



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 December 16, 2015 – 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
Bert Sabo
Tim Kriebel
Leonard Mordell – Alt #1

Marie McQueen – Alt # 2

Professionals:

Craig Hurless, Polistina & Associates
John Rosenberger, Esq.

4. Adoption of Minutes of November 18, 2015 meetings
Motion: Greg Maiuro
Second: Leonard Mordell
Approval: All in favor
5. Adoption of the Following Resolutions
 - a. **Z-40 of 2015: Maria & Fernando Fernandez**
6401 Monmouth Ave, Blk. 170, Lot 1
Requested "C" variances -Approved
 - b. **Z-41 of 2015: James Davis & Peggie Hasson-Davis**
600 N Oxford Ave., Blk. 310, Lot 15
Requested "C" variances - Approved
 - c. **Z-42 of 2015: Alan & Janine Peck**
316 N Somerset Ave., Blk. 213, Lot 14 & 15
Requested "C" variances - Approved

d. Z-43 of 2015: Daniel & Eleanor Sclocchini

325 N Oxford Ave., Blk. _213__, Lot _8__

Requested "C" variances - Approved

e. Z-44 of 2015: James & Margaret Pacanowski

112 N Cornwall Ave., Blk. _160__, Lot _20__

Requested "C" variances - Approved

Motion: _____ Bert Sabo _____

2nd: _____ Greg Maiuro _____

Approval: All by roll call vote

6. Applicant

a. William Dietrich

707 N Baltimore Ave, Blk. 366, Lot 1

Requesting "C" variances

Represented by John Scott Abbott

Sworn in: *John Scott Abbott*

Plan to raise home - some flood damage

Built about 1920

Sworn in: *William Dietrich*

Owned for about 5 years

Raise about 9' for additional storage

No objections to Engineer report

All variances triggered by raising

Craig Hurless - sworn in

R10 district

In zone, not allowed - expansion of a non-conforming use

Corner lot

Wellington is improved, Baltimore is not

Using Baltimore for egress

Undersized lot size & lot depth

Structure not conforming

Plan for BFE +7.8'

Variances

Front - Baltimore - principal - 2.6' vs 15'

1st floor steps – 2.4’ vs 10’
Side – principal – 4.8’ vs 8’
Side – deck/stairs – 3.6’ vs 8’
Rear – principal – 0’ vs 15’
Parking – in Baltimore Ave ROW – no credit
Propose 2 but in ROW
Technical comments –
Parking – need City approval
Reviewed in August – does not address landscaping
Ask to comply

Scott Abbott – no issues with landscaping

PUBLIC:

NONE

Motion – Variances – reviews

Conditions

Technical comments

Landscaping

City approval - parking

Motion – Bert Sabo

2nd – Leonard Mordell

VOTE:

Greg Maiuro – Yes

No negative

Mike Weissen – Yes

No Impact

Dan Smith – Yes

No harm

Tim Kriebel – Yes

Same

Bert Sabo – Yes

Just lifting

Leonard Mordell – Yes

Good – with existing

Lorraine Sallata – Yes

No negative – new landscaping

Motion Passes 7 in favor, 0 Opposed

7. Applicant

a. **Gerald Watson**

122 N Martindale Ave., Blk. _198_, Lot _8_

Requesting "C" variances

Represented by Charles Jurman

Sworn in: *Charles Jurman*

Sandy damaged home – still working with insurance

Plan to demolish & rebuild – in same footprint

Built around 1920

C1 variance hardship

Plan to put elevator in for future

No negative impact

Sworn in: *Jon Barnhardt*

Reviews variances

Existing undersized

Corner lot

Squeezed in a number of directions

Similar to old

Front – Monmouth & Martindale

Many in area just off property line

Propose same general footprint – move farther off Monmouth

Move steps back from front

Fully conform on side

Lots of variances – 2 front yards

C2 – benefits outweigh – taking down old – new fully flood conforming – win for all

Providing adequate off street parking

Landscaping – will comply with all

Craig Hurless – review of 11/4/15

R4 district – demo single family home – build new

Variances

Exceptions – Lot size – 2312' vs 1973.75'

Lot width – 37' vs 31.573'

Front – Martindale – 12' vs 11.5'

1st steps – 7' vs 4.5'

2nd deck – 8' vs 7'

Monmouth – principal – 12' vs 1.89'

1st deck – 7' vs 5'

2nd deck – 8' vs 5'

Rear – not required based on new ordinance
Roof slope/Eave Height – 20' vs exceeding
Curb Cut – Martindale – 10' vs 12'

