



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 19, 2013 – 6:30 PM

1. Call to Order
2. Flag Salute
3. Roll Call

Present

Lorraine Sallata
Greg Maiuro
Dan Smith

Clyde Yost

Mike Einwechter – Alt # 1

Absent

Mike Weissen

Stephen Rice
Bert Sabo

Professionals:

Craig Hurless, Polistina & Associates
John Rosenberger, Esq.

4. Adoption of Minutes of May 15, 2013 meetings
Motion: __Clyde Yost _____
Second: __Greg Maiuro _____
Approval: All in favor

5. Adoption of the Following Resolutions

Z4 of 2013 – Bruce & Joye Lesser

102 S Melbourne Ave
Block 40, Lot 8
Requested various “C” Variances – Approved

Z5 of 2013 – 111 S Cambridge Ave LLC

111 S Cambridge Ave.
Block 20, lot 2
Requested CNC – Approved

Motion: Greg Maiuro
2nd: Clyde Yost
Approve: All

6. Applicants

Bruce & Joye Lesser

102 South Melbourne Ave
Blk. 40, Lot 8
Requesting “C” Variances for Side, Rear, Lot & Parking
Represented by John Scott Abbott

Sworn in: *John Scott Abbott*

Overview:

Family compound on Dudley Ave
Want to build son & daughters home
Lot sizes meets requirements
Width is the issue being only 25’ wide
Need a 6” variance on each side to 3 1/2 ‘

LLC is a family owned LLC

Discusses building of house
A 1600’ house with 2 stories
Flood elevation will be at base of 13’
For the side yard – 17’ didn’t work well – needed 1’ more
Jimmie Agnesino recommended a side yard variance for it
No issue with drive and landscaping

Craig Hurless- The drive way cut?

An old out and a new one in
Plans were not clear – is parking going under the house
Yes
Insist that the plans show the parking under the structure
If so, then would comply with the ordinance

Lorraine Sallata: Acquired this in 2002?

No, was part of parent's estate – always part of the LLC

BOARD QUESTIONS:

None

PUBLIC PORTION:

None

Lorraine Sallata: Narrow street – issues with parking – question density in the area

Dan Smith: Looks like they will have off street parking – under the circumstances well thought out

Lorraine Sallata: Density is the issue – we have been trying to fix this – have had lots of discussions in the past

Scott Abbott: Not a density issue – we have 2000'

Lorraine Sallata: it is a frontage issue. Our job is to improve and keep the quality of life

John Van Duynes: Could redo the plan to get another parking spot there. Opportunity was to keep the family together and it is good for the neighborhood.

Clyde Yost: Could make a condition for the extra parking

Yes, that is fine

Scott Abbott: this will be one of the first new homes built in the flood area – it is going on pilings – still keeping with the height needs – Zoning allows for 2000'

MOTION: To approve with a width of 3.5' side yard with the conditions of the engineers report and for 3 parking spaces

Motion: **Dan Smith**

2nd: **Greg Maiuro**

Vote:

Greg Maiuro: Yes

With the additional parking and the workmanship planned

Mike Einwechter: Yes

Like family compounds – does great work

Dan Smith: Yes

Same as all above

Clyde Yost: Yes

Hardship with the lot size – good plan – no hardship issues

Lorraine Sallata: No

They are a long time Ventnor family – will liked – doing all we are trying to do to fix things – lot is in a small area – does not improve the Zoning

Motion Approved: 4 in favor, 1 opposed

Applicant:

105 S Pittsburgh is being postponed until the July 17th meeting – there will be no re-noticing

Applicant:

Arthur & Sandra Mattia

229 N Surrey Ave

Blk. 149, Lot 18

Requesting “C” variances for Dormer & Rear Yard setback

Represented by Brian Callaghan

Sworn in: *Brian Callaghan*

A full renovation – all will be new

Sworn in: *Sean Gibbs*

Son in law of owner – project manager

Reviews plans –

After Sandy, still wanted to do the work

Currently a dated structure

Approached Jimmie Agnesino with upgrades and plans

Wanted maintenance free items

Wanted a 2nd floor deck – needed variances – it is a family home

Very little living space on the first floor – all on the 2nd and 3rd floors – need deck for family use

Dormers are nothing more than to make a better esthetic look

Sworn in: *Tom Days* – From Ponzio’s Office

Exhibits:

A1- Aerial Photo

A2 – Front façade – existing

A3 – Will look like – front

A4 – Rear elevation photo & neighborhood

A5 – Variance Plan

Tom Days – Reviews exhibits

Reviews variance relief needed

All conform except

Rear yard for deck

Dormer – 12' to match the façade

No detriment – no density issues

No view issues

Front Yard – Dormer – Below the peak of the roof

Does not stick out at all – add an esthetic feature

Craig Hurless – Verified parking & landscaping

No real opportunities for either

Lorraine Sallata: 2 trees are growing out of the cement – possibly put some green there – plant something there

Willing to do whatever the Board needs

Leave trees with grass or remove and do something new

Will do as a condition – will put something there

Want to be careful on the side

Board Discusses landscaping plan – clears up condition

8'x3' area for landscaping

BOARD QUESTIONS:

Clyde Yost: Back side – any awning over the 2nd floor deck

No, it will be an open deck

Talked with neighbors and they are in favor of it

Dan Smith: will it be a solid deck

Yes, fiberglass, with columns supporting

PUBLIC PORTION:

Joette Adams –

This will be very important to the neighborhood

Enhances the whole area

Quality workmanship and a great plan

Motion: to grant 2 variances – Rear yard of 7.3' where 12' is required, and a dormer for 12' with condition of and 3'x8' landscaping area.

Motion: Greg Maiuro

2nd: Dan Smith

Vote:

Dan Smith: Yes

Well thought out – neighbors good & informed – good improvement

Clyde Yost: Yes

Great improvement – no hardship

Greg Maiuro: Yes

Outstanding job – an asset

Mike Einwechter: Yes

OK with all

Lorraine Sallata: Yes

Great upgrades – willing to work with all

Motion approved 5 in Favor, 0 opposed

7. Other Business

- a. St. James Property
 - i. Reviews what church wanted
 - ii. Reviewed what received from Planning Board
- b. R7 Districts – Possibly more development
 - i. Planning Board needs to rezone area because of house sizes
- c. Craig – much of this may be on next agenda
- d. Board discusses lot sizes

Motion to adjourn: __Greg Maiuro _____

Second: _____Clyde Yost _____

Meeting adjourned at __7:35 _____ PM