



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 17, 2014 – 6:30 PM

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

Present

Lorraine Sallata
Greg Maiuro
Dan Smith

Clyde Yost
Stephen Rice
Bert Sabo

Marie McQueen – Alt # 2

Professionals:

Craig Hurless, Polistina & Associates
John Rosenberger, Esq.

Absent

Mike Weissen

Frank Cavallaro – Alt # 1

4. Adoption of Minutes of August 20, 2014 meetings

Motion: _Clyde Yost _____

Second: _Greg Maiuro _____

Approval: All in favor

5. Adoption of the Following Resolutions

a. Z-17 of 2014: Kathleen Disidoro

7 & 9 N Martindale Ave., Blk. 135, Lot 8

Requested "C" & "D" Variances- Approved

Z-18 of 2014: Gary Tavella

6116 Calvert Ave. – Blk. 157, Lot 21

Requesting "C" Variances- Approved

Motion: __Greg Maiuro _____

2nd: _____Steve Rice _____

Approval: All

6. Applicants

a. **Greg Voci**

23 Hart Lane, Blk. 406.01, Lot 12

Requesting "C" Variances

Represented by Self

Sworn in: *Greg Voci*

Need a variance for Eave Height

Hart Lane – a cul-de-sac

There was no restriction of eave height previously

All other 3 story houses would not have been able to be built

Plans to conform to neighborhood

Got permit over a year ago – at last minute height came up

Plan to build a 3 BR house – onsite parking – 5 total – 3 under house and 2 on lot

All setbacks OK except for eave height

Building Height will be 35'

BOARD QUESTIONS:

Craig Hurless – sworn in

Reviews engineer report – 9/5/14

Eave Height – R11

Completeness items

Complete Architectural plans – in this case OK for eave height – all calculations

Based on 23' max – plan is 27.75'

No other variances

BR – 3

Parking – 5 - Requirement is 2 – OK

Other conditions – 2 street trees – no landscaping provided

Lorraine Sallata: we don't give landscaping – we get and either approve or disapprove. Usually landscaping is on plan

OK – can submit

John Rosenberger – submit landscaping plan at time of permit

PUBLIC:

None

Motion: Eave Height – 27.75’ vs 23’
Conditions from Engineer’s report

Motion – Greg Maiuro
2nd Clyde Yost

Vote:

Dan Smith – Yes
Considered neighbors – no negative – nice home

Steve Rice – Yes
Consistent with neighborhood

Greg Maiuro – Yes
Conforms with neighborhood

Clyde Yost – Yes
No negative – good house

Bert Sabo – Yes
Consistent

Marie McQueen – Yes
Agrees with all

Lorraine Sallata – Yes
No detriment – good new design

Motion approved 7 in favor, 0 opposed

Applicant:

LaVerde Land Developers, LLC
105 S Troy Ave. – Blk. ____, Lot ____
Requesting “C” Variances
Represented by Chris Baylinson

Sworn in: *Chris Baylinson*

Beach block home
Variances for a new home – conforms to Ventnor Zoning

Front Yard – 12’ required to house
Plan 7’ to 1st porch
Plan 8’ to 2nd deck

Proposed – was 11’ now 12’ so conforms

1st floor – was 3’ plan now 4’
2nd floor – was 3’ plan now 4’
Equivalent with 1st floor

Only 1st and 2nd floor deck
Parking and height will now conform

Sworn in: *Michael Kolchans* - Architect
Reviews plans with height
Now revised with front yard

1500' well within building and site coverage

Was existing house – was 3' off line – new house 12' off line

Asking for 8' decks
2 ½ story 5 BR house – 3 parking spaces
All setbacks conform
Lot coverage proposed is 50% vs 75% required
Landscaping conforms

Most others encroach into front yard – this is consistent with others on block

Shows others on block – exhibits
A1 – Site Plan
A2 – Photos
A3 – Photos
Reviews photos of other houses and setbacks

Craig Hurless – Question – eliminate eave height and building height – how is 3rd floor modified?

Sworn in: *LaVerde*
Had built other houses – City considering raising houses to 14.2'
Pulling back to conform – now no parking or storage

Craig Hurless – 5 BR have to have 3 parking – only shows 2
Shows where – no ok – 1st floor modified

Craig Hurless – Engineer report – R3 district
New single family – 5 BR
Asked for landscaping – asked for waive of street trees
Only 2 variances now
4' for both decks
Design waiver – 2 street trees
Beach block home – often waive
Curb cut width – probably goes away
Yes
Still want elevation datum
Water drainage
Other standard items

BOARD QUESTIONS:

Dan Smith – what’s on plans is consistent

Yes

Steve Rice – what is 1st floor elevation

12’ – 2’ over – conforms

Chris Baylinson – discusses what was discussed with neighbors

Push back 4’

Elevation of deck – 2nd floor – no more than 12” over neighbors deck

Front neighbor deck – 103 S Troy - Lubeck

PUBLIC:

Scott Abbott – for Gale & George Lubeck

Have modified significantly

Very accommodating – came to agreements

Decks – 8’ in depth – open railings – typical

2” range of 2nd floor deck

Can support application

Kathy Steel – 6606 Atlantic

Mother has lived here since 1927 – here to support

Now with changes – deck issues ok

Frank Borda – 6700 Atlantic

Appreciate 12’ setback

Lorraine Sallata – on plan – waive street trees – don’t see any other

Will conform to City ordinance

Motion:

1st & 2nd floor decks – 4’ vs 7’

Waive of street trees

Condition of technical comments

2nd floor deck no more than 12” above neighbors deck

Other agreed conditions with neighbor

Motion: Bert Sabo

2nd: Greg Maiuro

VOTE:

Bert Sabo: Yes

Worked well with neighbors – nice project – nice for Ventnor

Clyde Yost: Yes

Made changes – satisfied with all – nice plan

Greg Maiuro: Yes

With conditions – street hardships

Steve Rice: Yes

Communication a plus

Dan Smith: Yes

Handled well – all happy – nice to see a new home

Lorraine Sallata: Yes

Pleasant that all worked out differences

Marie McQueen – Yes

Great to see new construction

Application Approved: 7 in favor, 0 opposed

BOARD ADJOURNS TO EXECUTIVE SESSION

Motion to go back into open session

Steve Rice

2nd – Greg Maiuro

All OK

7. Other Business

- a. Dan Smith – Did 1st applicant submit everything
 - i. Everything needed

Motion to adjourn: __Steve Rice _____

Second: _____Marie McQueen _____

Meeting adjourned at __7:40 _____ PM