



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 15, 2015 – 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

Bert Sabo

Leonard Mordell – Alt #1

Absent

Stephen Rice

Tim Kriebel

Marie McQueen – Alt # 2

Professionals:

Jen Heller, Polistina & Associates

John Rosenberger, Esq.

4. Adoption of Minutes of June 17, 2015 meetings

Motion: _____ Greg Maiuro _____

Second: _____ Dan Smith _____

Approval: All in favor

5. Adoption of the Following Resolutions

a. Z-16 of 2015: Peter & Patricia Pagano

116 N Surrey Ave, Blk. 151, Lot 16

Requested "C" variances-Approved

b. Z-17 of 2015: Craig Tragbar

324 N Harvard, Blk. 221, Lot 5.03

Requested "C" variances - Approved

a. Z-18 of 2015: Patricia Gilbert

126 N Somerset Ave Blk. 153, Lot 18

Requested "C" variances - Approved

a. Z-19 of 2015: Evan & Kathleen Horner

323 N Somerset Ave, Blk. 212, Lot 15
Requested "C" variances - Approved

a. **Z-20 of 2015: William Ranieri**

129 N Sacramento Ave, Blk. 163, Lot 15
Requesting "C" variances - Approved

a. **Z-21 of 2015: LaVerde Land Developers, LLC**

6633 Monmouth Ave, Blk. 172, Lot 11.02
Requesting "C" variances - Approved

Motion: ___ Greg Maiuro _____

2nd: ___ Bert Sabo _____

Approval: All by roll call vote

6. Applicant

a. **Danielle Manera**

105 N Suffolk Ave, Blk. 151, Lot 4.01
Requesting "C" variances
Represented by Self

Sworn in: *Danielle Manera*
Rami Nassar

House Damaged by Sandy

Variances

Front Deck
Side Deck
Side Yard
Curb Cut

Existing 2 story house
Raise to comply with BFE

Existing R4 district -

Existing side - 2.9' vs 4'
Side porch & stairs - 2.9' vs 4'
Front porch - deck 2nd floor
Curb cut width
Couldn't do 2 spaces
Back 1st floor steps
Removing shed

Existing 77.5% impervious - remove shed - 71.2%

Proposing shade trees

Front 2nd floor deck – keep in line with house – 8’ vs 6’

Variances:

Side – 2.9’ vs 4’

Side – deck – 2.9’ vs 4’

Front – deck – 6’ vs 8’

Curb cut – 24’ vs 10’

Front porch/deck – 6’ vs 7’

Jen Heller – sworn in

Reviews review

Rami Nassar –

Landscaping an issue

Can’t buffer front

Drive will take some away

Can’t keep bushes in front

Keep grass but shrubs will go

Danielle Manera – reviews landscaping possibilities

Side & back

Remove some in front – but keep side & back

Jen Heller – detail curb cut – road opening – parking

BOARD QUESTIONS:

Dan Smith – justification for 24’ curb cut – garage & existing

Yes – improves existing conditions – makes better

PUBLIC:

None

Motion: Variances & conditions as noted

Motion: ____ Bert Sabo _____

2nd: _____ Greg Maiuro _____

VOTE:

Dan Smith: Yes

Typical Height's hardship – do what can

Greg Maiuro: Yes

Very flood prone

Mike Weissen: Yes

Hardship

Bert Sabo: Yes

No negative – very flood prone

Leonard Mordell: Yes

Follow FEMA rules

Lorraine Sallata: Yes

Clear limitations – reduce coverage

Application approved 6 in favor, 0 opposed

7. Applicant

a. Rosemary Sarno

111 N Somerset, Blk. 152, Lot 6

Requesting "C" variances

Represented by Chris Baylinson

Sworn in: *Chris Baylinson*

Raise home

Side yard setbacks – needs

2.74' vs 4'

4.59' vs 4'

AE8 zone – to 11' with variances

Going to 14' to add parking

Pass out photos – A1

Stay a 1 story home

Sworn in: *Dan Machone*

Can lift to minimum

Asking for 3' additional

Getting parking underneath

Reviews storms & issues

Building 16' tall – now 19' from 11'

Reviews home – low look – doesn't change much

Landscaping – dropped off with Engineer

Jen Heller – Engineer review

- Additional parking
- 2.74' vs 4' side yard variance
- Landscaping is acceptable
- On plan – no schedule on plan

BOARD QUESTIONS:

Lorraine Sallata – discusses landscaping – doesn't see legend

- Can provide copy with specifics
- Review what plans show with heights

John Rosenberger – Condition – landscaping

Chris Baylinson – waive street trees – none in and doesn't want – does have governor strip

Lorraine Sallata – not a lot asking – would like street trees – do have governor strip

PUBLIC

NONE

Motion – Side Yard – 2.74' vs 4'

- Waive street trees
- Conditions – compliance items & submit landscaping

Motion: __Greg Maiuro_____

2nd – __Leonard Mordell_____

VOTE:

Dan Smith: Yes

Well thought out – little relief – raise to BFE

Greg Maiuro: Yes

Nice plan with parking - hardship

Mike Weissen: Yes

Nice project

Leonard Mordell: Yes

No negatives

Lorraine Sallata: No

Not liking waive of street trees

Application approved – 5 in favor, 1 opposed

2. Applicant

a. **Two Pioneers, LLC**

25 S Little Rock Ave Blk. 54, Lot 6

Requesting "C" variances

Represented by Brian Callaghan

Dan Smith recuses himself

Sworn in: *Brian Callaghan*

Currently a 3 story – 4 unit brick home – no off street parking

Home torn down

Plan for a 2 unit home

Sworn in: *Jon Barnhardt*

Exhibits

A1 – Site Plan

A2 – Architectural plan

A3 – photos – present/proposed

Variances

Front – principal – 10' vs 3'

Front deck – 4' vs 1'

Rear stairs – 6' vs 3'

Eave height – 23' vs 25.2'

Curb cut – 20' vs 10'

Waiver Street trees

2 lots from Atlantic Ave.

