



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 September 21 – 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 August 17, 2011 meetings
Motion: Steve Rice
Second: Mike Advena
Approval: All in favor
5. Adoption of the Following Resolutions
None
6. Applicants:
 - a. James Muskett
1 South Buffalo Ave.
Blk. 75, Lot 18
Requesting "D" Variance, "C" variances for Minimum Lot Area, Lot Width, Lot Depth,
Maximum Lot Coverage, Front Yard Setback, Side Yard Setback, and Parking

Mike Weissen recuses himself from this case as he has a present conflict

Sworn in – James Muskett

1st floor is a commercial office and 2nd floor is a residence
Propose converting to 2 residential units

1st floor is vacant and has been for 5 years with no tenant
It would cost too much to renovate for commercial use, as well it is hard to find commercial renters.

Only downside is that there is only 1 parking space

Plans to be a 2 bedroom apartment on the 1st floor

Board Questions:

Jack Matthews: The current owner is the Rovners?

They are in contract with Mr. Muskett 2 weeks ago

Lorraine Sallata: What is the square footage of each floor?

Lot size is 1356 Sq. ft., the 1st floor is 1356' and the 2nd floor is about 1500'

Wouldn't it be as costly to make it residential?

It would be costly, but not as much

Steve Rice: What is the age of the building?

About 30-40 years old. It was originally a residence on both floors

Told by the realtor that it was changed to 2 units possibly around 1973, but it was a single family home at one time

Lorraine Sallata: As far as I know it has always been commercial and was designed that way

3 S Buffalo is an identical building and it is all residential

Dan Smith: If you are professionally licensed in NJ, you can operate a business out of a home as long as there is a separate entrance

Lorraine Sallata: Is that a State law & not superseded? Thought it was stopped a long time ago

Jack Matthews: It was a regulation but do not believe it is effect – Local Zoning supersedes

Board discussion of professional uses of offices in homes

Discusses different properties with both and used to be residential at one time

Greg Maiuro: is there a basement?

Yes – ½ is a garage and ½ is 6' tall

Peter Courter: is there a floor plan showing what is planned?

1st plan shows current and 2nd shows what it will look like

Peter Courter: are there plans for the outside?

Yes, plan to put shrubs and trees – possibly a flower bed

Any plans to the physical building?

Front windows will be changed to regular windows

Dan Smith: Will you leave the front like the photos?

Want to make it look more like the neighborhood

Have you costed it out?

About \$10,000-\$15,000

It is not a bad commercial area

Rent would be low for commercial

Could get \$950-\$1000 for a residential property

Without parking it would hard to rent

Difficult to rent a commercial property year round

Don't see how Ventnor would benefit from more commercial

Lorraine Sallata: It is totally non-conforming except for the rear – looks more commercial

What would the parking needs be?

Craig Hurless: For the upper existing unit, 1-2 spaces, for the existing commercial unit, it would be 6 spaces, and for the proposed residential, it would be 2 spaces. The benefit would be a drop in the parking needs.

Craig Hurless: Who uses the existing garage?

The 2nd floor unit

Does the basement have any habitable area?

No

Downside would be the loss of commercial area – quotes ordinance

Landscaping based on the survey – any landscaping would be in the City's right of way – would need City approval to do any

Board discusses the Engineer's report and Variances

Jack Matthews: Questions variances

Craig Hurless answers – Would need a contract with the City to use the right of way and take care of the upkeep.

Steve Rice: What is the hardship?

Will not buy if cannot switch to residential. It has been on the market for 4 years

Public Portion:

None

Motion: Convert the 1st floor from commercial to residential

"D" Variance and 7 "C" variances

Needs to show it is suited for use

Benefits must outweigh the detriment

Need to show hardships

Conditions:

- Road opening permits
- License agreement with City for landscaping
- Square foot of bedrooms must not exceed 149'
- Formal plans with proposed plantings
- City Engineer to approve prior to building permits

Motion: Greg Maiuro with conditions set

2nd: Mike Advena

Vote:

Steve Rice: No

No hardship shown – not a good time to change

Dan Smith: No

Nothing to enhance Zoning – should remain commercial as exists – would not enhance

Greg Maiuro: No

With 7 non-conformities and a duplex – not straight forward

Mike Advena: No

Residential over commercial is not an issue – do not like to convert

Peter Courter: No

Would like improvements in area, but there are too many non-conformities. See no enhancements

Lorraine Sallata: No

It is not attractive – with ingenuity, could be a good unit – no benefit to converting

Application Denied: 0 in Favor, 6 Opposed

Mr. Muskett questions decision and benefit to the City

It is professional not commercial

7. Other Business

- Lorraine Sallata updates Board on Wellington Ave. plaza – Ventnor Plaza
 - Spoke with Building Dept. and City Admin
 - Said it is difficult to control
 - Don't think it is over, and ask if any members wish to help
 - Owners have been cited and paid fines
 - Not sure when they were cited
- Repper Property – Fence issue
 - City sent letter to them in April
 - Board discusses property and issues
- Mike Weissen: what if the next owner comes in for a commercial property – how would the Board handle it?
 - Craig Hurless discusses ordinance – would need a site plan and “C” variance for parking.

Motion to adjourn: Greg Maiuro

Second: Dan Smith

Meeting adjourned at 7:25 PM