



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 June 16, 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.  
Wesley Becker, Polistina & Associates

4. Adoption of Minutes of May 19, 2010 meetings  
Motion: Mike Weissen  
Second: Mike Advena  
Approval: All in favor
5. Adoption of the Following Resolutions  
Z-10: Joseph Glotkin – 5115 Atlantic Ave – Certificate of Non-Conformity -- Approved  
Z-11: Jennie Castaldo – 16 S. Nashville Ave. – “C” Variance -- Approved  
Motion to Approve: Greg Maiuro  
2<sup>nd</sup>: Clyde Yost  
All in Favor

6. Applicants:

Nancy Egrie  
121 North Troy Ave  
Block 175, Lot 11  
Requesting a Certificate of Non-Conformity

Sworn in: Brian Callaghan

The test year is 1947, but not for use. The lot size is the reason that a CNC is being requested. The lot is 30' not 32'

Exhibits shown:

A1: 1928 Zoning Map: 3 zones in City. Prior to 1928, no zones

A2: 1947 Zoning Map: R1-R6 Zones – Single family and duplexes permitted  
This property was R4 permitting both, but needed 2000 sq. ft.

A3: 1978 Zoning map – 11 districts

This property now an R7 which it still is – still permits both types of houses but needs 2000 sq. ft. There was a grandfather clause if it is a vacant lot, could build a duplex.

A4: 1990 Zoning Map – 13-14 Zones

This property has a lot size of 1875 sq. ft. not the 2000 so it puts the test year at 1947

A5: Exhibit packages with letters from neighbors. Several neighbors have been in area for over 50 years.

For the original CNC, the City has no records from 1947, and only some from 1961; most were destroyed by flood and other damage. The rest of the records are from 1973 and beyond. All records found show 2 units.

In 1998, requested a CNC but was denied because it was past the one year limit. The current owner received the property in 2002 and was told this year to request the CNC. Troy Ave. is split down the middle. One side is an R7 zone permitting both and the other side is an R4 zone allowing single family.

A6: A list of units, how zoned, and approved

This has always been a duplex street

Sworn in: Nancy Egrie

Questioned how received home – in 2002 from husbands grandmother – has always been a duplex – have CO and rental licenses

Board Discusses the Application:

**Clyde Yost**: How many meters

2 and have been billed as 2 water and sewer units

**Dan Smith**: Notes on exhibits – states house in existence

Atlas shows house but not its use

Public Discussion:

None

**Jack M:** Discusses Zoning discrepancies within the City  
Motion to approve CNC

Motion to grant application: Mike Weissen  
2<sup>nd</sup>: Greg Maiuro

Vote:

Mike Weissen: Yes

Proven duplex in all of existence

Dan smith: Yes

Well documented

Clyde Yost: Yes

Good with all letters from 1953

Greg Maiuro: Yes

All been proven

Steve Rice: Yes

Peter Courter: Yes

Thorough research done

Lorraine Sallata: Yes

A lot of documentation – no City info

**7 in favor of CNC, 0 Opposed**

**Motion Approved >> 7 in favor, 0 opposed**

Applicant:

Joseph Gaudio

812 North Cambridge Ave

Block 386, Lot 10

Requesting a “C” variance for Rear Yard setbacks

Sworn in: Joseph Gaudio

Owner & Applicant – asking for “C” variance – bought home in October 2009 – wants to add a small addition onto rear of home for 10’ to have an 8’x10’ room – have looked at other neighbors with similar additions

Board Questions:

**Greg Maiuro:** do flags shown represent location of addition

Yes, in reference to the fence

**Mike Advena:** With the rest of the area be grass

Yes, with some shrubs

**Dan smith:** Asks about the deck and its location and its length

Shows location before windows and with attached deck it is 24’ wide – the house is double that

**Clyde Yost:** What is the use of the room?

A TV Room

**Lorraine Sallata:** Is this year-round or summer use, and will you build on top

It is year-round and since it is a ranch home, not building will be done

**Steve Rice**: Can we put a condition that no 2<sup>nd</sup> floor  
Have right to do, but would have to come before Board Again

**Lorraine Sallata**: What is the existing construction shown?  
Front Porch work – have permits

**Greg Maiuro**: This is not a bedroom  
No, only a rec room

**Mike Advena**: Can we make condition not to be a bedroom  
Yes, and applicant agrees

Public Discussion:

**Lynette Doelb**

813 North Harvard Ave.

Have been a resident for 13 years – feel that this addition with the pitch of the roof will put too close to my backyard. We enjoy the space between houses and want to keep the neighborhood in place. Have about 17' from the fence to the sun room, and about 30' total to the house.

Members question about distance to house and setbacks:

**Mike Weissen**: can you two compromise  
Not sure what the heights will be

**Jack Matthews**: Could postpone until next month to discuss

**Dan Smith**: Drawings are conceptual – will need architectural drawings  
Was not aware

**Mike Advena**: Could we make condition that new and old soffits match size and heights

**Lorraine Sallata**: Speak with neighbor and come back next month  
Will discuss and want to discuss with husband

**Jack Matthews**: Do you want to postpone until next month  
Yes, will adjourn until July 21<sup>st</sup> - no additional notices will be sent

Application postponed until next month.

Other Business:

1. Vote on new Vice-chairman
  - a. Greg Maiuro nominates Mike Weissen
    - i. Steve Rice seconds
  - b. All members vote yes
2. Need to do something for Jim Reynolds for his retirement
  - a. Jack will do a resolution and can get it framed
    - i. Will get info to Jack on Jim's tenor
3. All members should get a Zoning Book from Sandy Biagi, City Clerk
4. Spoke with Jimmie Agnesino, Code Official, about communication with Building Department
  - a. Said that resolutions should be read and not just approved
  - b. Board needs to critique resolutions better
  - c. Jack noted that all resolutions had always been sent to Dick Carter and there were no issues
5. Spoke with Mayor and Jimmie Agnesino about getting history on properties
  - a. Jimmies reviews should reflect these issues
6. Board discussed what items should be shown on reports and what type of questions can be asked
7. Will now get Planning Board Minutes each month to review

8. Met with Beautification Committee – in order to partner up with
  - a. Discussed possibility of allowing them to make recommendations to applicants that would like help with landscaping
  - b. Committee has to check with members to see if all right
  - c. It will be an optional idea for applicants

Motion to adjourn: Greg Maiuro

Second: Mike Advena

Meeting adjourned at 7:40 PM