



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 January 19, 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.  
Craig Hurless, Polistina & Associates

4. Adoption of Minutes of December 15, 2010 meetings  
Motion: Mike Weissen  
Second: Steve Rice  
Approval: All in favor
5. Adoption of the Following Resolutions  
Z-19: Norman Goldberg  
108 S. Little Rock Ave  
Block 11, Lot 9  
Represented by Brian Callaghan; Callaghan, Thompson & Thompson  
Requested a Certificate of Non-Conformity – Approved

Z-20: MLG Realty  
18 S. Martindale Ave.  
Block 86, Lot 28  
Represented by Brian Callaghan; Callaghan, Thompson & Thompson  
Requested a "C" variance for Front & Side Yard setbacks – Approved

Z-21: Stephen Samost  
105 S Oxford Ave.  
Block 15, Lot 3  
Requested a "C" variance for Side Yard setback – Approved

Board Discussion on Resolution Z-21:

**Lorraine Sallata**: As I remember, the application approved a side yard setback, and there was to be construction on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. But we did not approve the deck on the garage.

**Jack Matthews**: Note #4 on page 2 of resolution. Wording of this can be changed if needed.

**Dan Smith**: Questions the same. Unsure of what was said and agreed upon.

Board agrees to change wording to eliminate stairs on rear deck. New resolution to be sent with changes.

Board discussions on Resolution Z-19:

**Mike Advena**: Was there a question as to whether the property was to be used as a year round rental or just seasonal

**Jack Matthews**: Cannot add that as a condition

Motion: Mike Advena

Second: Greg Maiuro

Approve: All

6. Re-organization:

- a. Chairperson: Motion to nominate Lorraine Sallata – no others nominated
  - i. Motion: Mike Weissen
  - ii. 2<sup>nd</sup>: Greg Maiuro
  - iii. Approve: All
- b. Vice-Chairperson: Motion to nominate Greg Maiuro – no others nominated
  - i. Motion: Dan Smith
  - ii. 2<sup>nd</sup>: Mike Weissen
  - iii. Approve: All
- c. Board Attorney: Motion to nominate Jack Matthews, Esq. - no others nominated
  - i. Motion: Mike Weissen
  - ii. 2<sup>nd</sup>: Greg Maiuro
  - iii. Approve: all
  - iv. Note: This will be his 21<sup>st</sup> year!

- d. Board Secretary: Motion to nominate James E. Pacanowski II - no others nominated
  - i. Motion: Dan Smith
  - ii. 2<sup>nd</sup>: Greg Maiuro
  - iii. Approve: All
- e. Board Transcriber: Motion to nominate Nicole Barbella - no others nominated
  - i. Motion: Greg Maiuro
  - ii. 2<sup>nd</sup>: Steve Rice
  - iii. Approve: All
- f. Board Engineer: Motion to nominate Pollistina & Associates - no others nominated
  - i. Motion: Greg Maiuro
  - ii. 2<sup>nd</sup>: Dan Smith
  - iii. Approve : All
- g. Schedule of Meetings:
  - i. Dates as follows:
    1. January 19, 2011
    2. February 16, 2011
    3. March 16, 2011
    4. April 18, 2011
    5. May 18, 2011
    6. June: 15, 2011
    7. July 20, 2011
    8. August 17, 2011
    9. September 21, 2011
    10. October 19, 2011
    11. November 30, 2011
    12. December 21, 2011
  - ii. Motion: Peter Courter
  - iii. 2<sup>nd</sup>: Clyde Yost
  - iv. Approve: All
- 7. Applicants:
  - a. None
- 8. Other Business
  - a. Sound System update
    - i. New system installed and shown to all members
  - b. Year-end report review
    - i. Reduction of applications by 11 from previous year
    - ii. Discuss decline in applications
      1. Jack Matthews agrees applications are down all over
    - iii. Discussed member attendance for upcoming year
  - c. Committee from Planning and Zoning Board to work on areas within city that need to be addressed, sold, and progress made
    - i. The Monaco, The car dealership on wellington amongst others to be targeted
  - d. Discussed specific Zones within the City that are not set properly
    - i. Over half of the Zones are not correct
  - e. Discussed costs
  - f. Discussed how other towns such as Margate have better matching Zones
  - g. Discussed Planning issues

- i. How a change and tweak to specific Zones will spear-head construction
  - h. Need to look at business district
    - i. A strong district is needed to support the community
  - i. Need to insure the word gets out to the public when these changes are made
  - j. **Jack Matthews:** The problem with changing the zones is that there is a lot of people who have been here a long time that are reluctant to change
  - k. **Lorraine Sallata:** there have been talks about density issues
  - l. **Mike Advena:** Talks are for no more duplexes; only existing duplexes can be rebuilt as such.
  - m. **Lorraine Sallata:** Any new construction needs to insure that it is totally conforming
  - n. **Mike Advena:** If Zoning doesn't match, then relief should be given, but if it does match, then the property should comply with everything
  - o. **Lorraine Sallata:** When we see something coming in, and major changes for the better are being made, then there is a case for relief.
  - p. **Jack Matthews:** the problem could have been solved 30 years ago, but no one wanted to do it, and now there are issues that need to be addressed.
    - i. The issue is with carrying charges for duplexes and major upgrades or re-builds will increase these. It is not sure if owners would get that increase back.
    - ii. What kind of construction is in town? A lot less than other towns
      - 1. The issue is that other towns have had small houses that are now being re-built as much larger homes. Ventnor has always had large homes and that is why there is less
  - q. **Lorraine Sallata:** if someone comes before the Planning Board and they are under the bulk requirements, how often is relief given?
    - i. Mike Advena: It depends. The Board looks at the surrounding properties
  - r. **Dan Smith:** I believe the Ordinance was locked down for years to address the density issues. We now have to look at it again.
  - s. **Lorraine Sallata:** rebuilding duplexes that are owner occupied are often done better. What is the thought of changing them to condos?
    - i. **Jack Matthews:** can't do – condos are the hardest sell
  - t. **Craig Hurless:** The City master plan has to be addressed within the next 2 years. That is one reason the meeting was held last week
  - u. **Lorraine Sallata:** not sure is there is the same relationship with the Planning Board that they have with us. This Board needs to get more info from them – minutes and whatever else.
  - v. **Craig Hurless:** I will be that liaison and at each meeting, I can review what the Planning Board is doing.
  - w. **Dan Smith:** With this re-evaluation, will there be a public meeting?
    - i. Craig Hurless: I believe so
- 9. Transcriber: With the new sound system, it is very likely that the transcriber will be eliminated unless an applicant requests one, and then they will cover the cost. I am not sure when that will happen.

Motion to adjourn: Mike Weissen  
 Second: Greg Maiuro  
 Meeting adjourned at 7:30 PM