



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 15, 2014 – 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

Frank Cavallaro – Alt # 1

Marie McQueen – Alt # 2 – Arrived after start

Professionals:

Craig Hurless, Polistina & Associates
John Rosenberger, Esq.

4. Adoption of Minutes of September 15, 2014 meetings

Motion: _Clyde Yost _____

Second: _Bert Sabo _____

Approval: All in favor

5. Adoption of the Following Resolutions

a. Z-19 of 2014: Greg Voci

23 Hart Lane, Blk. 406.01, Lot 12

Requesting "C" Variances- Approved

Z-20 of 2014: LaVerde Land Developers, LLC

105 S Troy Ave. – Blk. 30, Lot 6

Requesting "C" Variances- Approved

Motion: __Greg Maiuro _____

2nd: _____Clyde Yost _____

Approval: All by roll call vote

John Rosenberger reads statement of 2 applications that will not go forward tonight

1 applicant missed one notice – will give proof of that notice & then next meeting

1 applicant missed notices to utilities – will notice utilities and AC Press again – next meeting

Hearing to be on Monday November 17, 2014

Noted that no one in room for these applications

6. Applicants

a. **Larry & Lori Bendesky**

111 S Little Rock, Blk. 10, Lot 1.04

Requesting “C” Variances

Represented by Brian Callaghan

Sworn in: *Brian Callaghan*

Filed at 111 S Little Rock, but Assessor changed to 5218 Boardwalk

R9 overlay district

Plan to install a plunge pool – about 85 sq. ft.

Need several “C” Variances

This is a Waves application

Sworn in: *Jon Barnhardt*

Reviews Waves project and overview of it

Former Monaco Hotel – now a 27 unit residential community – 7 units on Boardwalk

All on own individual lot

All have a party wall dividing each

About 17’x100’ lots

About 50% sold

Here for a corner unit on Boardwalk

Put pool on ocean front area

Deck in rear yard – put in 8’x11’ plunge pool

These are becoming more and more popular

Plan to relocate set of steps previously approved by Planning Board

Want to move out for more sitting area

Plan to put pool equipment on side

Variances:

Pool in front yard – 15’ req. vs 5.5’ planned

Side yard for pool – 6’ req. vs 2’ planned

Front yard – 5’ req. vs 1.17’

Front yard for pool on Little Rock – 15’ req. vs 9.5’ planned

Front for steps – 5’ req. vs 1’ planned

Justifications

Take a unit to next level – do tastefully
Building set at 5' for 3 stories
White vinyl enclosure for equipment
Composite material – work with architecture of building
Stairs just slid over 5' – same impact as previous location

Pool fully enclosed with fence – complies
Railing installed on Boardwalk and then fence around pool area
Will have enough walk around area

Boardwalk was expanded by 5' for more public access

BOARD QUESTIONS:

Greg Maiuro – railing is moved back?

Yes

Steve Rice – what was original location of AC units?

On top

What is lot coverage?

Meets the 85% requirement

Dan Smith – is deck considered lot coverage?

Yes – some porous properties –

Craig Hurless – sworn in

Report of 9/30/14

Variances

Same as previous noted

Reviews comments – not a lot

Underlying sub-division for all items – will take precedence

Comply with sub-division rules

John Rosenberger – this approval does not override the sub-division

Brian Callaghan – applied for modification to CAFRA – will submit when get

Dan Smith – what is timeline for this?

Soon

Steve Rice – for this property only?

Yes, but CAFRA allows for pools

Is unit next to this sold?

Yes – all Boardwalk sold

Greg Maiuro – if no extension to Boardwalk, would comply?

No, but would be better

Clyde Yost – what is railing made of
Cable rail – see thru

PUBLIC:

None

Brian Callaghan – no negative impact
Spend additional to beautify property
Meet all requirements for equipment

Motion: Variances

Front yard – pool – 15’ vs 5.5’
Side – pool – 6’ vs 2’
Front – pool – little rock – 15’ vs 9.5’
Front – steps – 5’ vs 1’
Front – equipment – 5’ vs 1.17’

Conditions from Engineer’s report

Discussion whether need for pool variances

Motion – Greg Maiuro
2nd Bert Sabo

Vote:

Greg Maiuro – Yes
Enhanced more – vinyl fence good

Bert Sabo – Yes
No negatives

Clyde Yost – Yes
Great project – no negative -

Steve Rice – Yes
Same as others

Mike Weissen – Yes
See project done daily – good project

Dan Smith – Yes
Added to Ocean front – a good project

Motion approved 6 in favor, 0 opposed

7. Other Business

- a. **Bert Sabo** – Dollar General – Bank kiosk – status – plaza put parking barriers up
 - i. City Engineer in control – don’t know status
- b. **Steve Rice** – Planning Board update – R7 change to allow single home torn down to allow for duplex

Motion to adjourn: __Greg Maiuro _____

Second: _____Bert Sabo _____

Meeting adjourned at __7:05 _____ PM