



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 20, 2011 – 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 June 15, 2011 meetings
Motion: Clyde Yost
Second: Greg Maiuro
Approval: All in favor
5. Adoption of the Following Resolutions
Z-12: Dr. Ronald Plotka
108 S Victoria Ave.
Block 12, Lot 8
Interpretation - Approved
Z-13: Dr. Ronald Plotka
108 S Victoria Ave.
Block 12, Lot 8
Requested "C" Variances– Approved

Motion: Greg Maiuro
Second: Mike Advena
Approve: All

6. Applicants:

- a. Vicente T. Yap
110 S. Little Rock Ave
Block 11, Lot 10
Requesting a CNC
Represented by Brian Callaghan

Sworn in: Brian Callaghan

Building has 8 single rooms, 3 apartments, and 1 efficiency

The submitted packet has the following:

- Test year – 1978
- Photographs
- Deed & Settlement report
- Certificate of Land Use Compliance – signed from Jimmie Agnesino – 7/1992
- Polk Directory – 1965, 1972
- 1986 Record Card
- Design Layout
- 1971-1972 Income and expense reports
- Various Deeds

In the last 70 years this property has had 3 owners

Relied upon the City for the CNC

Handed to Board

- Camino v. Ventnor Zoning Board law case
- Zoning Board denied CNC
- Appeared and decision was overturned
- Noted Pg. 5 of decision

This case is similar – has had land use of 1992 but have history of almost 70 years

Went to bank to get loan and was told that they would need a new Land Use Certificate and the City stated that a new CNC was needed

Board Questions:

Jack Matthews: What is Zoning History for the site?

Only have Jimmie Agnesino's letter with the test date

Do you know what it was before an R9 zone?

No – from 1929, there were 3 zones – 1 being an apartment zone

Possibly 1978 to an R9

Mike Advena: What was done wrong in 1992?

Under the CNC, there was no administrative power to give one

Only had 1 year to give them

Brian Callaghan discussed Atlantic City issues with CNC's –there were thousands

Mike Weissen: How would Mr. Yap know this came up?

The old owner showed the Certificate of Land Use Compliance
It has operated since 1992 as a multi-unit dwelling – has been inspected by the City and State

Mike Advena: Has there been any changes to the property?

No structural

Clyde Yost: How is it used now?

It is used year round – 8 1 room units, 1 efficiency, and 3 apartments

Steve Rice: Is it considered multi-family?

Yes, the City does yearly inspections – apartments done every time occupant change

Clyde Yost: Is there off street parking?

Sworn in: ***Vicente T. Yap***

Do not know

Do you park on site?

Yes, there is a driveway

Lorraine Sallata: The single rooms – is there single occupancy all the time?

Yes

Mike Advena: Each apartment & Efficiency has their own Bath & Kitchen?

Yes

Lorraine Sallata: The rooms have their own bath?

Yes

The duration of stay for the rooms?

Mostly yearly tenants

No kitchen?

No

Do they have microwaves and small refrigerators?

Yes, some

Does the City have regulations on renting rooms yearly?

Yes, it is guided by State law

Are they allowed microwaves?

Assume yes since inspections are done

Jack Matthews: Microwaves, etc. that are provided by the tenant are allowed

Mike Weissen: Have there been any violations?

No

Lorraine Sallata: how many people live in the building?

There can probably be a maximum of 16

Mike Advena: I believe our hands are tied since they received the Land Use Certificate in 1992

Lorraine Sallata: Are there any plans to alter or change anything?

Plan to maintain as is

Clyde Yost: are there any plans to sell?

Have looked at it, could do something similar to the Plotka plan

If we come in with any work, a variance will always be needed

That is why there is talk of doing something different

Public Portion:

Steve Becker: 5300 Boardwalk

Concerned with density

Represent Board from 5300 Boardwalk

Lots of traffic

Concerned with Parking

Beach street and very narrow

Brian Callaghan: Concludes case – has done and used this way in the past

Mike Advena: Is a CO needed for all 12 units all year

No, a CO for a rooming house and then a CO for each apartment

Motion: **Greg Maiuro**: ***CNC***

2nd: Clyde Yost

Vote:

Greg Maiuro: No

Density & Parking

Dan Smith: Yes

Provided enough information to rely on

Clyde Yost: No

Density problems

Steve Rice: Yes

Proved it was rooming house

Peter Courter: Yes

Enough Evidence

Mike Weissen: Yes

Agree with the density issue – but have to take all into account

Lorraine Sallata: Yes

Would like to vote against, but history of multi-units – relied on City.

Application approved 5 in favor and 2 opposed

7. Other Business

a. Greg Maiuro

i. Want more information in the packet – do not want to rely on printing

1. Application, Engineer report, fire report

Will speak to Administration about extra copying and will let Board Know

Mike Advena: Would like one email blast with everything

Motion to adjourn: Mike Weissen

Second: Mike Advena

Meeting adjourned at 7:10 PM