



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 19, 2012 – 6:30 PM

1. Call to Order: 6:30 PM
2. Flag Salute
3. Roll Call

Present

Lorraine Sallata
Greg Maiuro
Dan Smith
Mike Weissen
Clyde Yost
Stephen Rice
Bert Sabo
Mike Einwechter – Alt # 1

Absent

Fred Nahas – Alt # 2

Professionals:

Craig Hurless, Polistina & Associates
John Rosenberger, Esq.

4. Adoption of Minutes of August 15, 2012 meetings
Motion: Clyde Yost
Second: Greg Maiuro
Approval: All in favor
5. Adoption of the Following Resolutions
Z-9 of 2012: Stephen Samost
105 S Oxford Ave – Blk 15, Lot 3
“C” variances-Denied
Represented by Stephen Samost
Z-10 of 2012: UFM International, Inc
20, 22, 24 Portland Ave – Blk 121, Lot 25.02
CNC – Approved
Represented by John Scott Abbott

Z-11 of 2012: 4829 Atlantic Ave, LLC

4829 Atlantic Ave – Blk 46, Lot 3

“D” Variance for Use – Denied

Represented by John Scott Abbott

Motion: Greg Maiuro

Second: Mike Weissen

Approve: All

6. Applicants:

Dr. Robert Bentz & Sara Cooley-Bentz

6214 Calvert Ave.

Block 157, Lot 23

Requesting “C” Variances & “D” Variance

Represented by John Scott Abbott

Sworn in *Scott Abbott*

Background- photos of home

Old Ventnor Bay home on pilings

Basically 3 levels – Does not currently conform to FEMA

Have DEP Waterfront permits in place for new work

Would love to expand, but State will not allow anything past the current footprint

Will build a new vinyl bulkhead and deck

Sworn in – *Dr. Robert Bentz & Christine Amey* – Architect

Christine Amey – Architect

Plans are the same as in the Board packets

Architect submission – licensed in NJ

Initially stated as a renovation

Issues arose with stairs, framing, etc.

Then planned a new single family home

DEP permits have been submitted

Discusses the plans

Currently a 3 BR, 4 bath home

Need more – plan a 5 BR home

Adding an additional floor

Also planning an egress stairs

Currently there is no parking, planning for 1 parking spot

Cannot allow for any more

Setbacks

It is an existing non-conformity

Front – current and plan discussed

Side – currently a 4' wide deck – encroaches across line

New plan will be right on property line

A 2nd floor deck will cover ½ the length – it is a very tight space

Rear – 4.875' encroaches past the setback line – on the bay side

West side – no issues

Height – need a use variance – max is 35' and proposed is 34'-9' but a cupola will rise to 40'-5"

The main principle conforms – the cupola is purely esthetic – there is no habitable space

It is 4' wide square and 5'-6" high – a decorative architectural feature

Helps break up the roof line

Also have a sprinkler system planned for the home to tie into the City water system with smoke activation

The whole house will have a 1 hour fire rating

Board Questions:

Dan Smith: What are the bulkhead plans?

Area under the house will be replaced. The rocks will remain. We have looked at that area for additional parking.

Scott Abbott: We would like to have additional bulkhead out for additional parking or such, and will try.

Lorraine Sallata: You said there is no room for additional parking?

No, we would go into it right away

The area where the garage is will be the parking space?

Yes

Dan Smith: The sprinkler underneath will have fire reporting?

Yes

Is it a dry system?

Yes, this constitutes a floor level and is mandated by the State

Lorraine Sallata: The fire report suggests design changes – have you thought of any?

The report is unaware of the fire rating or fire suppression

Board asks secretary about the Fire reports

States these are more of a courtesy report for information purposes

Board and applicant discuss the fire system

Bert Sabo: discuss the fire rating and fire suppression
We will do what is needed and suggested

Bert Sabo: looking at the plans, the wires could cause a larger issue
Could do a fire escape but would take away a portion of the home

Scott Abbott: are the 2 decks a factor? We will look at, but they are fully compliant with fire codes

Bert Sabo: The condition of a full sprinkler system could mitigate egress
What size boats?
Row boats and a dock; not really planning for motorized boats

PUBLIC PORTION:

Elizabeth Davis: Across street
Want to support application; current house is ancient; wants to make a good representation to Ventnor

Robert Bur: 6302 Calvert Ave
Also supporting application; live right next door

Dominic Rhode: Corner of Calvert Ave
Support application; proper for the City and State

Motion to close Public Portion: Greg Maiuro
2nd: Mike Weissen

Scott Abbott: Variance relief is justified
Locked into the footprint
These will be top shelf additions
Use of structure for cupola is good
All material is environmentally friendly
Fully compliant with code

Mike Weissen: Love the cupola – it is something we have to consider down the road
All are looked at on their own merit, but it could set a precedent
Love it, but concerned for the future

Scott Abbott discusses the cupola

Bert Sabo: Can we condition a fully sprinklered house?
John Rosenberger verifies exact issues

Craig Hurless sworn in

Craig Hurless: Reviews Engineer report
General review comments

Front sidewalk should be replaced
Grass strip should be included
Any City right away enhancements should be included
Landscape plan should be included
There needs to be a road opening permit
All other State and County approvals should be included

Board discusses street trees and flooding

John Rosenberger: Grant variances and conditions from Engineer report and include a full sprinkler system that is approved by the Fire department

Motion: Greg Maiuro
2nd: Bert Sabo

Vote:

Steve Rice: Yes

With conditions stated

Bert Sabo: Yes

With conditions – would like a wired house

Greg Maiuro: Yes

Hardship with State – want full sprinkler system

Mike Weissen: Yes

Beautiful Plan – cupola is nice

Dan Smith: Yes

Well thought out plan – will be good addition to neighborhood

Clyde Yost: Yes

Lots of hardships – work to fit in – with conditions stated

Lorraine Sallata: Yes

Lots of limitations – nice job – very responsive – like support of neighbors

Application Approved: 7 in favor, 0 opposed

7. Other Business

Lorraine Sallata: At last month's meeting, there was a presentation from opposing areas – it had people in the presentation – felt offended by it

John Rosenberger: Board is a jury – no easy way to clean it up. Take it for whatever value it is

Lorraine Sallata: Should more than just items – should have stopped it

John Rosenberger: Not really – each side has its own facts – could have criticism – give it its own weight

Board discusses the merits of presentations and discusses legality issues

John Rosenberger discusses how motions should be stated

Motion to adjourn: Greg Maiuro

Second: Clyde Yost

Meeting adjourned at 7:25 PM