



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 19, 2011 – 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
Peter Courter
Mike Advena

Professionals:

John Matthews, Esq.
Craig Hurless, Polistina & Associates

4. Adoption of Minutes of September 21, 2011 meetings

Motion: Steve Rice

Second: Clyde Yost

Approval: All in favor

5. Adoption of the Following Resolutions

Z-15: James Muskett

1 S Buffalo Ave

Blk 75, Lot 18

Requested "D" variance and multiple "C" Variances – Denied

Motion: Mike Weissen

2nd: Greg Maiuro

Approve: All

6. Applicants:

- a. Bruce & Gail Cohen
5410 Edgewater Ave.
Blk 150, Lot 18 & 18.01
Requesting "C" variances for Lot Coverage, Side yard Setback, Deck Setback & Parking
Represented by Brian Callaghan of Callaghan, Thompson & Thompson

Sworn in – Brian Callaghan

This is an R7 Zone
Plans are to demolish the existing home and build a new single family home
The building is almost 100 years old
Needs new everything from bulkhead on down
CAFRA permit has been approved

Sworn in: John Barnhardt and William Cohen

Exhibits shown:

- A1: Aerial View
- A2: Variance Plan
- A3: Architects Plan

Aerial plan is reviewed
Home is on Edgewater Ave and Edge of Suffolk Ave

A2: Existing area on left side reviewed
It is a dated structure – existing pylons & bulkhead need to be replaced
The new plan fits into all criteria

Proposal on the right side: Identical footprint over the water
New permits do not allow any water changes
Must fit into existing footprint
Plan was slightly adjusted
Added more rear deck area
On land there is a new covered porch
Adjusted the house size

Variations: Fit into the C1 and C2 criteria
It is a varying shaped lot
Rear Yard Setback – Proposed deck
Matches existing deck exactly
Essentially an existing structure
Other homes are out further – this will not block views

Side Yard – 4' is required
Existing is 2.8' and plan is 2.8'
Longer corridor on one side with neighbor
Would have to reduce home size to conform
C1 hardship would apply

Lot Coverage – 75% is required and 78% is planned
Currently have about 100% coverage
Will create landscaping for curb appeal
Give a softer look
C2 criteria applies – Better than now
Parking – Have 2 spaces now
Useable area is 17' – requirement is 18'
Will still be able to use for parking
This is an existing condition
Lot size – Will need variance
Requirement is 2000' and the lot is 1577'
Have a 2 story home now and plan is for a 2 ½ story home
This is an existing non-conformity

There are not a lot of choices as to what can be done – plan has added about 450' to the existing home – it will be a 3 bedroom and 3 ½ bath

Positive criteria:

Desirable visible location
New structure – asset to the community
Better security from flood and disaster
It is an elevated structure – FEMA required

Negative Criteria: none to speak of

Board Questions:

Lorraine Sallata: Concerned with Margate side of the lot. Have the width of the lot and new construction – would like to see fewer variances – can you adjust?

It is 1.2' – would have to narrow the home to comply – provides no benefit to anyone
From a Board point of view – we want to maximum space open
Potential mitigating factor is that there is lots of space on the other side – roughly 50% of the side yard is open.

Clyde Yost: The neighbor on that side has a fence up and it gives narrow look

Mike Advena: Will it affect the CAFRA application to move it over

Cannot move it over or change the footprint
May have to look to the future to see what the neighbor may do
They would not be able to move or change the existing footprint either
Parking is at 17' – is that to existing or planned?
Existing and planned

William Cohen – Architect

Elevations are shown

Real traditional cottage size home

It was a challenge to make a 2000' home

Will have vinyl siding

Will have fiberglass decks and rails

Foundation will have new pylons and bulkhead

Each floor plan is discussed

Main body of the home is only 20' wide

1.2' for side yard would be a huge impact on the house

Public Portion:

None

Lorraine Sallata: If you could increase the side yard, what impact would there be on the upland portion?

Have to have the staircase on the upland portion – would be very difficult

Peter Courter: What is the distance from the property line to the adjusted house?

About 10' – almost exactly 13' between houses

Mike Advena: If a variance is earned, would the area stay clear

It currently just shows grass – would allow nothing on that side

Brian Callaghan – Closing – Has C1 and C2 criteria

It has unique conditions

Will be an esthetic improvement

There will be fire and flood improvements

There will be an increase in elevation

All new construction

New bulkheads

Lorraine Sallata: On the plans, is there a landscaping detail?

No, whatever the City requires

Craig Hurless: There are no requirements but we can review

Street trees are an issue – can put in if want – plan to have stuff in front of porch

Motion: Only condition is that the Northerly side will only have grass

Motion: Greg Maiuro

2nd: Clyde Yost

Vote:

Steve Rice: Yes

Good plan – no Negative impact

Mike Advena: Yes

No Negative Impact – Hope it spurs more work on Edgewater

Greg Maiuro: Yes

New Construction outweighs any negatives – will be a positive

Mike Weissen: Yes

Great Design

Peter Courter: Yes

Benefits outweigh the negatives – it is a great project

Clyde Yost: Yes

Lots of hardships – positive impact to the area

Lorraine Sallata: Yes

New Construction – fire and safety ok

Application Approved: 7 in Favor, 0 Opposed

B. Applicant: Lee & Amy Gaber

13 North Washington Ave

Blk 134, Lot 8.01

Requesting “C” Variances for Maximum Building Height & Deck Setback

Represented by Brian Callaghan of Callaghan, Thompson & Thompson

Sworn in: Brian Callaghan

Property is currently a vacant lot

It was created by a sub-division

It is in an R7 Zone

Plans are to construct a new single family home

Will need a 2nd and 3rd story deck variance

Will need a height variance as requirement is 29’ and plan is 31’

