



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 16, 2014 – 6:30 PM

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

Present

Lorraine Sallata  
Greg Maiuro  
Dan Smith  
Mike Weissen  
Clyde Yost

Absent

Stephen Rice

Bert Sabo  
Frank Cavallaro – Alt # 1

**Professionals:**

Craig Hurless, Polistina & Associates  
John Rosenberger, Esq.

4. Adoption of Minutes of June 18, 2014 meetings

Motion: \_\_ Clyde Yost \_\_\_\_\_

Second: \_\_ Dan Smith \_\_\_\_\_

Approval: All in favor

5. Adoption of the Following Resolutions

**Z-14 of 2014: Donald & June Kulick - 5403 Calvert Ave. – Blk. 211, Lot 1**

Requesting "C" Variances - Approved

Motion: Greg Maiuro

2<sup>nd</sup>: Clyde Yost

Approval: All

6. Applicants

*Michael & Lucia Castelli*  
5401 Calvert Ave. – Blk. 211, Lot 2  
Requesting “C” Variances  
Represented by Self

Sworn in: *Michael & Lucia Castelli*

Need to raise house – contracted Craig Dothe  
Applied for RREM Program – received award  
Over 50% home damaged – repaired inside of house  
Have to raise house now  
Flood insurance has increased – have to do

Corner of Calvert – bad flooding area  
Been there since 1985

Sworn in: *Craig Dothe*

**John Rosenberger**: Need to ask questions – issue with owners doing this on own  
Have to ask Mr. Dothe questions

*Craig Dothe* – left in place  
Going a little over 2’ above max

Variances needed:

Rear Yard  
2 Front Yard  
Projection into Front Yard  
Curb Cut  
Width of Curb Cut

Front Deck – used to be front concrete slab

Elevations – decorated front façade  
Punched up roof in a couple of spots  
There will be beans, Ends, and decking – a step back design  
Stone will be in the middle along the front façade

Reviews elevation and plans

Changed a standard house to a new modern house  
Decorative on sides – matching windows

Layer of foundation vegetation

Reason to go up 2' higher than requirements gets extra height – better insurance rates – can park car underneath

Property is just under elevation 4' – very low

Driveway stays – elevate slab in garage to raise some for flooding

#### Variances

Front yard – Calvert – 20' vs 14.69'

Front yard – Surrey – 20' vs 14.81'

Deck – projection into front yard – Calvert – 15' vs 10.33'

Rear Yard – 15' vs 4.42'

Because it is a corner lot

Oriented towards Calvert

Reasons to maintain existing setbacks – consistent with neighborhood

Reviews aerial view

Reviews other properties

Reviews shadow diagram of other properties

Compliant house

Can build a bigger house on internal lots than corner lot – based on setbacks

Most in neighborhood is 4000' where requirement is 4800'

#### Exhibits:

A1 – Site Plan

A2 – Architectural Rendering

A3 – Aerial View

A4 – Shadow Graphs

#### Variances – cont.

Width of driveway – 10' vs 25'

Curb cut

Reviews how cuts work and rationale

Reviews impact on neighbors

Between 2 curb cuts – 6.5'

Would have to remove old curb cut

Not enough room to park a car on road

Presently have only 1 parking – now will provide 3

Will use garage as a garage

Not exceeding lot coverage by extra parking – plenty of grass and vegetation

Believe consistent with zone plan

Consistent with neighborhood now and future

Provides parking

A better looking house

**BOARD QUESTIONS:**

**John Rosenberger:** Are all variances justified

Yes

Positive and negative criteria met?

Yes

No detrimental components

No

*Michael Castelli* – Parking – not allowed to park on the street on my side

**Craig Hurless:** Sworn in

Reviews Engineer report

Structural raising of dwelling

Because of raising – vertical expansion – Variances are needed

Reviews Variances

Deck – 15' vs 10.33'

All are existing conditions

Rear – 15' vs 4.42'

