



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 July 18, 2012 – 6:30 PM

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

Present

Lorraine Sallata

Dan Smith  
Mike Weissen  
Clyde Yost  
Stephen Rice  
Bert Sabo  
Mike Einwechter – Alt # 1  
Fred Nahas – Alt # 2

**Professionals:**

Craig Hurless, Polistina & Associates  
John Rosenberger, Esq.

4. Adoption of Minutes of June 20, 2012 meetings  
Motion: Clyde Yost  
Second: Dan Smith  
Approval: All in favor
5. Adoption of the Following Resolutions  
*NONE*

Absent

Greg Maiuro

6. Applicants:

Stephen Samost  
105 S Oxford Ave.  
Block 15, Lot 3  
Requesting "C" Variances for Side and Rear Yard Setbacks  
Represented by Stephen Samost  
Carried over from June 20, 2012 Meeting

Sworn in Stephen Samost

**John Rosenberger:** Mr. Gallagher, from St. Leonard's Tract was advised that Frank Ferry was called away at 5 pm. The Board could not be informed earlier.

The new sketches could be discussed but they would want to have their attorney present. St. Leonard's Tract would like to have their attorney present. They would like to ask for an adjournment.

Mr. Samost agrees. The application will be heard at the August 15, 2012 meeting. There will be no re-noticing done.

7. Applicant:

Lorraine Pronio  
102 N Melbourne Ave  
Block 188, Lot 26  
Requesting "C" Variance for Building Coverage and Front Yard Setback  
Represented by John Moustakes

Sworn in – John Moustakes

John Rosenberger: AC Press did not notice properly. Had to carryover until tonight

Property is a single family in the R7 zone. It is the primary residence. Bought in January of 2004

Plans are to add a roof and railing to an existing porch. Have already put in numerous renovations. Would like to put an additional roof and railing on the existing porch.

Pictures were submitted with application.

Would like an adequate seating area that is away from the elements.

Variances needed are for Building coverage and Front Yard setbacks

The existing building coverage is 56.9% from an existing non –conformity due to a sun room built by the previous owner. We are requesting 61.7% coverage for the roof over the porch.

The front yard requirements are 12' and the current setback is 4.8' due to the sun room.

Different legal cases are quoted

Unable to put roof on without a variance. Lots of money has already been put in; this will finish the project

Will not increase the footprint of the property; will only increase the impervious coverage

Mr. Pronio sworn in: owner and occupant of 102 N Melbourne Ave

Did sketches – an accurate depiction of the plans. Plan to put overhang over porch, continuing where sun room is.

Reference photos A1, A2, A3 from packet

**BOARD QUESTIONS:**

**Bert Sabo:** There are no plans to enclose the porch?

No

**Clyde Yost:** There are no plans to exceed the size of the sun room

No

**Steve Rice:** When was the landscaping and pavers done?

2011

What was in the strip where the pavers are?

Grass

**Lorraine Sallata:** Landscaping is done very nicely here

**Public Portion:**

NONE

Engineer's Report: **Craig Hurless** sworn in

Reviews report

Waivers requested are for landscaping plan

Opportunity would be for grass in the city right of way

Could ask as a condition

No other major issues

**Clyde Yost:** What happens if grass goes back into the right of way strip?

It does not affect the lot coverage at all

**Mike Weissen:** Can we do a hybrid strip with part grass and part pavers?

Yes, but would want to make it look good – could take section for a tree

Motion: "C" variances – Conditions seek not to enclose porch & 1 street tree

Mike Weissen

2<sup>nd</sup>: Bert Sabo

Vote:

**Dan Smith:** Yes

No harm done – simple plan – will enhance property

**Mike Weissen:** Yes

Same as Dan

**Clyde Yost:** Yes

No negative impact – with conditions applied

**Steve Rice:** Yes

With Conditions – No negative impact

**Bert Sabo:** Yes

With enhance the property – will make look nicer – with conditions

**Mike Einwechter:** Yes

With conditions – Keep the charm of the area – enhance the property

**Lorraine Sallata:** Yes

Nice job – enhances the front – with conditions – will make a big impact

**Application Approved: 7 in favor, 0 opposed**

8. Applicant:

Martin & Debra Buchalski

108 S Philadelphia Ave

Block 37, Lot 7

Requesting “C” Variance for building coverage

Represented by Brian Callaghan of Callaghan, Thompson & Thompson

Brian Callaghan sworn in

All jurisdictional items have been met

Property is in a R3 district and is a single family home

Plans are to add an addition with changes

1<sup>st</sup> floor for garage and extra living space

2<sup>nd</sup> floor for deck, great room, and living space

Bought a couple of years ago and have done extensive renovations – home isn’t laid out well

Went to a new plan – only a coverage variance needed for increase of 50% required to a

60.8% coverage

John Barnhardt – Planner – sworn in

Reviews the plans

A1: Existing vs. Plan variance exhibit

Property is 50’x62.5’ – one property away from beach

Need to expand dwelling

Fill in open area – to make a more square shaped structure

Meets all setbacks

Lot coverage conforms

Only Building coverage deviates

In the Beach block, issues are all about blocking views. This plan does not block views

Both positive and negatives are met

Brian Callaghan: maintains the front setback

**BOARD QUESTIONS:**

**Clyde Yost:** Why is there a bump on the beach side? Why is it not even with the rest?

A2: Architectural plan

Got size of office & Garage – have to go out the additional 2 ‘

Is it a single car garage?

Yes – setback still conforms

Brian Callaghan: Only issue raised by neighbor – plan shows for street trees – but they feel it would block the views – this is a common occurrence brought to the Board in the Beach area  
Will leave the decision up to the Board

**Lorraine Sallata** & Brian Callaghan discuss the Landscaping plans

**Lorrain Sallata:** Between parking pad – shrubbery still exists

Yes, and some new

If gave relief, do you already have other plans?

Yes, more shrubs

**PUBLIC:**

NONE

Engineer Report: Just clean-up plans issues and waiver of street trees – Board to decide

Brian Callaghan: Closing – excellent plan to a Beach front home

No impact on setbacks or neighbors

Have adequate parking

No negatives to the character of area

Highly desirable location

**Bert Sabo:** Can do dwarf trees to get both

Could, but for esthetic looks, could do shrubs

**Craig Hurless:** If you are placing shrubs, would place on the property for maintenance

**Bert Sabo:** On Curb Side?

Lorraine Sallata: Can do as a condition

**Lorraine Sallata:** Informal vote on the trees

Board discusses the issues

**Lorraine Sallata:** Comfortable with grass & plans on property

**Mike Weissen:** No Shrubs – hard to maintain

Board agrees to waive

Motion: Coverage of 60.8%, waiver of street trees, compliance with Engineer's report

Mike Weissen

2<sup>nd</sup>: Steve Rice

Vote:

**Steve Rice**: Yes

No negative impact – nice storage

**Bert Sabo**: Yes

Well done plan – enhancement to neighborhood

**Mike Einwechter**: Yes

Ok with plans

**Dan Smith**: Yes

Well done plan – well thought out – adds additional space

**Mike Weissen**: Yes

Great presentation

**Clyde Yost**: Yes

Nice plan – no negative impact – enhances area

**Lorraine Sallata**: Yes

Like the application – practical approach to issues – no negative impact

Application approved: 7 in favor, 0 opposed

9. Other Business

- a. Lorraine Sallata: welcomes new Board members
  - i. This is a good Board

Motion to adjourn: Mike Weissen

Second: Clyde Yost

Meeting adjourned at 7:16 PM