



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 January 21, 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

Stephen Rice
Bert Sabo
Marie McQueen – Alt # 2 – Arrived after start

Professionals:

Craig Hurless, Polistina & Associates
John Rosenberger, Esq.

4. Adoption of Minutes of December 15, 2014 meetings
Motion: _Greg Maiuro _____
Second: _Dan Smith _____
Approval: All in favor

5. Adoption of the Following Resolutions

a. Z-26 of 2014: Jay & Ann Sinclair

5400 Balfour Ave., Blk. 211, Lot 10
Requesting “C” Variances- Approved

Motion: __Bert Sabo _____

2nd: _____Marie McQueen _____

Approval: All by roll call vote

6. Re-Organization Meeting:
- a. Chairperson: Motion to nominate Lorraine Sallata _____ – no others nominated
 - i. Motion: Bert Sabo _____
 - ii. 2nd: Marie McQueen _____
 - iii. Approve: All
 - b. Vice-Chairperson: Motion to nominate Dan Smith _____ – no others nominated
 - i. Motion: Greg Maiuro _____
 - ii. 2nd: Bert Sabo _____
 - iii. Approve: All
 - c. Board Attorney: Motion to nominate John Rosenberger, Esq. - no others nominated
 - i. Motion: Bert Sabo _____
 - ii. 2nd: Greg Maiuro _____
 - iii. Approve: all
 - d. Board Secretary: Motion to nominate James E. Pacanowski II - no others nominated
 - i. Motion: Greg Maiuro _____
 - ii. 2nd: Dan Smith _____
 - iii. Approve: All
 - e. Board Engineer: Motion to nominate Craig Hurless of Polistina & Associates - no others nominated
 - i. Motion: Greg Maiuro _____
 - ii. 2nd: Marie McQueen _____
 - iii. Approve : All
 - f. Schedule of Meetings:
 - i. Dates as follows:
 1. February 18, 2015
 2. March 18, 2015
 3. April 15, 2015
 4. May 18, 2015
 5. June: 17, 2015
 6. July 15, 2015
 7. August 19, 2015
 8. September 16, 2015
 9. October 21, 2015
 10. November 18, 2015
 11. December 16, 2015
 12. January 20, 2016
 - a. Re-organization Meeting
 - ii. Motion: Marie McQueen _____
 - iii. 2nd: Bert Sabo _____
 - iv. Approve: All

7. Applicants

a. **Scott & Alicia Bannett**

107 S Sacramento Ave, Blk. 23, Lot 5

Requesting "C" Variances

Represented by Self

Sworn in: *Scott Bannett*

2 "C" Variances

Outdoor shower – 10' required – 2' proposed

Outdoor Deck – 10' required – 3' proposed

Lorraine Sallata – comments about completeness

Craig Hurless – Sworn in

Reviews report – 11/20/14

New shower & deck – rear yard

Items addressed

Parking – 4 parking on plan

Condition of approval

Waiver – Landscaping

Willing to provide landscaping

Photo from other

Provide as approval – types, size, etc.

Variances

Rear – principal structure – R7 – 10' required – 2' proposed

Rear – deck – 10' required – 3' proposed

Compliance issues – elevation & raised decks

Verify bedrooms

Waiver Street trees- no issues – beach block

BOARD QUESTIONS:

Lorraine Sallata – Side yard – right side?

Existing non-conformity – not being changed

North side – 5'

South side – garage – larger

Is all concrete on that side – could do something?

Green in that area

Greg Maiuro – HVAC on right side?

On Atlantic Ave side –

Were going to put on existing – but now on side of house – changed

Checked with Jimmie A – Ok with

Rear door – under deck?

Was cut in – front back to side

Marie McQueen – is deck existing?

Rear yes, this would be side

Lorraine Sallata – Rear yard side – did Fire Department comment?
No fire comments

Greg Maiuro – Is there clearance for shower?
Will be 2'

Lorraine Sallata – Is there anywhere else to put shower?