Technical comments –

Comply with landscaping – plans good
Show items on plans

Mike Weissen – what is curb cut
12' proposed – 10' allowed

PUBLIC

NONE

Motion – Variances as noted
Technical comments

Motion: ___ Dan Smith _____
2nd – ___ Greg Maiuro _____

VOTE:

Greg Maiuro: Yes

Good plan – decreasing – good with what got

Mike Weissen: Yes

Beautiful new house

Dan Smith – Yes

Hardship – clean up corner issues

Tim Kriebel: Yes

Nice job – corner issue

Bert Sabo: Yes

True hardship – lot issue – 2 front setbacks

Leonard Mordell: Yes

Worked with what had

Lorraine Sallata: Yes

No negative – good job – undersized lot

Application approved – 7 in favor, 0 opposed

1. Applicant

a. **Kimberly Hoang**

600 N Suffolk Ave., Blk. _308_, Lot _16_

Requesting "C" variances

Represented by Self

Sworn in: *Kim Hoang*

Bill Swiderski

Asking for variances – house too small – damaged – storage needed

Bill Swiderski –

Corner lot – Suffolk & Fulton

R2 district

Variances

Lot Size – 4800' vs 4750'

Lot Width – Suffolk – 60' vs 59.38' or about 8" short

Side – Suffolk – 8' vs 6.4' or about 21" short

Roof slope/Eave Height – corner lot - exceeds

Raise existing structure

Will abide by Engineer report

Craig Hurless – review of 11/20/15

R2 district

Raise home – Single family – BFE +7.1'

Variances

Lot Size – 4800' vs 4750'

Lot Width – 60' vs 59.38'

Side – 8' vs 6.4'

Eave Height/Roof Slop – Along Fulton – eaves toward Fulton – Falls outside

Technical Comments

Exposed block – extend siding down

Ok to do

PUBLIC:

NONE

BOARD QUESTIONS:

John Rosenberger – How to state lower siding

Only show 4' of block

Dan Smith – Even with window bottom?

Going too low – 4' good median

Mike Weissen – Block exposed – what material?

Stucco

Lorraine Sallata – Window sill height?
3'-6"

Greg Maiuro – Can do 3' to just under window

Board discusses length & size
Ok to take to bottom of window

Craig Hurless – with grade shown on plan - +4 to 10.3'
About midway of window

Board discusses –
Stop at window

Motion: Review variances
Conditions – technical Comments
Siding to 3.5' – stucco exposed brick

Motion: Greg Maiuro
2nd: Bert Sabo

VOTE:

Greg Maiuro – Yes
Hardship – nice plan

Mike Weissen – Yes
Good to get equipment inside

Dan Smith – Yes
Nice plan – doors & windows good

Tim Kriebel – Yes
Hardship – best can do

Bert Sabo – Yes
Lift – no change – good plan

Leonard Mordell – Yes
Lift

Lorraine Sallata – Yes
No Negatives – nice plan

Application approved 7 in favor, 0 opposed

1. Applicant

a. Rudolph & Christine Amelio

106 N Derby Ave., Blk. _157___, Lot _2___
Requesting “C” variances
Represented by Brian Callaghan

Sworn in: *Brian Callaghan*

R7 District

Demolish 2 family home – build single family – part on water

Setbacks only to bulkhead even though property over water

43' vs 39'

Discusses variances

Sworn in: *Jon Barnhardt*

Christina Buendicho

Jon Barnhardt

A1 – Aerial Photo

1 property off Dorset Ave Bridge

Majority over water

1st floor – about 3'-4' below street – lots of flooding

A2 – variance plan –

Discusses existing vs proposed

Plan for more on upland – cut some back on water

Still will be a deck on water

Majority because on water

Front – about 10' off line

Built a stepped building

Parking – both will be 9'x18' – will comply

A3 – Architectural plans – ground floor

Landscaping – total landscaping cover – based on plan

Discusses plans

Upland will be almost 40% pervious

Some short in front yard

Floating docks – getting NJDEP approvals – will supply when receive

Landscaping – will comply with # of trees and shrubs

Positives – remove old damaged – build new compliant – benefit to area

Christina Buendicho – reviews design

A4 – 1st & 2nd floor

A5 – Elevation

A6 – Rear & right elevation

A7 – Rendering

Reviews all plans
What is on all plans
Below maximum height

Craig Hurless – review of 11/9/15

R7 Zone –
Demolish & build new
Variances
Lot Size – 1714' vs 2000'
Lot Depth – 39.5' vs 62.5' to bulkhead
Front – 9.96' vs 12'
Rear (to bulkhead) – principal – 12' vs +0.33'
1st deck – 12' vs +47.5'
1st stairs – 12' vs 0.5'
Deck – 12' vs +60.5'
Parking – will comply
Landscaping – will submit a revised plan
Curb cut – 10' vs 18'
Technical comments
Clean up plans
Drainage
Signature block

