



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 May 19, 2010 – 6:30 PM

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

Present

Jim Reynolds

Greg Maiuro

Dan Smith

Clyde Yost

Stephen Rice

Peter Courter

Mike Advena

Professionals:

John Matthews, Esq.

Wesley Becker, Polistina & Associates

Absent

Lorraine Sallata

Mike Weissen

4. Adoption of Minutes of April 21, 2010 meetings
Motion: Greg Maiuro
Second: Dan Smith
Approval: All in favor
5. Adoption of the Following Resolutions
Z-9: Lawrence Fuchs – 105 North Surrey Ave – “C” Variance
Motion to Approve: Mike Advena
2nd: Greg Maiuro
All in Favor

6. Applicants:

Joseph Glotkin
5115 Atlantic Ave
Block 52, Lot 2
Requesting a Certificate of Non-Conformity
Carried over from April 2010

Sworn in: Joseph Glotkin

Began application last month for a CNC with 3 units

Zoning History noted area to be R4 most of the time. 1947 was the noted test year. Did not have information dating back to 1947. Adjourned last month to get additional info.

Additional information was dropped off that included:

Water and sewer bills

State inspection information

Stated that had one meter but with 3 units

Department of Community Affairs document that stated 3 units dated 1981

Board Discusses the Application:

What was Test year: Originally stated to be 1947, but amended letter from Jimmie Agnesino stated correction. Letter read into record. Letter was dated 5/5/10 stating correction of test year to 1978 since property was a triplex not a duplex.

Dan Smith: City has on record as a triplex from what date

Jack: 1987 City noted to change from 2 units to 3. In the 1990's there was note to change from 4 units to 3. Everyone thought test year was 1947 not 1978.

Public Discussion:

None

Jack M: Motion to adopt CNC

Motion to grant application: Greg Maiuro

2nd: Dan Smith

Vote:

Dan Smith: Yes

Change in test year and documentation satisfied

Clyde Yost: Yes

Documents in place and close to test year satisfied

Greg Maiuro: Yes

All agree was a triplex in 1978

Steve Rice: Yes

Made Test Year

Mike Advena: Yes
Received sufficient information
Peter Courter: Yes

Jim Reynolds: Yes
All questions answered

7 in favor of CNC, 0 Opposed

Motion Approved >> 7 in favor, 0 opposed

Applicant:

Jennie Castaldo
16 South Nashville Ave
Block 51, Lot 20
Requesting a "C" variance for Side & Rear Yard setbacks and Roof Slope
Represented by Brian Callaghan

Sworn in: Brian Callaghan

Zoned a R7 district. All jurisdictional needs have been met. It is a single family dwelling. Looking for variances for Side and rear yard as well as Eave Heights.

Exhibits submitted into record:

A1: Architectural Plans
A2: Series of photos – 11 total – Sight and neighbors

Sworn in: Peter Weiss

Familiarizes with sight and plans – Property on west side of Nashville Ave.
Ground level – 2nd floor – small 3rd floor
Taking existing building and gutting it and doing total renovation including replacing of porch
There are a couple of small additions which include:
Square off deck
Ground floor changes very little
1st floor – kitchen and deck extended towards rear
2nd floor – add a bath
3rd floor – expand existing bath
Pool in rear with deck – removed and changed to a higher level
Front – change front stairs

The existing pool and deck is within inches of the property line. The new one will be 6' back from line. The existing deck is too close and over the line. The new deck will be open not closed. Neighbors have similar decks,

Board Questions:

Steve Rice

Was pool put in properly – do you have permits
There are 2 gas meters – was this a duplex once
Could have applied for CNC but it is now a single family

Owner will not use as a duplex
 Could put as a condition of approval
The right side yard – existing building encroaching on property line
 Yes, by about 4”
On the other side of the property, is a variance needed
 No, it is an existing condition
Could you get 4 parking spots?
 Not changing any existing condition
Mike Advena: Are you putting a 2nd floor over the covered porch
 No

Brian Callaghan:

3rd variance is for eave height. The building is not center on lot. The building is about 2 and ½ ‘ over height existing. The existing dormer is very small and want to expand it for better use of bath room. This is also over the eave height allowance.
Brian then discusses City Ordinances to explain items already over height. The existing dormer as 4’. Would like one a little less than 8’. This would be facing the Ventnor side and visibility would be minimal, and poses no negative impact.
This property is zoned as a single family and this addition would be good for the neighborhood.