Will need an Eave height variance as requirement is 21’ and plan is 23’

Sworn in: Rommi Nassar – Architect

Lot complies with all bulk requirements

Front of house at 13.5’ conforms

2nd and 3rd floor decks will stick out more – 8’ is required and plan is 5’

Existing houses stick out much closer to the property line – if we push any father back it will look odd

Will fulfill all parking needs by garage and driveway

2nd floor: 8’ is required and plan is 5.5’

3rd floor: 12’ is required and plan is 5.5’

If we had a 1st floor deck, we could have a 2nd floor deck

But if you do not have a 1st floor deck, you need a variance for the 2nd floor

Height: 29’ to 31’ – a small portion is above the 29’ mark

It makes the 3rd floor much more usable

7-12 pitch is similar to other homes

Eave Height – by having more usable height, the eave height increases

It will enhance the neighborhood

There is no negative impact – all parking is off street

Plan is well behind neighbors’ homes

Board Questions:

Greg Maiuro: is the section above the height required – Reviews plan
Shown on plan – it runs the full span of the home

Clyde Yost: What is the 3rd floor ceiling height?
8' in the middle and 6' on the edges

Sworn in: Harry Harper – Designer
Discusses floor plan design

Have Garage on 1st floor
1st floor: Garage, studio, foyer, and bath
2nd floor: Great room, kitchen, and dining
3rd floor: 3 BR, 2 Bath, and deck
Deck in front is for master bedroom

Have a steeper pitch to keep with other homes in neighborhood
Home and porch is setback more than others

Materials will be vinyl and cedar impressions
Decks will be fiberglass
All mechanics will be in the rear

Lorraine Sallata: What is the height of other homes in the area?
No definitive heights but believe they are higher
Other houses were built pre-flood rules
Want it to fit into the character of the neighborhood
Believe it fits right in
New ordinance is 29' height while the old was 35'

Clyde Yost: the roof over the 3rd floor deck – is there any living space there?
Just open space – no living space

Steve Rice: what are the depths of the decks?
8' while the landing on the 1st floor is 6'

Mike Advena: What is the front yard setback to the deck setback?
12' to the principal structure – asking for 13.8'
Discusses ordinance issues
Asked for 2nd and 3rd floor variances
On the drawing, structure is 13.5' from the line
Deck is 7.5' from the line
Craig Hurless discusses distances from property line
Architect shows plans and where all will lie

Public Portion:

Mark A Widmann – 9 N Washington Ave – right side
How far do they have to have between homes – about 9 ‘
Where would the dumpsters be during construction? – in driveway area
AC units would be where? – in rear of home
Electric Company cut many trees and left lots of debris
Will have to call Building department on that
Will there be windows and doors on my side? – no only a couple of windows

Closing – Brian Callaghan – this is brand new construction
Design elements make this esthetically enhanced
Other homes on the property line – this will have room for landscaping
Height has no negative impact to the public

Lorraine Sallata: What is the Landscaping plan – can we have package designated?

Sworn in: John Irons – Builder
Landscaping package has no requirements
It will include 2 front trees and be an extensive plan
Tree in back that AC electric killed will be removed this week
Package is \$6000 and includes 24 shrubs

Motion: Conditions include submission of landscaping plan and Engineers report items 1-6
Motion: Mike Weissen
2nd: Clyde Yost

Vote:

Greg Maiuro: Yes

Best to plan everything out – good plan

Mike Weissen: Yes

Got everything everyone wanted – good job

Clyde Yost: Yes

Enhances neighborhood – good construction plan

Steve Rice: Yes

With Conditions there is no negative impact

Mike Advena: Yes

Building Plans set properly – variances ok

Peter Courter: Yes

Impressed with Design

Lorraine Sallata: Yes

Design is perfect for lot – all else are on line – decks work – good application

Application Approved: 7 in Favor, 0 opposed

7. Other Business

- a. November 30th – next meeting –late for various reasons
 - i. Board discusses
 - ii. Push off anything else to December meeting
- b. Ventnor Plaza – Spoke with Mayor
 - i. Gave copies of citations
 - ii. Basically they pay fines and move on
 - iii. City requested shrubs to be pulled because they were in such bad shape
 - iv. Looking into plans as to what they can do next
- c. Landscaping Plan – Margate has specific requirements
 - i. Need to have Planning Board put something into place
 - ii. Can ask applicants to do every time
 - iii. Board discusses various plans
- d. Mike Advena: When we have a short meeting, we should discuss this and write down specific thoughts.
 - i. 3rd floor deck is an example
 - ii. Zoning plans have changed over many years
 - iii. Looking at Master Plan now
 - iv. Now is the time to make recommendations

Motion to adjourn: Mike Advena

Second: Clyde Yost

Meeting adjourned at 8:10 PM