



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 28, 2012 – 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  
Bert Sabo  
Mike Einwechter – Alt # 1  
Fred Nahas – Alt # 2

**Professionals:**

Craig Hurless, Polistina & Associates  
John Rosenberger, Esq.

4. Adoption of Minutes of October 17, 2012 meetings  
Motion: Clyde Yost  
Second: Steve Rice  
Approval: All in favor
5. Adoption of the Following Resolutions  
**Z-13 of 2012: William & Diane Garron**  
*164 N Derby Ave – Blk 157, Lot 13*  
*“D” & “C” variances-Approved*  
*Represented by John Scott Abbott*

Motion: Bert Sabo  
Second: Greg Maiuro  
Approve: All

6. Applicants:

James & Karen Pearlstein  
107 S Pittsburgh Ave.  
Block 38, Lot 2  
Requesting "C" Variances  
Represented by Cooper Levenson, Attorneys at Law

Sworn in *Nick Tallvacchia* of Cooper Levenson

This application is for a partial 3<sup>rd</sup> floor addition

Variances requested:

Eave Height  
Rear Yard  
Height

Were here in 2007 for a renovation

Photos passed out: A1-A8 – Photos of property  
A9 – Large photo of property from 2007

Sworn in: John Barnhardt – Planner & Engineer  
Reviews A9 from 2007 before renovation  
Came to Board for renovations in 2007

A10 – Photo of current house

Reviews 2007 variances – prior to renovation

-Wanted to maintain a 0' front yard setback, but compromised to 7' with open porches to property line  
-Rear Yard setback of 6' where 10' is required

Applicant has outgrown the interior of the house and looks to add a partial 3<sup>rd</sup> floor addition for a master suite of approximately 400 sq. ft. on the 3<sup>rd</sup> floor

A11 – floor plan

Reviews

A12 – Elevation plan

Reviews

A13 – Site Plan

Reviews & reviews setbacks

2 of 3 requested were given in 2007

- Rear Yard – Existing is 6' and plan to maintain the 6'
  - Will be going vertical and maintains non-conformity
- Eave Height – Granted at 31' prior and propose to match the 31'
- Height – peak of roof proposed at 37' where 35' is required

Justifications:

Respects the properties in area  
Done very tastefully

Rear – openness around the other sides is great – keeps the area open  
Building next to property is at almost 3' so the corridor is already taken  
A14 – photo of area looking down the rear corridor  
Neighbor has a blank wall looking in so there would be no view to property

Height – Doesn't have an impact on anyone  
It is high as to the ordinance but there is no impact to others

Eave Height – keeps to same as the rest of the house  
Peak height – keeps architectural consistency

Positive/Negative criteria:

Desirable visual environment  
Unique elements  
Investment into community  
No detriment – keeps neighbors in mind  
Same variances as previously approved

**Board Questions:**

**Clyde Yost:** What is height of BR ceiling?  
Is a vaulted ceiling because of windows

Sworn in: James Pearlstein  
Height is about 9'-6"

**Greg Maiuro:** What is total height of back wall?  
31' but not full length of home

**Steve Rice:** in 2007, were there any conditions?  
None Known

**Mike Weissen:** Remember case and many concessions made  
James Pearlstein reviews previous items

**Dan Smith:** Will BR have windows and will they match others?  
Yes, they will be high windows

**PUBLIC PORTION:**

None

Public Portion Closed

**Craig Hurless** sworn in:

Reviews Engineer report and variances

Comments:

Street trees – requested waiver for and for landscaping plan

Will maintain existing landscaping

Do not have a problem with doing this

No issue with waiving trees- beach block area

All other State requirements to be met

**Dan Smith**: Waive the trees

All Board agrees to waive trees

**Mike Weissen**: How fast will renovation occur?

Very quick – done before Memorial Day

Motion: 3 variances & condition to maintain existing landscaping & waive street trees

Motion: Steve Rice

2<sup>nd</sup>: Bert Sabo

Vote:

**Greg Maiuro**: Yes

No hardships to the neighbors

**Mike Weissen**: Yes

Did a great job

**Clyde Yost**: Yes

Nice plan – no negative impact – will improve the area

**Steve Rice**: Yes

No negative impact – nice flow

**Bert Sabo**: Yes

Esthetically pleasing – no issues

**Mike Einwechter**: Yes

Well done plan – looks like a beautiful building

**Dan Smith**: Yes

Well done plan – looks like a beach house

Motion Passes – 7 in favor, 0 opposed

**Application Approved: 7 in favor, 0 opposed**

7. Other Business

- a. December Meeting – Request to change time to 5 pm – all agree

Motion to adjourn: Greg Maiuro

Second: Steve Rice

Meeting adjourned at 7:15 PM