



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 20, 2013 – 6:30 PM

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

Present

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

Absent

Bert Sabo

Mike Einwechter – Alt # 1

Professionals:

Craig Hurless, Polistina & Associates
John Rosenberger, Esq.

4. Adoption of Minutes of January 16, 2013 meetings

Motion: _Steve Rice _____

Second: _Greg Maiuro _____

Approval: All in favor

5. Adoption of the Following Resolutions

Z-1: Adoption of Officers and Meeting Dates

Motion: ___Greg Maiuro _____

2nd: _____Steve Rice _____

Approval: All in Favor

6. Applicants

Frank J Reuter

101 S Oxford Ave.

Ventnor, NJ 08406

Blk. 15, Lot 5

Requesting "C" Variances for Side, Rear, & Accessory Height

Sworn in: Frank Reuter

Asking for "C" Variances for Side & Rear Yard Setbacks

To change a Garage that was not good

Currently has a flat roof that is leaking

There is also a long narrow walkway to the house that have to navigate

Looking for additional parking options

Looking to pull the garage away from the curb more

Visibly it will be better

Eliminate the "trailer" look to something more pleasing to the eye

The garage will be 4' higher than it is currently

1' to the breezeway and 3' higher for the A frame

Looking to cut the garage back 12.5' and thus shrink the garage size

Will add more driveway space

BOARD QUESTIONS

Lorraine Sallata: Is the space in front legal parking space?

Sworn in Craig Hurless

Yes, it is legal parking space; it improves circulation and additional clear sight

Dan Smith: You started the "A" frame?

Yes, hired contractor – City told could go up 2', but he went up 4'

You took the front from 29' minus 12.5'

Correct

Greg Maiuro: Is the garage used as a garage?

Yes, used for storage

Lorraine Sallata: Do you currently live in the house – are there any renters?

Yes, have multiple children – and no renters

Steve Rice: Who said it was detached?

As understand, it was detached – the new survey showed no change – thought

it was detached, when found it was attached, we were told it was a zoning issue

– Building shut down when found it was attached.

Mike Weissen: What was the question of the 2' & 4' – now not an issue
No

Frank Reuter: In regards to trees – we have 2 new blue spruce trees – not sure if this follows rules

Craig Hurless: Have a number of trees and shrubs in place – Board can waive – have a significant amount of greenery now.

Craig Hurless: In regards to Engineer review – are there any changes to lot coverage
None really, no change

PUBLIC PORTION:

Pat Gallagher: 107 S Dudley

For St. Leonard's Tract also – This is a positive contribution – Would like to see approved.

Public Portion Closed

Frank Reuter: Thanks all for help with application

Lorraine Sallata: Do we give relief for trees?

Greg Maiuro: We give relief for the beach block – not sure about Atlantic Ave
Possible plant trees within 2 years
Board OK with that

MOTION: Rear & Side Yard Setbacks and condition to add trees within 2 years

Greg Maiuro

2nd: Steve Rice

Vote:

Dan Smith: Yes

No issue with the needs – St. Leonard OK with it – a positive

Mike Weissen: Yes

Good that neighbors are OK with it

Greg Maiuro: Yes

No harm – it frees up space

Steve Rice: Yes

Like the "A" frame – no negative impact

Mike Einwechter: Yes

As all stated

Lorraine Sallata: Yes

Good improvements – a good product

Motion approved
6 in favor, 0 Opposed

Greg Maiuro: Does he have to wait 30 days to start work?
Can do at own risk, but there is a 45 day appeal time

7. Other Business

- a. Ordinance change should be approved at next meeting
- b. 1 S Buffalo Ave has gotten a number of calls
 - i. Board discusses
- c. Greg Maiuro:
 - i. With Super Storm Sandy – there will be changes to height allotments?
 - ii. Steve Rice: on the Planning Board, there is a “Sandy” ordinance that grants you the ability to come up to elevation. Wouldn’t have to come to the Boards to just raise the house
 - iii. Board discusses the issue

Motion to adjourn: __ Greg Maiuro _____

Second: _____ Steve Rice _____

Meeting adjourned at _7:00_ PM