



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 15, 2014 – 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
Bert Sabo
Frank Cavallaro – Alt # 1

Professionals:

Jen Heller, Polistina & Associates
John Rosenberger, Esq.

4. Adoption of Minutes of December 18, 2013 meetings

Motion: __ Clyde Yost _____

Second: __ Greg Maiuro _____

Approval: All in favor

5. Adoption of the Following Resolutions

Z-19 of 2013: 3 Dots LLC – 6505 Atlantic Ave. – Blk. 71, Lot 3

Requested “C” Variances for Dormer length – Approved

Z-20 of 2013: Robert Petrongolo – 11 Hart Lane – Blk. 406.01, Lot 6

Requested Various “C” Variances - Approved

Motion: Mike Weissen

2nd: Bert Sabo

Approval: All

6. Re-organization:
- a. Chairperson: Motion to nominate Lorraine Sallata ___ – no others nominated
 - i. Motion: _Mike Weissen _____
 - ii. 2nd: _____Greg Maiuro _____
 - iii. Approve: All
 - b. Vice-Chairperson: Motion to nominate Dan Smith ___ – no others nominated
 - i. Motion: __Mike Weissen _____
 - ii. 2nd: _____Bert Sabo _____
 - iii. Approve: All
 - c. Board Attorney: Motion to nominate John Rosenberger, Esq. - no others nominated
 - i. Motion: ___Bert Sabo _____
 - ii. 2nd: _____Greg Maiuro _____
 - iii. Approve: all
 - d. Board Secretary: Motion to nominate James E. Pacanowski II - no others nominated
 - i. Motion: _____Dan Smith _____
 - ii. 2nd: _____Bert Sabo _____
 - iii. Approve: All
 - e. Board Engineer: Motion to nominate Craig Hurless of Polistina & Associates - no others nominated
 - i. Motion: ___Steve Rice _____
 - ii. 2nd: _____Greg Maiuro _____
 - iii. Approve : All
 - f. Schedule of Meetings:
 - i. Dates as follows:
 1. February 20, 2014
 2. March 20, 2014
 3. April 17, 2014
 4. May 15, 2014
 5. June: 19, 2014
 6. July 17, 2014
 7. August 21, 2014
 8. September 18, 2014
 9. October 16, 2014
 10. November 20, 2014
 11. December 15, 2014
 12. January 15, 2015
 - a. Re-organization Meeting
 - ii. Motion: ___Greg Maiuro _____
 - iii. 2nd: _____Dan Smith _____
 - iv. Approve: All

7. Applicants

Gary & Susan Tavella
 312 N Suffolk Ave. – Blk. 212, Lot 21
 Requesting Multiple “C” Variances
 Represented by Self

Sworn in: *Gary Tavella*
312 N Suffolk Ave – Resided there since 1989

Sworn in: *Craig Dothe*, Architect & Planner
What is the purpose – best plan to raise the home
Useful but within restraints
Minimize impact on neighbors
When raising the house, the stairs became an issue
Tried to figure how to minimize issues
Integrated the stairs inside

Reviews plans given to Board

Entrance is at grade level

Exhibits:

Z1- becomes A1

Proposed plans

Small land – just over 2000 sq. ft.

To raise, had issues

Meet today's FEMA regulations

Run risk of requirements changing

Didn't trust what everyone would do

State adds 1' to FEMA requirements

Argument still goes on

If a FEMA non-compliant home is sold, insurance could be more than \$30,000

Trying with each project to get around these issues

Right now, no parking – if raise up high enough, can get a car underneath

A very convenient plan

Came up with a plan that meets both Zoning and Government requirements

Exhibit A2 – Z3 in packet – Existing conditions

Currently in good shape but an old house

Want to make it look as good as possible

Want it to look like a new home

Exhibit A3 – Z2 in packet – elevation plans

Reviews new plans

Reviews how raising plan will work and how water would affect the plan

Block on the inside – filling – insulation on out for water issues

On 2nd floor – 1st livable space floor – eliminate enclosed porch to make open

Insert stairs under existing stairs

With garage, will have to put driveway in – no current curb cut

1 street tree in front and one on side

Variances needed:

