



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 15, 2013 – 6:30 PM

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

Present

Greg Maiuro
Dan Smith
Mike Weissen
Clyde Yost
Stephen Rice
Bert Sabo
Mike Einwechter – Alt # 1

Absent

Lorraine Sallata

Professionals:

Craig Hurless, Polistina & Associates
John Rosenberger, Esq.

4. Adoption of Minutes of March 20, 2013 meetings
Motion: __Steve Rice _____
Second: __Clyde Yost _____
Approval: All in favor

5. Adoption of the Following Resolutions

None

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*

Proposal Overview:

Existing Home

2nd home – have owned since 1992

This will be a substantial renovation

Includes a Bedroom and increase sizes for family

Total renovation adds 700 Sq. Ft.

Goes from 5 to 6 bedrooms

Variances needed:

Parking

Setbacks

Sworn in –

Bruce Lesser – Owner

Gary Mednick – Architect

Gary Mednick:

Reviews plans

Current Site Plan

Photos (6) – Included in packet

Zoning Variances:

Setback for south side: 3' which 5' is required

Garage is set back 18"

Roof Lines – discusses plans

Currently a plat roof on garage

The 18" roof is an architectural feature for a better look

Had to cantilever addition over the garage

Cantilever in front of house for roof slope

Depth is about 9' – purpose is to create the area for the addition

Other addition is for 2 dormers

Set back to meet the 5' setback requirement and to get the 2 new BR areas

Reviews all additional spacing

Raising roof up and increasing pitch

Added connection porch is to have access from the bedrooms
Also gives covered parking

This is designed to not interfere with any neighbors

Parking – shows 3 – could get to 5 cars very tightly
Showing 3 exterior as the garage is used for storage

BOARD QUESTIONS:

Clyde Yost: For the neighbor behind, how high is the roof over the garage? It could block the sun to the neighbor.

Don't believe so, it is a 45 degree pitch
Talked with neighbors, none believe will be an issue
Board Discusses roofs and walls

Greg Maiuro: Discusses wall height – discusses wall area
Continue to move away from wall up to about 30'

*** Board discusses the roof and wall areas****

Steve Rice: Have there been any other variances before?
House is about 100 years old – no

Sworn in: **Craig Hurless**

Steve Rice: What is the definition of a Bed Room?

Craig Hurless: If the gathering room were used as a bedroom, it would trigger a 4th parking spot needed. Legally, they have 3 parking spaces based on code.

Steve Rice: How does eliminating a Bedroom and making it a study work?
Room was a Bedroom, but will not be used as such

Not really changing anything

Craig Hurless – it becomes an enforcement issue, there is nothing in ordinance.

Bruce Lesser – Plan to make an office – gathering room is to be a play room
Bought the house in 1992-93 as a summer home
Have grandchildren and need space for them
Neighbors are all aware of the project and have had correspondence with them
Doing this as least intrusive as possible
The study will be an office

John Rosenberger: Will you accept as a condition that the study will not be a bedroom?
The Gathering room with no closet will not be a bedroom?
Concerned if we sell the property to accept for others

If you don't accept, the Board will weigh that option

Scott Abbott: The Board is concerned with sneaking in a bedroom with the study or gathering room and that is it.

*** Board and Applicant discuss the issues***

Applicant discusses Bedroom and study issue

Dan Smith asks if applicant wants a recess to discuss
A recess is granted

Scott Abbott: the applicant understands the restriction

Bruce Lesser: We are asking for 6 bedrooms, we agree to the condition

Craig Hurless: Need to update the plans to show Zoning Requirements of 3 parking spaces

Greg Maiuro: Garage is 5" from the rear – now putting a structure on the garage
It is an attached garage and is thus part of the principal structure

Mike Weissen: if attached, do you have to have access to the home
No, but there is access through the basement

Craig Hurless: Reviews Engineer review
Street Trees: typically beach area properties are waived
Landscaping is shown and shrubs are there as a tradeoff
There is a slight increase in lot coverage
Roof pitch – gutters should go to street area

PUBLIC PORTION:

None

Scott Abbott: Plan was designed with neighbors in mind
Many good items were brought up
Would like to get this approved
Minimizes negative effects

MOTION: Grant relief for Rear Yard, Side Yard, Lot coverage, Building coverage
Conditions to revise plans and landscaping – done as one motion

Motion: **Steve Rice**

2nd: **Greg Maiuro**

Vote:

Greg Maiuro: Yes

Issues with garage were settled

Mike Weissen: Yes

Explained very well

Clyde Yost: No

Garage is going up 30' and believe it is a negative impact

Steve Rice: Yes

With conditions stated

Bert Sabo: Yes

Concerned with rear setbacks, but a well done plan

Mike Einwechter: Yes

Terrific renovation – need more of these

Dan Smith: Yes

Well presented – well thought out – an asset

Motion Approved: 6 in favor, 1 opposed

Applicant:

111 South Cambridge Ave LLC

111 South Cambridge Ave

Blk. 20, Lot 2

Requesting CNC

Represented by John Scott Abbott

Sworn in: *Scott Abbott*

Appeared in 2007 for a 4' glass partition

There was a decrease from 22 units to 20 units

Never planned to remove the super's unit – it is a non-rental unit

Now they are renovating the basement that was damage by Hurricane Sandy

Directs Board to property card that shows 26 units and a basement unit

Unit has always been there

Currently the Super is living upstairs

It is called the "Caretaker Unit" – it is non-rental

Sworn in – *Mr. Samcheck*

Principal for the Applicant

Reviews plans for the renovation & how it will be used
Plan for basement area – for the Super
Current condition is very bad

Currently is compliance with fire code and there are no issues

Asking the Board how to Proceed

BOARD QUESTIONS:

Greg Maiuro: Know the building and there has always been an area for the Super

Dan Smith: Have approval for 26 units, but resolution states 20 units
Instructed to get a CNC for the other unit

John Rosenberger: Board is affirming the unit has been there and can be there

Mike Weissen: What is the clarification?
Just need to clarify that there is a non-rental unit

Bert Sabo: There are sprinklers in the halls, can you do in the basement?
Yes
Falls under rehab code – would like condition put there

One photo shows window well that looks blocked
It is Pix #3 in drawing

John Rosenberger: Does Fire Department inspect for CO and for egress?
Yes, it is subject to the conditions for the CO

Board and Applicant discusses location for sprinkler system

Condition of CNC will be the sprinkler system for the Super apartment in egress areas
Agree to the Fire Dept. for this

PUBLIC PORTION:

None

Motion: to Grant a CNC with the condition of Fire Codes and a sprinkler system in the egress area
Motion: Steve Rice
2nd: Bert Sabo

Vote:

Steve Rice: Yes

Was an existing area

Bert Sabo: Yes

Always known to be there –good to have Super on property

Mike Einwechter: Yes

OK with all

Greg Maiuro: Yes

Been there for years

Mike Weissen: Yes

OK with all

Clyde Yost: Yes

With conditions as stated

Dan Smith: Yes

OK with all

Motion approved 7 in Favor, 0 opposed

7. Other Business

- a. Review Financial Disclosure changes
- b. Email of info to Board members

Motion to adjourn: __Mike Weissen _____

Second: _____Greg Maiuro _____

Meeting adjourned at __7:55 _____ PM