



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 November 17, 2010 – 6:30 PM

1. Call to Order: 6:33 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.
Wesley Becker, Polistina & Associates

4. Adoption of Minutes of October 20, 2010 meetings

Motion: Clyde Yost
Second: Mike Advena
Approval: All in favor

5. Adoption of the Following Resolutions

Z-17: Ronald & Rachelle Kaiserman
106 S. Harvard Ave
Block 23, Lot 11
Represented by Craig f Dothe, Architect, LLC
Requested a "C" variance for Front and Rear Yard Setback – Approved

Motion: Greg Maiuro
Second: Mike Advena
Approve: All

6. Applicants:

Delores Hasson & Charles Murrin

111 N. Washington Ave

Block 191, Lot 7

Represented by Chris Ruggles, Crestview Custom Builders, LLC

Requesting a "C" variance for Front Yard Setback

Sworn in: Delores Hasson – Owner & Chris Ruggles - Builder

Chris: Plans are to remove an old concrete porch which has many cracks in and replace with a composite and vinyl porch with a gable roof

Jack Matthews: Will the roof be the same or different as current

All will be the same as existing. The awning will stay and everything will cover the same area.

Board Questions:

Dan Smith: In regards to drawing and pictures, what will roof cover?

Same as current as well as door area

Greg Maiuro: Discusses Drawings

Will cover over deck and will cover entranceway – will not be large

Mike Advena: Will the area from the new roof be accessible from inside and will you plan to enclose porch at any time?

No

Mike Weissen: Will the landscaping and shrubbery be replanted?

Yes, it has already been removed and will replant after work

Mike Advena: Do you plan to plant any street trees on the curb

No, only what was existing

Clyde Yost: What are the plans for the awning?

Will cover entrance area and try to save 2nd floor window

Dan Smith: Do you plan to pull all concrete out?

Yes, will pull all out and frame new porch with pressure treated wood and then lay a composite deck with vinyl railings. The stairs will be same plan

The landscaping will be the same?

Yes, landscaping has been pulled out and will be replanted

Steve Rice: Will the composite deck have spacers in between?

Yes, to allow water run-off

Mike Advena: Will the new roof come to the existing roof line?

Will try to mirror the existing gable roof

Public Portion:

None

Motion to approve application for a Front Yard setback of 3.89' – No Conditions set

Motion: Greg Maiuro

2nd: Steve Rice

Vote:

Greg Maiuro: Yes
No Detriment – nice plan

Dan Smith: Yes
No issues – Nice improvement

Clyde Yost: Yes
Just replacing old – Same footprint – no issues

Mike Advena: Yes
No expansion of existing footprint

Steve Rice: Yes
See only a positive impact – enhances house

Peter Courter: Yes
Nice enhancement

Mike Weissen: Yes
Good application – well presented

7 in favor
0 opposed

Motion granted

Other Business:

1. Discussed new application – review all items in application
 - a. Wes Becker: Can you add Certification of taxes that they are current
 - b. Peter Courter: At League of Municipalities meeting – it was suggested that application have a certification that would allow members to come on properties to review
 - i. Jack Matthews: Discusses case law – not applicable
 1. Probably not a good idea to add
 - c. Jack Matthews: Why and whose decision was it to charge for Notice of Decision
 - i. Commission decided on it
 - d. Mike Advena: Planning Board questioned decision of dates
 - i. Application states 4 weeks out for final and 6 weeks out for initial – try to be flexible if possible
 - e. Dan Smith: When do you get notices from applicants
 - i. By the Monday before the meeting – try to be flexible

Motion to adjourn: Greg Maiuro

Second: Mike Advena

Meeting adjourned at 7:03 PM