



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 23, 2012 – 6:30 PM

1. Call to Order: 6:31 PM
2. Flag Salute
3. Roll Call

Present

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

Absent

Professionals:

Craig Hurless, Polistina & Associates

John Rosenberger, Esq.

4. Adoption of Minutes of April 18, 2012 meetings

Motion: Clyde Yost

Second: Dan Smith

Approval: All in favor

5. Adoption of the Following Resolutions

Z-4 of 2012: 5311 Atlantic LLC

5309-5315 Atlantic Ave

Blk. 56, Lot 2

Requested "D" & "C" Variances – Approved

Represented by Chris Baylinson

Z-5 of 2012: John & Lena Yanovsky

7 S Newport Ave

Blk. 70, Lot 6

Requested a CNC – Approved

Represented by Brian Callaghan

Motion: Bert Sabo
Second: Steve Rice
Approve: All

6. Applicants:

Thomas & Constance Halpin
6502 Ventnor Ave.
Block 71, Lot 19
Requesting a CNC
Represented by Brian Callaghan

Sworn in Brian Callaghan

All requirements have been met
Requesting a Certificate of Non-Conformity (CNC)

Main commercial on ground floor and 2 apartments on the 2nd floor

Documents reviewed to Board:

- Copy 1976 Deed
- Copy original floor plan
- Photos
- 1965 Tony Grant studio photo
- 1988 record card Physical therapy office & 2 apartments
- 1974 Record card showing store and 2 apartments
- 1961 Polk Directory showing Tony Grant Studio & 2 apartments

Floyd Millan Letter shown stating father sold property to help. States Ground floor and 2 apartments

John Rosenberger: Cannot take letter under oath

This is an easy situation. 2001 is the test year based on City records

Board Questions:

None

Public Portion: 6:35

None

Motion:

Motion: To grant application for a CNC: Steve Rice
2nd: Bert Sabo

Vote:

Dan Smith: Yes

Well documented – beyond normal

Bert Sabo: Yes

Complete evidence to back up application

Steve Rice: Yes

Consistent information supports application

Greg Maiuro: Yes

Multiple businesses have been there

Mike Weissen: Yes

Remember businesses being there

Clyde Yost: Yes

Documents support application

Lorraine Sallata: Yes

Very familiar with property

Motion Approved: 7 in favor, 0 opposed

7. Other Business
 - a. None

Motion to adjourn: Greg Maiuro

Second: Steve Rice

Meeting adjourned at 6:38 PM