

VENTNOR CITY ZONING BOARD
MINUTES
MARCH 18, 2009

1. CALL TO ORDER/ FLAG SALUTE

The meeting was called to order by Board Chairman James Reynolds, followed by the flag salute.

2. ROLL CALL

PRESENT

JIM REYNOLDS
CLYDE YOST
MIKE WEISSEN
LORRAINE SALLATA
DAN SMITH
KEN CUTUGNO
GREG MAURO

ABSENT

MICHAEL CONTE

3. APPROVAL OF MINUTES

Lorraine Sallata made a motion and Clyde Yost seconded the motion. All were in Favor.

4. APPROVAL OF RESOLUTIONS

Mike Weissen made a motion to approve Resolutions Z7 & Z8 and Lorraine Sallata seconded the motion. All were in favor.

5. APPLICANT

KENNETH AND ELIZABETH HALL
117 N PRINCETON AVE
BLOCK 165 LOT 10

Mr. Hall stated that he was requesting a variance to allow him to construct a deck above the one story room at the rear of the property. This deck will extend 4 ft beyond this room but not past the existing house boundaries. He said that he would like to do a deck such as the one built at 123 N. Princeton Ave.

Mr. Hall then submitted an additional drawing marked as A-1, showing a better view that was previously submitted. Mr Hall stated that he needed the additional extra four feet to accommodate an existing window to be turned into double slider. The board questioned that, and stated that he could do this with a single door.

The Board had discussions and were concerned that all the neighbors yards have The same as in the therefore this might trigger a run on the same requests from their neighbors, the felt it would be better to limit the deck to simply covering the existing roof.

Dick Carter asked the applicant if he would consider making the deck 8 X11 And leave off the extra 4 feet. The applicant agreed.

The Board was then ready for a vote with the following conditions:

1. The proposed deck shall not be roofed.
2. The new deck railings will be at least 50% open.

A motion was made by Greg Maiuro and seconded by Mike Weissen.

Lorraine Sallata _ Yes with the change she will approve as it is less of A hazard to all without the extention.

Clyde Yost – Yes, the the smaller deck .

Vote cont.

Ken Cutugno – No, doesn't want to set a Zoning precedent on this block,
There is a definite risk for our fireman.

Greg Maiuro – Yes with the shorter deck and conditions imposed.

Mike Weissen- Yes, with the changes, he thanked the applicant for cooperating.

Dan Smith – Yes, with the change amended, there are other existing decks.

Jim Reynolds – Yes, with the change.

Therefore by a vote of 6 in favor and 1 opposed the motion is granted.

6. APPLICANT

LAURENCE AND RANDIE BERMAN
108 S. SWARTHMORE AVE
BLK 43 LOT 8
REP. RAYMOND WENT JR., ESQ.

Mr. Went stated that the applicant comes to the Board with the following
Pre-existing conditions. Mr. Daniel Scott Mascione, Architect explained the
Project to the board.

4.6' front yard setback where 10 ft is required
0' side yard set back where 5 ft is required
0.15' rear yard setback where 10 ft is required
parking spaces that are 8' wide instead of 9' required
88% lot coverage where a maximum 75% is permitted.

There have been no changes to this property since 1930 as evidenced as the
City records confirm this. The applicants propose a modest addition to allow
For an inside elevator for their elderly parents. They are asking for relief for these
Expansions however they are not increasing the existing footprint of the home.
There will not be any additional bedrooms and will not effect anyones views.

Dick Carter had some questions regarding the post on the sideyard why They were designed this way and the architect said esthecially this way Was better.

The Board then had a discussion and cast their vote.

Mike Weissen made a motion that was seconded by Ken Cutugno to approve This application with the following conditions.

1. If a new foundation is necessary for the 1st floor porch to support the 2nd floor and 3rd floor decks, then the 1st, 2nd and 3rd floor decks (entire structure) shall be moved back to comply with the 5 ft side yard setbacks of this zone.
2. The applicants architect shall accurately plot the building envelope requirement on the plan for ease of review by the Construction Code Official and to assure that no variances as to building height and dormer Length are required. In addition, the accurate FEMA elevation of the First floor shall be shown on the plans.
3. As home offices are not permitted in this district, the office reference on the plans shall be deleted and referred to simply as a “study”.

Vote:

Dan Smith – Yes, improvements are an upgrade, addresses the negative Conditions and just good job with the conditions.

Mike Weissen – Yes, on the fence till he saw that the plans had a landscape design.

Greg Maiuro – Yes , as per previous statements and the conditions.

Ken Cutugno – Yes, no negative only positive improvement

Clyde Yost – Yes, nice job as long as conditions are followed

Lorraine Sallata – Yes, great plan/ and the landscaping is nice.

Jim Reynolds – Yes, great job very nice plan.

Being no further business the meeting was adjourned.

Respectfully submitted,

Helen M. Lazar
Board Administrator