****agreeable to all****

BOARD QUESTIONS:

Greg Maiuro – looks like a garage door – what is it?
Will be storage – beach doors

PUBLIC:

NONE

Motion: Review variances

Motion: Leonard Mordell
2nd: Dan Smith

VOTE:

Greg Maiuro – Yes
Nice plan – curb cut needed

Mike Weissen – Yes
Off street – good design

Dan Smith – Yes
Well presented – nice plan

Tim Kriebel – Yes
Parking a plus – hope to inspire others

Bert Sabo – Yes
Off street parking a plus

Leonard Mordell – Yes

Tough Street – a positive

Lorraine Sallata – Yes

Pleasing new home

Application approved 7 in favor, 0 opposed

1. Applicant

a. **Allen Supowitz**

19 S Wyoming Ave., Blk. _79_, Lot _5_

Requesting “C” variances

Represented by Brian Callaghan

Sworn in: *Brian Callaghan*

New deck & shed planned

A1 – variance plan

In January – concrete wall collapsed – damaged shed & deck

Was going to get permits – never got because of family issues

Was built – there now – close to property lines

Storage will be under deck

Variances

Can have 4’ side & 6’ rear – need more

Triggered landscaping ordinance – was all concrete

Will put landscaping in front & governor’s strip

Jon Barnhardt

Setbacks to rear yard deck

New deck built – 0.68’ side

1’ right side

0.68’ – side – shed/deck

Negatives – discuss with neighbors – all others right on line

Rear neighbor – about 6’-8’ back – higher deck – no change in impact

Landscaping now kicks in – will clean up front some – to make front nicer

Fits in with neighborhood

BOARD QUESTIONS:

Lorraine Sallata – rear of deck – about 1.5' off lot – fence – how far neighbor back
About 6'-8' but higher

Mike Weissen – Back wall fell down – private fence – provide survey
No – no permits gotten

Greg Maiuro – Measured – 9' off ground – massive deck in back – no consideration for neighbors
Brian Callaghan discusses possible changes – no impact if comply or proposed
But a 9' deck – tall – very intrusive

Bert Sabo – solid garage wall on one side – what is on other side?
Building – can walk into – has window – runs close to length – rest walkway

Mike Weissen – When fence down?
January 2015
Why here at Board?
Stop work order – asking for relief

Sworn in: *Allen Supowitz*
Back fence is neighbors

Mike Weissen – red flag goes up – open atmosphere – asking after the fact – can make any compromise
Will do what can

Dan Smith – no pre-existing conditions, no photos, could clean it up

Craig Hurless – about 9' to railing?
Yes
Reviews plan heights

Dan Smith – How is house to deck?
Step out of kitchen – about same height

Lorraine Sallata – Engineer does not have accurate measurements

Craig Hurless – trying to be as accommodating as possible – elevations important – recommend providing accurate heights & elevations on plans

Leonard Mordell – also looking down on other yards –
Did speak with neighbor in back – ok with it

Brian Callaghan – table this – get elevations & photos?

Dan Smith – let's hear from neighbors

Lorraine Sallata – as per attorney – application is not complete

John Rosenberger – can't be tabled – must be withdrawn as this Board may not exist

Mike Weissen – doors on plan existing – work out?

Yes – describes what was & planned

Greg Maiuro – on plans – no existing – on proposed

Was already built

Board takes 5 minute break

Brian Callaghan – New proposed

Side of garage – if needed fixing – can't do – willing to go to 4' on right side

Left side – storage – move setback to 4' – no variance needed

Only variance across back indicated – don't care

Whatever underneath would still be a shed – but 4' on sides

Height stays same – because would have to take down

Height not a variance

Still keeping landscaping

Lorraine Sallata – how deep

Deck is about 12'

1' off line too close – appreciate compromise – but too close

Dan Smith – 95% is after landscaping – fence is 6' vinyl fence

Brian Callaghan – not willing to move off rear – giving sides – had deck back there

Craig Hurless – review of 12/4/15

R7 district

Demolish existing deck & shed – build new

Plans modified – some variances withdrawn

Variances

Side yard – will comply

Rear – 12' vs 1.66'

Accessory Shed – 3' vs 1'

