



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 February 22, 2012 – 6:30 PM

1. Call to Order: 6:26 PM
2. Flag Salute
3. Roll Call

Present

Greg Maiuro  
Dan Smith  
  
Clyde Yost  
Stephen Rice

Absent

Lorraine Sallata  
  
Mike Weissen  
  
Peter Courter  
Bert Sabo

**Professionals:**

Craig Hurless, Polistina & Associates  
John Rosenberger, Esq.

4. Adoption of Minutes of January 18, 2012 meetings  
Motion: Clyde Yost  
Second: Greg Maiuro  
Approval: All in favor
5. Adoption of the Following Resolutions  
**Z-1 of 2012:** Yearly Re-organization  
  
Motion: Greg Maiuro  
Second: Clyde Yost  
Approve: All

6. Applicants:

Neil & Susan Cohen  
7003 Atlantic Ave.  
Block 80, Lot 2  
Requesting Multiple "C" Variances

Sworn in: Susan Cohen

Planning an addition to the home for a growing family  
In home since 1995 – a local family – we are outgrowing the house

Variances: are for one small area of the home planned for an office  
Want to expand home to make it more livable

**Greg Maiuro**: Will the home be bigger than the homes on either side?

No

Sworn in: George Loza – registered Architect

**Greg Maiuro**: Will the home be taller than the adjacent homes?

No, below the others

**Clyde Yost**: The maximum height is 33' – what is sticking up that high?

The turret will be sticking up that high

George Loza: The new code was designed to keep the character of the area

This plan accomplishes that – the intent of the code is being kept

The Board is here to keep the character of the area intact

We have gone beyond the code – it is difficult to understand

Susan Cohen: We are looking to conform to the houses around us

George Loza: Could have conformed to most of the code, but the house would have looked squashed.

We may not even be exceeding the height requirements because they are measured from the side yard setback.

**Craig Hurless**: Agree that the code is difficult. Agree with the applicants measurements. Let's concentrate on the 3 variances. With a narrow lot size, it does put constraints on what you would like to do.

Discusses other lots and their heights

George Loza: Re-emphasize that a home down the street is doing something very similar

**Greg Maiuro**: Did the house down the street stop any work, as there has not been work in a while

Not sure

Basically it is a new house. Why are you going 2.83' over?  
It would be flat and saucer like

Are all variances for the turret?  
Yes, for one piece of the roof

**Steve Rice**: What is the deck height in the back?  
Believe it is 16" above grade – Believe it now conforms  
You want to remove the center strip of grass in the driveway?  
Would like gravel for drainage  
Your landscaping comes into the City right of way?  
Yes, some is on private land, some on public

**John Rosenberger**: What is the dimension of the turret itself?  
12'x12' interior and 13.3'x13.3' exterior  
You need to demonstrate some legal aspects  
Benefits outweigh detriments  
Positive & Negative impacts  
Would like to hear from the professional in regards to this

**George Loza**: There is detriment, only assets

**John Rosenberger**: Is it because it fits in better with the neighborhood?  
Yes  
For the purposes of Zoning, does the design provide for adequate air & open space?  
Yes  
Does it provide for a good visual environment?  
Yes  
Does it impede any neighbor's views, etc.?  
No

**Public Portion**: None

**Craig Hurless**: There is no landscaping plan. Is there any proposed or do you plan to keep existing?  
Did submit a picture – we preserved the existing – can put as a condition  
Required to have 2 street trees – there is no pattern, but would recommend 1 at most

**Greg Maiuro**: Any grass strip between the curb and sidewalk?  
Can put in  
We know the City is moving towards some type of greenery

**Craig Hurless**: Could put grass strip and 1 tree on the easterly side  
Can do – will add to plan  
Is there any relocation of utilities?  
There are no new services

Motion: 3 variances and 2 conditions  
Existing landscaping and grass strip with street tree

Motion: Greg Maiuro  
2<sup>nd</sup>: Steve Rice

Vote:

**Steve Rice**: Yes

No negative impact – well thought out design – like the turret

**Greg Maiuro**: Yes

Only front has changes – good design

**Clyde Yost**: Yes

Like design – nice flow to it – good with conditions

**Dan Smith**: Yes

Well thought out – Minimum impact

Motion Approved: 4 in favor, 0 opposed

7. Other Business

- a. John Rosenberger: Not actually my role to push questions to applicant, but will do if Board wishes
  1. Board has no problem with that
  - ii. Motion should always be worded in the affirmative
  - iii. Can still vote no if like to
  - iv. Allow me to form the wording of the motion
- b. Steve Rice: Planning Board update
  - i. Liquor store moving to Lacavara offices
  - ii. Roger Wilko Liquor moving into 3 spaces in Ventnor Plaza
  - iii. Still have Pathmark & Shop Rite rumors

Motion to adjourn: Greg Maiuro

Second: Clyde Yost

Meeting adjourned at 7:05 PM