No

Have lots of space on side

Would lose parking & be under deck

Steps would be issue

Lorraine Sallata – Any other suggestions for shower?

Craig Hurless – If shower to remain same size – can't be without setback issues – south side is possible

Scott Bannett – could be smaller – about 2.5' but not much more

PUBLIC:

None

Lorraine Sallata – would like to see repositioning – move forward or look at issues

Greg Maiuro – voting as is?

Yes

Lorraine Sallata – do you want to move forward?

Yes

Motion: Conditions with engineer report

Relevant info – Landscaping

Waiver street trees

Rear yard – shower – 10' vs 2'

Rear yard – deck – 10' vs 3'

Motion – Greg Maiuro

2nd Dan Smith

Vote:

Dan Smith – Yes

Thought about – no impact – no neighbor issues

Greg Maiuro – No

Not enough room – safety - fire

Steve Rice – No

Doesn't support fire issues

Bert Sabo – No

Need better plan – too close – fire issues

Marie McQueen – Yes

No plumbing there – Best option

Lorraine Sallata – No

Too close – close to setbacks – does not advance zoning

Motion Denied 2 in favor, 4 opposed

Scott Bannett – can we differentiate

John Rosenberger -2nd vote for 3' setback for deck – same conditions

John Rosenberger – no testimony – infilled area – possibly can readdress – infill area – behind shower area

Scott Bannett – infill area been there – survey not current

Board discusses issues with shower & existing conditions – survey is inconsistent

Vote taken on what was submitted – asked to move forward

Come back with application that more accurately addresses issues & what was presented

8. Applicant

a. **Ross Miller**

2 N Richards Ave, Blk. 125, Lot 24

Requesting “C” variances

Represented by Brian Callaghan

Sworn in: *Brian Callaghan*

Dan Smith recuses himself – neighbor to property

Front deck expansion

Single family 1 story house

Open deck – summer living space

Sworn in: *Jon Barnhardt*

Exhibits:

A1 – Variance Plan

A2 – Proposed deck

1 property off corner – across from Rite Aid

Reviews variance plan – 1 story house
Goal – additional outside living space
Existing porch – about 6’ deep
All of outdoor space

Plan to extend porch – same height

Variations

Front Yard – 5’ required – 2’ existing – 0.73’ planned
Side Yard – 4’ required – 3.17’ existing – 3.17’ planned
Lot Coverage – 75% required – 98% proposed
Building coverage – 50% required – 68% proposed

Justified – context of request

Limited ability to use outdoor space
No detriment – lots of disadvantage near
Further beautify – no neighbor issues

Waiver street trees – only have at end of street

Willing to rip out governor’s strip

Put grass & landscaping to soften up

Also put flower pots & planters on deck

BOARD QUESTIONS:

Lorraine Sallata: Taking concrete out on street side

Yes

Craig Hurless: Engineer report – 1/6/15

Expand existing porch

Sealed property survey – does variance plan show corrections

Waiver landscaping – street trees – if needed

Zoning – R4

Front Yard – 5’ required – 2’ existing – 0.73’ planned

Side Yard – 4’ required – 3.17’ existing – 3.17’ planned

Lot Coverage – 75% required – 98% proposed

Building coverage – 50% required – 68% proposed

98% coverage is a lot – ask to reduce

Governor’s strip good but still want street trees

Bert Sabo – show where grass strip will be

Take 3’ of concrete – width of porch

About 9’ of side wall left

Lorraine Sallata – idea of breaking concrete – good – but shrubs not a good idea – no parking – not a good solution

Lorraine Sallata – All existing conditions

Brian Callaghan – idea to give some outdoor space without any impact

Lorraine Sallata – clearly a problem

Possibly just tree & grass – wondering if advancing anything

Greg Maiuro – how more from existing deck

About another 4'

Steve Rice – where will stairs –

Go into deck

Rendering is not correct – in line with front wall

Lorraine Sallata – any thought of using shed outside area

PUBLIC:

