



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 20, 2012 – 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
Mike Einwechter – Alt # 1

Fred Nahas – Alt # 2

Professionals:

Craig Hurless, Polistina & Associates
John Rosenberger, Esq.

4. Adoption of Minutes of May 23, 2012 meetings
Motion: Clyde Yost
Second: Greg Maiuro
Approval: All in favor
5. Adoption of the Following Resolutions
Z-6 of 2012: Thomas & Constance Halpin
6502 Ventnor Ave
Blk. 71, Lot 19
Requested a CNC – Approved
Represented by Brian Callaghan
Motion: Bert Sabo
Second: Steve Rice
Approve: All

6. Applicants:

Stephen Samost
105 S Oxford Ave.
Block 15, Lot 3
Requesting "C" Variances for Side and Rear Yard Setbacks
Represented by Stephen Samost

Sworn in Stephen Samost & Herb Grana

One and ½ years ago, before Board for a renovation – spent over \$250,000 – pleased with it
One of issues was garage roof off kitchen – removed based on concerns

Would like to do this project – believe it will enhance the house. Garage roof needs repair
anyways – similar in design to house to the left but about 6" lower

Submits photos A1-A5 into evidence – color photos submitted with main plan

A1 – Photo due west – house with deck over garden – similar to plan
A2 – Off back deck – house to NW – recent renovation to 2nd floor deck
A3 – Off back deck – Vacant house next door & house to NE – 2 2nd floor decks & eating area
A4 – Off 2nd floor deck – other house
A5 – Off 2nd floor deck – other houses

There are decks throughout the area

The subject house – comments on neighbors about other decks

This is planned to be a potential outdoor eating area which cannot be accommodated
by other decks

Herb Grana: Main deck direct access by the kitchen – will be exact footprint of the garage –
there will be a small deck off the kitchen – will remove existing roof over garage – a deck with
railings will be installed – access will be from kitchen and yard

Allows for family enjoyment and views of ocean

Plan to minimize the effect of the existing layout – steps will be replaced for headroom

Stephen Samost: There will be a small area off the kitchen about 6'x8' for BBQ – access only
from the kitchen – no intrusion to side or rear yards

C variances needed will be a benefit to enhance the home

There is no detriment to others – same issues are already in the area – just want to do as others
have done

Board Questions:

Clyde Yost: What is size of garage?

12'-8"x22'-0" – deck will be smaller

Steve Rice: Is the railing set back from the property line?

It is within existing setback – 4'-7" – will maintain

Setback dome from the deck – not sure exact amount

Can do any kind of railing Board deems fit

Bert Sabo: The property to the rear has no decks?

Yes

The front of the property has decks?

On 1st and 2nd floors

1st floor wraps partially to the side

Exhibit A6 – photo of front of home

Lorraine Sallata: Explain the cooking area and the doors

Kitchen has existing back door

Exterior wall of kitchen will have small deck off with a door – for BBQ only

Explains the plan and where decks go

There are no stairs off small deck down to ground level

Public Portion: 6:49

Frank Ferry – on behalf of St. Leonard's Tract

References letter to Board and a series of photos

Label O1-O7

Applicant was before the Board Previously

Withdrew part of application when neighbors disputed

Thought this was dead item but it is back in place

It is adding to the principle property by doing this

Already have sundecks on the rear and side

It is an intrusion to the neighbors

Density will be increased by the deck

John Rosenberger: The case was started before, but no vote was taken, so the applicant can bring it back before the Board

Patrick Gallagher – 107 S Dudley

Chair of the Preservation Committee for St. Leonard's tract

Association opposes – there is an impact to the neighbors

Need to preserve the aspects of St. Leonard's Tract

House is a contribution to Ventnor but need to preserve

Leonard Mordek:

It is unique trying to preserve privacy
It is a beautiful property but need to reject this

Steven Ridder: 106 S Somerset

Shows photo of own deck – O8
Proposed deck is same level as the 2nd level bedroom
There are many young children doing many things – there is lots of noise – if there is a deck, it would be there too
It is an infringement of privacy – there is tennis and basketball in the front so much time is spent in rear

Rita Kotler: 103 S Oxford

Same objection as others – lots of unsupervised young adults
Do not want to bother neighbors so my deck is used rarely
This new deck would be a big issue

