerned construction continued without approval

Application Approved 4 in favor, 3 opposed

7. Applicant:

Robert Petrongolo

11 Hart Lane

Block 406.01, Lot 6

Requesting "C" Variance for Lot coverage & Side Yard

Represented by Self

Sworn in: *Robert Petrongolo*

Sworn in: Greg Brunetti – Pool contractor

Want to put in pool & spa with existing deck

Coverage is 68.5% vs 65% allowed

Side yard is for the accessory structure

Craig Hurless: reviews engineer report

Lot coverage – R11 – 65% allowed existing is 64.3%

Proposed is 68.57%

Side Yard – 8' is required with 4' requested

Ask to consider pool equipment – moved to conform

Moved to similar side as neighbor – both near each other

Plan needs to show with cleaned up dimensions

Fencing conditions need to be addressed

Lighting should not impede neighbors

BOARD QUESTIONS:

Lorraine Sallata: Pool equipment – 8' required – 8' existing – plan is 4'

Estimated at 4' – will be same as the AC equipment

Greg Maiuro: Pool is out back – pipes will be on side of house

Pool will be in existing deck

Pool takes impervious coverage over the allowed

Lorraine Sallata: Concern with emergency equipment
Will be no more than existing AC equipment

PUBLIC:

NONE

John Rosenberger: 2 "C" variances

Lot Coverage: 68.5% vs 65%

Side Yard: 4' vs 8' for pool equipment

Conditions as per engineer report

Motion: Greg Maiuro

2nd: Dan Smith

VOTE:

Bert Sabo: Yes

3% coverage is not a big deal – pool equipment not to extend past AC

Frank Cavallaro: Yes

No issues

Dan Smith: Yes

No Issues

Greg Maiuro: Yes

No Issues

Mike Weissen: Yes

With conditions

Clyde Yost: Yes

No Hardship

Lorraine Sallata: Yes

Good upgrade – no bad issues

Motion approved – 7 in favor, 0 opposed

8. Other Business

- a. Calendar & Cut-off dates – reviewed for issues
 - i. Move December meeting to Monday December 15th
- b. Lorraine Sallata:
 - i. Not getting reports from Fire and Jimmie Agnesino
 - ii. Will speak with Mayor
 - iii. Board discusses
- c. Lorraine Sallata:
 - i. Photos given are not good at times
 1. Will scan and email color photos with packet

Motion to adjourn: _____ Greg Maiuro _____

Second: _____ Bert Sabo _____

Meeting adjourned at ___7:35 _____ PM