



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 March 21, 2012 – 6:30 PM

1. Call to Order: 6:26 PM
2. Flag Salute
3. Roll Call

Present

Absent

Lorraine Sallata
Greg Maiuro
Dan Smith
Mike Weissen
Clyde Yost
Stephen Rice
Bert Sabo

Professionals:

Craig Hurless, Polistina & Associates
John Rosenberger, Esq.

4. Adoption of Minutes of February 22, 2012 meetings
Motion: Clyde Yost
Second: Greg Maiuro
Approval: All in favor
5. Adoption of the Following Resolutions
Z-2 of 2012: Neil & Susan Cohen
7003 Atlantic Ave
Blk. 80, Lot 2
Requested "C" Variances - Approved

Motion: Mike Weissen
Second: Clyde Yost
Approve: All

Note: Other business:

Discuss with all attorneys and the Board about not getting information on a timely basis. Also, discussed changing of application after it has been deemed complete by the Engineer Board decided that the application may not be heard if this occurs

Engineer is sworn in for the duration of the meeting

6. Applicants:

5311 Atlantic Ave LLC
5309-5315 Atlantic Ave.
Block 56, Lot 2
Requesting Multiple "D" Variance and multiple "C" Variances
Represented by Chris Baylinson

Sworn in Chris Baylinson

Just received the Fire Department report 15 minutes before the meeting. We are requesting a postponement of the application until next month to review this with the applicant as well as review it with the Fire Department to address all concerns. Would like permission to not have to resubmit or re-notice as long as the applicant appears at next month's meeting to present the application.

Board has no issue with this. Attorney notifies any members of the public that the case will be heard at the April 18th meeting and that there would be no further notices.

7. Applicants:

Daniel Fien
104 S Cornwall Ave.
Block 21, Lot 7
Requesting Multiple "C" Variances
Represented by Brian Callaghan

Sworn in: Brian Callaghan

We have amended the application to remove the Front Yard setback for the Front Decks. They will now conform to the requirements.

Chris Baylinson represents the neighbor to the North. We communicated with them and agreed to make the changes to the front yard decks.

Also, we are asking for a waiver for the Street trees based on conversations with the neighbor and their impact on views.

Lorrain Sallata: Want to hear the case but do not have the calculations for the coverage adjustments.

Will do as we go

John Rosenberg: Questions as to when the numbers will be available

As we go

Lorraine Sallata: Is the Board OK with this

No issues from the Board

Chris Baylinson: Discusses the views of the neighbor and urges the Board to agree with the changes and allow the waiver

Brian Callaghan: Reviews Application

All jurisdictional needs have been met

Property is in an R1 zone

Plans are to demolish the existing home & garage and build a new single family dwelling

Deck has been made impervious, so this adds to the building coverage calculations

For water and fire, it will be less

Coverage for the new house will be less than the old house

Height is 35' required and we are asking for 36.83'

The Basement starts at elevation 7'

Eave height requirement is 23' and we are asking for 24.83'

Sworn in:

Donald Zacker – Architect

Randall Schewle – Planner

Randall Schewle: Exhibits A8 – Neighborhood Plan

Exhibit A9 – Aerial Photo

Discuss the site: Block 21, Lot 7 – 104 S Cornwall Ave – 6250 Sq. Ft. or 50'x125'

Variations Needed: Height: 36.83' vs. 35' – a difference of 22"

Eave Height: 24.83' vs. 23' – a difference of 22"

Building Coverage: 36.1% vs. 35% - this is the amended numbers

Lot Coverage: 67.7% vs. 60%

Height and eave height are comparable to the neighborhood

Copy of Exhibit A8 is passed out to the Board – other building in the area are discussed

Plans are to put in a basement in place of a garage for storage. Garage will be starting at elevation 7' – this moves up all floors of the home

Based on moving the house back to the 22' mark, it is doubtful anyone would even notice height changes

Building coverage and Lot coverage: by removing the garage and incorporating the storage space in the garage, the existing coverage of 72.6% is reduced to 66.7% while the requirement is 60%. Pools, pavers, and decks count in the coverage

Positives:

Extra standards on public safety – help with flood and fire issues

Adequate light and open space – removal of the garage and change in decking will enhance

Desirable visual environment – new home will be comparable with other homes and the neighborhood.

Negatives:

Do not see any detriment to the public good. Meets most of the requirements, moved the house back, and worked with the neighbors.

Mr. Zacker – Architect

Exhibit A1 – Plot Plan

Discusses plot plan and how plan is existing

Pool proposed in rear – replaces the garage

Reduced proposed front deck from 15' to 12'

Want to remove grass strips –they are a maintenance issue

Recommend setting the basement slab at 7' from 5.5' to remove water issues

There will be a French drain around the perimeter for water issues

Exhibit A2 – Elevation Plan

Discusses the elevations

Building Coverage & Lot Coverage

Amended figures

Building coverage with deck and all

Water proofing of deck adds to the numbers

Was 49.1% and will be reduced to 38.1%

Lot Coverage – reduced from 67.7% to 65.2%

Includes pool, pavers, building, and decks

New plan will be less than existing coverage

3 floor home has to have a 1 hour fire rating

Any decks will have to be included in this – therefore a waterproof deck

Positive criteria:

Better than what is there now

Consistent with the general area

Character of the neighborhood: no detriment – only an enhancement

Opens the rear area up – more light and space

Opens the view corridor

Waiver of the street trees will enhance the view corridor

Reviews the Fire Dept. review – the additional 22" would be the only issue

Board Questions:

Lorraine Sallata: Will the basement be finished?

