



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 July 21, 2010 – 6:30 PM

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

Present

Greg Maiuro
Dan Smith
Mike Weissen

Stephen Rice
Peter Courter
Mike Advena

Professionals:
John Matthews, Esq.
Wesley Becker, Polistina & Associates

Absent

Lorraine Sallata

Clyde Yost

4. Adoption of Minutes of June 16, 2010 meetings
Motion: Greg Maiuro
Second: Mike Advena
Approval: All in favor
5. Adoption of the Following Resolutions
Z-12: Election of Mike Weissen Vice Chairman
Z-13: Nancy Egrie – 121 N. Troy Ave. – CNC
Motion to Approve: Greg Maiuro
2nd: Dan Smith
All in Favor

6. Applicants:

Joseph & Francine Gaudio
812 N Cambridge Ave
Block 386, Lot 10
Requesting a "C" Variance for Rear Yard Setback
Carried over from June 2010 Meeting

Sworn in: Joseph Gaudio

Jack Matthews – Applicant was here last month – questioned by the Board and asked to discuss with neighbor and bring additional information this month.

Joe Gaudio – Discussed objections with neighbor. The peak of the roof was the main objection – actual height is 13' – neighbor wishes to withdraw objection

Additional drawing given to Board
A1: Elevation and footage of structure
Sketch of proposed addition

Jack Matthews discusses drawing with applicant

Board Discusses the Application:

Greg Maiuro: You are not going to existing peak
Correct

Mike: Existing Block work heights are
Contractor came up with 13'4:"

Jack Matthews: By amending your application, you cannot go any higher
Understood
Do you want to incorporate all of information from last month's meeting?
Yes

Public Discussion:

John M Doelp – Neighbor
Spoke with contractor – satisfied with results
Wife was at last month's meeting

Jack M: Discusses Engineers report stating that 2 street trees must be planted
Will Plant them
Beautification Committee can give suggestions on what to plant – will give number

Motion to approve application with amended height of 13'4" with conditions that it cannot be used as a bedroom and inclusion of 2 street trees

Motion to grant application: Greg Maiuro
2nd: Dan Smith

Vote:

Dan Smith: Yes

Process went back and forth, but fits well in neighborhood

Greg Maiuro: Yes

Came with new drawings and neighbor is all right with project

Mike Advena: Yes

Size is OK – not using all of back area

Steve Rice: Yes

Nice addition – No negative impact

Peter Courter: Yes

Worked hard with neighbor

Mike Weissen: Yes

Good to see neighbors working together

6 in favor of CNC, 0 Opposed

Motion Approved >> 6 in favor, 0 opposed

Applicant:

Cheryl & Harris Schwartz

207 North Fredericksburg Ave

Block 244, Lot 1

Requesting a “C” variance for Front Yard setbacks and Lot Coverage

Sworn in: Cheryl Schwartz

Owner & Applicant – asking for “C” variance – would like to put a small patio in the front of the house where there is currently a small garden

Jack Matthews: Discusses photos, dimensions, and what wants to put in

Take down the brick, put in a concrete pad with rail – stone on the front – want to extend 6” further than current to bring in line with neighbors’ pads.

Board Questions:

Dan Smith: Plan to knock down brick side wall and steps

Yes, and add new steps

Greg Maiuro: What about the neighbors – it is an attached house

Eventually the neighbor plans to do the same

Mike Advena: The requirement is a 7’ setback, but you say 6’

- No, it is 6’ from the property line

How far from the property line is the house

Survey says about 3.82’ or about 4’

Deck will be 4.5’

Jack Matthews: How much larger than the existing deck will the new one be

Additional 6” – will take to 3.3’ from line

Mike Advena: Discusses distances with applicant – issue is distance off property line

Wes Becker: Discusses Survey – Shows house 9.65’ from property line

Jack Matthews: Based on photos, you are looking to have yours like the neighbors

Planning on putting in cement portion

Wes Becker: looks like plan is 12" elevated deck with 2 steps and railings

Jack Matthews: Why are you looking to do this?

Because the door bangs

Mike Advena: Problem is still with lot coverage – full coverage not permitted – was all cement always there

Everything has always been there. Used to be garage in the back – had to take down – pad there is what is left of garage.

Could you give up concrete to allow for less coverage?

Possibly put grass in front of new deck

Greg Maiuro: If the neighbor comes in, will they be told the same things?

It will be the Board's decision as to what they ask for

Cheryl Schwartz: No issue with strip in front, but leery of anything else based on cost

Dan Smith: Suggest going back to contractor and seeing what can be done

Cheryl Schwartz: Why different than they neighbors – not aware of any issues they had

Mike Advena: if apprehensive, could come back next month

Talked with contractor and can do front without any issues

Could grass come into rest of front?

Jack Matthews: puts grass into right of way – City has been reluctant allow – usually limits to property only – people do not own it – so it is easier to maintain and enforce

Mike Advena: Isn't the area between the curb and the line supposed to be grass

Jack Matthews: Discusses multiple issues with building

Mike Advena: Can we enforce grass at the curb line

Jack Matthews: Not sure what the City would do

Mike Advena: Based on Planning – may see and ordinance changing requirements

Jack Matthews: we can only ask to go to property line, would have to do rest on own

Peter Courter: Would your work effect what the neighbor will do

Yes

Wes Becker: Based on size of grass, will still need coverage variance

Jack Matthews: Can make a condition that owner needs to get a Licensing Permit to go with the grass based on the neighbor down the block but unsure if the City will go for it – discusses survey

Discusses with applicant all of what application means

Public Discussion:

None

Motion: "C" variance for 3.2' front yard setback and lot coverage of 98%. Condition that add greenery to lot in area of 3.2'x12' and a waiver for street trees. – Greg Maiuro

Second: Steve Rice

Vote:

Dan Smith: Yes

Did what we can do to improve lot – positive for the neighborhood

Greg Maiuro: Yes

An asset to improve the property – has worked with us

Mike Advena: Yes

A small amount of grass is good – expand if can – not sure on the trees

Steve Rice: Yes

Acceptable with conditions

Peter Courter: Yes

Hoping for greater buffer

Mike Weissen: Yes

Answered all questions

Motion carries 6 in Favor, 0 opposed

Cheryl Schwartz: This has been a difficult process for me – possibly a more detailed process explanation will help others in the future.

Other Business:

Resolution for Jim Reynolds retirement has been completed and a plaque purchased – will give next month as Lorraine was not here tonight.

Motion to adjourn: Greg Maiuro

Second: Mike Advena

Meeting adjourned at 7:42 PM