Driveway – 10' vs 25' – 3 parking spots

Reviews landscaping plan – believe adequate

Shed – almost impossible to comply

*Michael Castelli* – Could get rid of shed

**PUBLIC:**

None

**Lorraine Sallata** – Landscaping – 1<sup>st</sup> glance it is sufficient – but would like more to complete the look

Problem is salt water – keeps killing plants – need to figure what could work

Possibly elevated beds

Ok

**Craig Hurless** – most shown are salt water tolerant – recommend to work with to get a better buffer

**John Rosenberger** – Do you agree

Yes

**Lorraine Sallata** – Street trees?

They are provided

**Motion:** “C” Variances

Conditions

Review comments 1, 4

Enhanced landscaping plan

Motion: Greg Maiuro

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

**VOTE:**

**Dan Smith:** Yes

Know property – severe hardship – water & 2 front yards – great plan

**Bert Sabo:** Yes

Well thought out – not look raised – looks like always built – driveway a plus

**Greg Maiuro:** Yes

Hardship - flooding

**Mike Weissen:** Yes

Great project – beautiful – height is how things will look in the future

**Clyde Yost:** Yes

Hardship – nice design – no negatives

**Frank Cavallaro:** Yes

With Variances – consider removing shed

**Lorraine Sallata:** Yes

Nice plan – looks terrific

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

---

Applicant:

*Susan Leis*

7211 Winchester Ave. – Blk. 191, Lot 1

Requesting “C” Variances

Represented by Self

Sworn in: *Susan Leis*

Thanks Board Secretary for helpfulness

Requires “C” Variances – Love house and want to make better

Been in family for 66 years

Downsizing in PA to come to Ventnor

Need a more workable kitchen – expanding kitchen – want to eat outside – look to expand porch

Expanding out by kitchen window – put in a sliding door

Variance needed to go out in front of kitchen

Sworn in: *Pete Weiss*

Doing renovation in house

Existing concrete porch – demolish to put composite deck

Small variance needed to round out deck

Reviews plan and variances

Need about 1’7” variance

In line with other decks and porches

Very minimal request

**Craig Hurless**: Reviews Engineer Report

Expansion of a non-conforming deck

Fills in gaps

Setbacks

Winchester – 7' vs 1.6' – existing

Washington – 7' vs 5.4' – existing

Street trees on both frontages

Extensive landscaping package – maintain or replace

**BOARD QUESTIONS:**

*Susan Leis* – Landscaping – will be maintained and enhanced – talked with landscaper – will take care of street trees – there are no trees on street – bad corner – hard to see

**Lorraine Sallata**: whatever removed, replace with similar – street trees – like and would like to see – encourage all city to do

**Clyde Yost**: In front of deck – will there be shrubs?

Yes, all around

Will they be higher?

If want – up to rail

**John Rosenberger** – we can't determine height – will remain or enhance?

Yes

**PUBLIC:**

NONE

**Frank Cavallaro**: Is there a step down to old?

All same – plan composite

Motion:

Front Yard:

Washington – 7' vs 5.4'

Winchester – 7' vs 1.6'

Review Comments

Motion: Mike Weissen

2<sup>nd</sup>: Greg Maiuro

VOTE:

**Frank Cavallaro:** Yes

With conditions and 2 trees

**Clyde Yost:** Yes

No negative – with conditions

**Mike Weissen:** Yes

With all

**Greg Maiuro:** Yes

No Negatives

**Bert Sabo:** Yes

With conditions

**Dan Smith:** Yes

No Negatives – improvement on corner

**Lorraine Sallata:** Yes

Nice to see upgrades – lovely plan

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

---

7. Other Business

a. **John Rosenberger**

- i. Professionals doing applications
- ii. Have to be question and answers
- iii. Law states if representing – have to be lawyer – otherwise question & answer
- iv. Secretary will call when package going out
- v. Is becoming a problem
- vi. Board discusses issues

b. **Bert Sabo:** 5313 Atlantic

- i. Work happening

c. Sushi place

- i. Stuff going on
- ii. Building dept. considered cooking there
- iii. Board discusses issues
  1. Cooking vs not
  2. Fire and Building issue

d. **Lorraine Sallata:** meeting with Mayor – ordinance for landscaping

- i. Discussion in August meeting

Motion to adjourn: \_\_ Frank Cavallaro \_\_\_\_\_

Second: \_\_\_\_\_ Bert Sabo \_\_\_\_\_

Meeting adjourned at \_\_7:45 \_\_\_\_\_ PM