



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 October 20, 2010 – 6:30 PM

1. Call to Order: 6:35 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 September 15, 2010 meetings
Motion: Mike Advena
Second: Dan Smith
Approval: All in favor
5. Adoption of the Following Resolutions
None
6. Applicants:
Ronald & Rachelle Kaiserman
106 S. Harvard Ave
Block 23, Lot 11
Represented by Craig f Dothe, Architect, LLC
Requesting a "C" variance for Front and Rear Yard Setback

Sworn in: Craig Dothe – Architect

Property is an existing 3 story home on a raised basement. It is in a “B” zone so there are no flood issues. It is the same as the other homes in the area. Many of them have the same look at general plan. They all line up and wind can come in through the corridor. This was an important issue during the design and planning stage.

Shows plans and reviews design

Decks and Areas

1st and 2nd floor decks

It is an older structure that hasn't been renovated in a while.

Plans were to redesign at a slow pace

Modify to give a good architectural look

Any modifications that previously were completed were done for need not look

This new design wanted both need and look taken into account

Modifications are planned to roof to give a more normal look

The front façade is planned to relocate to a more central location to give a more harmonious design

Plan to remove the old outdoor shower and put a laundry room and elevator shaft. This plan is designed to fit within all conformities.

Reviews photos of other houses and where additions were done to those houses

Reviews Floor plans

1st floor: Variance is being sought for a change in adding a powder room. This will cause a continuation of the 9' for about 3-4 more feet.

Plan to move the landing towards to ocean to make a more decent deck.

Ground Floor: Area is currently made up of a number of little rooms. Plan to make into a Beach Pavilion type of idea. It will include a bath and shower with lockers, a bar, and entertainment space.

2nd Floor: The master bedroom will include a sitting area and a bath. On the Bay side of the home, the other bedrooms will be adjusted. The total bedrooms will go from 4 to 3.

3rd Floor: The same 4 bedrooms will stay but made smaller to add a bath

Outside: plan to make more modern and pleasing. Will add a deck to the 3rd floor for light and looks; thus expanding the area. This will add privacy to the master bedroom. This upper deck will be used by the upper bedrooms

The concerns include fire safety in the upper floor and the addition of the deck will help with this.

The block is in transition but the newer houses are trying to keep the old look.

The Zoning needs are as follows:

Front Setback for the 3rd floor deck

Rear Setback for the moving of the wall into the landing area

Did not design to negatively impact Zoning and plans were made to make a better look in the neighborhood.

Board Questions:

Greg Maiuro: What is the exterior planned for – configuring in same foot print

A combination of stucco and vinyl

For the most part will be same footprint except for rear area into the landing.

Steve Rice: What is exiting plumbing in basement and what is snack bar planned for

There will be no oven – Plans are discussed

Have you looked into landscaping?

Did not plan any but can do if needed

Have you looked into trees?

Unsure if it will block neighbors view to beach. Will leave up to Board what needs

Clyde Yost: What is size of back deck and are there plans to enclose shower?

Deck will be 7'x9' all open. Will enclose shower for elevator and HVAC

Sworn in: Ronald Kaiserman – Owner

Took drawings to neighbors. All had no concerns with the house plans, but did have concerns if trees were to be planted. They felt that they would block their view. They also do not have any grass.

Steve Rice: What are the plans for the driveway? Could you do a strip of grass within it?

Planned for concrete and pavers, but a strip of grass is fine

Dan Smith: What are the plans for the planter in the front?

Plan to put a new one in where the old one is now

Is the front staircase changing?

Not too much; some cosmetic changes

Mike Advena: Have you considered stepping the 3rd floor deck in?

Columns would cause an issue

All discuss decks and the looks of them

Peter Courter: Did you show the neighbor behind you the plans?

No

Mike Advena: Is the property registered for 8 bedrooms

Not sure

Are there any parking issues?

Can put 3 cars in drive

Do they need to possibly ask for an additional variance for the planter? Can we amend the application?

Jack & Wes – They are currently encroaching in the City right of way. They would need to enter into an agreement with the City to allow this encroachment. To allow the encroachment, they would have to go before the Commissioners and request it. They would need a recommendation from the Board to enter into a licensing agreement with the City.

Applicant would like to request this.

Peter Courter: Is there any plan to adjust the garage to give the same look?

Not in the initial plans, but do plan to do in future. Will speak with contractor.

Mike Weissen: In Jimmie Agnesino's review, what is meant?

Jack: The applicant is requesting the variance for the 3rd floor

Wes: The 1st floor is at 5', the 2nd floor is at 4', and the 3rd floor must follow the building

Lorraine Sallata: trees vs. grass – not liking waivers for – do not like – would like to see grass on the curb. With regard to tree, Board is more conscious of bringing more green in. Do not like to give waivers

Board reviews the Pros and Cons

Neighbors not happy with trees – could do shrubbery but parking will be an issue.

Jack Matthews: The existing planter has shrubbery height of?

About 2'

Could you do 4'-4 ½' tall?

Yes

Mike Advena: Are you removing the concrete in the rear yard? Could you do pavers?

Yes, pavers would be fine in the back

Could you make them more pervious type of materials?

Yes

Lorraine Sallata: In the basement, are we sure that those rooms are not included in the bedroom count

Can be a condition of only 7 bedrooms

Public Portion:

None

Motion: Greg Maiuro

2nd: Dan Smith

To Approve with the following conditions:

- Enter into a licensing agreement with the City of Ventnor for encroachment of Planter into City right of way
- Grass strip in the front curb
- Grass strip in the middle of driveway
- Shrubby is to be 4' high minimum

- Pavers are to be of a more pervious nature
- Limit if 7 bedrooms
- Waiver for 2 street trees

Vote:

Mike Weissen: Yes

Area in need of renovations – lots of time and thought put into plan – will be a great plan with all conditions met

Dan Smith: Yes

Well thought of plan – a positive asset with no negative impact

Clyde Yost: Yes

Drawing and plans very nice – will enhance neighborhood

Greg Maiuro: Yes

An asset to the street – good to update an old home

Steve Rice: Yes

See only a positive impact

Peter Courter: Yes

Well thought out

Lorraine Sallata: Yes

Good job – like the integrity kept – very open to changes needed

7 in favor

0 opposed

Motion granted

Other Business:

1. Discussed new application – plan for next meeting to have in place
2. Discussed fees
3. Application
 - a. Have an existing and proposed plans – a sketch is all that is needed
 - b. Report any open violations
 - c. Include copy of tax card with application
4. Need to have Jimmie Agnesino give more detail in his reports – possibly add any CO info

Motion to adjourn: Mike Weissen

Second: Dan Smith

Meeting adjourned at 7:52 PM