Mike Advena:

Decking is attached where?
 Open on the ground and first, attached on second
What is hardship to meet the 12’ setback requirement other than wanting it
 A 6’ deck leaves no room to move
Any issue with leaving the lower level open and not enclosing it
 That area is for “dirty Storage”

Steve Rice:

For parking, can you stack more than 3 cars?
 Any increase in parking is better than not
Have a problem with enclosing the lower deck area, could be a fire issue
How many square feet is existing house
 About 2600 sq. ft.
Bring to 12’ setback and ok with enclosure
 Possibly 6’ no enclosed

Mike Advena:

What is decking made of
 Fiberglass
By attaching, is it still considered a deck?
 Yes, but will still need variance
 Will be an open air deck
Have a problem with deck being enclosed
 Where would you then put those kinds of items
 Do not want to put in house
Height under the deck is what?
 About 6’8”
Number of Bedrooms?

6

The number of parking required for 6 bedrooms is?

It is existing non-conforming

Would like to eliminate the 4th parking spot and put grass there

Still have an issue with the enclosing of the deck area

Clyde Yost:

The storage in the front area is for what items?

Household or attic type items

The back yard storage is for outside items

Dan Smith: The proposed deck is fiberglass so there is no leakage and can store dry items below

Yes

The siding is what?

Vinyl Cedar Impressions

The vinyl lattice is for what?

Only for the stair area

Is the 3rd floor existing heated

It is 2 bedrooms and a bath. It is heated

How many bedrooms exist now?

Same as proposed – no change

Brian Callaghan: applicant could shorten storage space from 11'6" to 6'6"

Mike Advena:

The deck being a solid deck is included in lot coverage?

Yes

The only problem I have is with the enclosure under the deck. Want more open air

Jack Matthews:

Clarify the enclosure area

6' enclosed and 6' open

Peter Courter:

What is current use of the property?

Year round use, but family also in summer

Jack Matthews:

Do you wish to amend the application?

Yes, as per discussed

Would also like to ask for a waiver for trees as plans are to keep existing trees

Mike Advena:

Will 2nd gas meter be removed

As part of the renovation

Public Discussion:

None

Jack Matthews:

Motion to approve application for Side Yard and Rear Yard setback, Roof Slop maximum. Also, amend application for area of deck, and conditions of application to remain a single family home, and a waiver for trees to keep existing trees:

Motion: Mike Advena

2nd: Clyde Yost

Vote:

Greg Maiuro: Yes

Big positive – not a duplex

Steve Rice: Yes

With conditions stated – positive to the neighborhood

Mike Advena: Yes

Any duplex to a single family is a positive

Peter Courter: Yes

With amendments, it is a good project

Dan Smith:

Compromised and existing conditions make for a positive

Clyde Yost: Yes

Positive improvements – need to stick to conditions

Jim Reynolds: Yes

All questions were answered

Application approved: 7 in Favor, 0 opposed

Other Business:

Greg Maiuro: What is happening with Checkers?

Pouring of concrete, very slow going

Heard is a pre-fab building and goes up fast when that comes in

No time frame

Jim Pacanowski: Jim Reynolds is retiring. Would like to thanks him for all his hard work and dedication over the years.

All members congratulate him

Motion to adjourn: Greg Maiuro

Second: Steve Rice

Meeting adjourned at 7:30 PM