Lot coverage – 65% allowed – 80% existing – asking 82%

Difference is paving of driveway

Front Yard – 20' required – 10'-8" existing – asking 9'-4"

Side Yard – 8' required – 2'-10" existing – requesting 2'-10"

Side Yard – 8' required – 6'-2" existing – Requesting 6'-2"

Exhibit A4- Variance questions

Rear Yard – 15' required – 14'-10" existing – requesting 14'-10"

Discusses impact on neighbors

Projections into front yard – Porch on 2nd floor

20' required – 10' existing

Parking – 0 existing – 2 required – 1 requesting

Reviews Hardships

Narrowness

Lot Width – 65' required – 25' existing

Lot size – 4800' square foot required – 2018' existing

FEMA requirements – homes will become obsolete

If sold, insurance goes to market rate

Would still have to have variances

Have to prove consistent with Zone plan

Small home

Plan is much better for all

Open porch is better and better looking

Have responded to all

BOARD QUESTIONS:

Greg Maiuro: Where will the AC units be?

Leaving on right side

Lorraine Sallata: width of planned house?

16'-2"

Storm Damage?

Stopped at foyer – foundation undermined

How was street overall?

Many damaged. Value will be nothing if we don't do work

Steve Rice: Existing garage – is there a firewall?

Block separates – up to the A frame – not doing anything with it

The planned storage area – are you partitioning it?

Just open & leave it or just block

Frank Cavallaro: given the size it could be 2 cars

Yes

Craig Hurless: Sworn in

Reviews latest review
Existing non-conforming structure on a non-conforming lot
Existing is 25.2' vs. 65' required
Existing is 4800 sq. ft. vs 2016'
Structure is vertical expansion on same foot print
Modifications in front and rear drive variances
Vertical issue for raising

Lot coverage – 65% vs 80% vs 82%
Driven by driveway – seen as a positive

Parking 2 vs 1
Why not consider stacking
Shared area has no parking
No one parks there
Could put 2 cars in the storage area
Recommend to put that additional space on the plan

Agree with the applicant on FEMA requirements
Ordinance is set up to encourage raising of houses

Lorraine Sallata: willing to put 2 cars in and drop variance

Yes

Lot coverage is already at 80% - is there anything in back to reduce the number
Right now deck is raising up
Or on the side with the shed – could put a grass strip
Only way in back is to reduce or eliminate deck
Board tries to reduce or maintain lot coverage
Could put on side to balance

Mike Weissen: Increase of 2% is because of driveway

Lorraine Sallata: just thought could do more in back

Lorraine Sallata: What is landscaping on side & front?

Trees and shrubs

Steve Rice: Neighbors that share driveway with - if they come in to match yours, and would agree to take down the old garage, would you agree

Yes

PUBLIC:

NONE

Motion: One motion for all

All Variances: Lot Coverage: 82% vs 65%

Front Yard: 10.6' vs 20'

Side Yard: 2'-10" vs 8'

6'-2" vs 8'

Rear Yard: 14'-10" vs 15'

Front Projection: 10.69' vs 16'

Condition to have 2 parking under house

Motion: **Mike Weissen**

2nd: **Greg Maiuro**

Vote:

Clyde Yost: Yes

Hardship – a real compliment – no issues

Mike Weissen: Yes

A lot to work with – hope a jumpstart to others

Greg Maiuro: Yes

True hardship with size and all

Steve Rice: Yes

Well thought out – a good improvement

Dan Smith: Yes

Very comprehensive – model for what can be done

Bert Sabo: Yes

Well thought out – commend on putting stairs inside

Lorraine Sallata: Yes

Concur with Bert – Good design

Motion approved 7 in favor, 0 opposed

8. Other Business

a. **Lorraine Sallata**

Met with Mayor – brought him up to speed on goals, etc.

Problem of not getting reports

Did not see urgency in them

Suggest if need, call for them

Bert Sabo could do fire end

Can get from them if need

Board discusses report issues

What do other towns do?

Some do, some don't

Board discusses what they need and when they need them

Need reports at times, based on kind of application

Bigger jobs should get info

Motion to adjourn: __Steve Rice ____

Second: _____Dan Smith _____

Meeting adjourned at __7:45 _____ PM