None

Motion: Variances

Front Yard – 5' required – 2' existing – 0.73' planned

Side Yard – 4' required – 3.17' existing – 3.17' planned

Lot Coverage – 75% required – 98% proposed

Building coverage – 50% required – 68% proposed

Conditions – Technical comments

Remove 3' governor strip – 1 street tree – grass

Deck – planters and bushes

Motion: Greg Maiuro

2nd: Bert Sabo

VOTE:

Greg Maiuro: No

0.73' too close

Steve Rice: No

Too close – not helping master plan

Bert Sabo: No

Like to help – 90+ coverage too much

Marie McQueen: Yes

Rather see grass

Lorraine Sallata: No

Don't consider a hardship – all existing non-conforming – nothing conforms
– to make more – not in best interest

Application denied 1 in favor, 4 opposed

9. Applicant

a. **Harvey Mendelsohn**

310 N Oxford Ave, Blk. 214, Lot 17

Requesting “C” variances

Represented by Brian Callaghan

Sworn in: *Brian Callaghan*

Demolish existing home – plan new single family home
To FEMA requirements

Discusses several issues

Sworn in: *William Swaderski* - Engineer

Exhibits:

A1 – Variance plan

Ventnor heights – Calvert & Balfour

A2 – Existing & plan conditions – site plans

Existing 800' square foot 2 story frame – R2 district

No parking – garage in plans

Discusses zoning requirements

Only 25' wide

Only 2000' lot area – 4800' requirement

Discusses proposed

Width still 25' wide

Construct new 2 story structure

2 parking under structure

Move proposed structure – back some

To similar location of other homes

Demolish all concrete – now 100% impervious coverage

Plan to have only what is needed – new curb cut & walkway

Propose decks on 1st & 2nd story

Variances – discusses what meets

Adding 2 street trees

Now 8 conforming & 5 previous

Entrance would be to side
Side yards – west – 3.11'
East – 5.1'
Centering on site

Brian Callaghan – how to treat steps on side
Home not damaged more than 50%
Demolish & new structure
Could conform but not probable
Intent of Governor's law – allowing egress
Meets intent with front

Discusses reasons for access & stairs

Modifying plan – for steps & access

In terms of neighborhood – 3 other structures
More coverage
Maintaining what is in area

Reduce impervious coverage – 100% to 43%
Adding street trees

BOARD QUESTIONS:

Lorraine Sallata – like what done with concrete & grass – possibly something in front & side to soften up more

Dan Smith – eliminate rear stairs & access door
Yes

Steve Rice – Where is HVAC equipment?
In garage area – above base flood – probably rear under porch

PUBLIC:

None

Craig Hurless: Reviews engineer report
Amended review
Triggers variances for all non-conformities

Motion: Variances

Lot area – 4800’ vs 2000’

Lot Width – 25’

Remainder reviewed

Conditions

Engineer review

HVAC in rear

Shrubs/grass area on side

Rear –stairs eliminated

Motion: Greg Maiuro

2nd: Steve Rice

VOTE:

Dan Smith – Yes

Well thought out – great plan for undersized lot – reduced coverage & landscaping

Greg Maiuro – Yes

25’ lot – true hardship – an asset

Steve Rice – Yes

Well thought out – no negatives

Bert Sabo – Yes

Well thought out – hope to be a blue print for other small lots

Marie McQueen – Yes

Beautiful

Lorraine Sallata – Yes

No negatives – all a plus – definite asset

Application approved 6 in favor, 0 opposed

10. Other Business

- a. Lorraine Sallata – Landscaping update?
 - i. Finally authorized to draft & do – probably 2 months
- b. Lorraine Sallata – Clyde Yost not on Board anymore – can we send thank you letter
 - i. Can do
- c. Dan Smith – Applicant stuff from Building & Fire
 - i. Mayor said special requests
 - ii. Will discuss with again
- d. Board discusses house raising issues
- e. Dan Smith – 102 S Troy update
 - i. New plans in place

Motion to adjourn: __Steve Rice _____

Second: _____Bert Sabo _____

Meeting adjourned at __8:10 _____ PM