Intent will be unfinished with drywall

What will the ceiling height be?

8'

Will it be used for only storage?

Yes to replace the garage

Discusses uses of basement

Dan Smith: What will be the entrance to the basement?

On the ocean side will be 2 entrances – one to mud room and one to basement

Any bathrooms or heating?

No

Bert Sabo: By code, does the basement have to be dry-walled?

Yes it will, with outlets

What is the pitch of the roof elevation?

5 ½'

Are you moving or changing the front deck stairs?

The will move with the change in the deck

Dan Smith: How will storm water run-off?

Gutters and directed away from the basement

Steve Rice: Is the 8' basement ceiling height standard?

If went different, would not have enough height for windows needed

Dan Smith: What will be the exterior materials?

Cedar impressions and shingles

Clyde Yost: What are the landscaping plans?

Will have more with deck moved back

Will have along all sides as well

Mike Weissen: Have we decided about the trees? I cannot see how the neighbor would see the ocean – how does this help?

Should get better views front and rear

Greg Maiuro: Are you using grass strip or paver?

Shown without grass- can put grass where trees would be

Sworn in: Dan Fein, owner

Craig Hurless: reviews report of 3/16/12 – are there any issues with the technical issues?

No

By moving the deck back 3', will the front steps move back 3' as well?

Yes

For additional landscaping, can an enhanced plan be submitted?
Yes

Public Portion:

Frank Ferry for St. Leonard's Tract Association
There are concerns with the project
It is a larger than required lot, but they still cannot fit it

Leonard Mordell – 4 N Dudley
Many concerns were put down with the testimony
Why are there any variances for new construction?
See good reasons and a good design
Concerned with the water run-off
Do not object much now

Louis Selerath: 6001 Ventnor Ave
Want to maintain integrity of neighborhood
Plan fits spirit of neighborhood

Mike Weissen: Are you giving a blessing or half hearted
We are objecting but it is a good plan
Any variance is an issue

Lorraine Sallata: Height variance makes sense for flooding but the coverage is still an issue

Greg Maiuro: Concern was with front yard but that was fixed

Margaret Brick: 106 S Cornwall
St. Leonard's never looked at the house as it was
Delighted with the improvements
Sometimes little things are not important

Chris Baylinson:
Renew the wish for street tree waiver. Will impact view and maintenance

Brian Callaghan: Review
It is a good application. The house is in dis-repair.
From all points of view, it meets the needs of the City.
Garage is eliminated for the basement
Matches the character of the neighborhood
Decks have to comply with codes and are thus impervious
Mr. Fein and his neighbor made agreement and changes were made
St. Leonard's tract heard and softened stance
Street trees – don't believe will help, but we will put an enhanced landscaping plan

John Rosenberg: All exhibits are in place

Lorraine: What are exact coverage numbers?

Building Coverage: 40.7%

Lot Coverage: 66.5%

Mike Weissen: What about the street trees?

Still asking for a waiver

Motion:

Height Variance: 36.83'

Building Coverage: 40.7%

Lot Coverage: 66.5%

Eave Height: 24.83'

Include a waiver for street trees

Conditions to include all technical comments from Engineer and an enhanced landscaping plan

Motion: Greg Maiuro

2nd: Clyde Yost

Vote:

Greg Maiuro: Yes

Front Yard withdrawn was a big issue

Mike Weissen: Yes

Listened to everyone – so many concessions – good project – very sincere

Clyde Yost: Yes

Very nice plan – accommodates neighbor well

Bert Sabo: Yes

Well done – fits in well – only issue with street trees but it is beach block

Steve Rice: Yes

Consistent with neighborhood, well thought-out

Dan Smith: Yes

Well thought – may not need coverage based on code issues – need to look at code

Lorraine Sallata: Yes

For new construction, it is as close to code as can get

After discussions, fine with variances

Positive to neighborhood – cooperated with all

Motion Approved: 7 in favor, 0 opposed

8. Other Business

a. Brian Callaghan: R7 zones – re-institute duplexes

i. Setbacks may not work

ii. 12' front – look at 5'-6' fronts

iii. 10' in rear

iv. Going through the process – would need 1200'-1300' to be a sellable unit

v. If existing setbacks are maintained, it may not work

- b. Craig Hurless
 - i. Planning Board is looking at these exact issues
 - ii. I would encourage any Board members to attend the next meeting
 - iii. Board discusses R7 issues
 - iv. Ordinance to create an overlay district on Wellington Ave
 - 1. To enhance building in that area
 - 2. It is in the hands of the Commissioners now
 - v. Board discusses duplexes
 - vi. Board discusses Monaco area
- c. Board discusses Street trees and their issues

Motion to adjourn: Mike Weissen

Second: Bert Sabo

Meeting adjourned at 8:22 PM