Lot coverage – 75% vs 95.22%

Some modifications with changes

Landscaping – shrubs

Total yard – 25%

Technical comments – mitigate any additional

Landscaping in front – some in ROW

Mike Weissen – compromise on sides – if back – what is acceptable –

Requirement is 12' – permitted a 6' deck – any beyond is a variance

Any compromise in back – 3' in back – have to consider

Lorraine Sallata – landscaping is inadequate
25% total landscaping – 5% in front
Met front – not total – could do something

Lorraine Sallata – can do something on side or back to make less pervious

Craig Hurless – 9 shrubs in City ROW

Brian Callaghan – Taking siding out – difficult – no sun – could do 3' in back & make pervious – length of back

PUBLIC:

Phyllis Saft – 17 S Wyoming
Addressed all issues
Always been a rental – thought might be a party deck

Jules Freeman – 21 S Wyoming
Addressed all issues

Motion: Reviews variances
Conditions – Technical Comments
3' strip stones

Motion: Mike Weissen
2nd: Greg Maiuro

VOTE:

Greg Maiuro – No
Too much deck – height – nothing explained

Mike Weissen – Yes
Lots of compromise – enough to satisfy

Dan Smith – Yes
Elevation remaining the same – accommodations made

Tim Kriebel – Yes
Compromises – Landscaping

Bert Sabo – Yes
Compromises – listened to neighbors – landscaping made more pervious

Leonard Mordell – Yes
Neighbors Ok

Lorraine Sallata – Yes
Worked out – good plan – tradeoffs good

Application approved 6 in favor, 1 opposed

1. Applicant

a. **Donald & Ronda Rosen**

103 S Lafayette Ave., Blk. _37_, Lot _3_

Requesting "C" variances

Represented by Chris Baylinson

Sworn in: *Chris Baylinson*

R3 District

Demolished instead of renovated

Propose new single family home

Variance for height

1st floor – 11.8' to 14'

Grade is about 10' – crawl space would be too small

Plans to get mechanicals out of flood area

Proposed 1st floor is at 14'

Setbacks to shed 1.5' vs 3' & 5'

No garage

Sheds – do not affect any neighbor

Sworn in: Don Zacker –

Reviews plans

Discussed with Jimmie Agnesino about heights

On one side of street – 11.8' but other side is 14'

Suggested to match others

Would not give sufficient crawl space at 11.8'

Seek 1st floor to be elevated to 14'to match other side of street

If 11.8' would not have legal crawl space

Need for mechanicals and duct work

At 11.8' complies with variances but 14' does not

Canopy above entry – encroaches an additional 6" into front – about 15' wide

Allows columns to work as proposed

All other setbacks comply

Shed variances – masonry sheds
Discusses locations

Will adjust landscaping so nothing encroaches on ROW

Replaces house that had many non-conformities

Craig Hurless – Review of 12/7/15

R3 District

Variances

Front – 2nd deck – 7' vs 6.5'

Side – shed – 5' vs 1.5'

Rear – shed – 3' vs 1.5'

Height – 35' vs 37.09'

Eave height/roof slope – 23' vs greater than

Curb cut – 10' vs 11'

Technical comments

Landscaping – adjust all into lot

Mike Weissen – Eave height – if 23' is max, what is allowed

It is an envelope – anything over the envelope

Leonard Mordell – impossible to see how shed affects neighbors

Discusses it – nothing close

PUBLIC –

NONE

Motion – reviews variances

Technical comments

Landscaping – all on lot

Motion – Bert Sabo

2nd – Leonard Mordell

VOTE:

Greg Maiuro – Yes

Beautiful home

Mike Weissen – Yes

Gorgeous house

Dan Smith – Yes

Vast improvement – wonderful asset

Tim Kriebel – Yes

Height matching - landscaping

Bert Sabo – Yes

Nice plan – an asset

Leonard Mordell – Yes

Raising good – good system

Lorraine Sallata – Yes
Good plan

Application approved 7 in favor, 0 opposed

Other Business

- **Lorraine Sallata**
 - Thanks John Rosenberger for his work
- **John Rosenberger** – resolution of thanks read into record
 - Thanks for all his work
 - Motion – Bert Sabo
 - 2nd – Mike Weissen
 - Approved by all
- Discusses new combined Board
 - Reviews process
 - Board discusses
 - All thank all
 - Will notify Board when know more
- **John Rosenberger** – discusses changes
 - All committed to work
 - Thanks all
- **Lorraine Sallata**
 - Thanks all
 - Disappointed by dissolving of Board
- **Craig Hurless**
 - Thanks all – hopes to see again

Motion to adjourn: ___ Greg Maiuro _____

Second: _____ Mike Weissen _____

Meeting adjourned at ___9:25___ PM