



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 May 18, 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 April 20, 2011 meetings  
Motion: Mike Weissen  
Second: Greg Maiuro  
Approval: All in favor
5. Adoption of the Following Resolutions  
Z-6: Norman Goldberg  
108 S Littlerock Ave.  
Block 11, Lot 9  
CNC - Approved  
Z-8: Robert Elias  
105 S Newport Ave.  
Block 27, Lot 6.01  
Requested "C" Variance for Front Yard – Approved

Z-9: Arthur & Anna Bliss  
14 S Martindale Ave.  
Block 86, Lot 26  
"C" Variance for Side and Rear Yard - Approved

Motion: Mike Weissen  
Second: Clyde Yost  
Approve: All

6. Applicants:

- a. Dr. Ronald Plotka  
108 S Victoria Ave.  
Block 12, Lot 8  
Requesting multiple "C" and "D" variances  
Continued from April 20, 2011 meeting

**Brian Callaghan**

We are asking to adjourn the application to a later date so that we may redesign the property.

We will re-advertise and re-notice for the application

We will have new plans

We knew there was no way to have a new set of plans completed within one month, therefore we are asking for an adjournment and a continuance.

- b. Chris & Christine Shoup  
16 North Wissahickon Ave.  
Block 127, Lot 15  
Requesting a "C" Variance for Front & Side Yard setbacks

Sworn in: Chris Shoup

Need a "C" variance for Front and Side yard

Want to enclose a second floor bedroom

This will increase the size of the bedroom and make a master bathroom

There are 4 bedrooms existing and will remain 4 bedrooms

There are 1 ½ baths and the plan will make it 2 ½ baths

There are some plantings of shrubs and trees already in the front of the house, so we are asking for a waiver for any additional. We have submitted the work already complete.

**Board Questions:**

**Lorraine Sallata:** Your plan shows coverage of 75% with no change. We are concerned about not having enough green in the front by the curb

Have stones on both sides and some grass in the front and back. We have put in some

**Jack Matthews:** There are no more changes planned then what was already done?

Correct

**Steve Rice:** Are the plumbing plans the same for venting  
The venting will be up to the roof with separate venting for the new bath

**Mike Advena:** Are you asking for a waiver for street trees?  
Yes

**Lorraine Sallata:** We would like to see trees – the ordinance calls for it and would like it

**Mike Advena:** How many parking spots do you have?  
2 small spots in the driveway

If there were street trees along the curb, do you foresee any affects to the parking?  
Depends on the placement

**Clyde Yost:** What is the size of the deck on the 2<sup>nd</sup> floor?  
About 8'x12'

Is the one right below the same size?  
Yes

Is the 2<sup>nd</sup> floor deck open?  
Yes with a vinyl railing. There will be a sliding door to the 1<sup>st</sup> bedroom and a regular door to the 2<sup>nd</sup> bedroom.

**Steve Rice:** is there central air?  
Yes

**Public Portion:**

None

**Jack Matthews:** A motion for a Front and Side Yard setback.  
Conditions to include: Comment #1 from Engineer's report for 2 street trees

Motion: Greg Maiuro

2<sup>nd</sup>: Clyde Yost

Vote:

**Greg Maiuro:** Yes  
It will be an asset to the street

**Mike Weissen:** Yes  
Plans looked great

**Dan Smith:** Yes  
Nice Addition

**Clyde Yost:** Yes  
Nice Plans

**Steve Rice:** Yes  
I will be an asset. I see no negative impact

**Peter Courter:** Yes  
Nice asset

**Lorraine Sallata:** No  
Nice Plans

**Motion approved: 7 in favor**  
**0 opposed**

- c. Maxine Stonehill  
5901 Winchester Ave  
Block 115, Lot 1  
Requesting a "C" variance for Front Yard Setback  
Represented by Frank Ferry.

Sworn in: Frank Ferry

Property is at the foot of the Dorset Avenue Bridge and the corner of Winchester Ave.  
People use Winchester Ave. to bypass Ventnor Ave.  
There is lots of noise and lots of traffic

The plan is to enclose the existing porch to make more room  
The plan will put a roof over the extension  
There will be no change to the foot print  
The plan is to expand the usable living space

Sworn in: Arthur Ponzio

Exhibits: A1: Aerial View  
A2: Survey & Photo  
There is a hardship from the traffic.  
There is 11.2' on the front and 5' on the other front  
There will be no views blocked by the plan  
There will be no increase in Lot Coverage  
This makes the home more usable and better looking  
The home was built in 1907. There will be no impact on the City Ordinance

Sworn in: Jeffrey King – Architect

There is an existing patio on the front of the house  
The plans show an all glass enclosure of approximately 9'-8"x10'-2"  
It will be all glass so you will be able to see into the area  
All soffits, roof, etc. will be made to match the rest of the house  
The plans will be built on the existing foundation

**Board Questions:**

**Lorraine Sallata:** Is there an entrance from the outside or just the inside?

From the inside

Will there be heating and Air conditioning?

Yes, with that amount of glass it is needed

Will it be a fully functional room?

Yes

**Clyde Yost:** The outside walls look like they are load bearing – are you just enclosing the area?

Yes

**Public Portion:**

**None**

**Motion:**

**Frank Ferry:** This application is to have a better use of the home.

**Jack Matthews:** Motion is for a “C” Variance for Front Yard Setbacks

\_\_\_\_\_ The conditions from the Engineer’s report is to have 2 street trees planted

Motion: Greg Maiuro

2<sup>nd</sup>: Steve Rice

Vote:

**Peter Courter:** Yes

It is esthetically pleasing and will be a nice addition

**Steve Rice:** Yes

Like the presentation – hardship has been met

**Greg Maiuro:** Yes

It is a true hardship – it will be a nice porch

**Mike Weissen:** Yes

It is a hardship -

**Dan Smith:** Yes

Pure Hardship – will allow for better use

**Clyde Yost:** Yes

It will be space enhancing living space

**Lorraine Sallata:** Yes

A Hardship – But will keep the integrity of the building

Motion carries:

**7 in Favor**

**0 Opposed**

7. Other Business

i. None

Motion to adjourn: Mike Weissen

Second: Greg Maiuro

Meeting adjourned at 6:57 PM