Richard Lavine: 108 S Somerset

Live diagonally in house with pool
Statement is read to Board
House is a big improvement, but this is too much
Invasion of privacy – height of deck in conjunction with property
Submits exhibits O9 and O10
View from pool to applicant home & garage
Not looking at all the alternatives
Possibly an entrance from kitchen to a ground floor deck
Attempt to maintain a mystique and quality of life
This will not help neighbor property values
Simply not a good idea

Jerome Boqutz: 110 S Somerset

Over a 35 year resident
Concerned over changes
Cannot compare to other decks
Want to change a building to another use to add to the house – to add a backyard
St. Leonard's Tract is a proactive group – This Board has supported us before
We expect rules to be maintained
Can see lots of things happening on this deck
It is not a proper utilization of the area

Louis Selgrath: 6001 Ventnor Ave

Member of the Preservation Committee
Re-iterates facts from other of detriment of project
Wants to keep all happy, but against this project

Frank Ferry: This is just not in the best interest of all

BOARD QUESTIONS:

Mike Weissen: You experienced noise and other issues – have other heard it?

Yes, other have heard it

Was it family members?

1st hearing of this – have an idea who it was

Dan Smith: Lots of input on both sides – garage issues – is there a compromise

Yes, willing to do something

Stephen Samost: St. Leonard's initially supported this but withdrew it after some comments

Have not gotten any complaints

Disputes comments by Mr. Bogutz that all other decks comply

Disputes Mr. Lavines Photos – O9A & O9B

Stated option is not shown on the photos – would consider another idea but

don't see one. Don't see a better solution – don't need another sundeck – it is

not conducive to eating.

Lorraine Sallata: Do you want to move forward or talk and adjourn to next month's meeting to see what can be done

Bert Sabo: Looking at pool Pictures – has a rear porch – estimate fence to porch is 5'

Board discusses photos

Used primarily for dog

Rear of property – disregarding the garage – could you build a deck in the rear?

Lorraine Sallata: we are not hear to revise plans

Stephen Samost: Would like to continue to next month

Frank Ferry: We have heard on adjournment. You can do normally if you make a change but there is no change here. We want to object. We are here tonight and we want it to be heard tonight

Mr. Lavine: Can we make a statement. This is not fair.

John Rosenberger: The Board has discretion to allow adjournment or a withdrawal

Lorraine Sallata: Does the Board agree to carry over

Greg Maiuro: Disagree – this is the second time

Mike Weissen: Disagree – Do it or drop it

Clyde Yost: Vote on garage issue

Dan Smith: Want options – Vote to adjourn

Bert Sabo: Vote to adjourn

Steve Rice: Vote to Adjourn

Lorraine Sallata: Vote to adjourn – it is the right thing to do

John Rosenberger: Consensus is to adjourn and come back – no re-notice to come back next month. Meeting is July 18th.

Mr. Bogutz: what is the definition of adjournment?

Predicated on a revision. If there is none, the Board will vote and react

Stephen Samost: Will submit amended copies to the City and will send copies to all parties including the attorney

John Rosenberger: There will be no re-notice. As a courtesy, copies will be sent to Mr. Ferry for review

7. Other Business

Steve Rice:

Planning Duplexes – Ordinance change

Possibly if area is 80% duplexes, would allow duplexes in area again

What is Board Feeling?

Craig Hurless: Would make duplexes permitted if 80% of the area is already duplexes

Otherwise would still have to come in for Use variance

This is a different way to allow things and promote renovation

Board discusses the issue

Bert Sabo: What provisions would there be for parking?

Mike Weissen: What % would there be?

Still thinking about it

Right now no one can rehab a duplex without a duplex

This would allow new zoning to allow the rehab

Right now only looking at rehabs

Positive aspects could be parking and others

Mike Weissen: If an applicant was once here and withdrew, can he come back with part of the old application?

If it was never voted on, they can re-apply as a new application

Coming back they can change, vote, or withdraw

Do we make suggestions for a plan B?

We can ask for suggestions for a middle ground

Board discusses the issue

Mike Weissen: Seems like it was a little loud tonight. We may need to redirect and focus

More focus is needed – it is a delicate balance

Usually we get very little input from the public

Motion to adjourn: Greg Maiuro

Second: Clyde Yost

Meeting adjourned at 7:50 PM