Demolished building quickly

Was 4 units – all were non-conforming

Plan to bring to better conformity

Plan to make 2 units

1st floor – garage with storage – 2 cars each

2nd floor – unit 1

3rd floor – unit 2

Reviews plans -

Stair tower is what goes into variance

Look at street – all properties – built to property line

If pushed back – disadvantage – out of character

Majority of front is deck

Adhering to pattern of development

Rear yard – stairs out each unit
6' allowed – 10' proposed
Open stairs to 3'

Eave height – allowed 35' high
Doesn't spec to eaves
Ok with standard slope
25.2' proposed – 23' allowed

Curb cuts – overall 20' for both

Street trees – none along area
Try to create a better looking – grasses to separate
Grass & some trees on side

Flood wise – area allowed is 11' – will be above

Brian Callaghan – reviews flood areas & insurance rates

Fits with neighborhood

Jen Heller – Engineer review

Demolished
Reviews report
Submitted all items needed
Waiver of street trees & landscaping plan
Reviews all variances

Conditions – curb cut detail
Waiver of street trees – need to show landscaping

BOARD QUESTIONS:

Bert Sabo – is there need for 2nd means of egress?

That is why stairs in back – still vetting out requirements – if required, will do

Lorraine Sallata – grass plan – sows dune grass – need more seasonal - Possibly something different –
Ok, not as issue

PUBLIC

Dan Smith –

Think a tremendous asset – want to see more of this

Eileen Barker – Farley & Ferry
Great enhancement

Motion – Variances

- Front – 3’ vs 10’
- Front deck – 1’ vs 4’
- Rear – stairs – 3’ vs 6’
- Eave Height – 25.2’ vs 23’
- Curb Cut – 20’ vs 10’
- Waive street trees
- Technical comments
- Evergreen planting

Motion: ___ Bert Sabo _____
 2nd – ___ Leonard Mordell _____

VOTE:

- Greg Maiuro:** Yes
Great Asset – beautiful – 4 units to 2 units
- Mike Weissen:** Yes
Same
- Bert Sabo:** Yes
Great plan – neighborhood needs – best use of space
- Leonard Mordell:** Yes
Positive
- Lorraine Sallata:** Yes
Excellent project – downsizing a bonus

Application approved – 5 in favor, 0 opposed

2. Applicant

a. **Allen Gilber**

23 N Cornwall Ave, Blk. 117, Lot 7
 Requesting “C” variances
 Represented by Jim Swift

Sworn in: *Jim Swift*

Flood damage from Sandy
 25 N Cornwall has been raised

A pre-existing non-conforming home – 36’ wide vs 37’ required

If made conforming – would be a 5’9” high garage – raised height for this

Accessory garage – demolish – add drive – 2 parking – plus garage

Reviews neighbor 25 N Cornwall

Has not been occupied since 2012

Variances needed:

Lot width – 36' vs 37'
Front – principal – 11.35' vs 11.35' vs 12'
Front – stairs – 3' vs 7'
Side – 3.05' vs 4'
Height – 31.82' vs 29'
Eave height - >21' vs 21'
Rear slope
Curb Cut – 19' vs 10'

Sworn in: *Robert Bolton* – Architect

Raising straight up
Did set back rear porch and steps to 4'
Demolish garage – about 200' of space
Reviews landscaping options
Asking for 20' curb cut
Only 16' left – 1 street tree

BOARD QUESTIONS:

Lorraine Sallata – planters in front
3'x10' – to buffer stairs

About 3' lower than neighbor house – no detriment –

Jen Heller – Engineer Review

Adds additional parking
Reviews variances
Reviews landscaping
Reviews conditions

Jim Swift: Conditions OK – will get 2nd tree if can

Board reviews landscaping

Lorraine Sallata – landscaping a bit weak – could do more

John Rosenberger – Enhanced landscaping plan OK

Yes

PUBLIC

NONE

Motion – all Variances noted
Conditions – Engineer review
Landscaping plan
1 street tree waived

Motion: ___Greg Maiuro_____

2nd – ___Dan Smith_____

VOTE:

Dan Smith: Yes

Well presented – nice asset

Greg Maiuro: Yes

Hardship – curb cut OK

Mike Weissen: Yes

Nice project – 2 new houses here

Bert Sabo: Yes

Consistent with neighborhood

Leonard Mordell: Yes

Same

Lorraine Sallata: Yes

Like what done – good compliance – good looking

Application approved – 6 in favor, 0 opposed

Other Business

Lorraine Sallata – recognizes Herb Smith – past Board member

Motion to adjourn: ___Leonard Mordell_____

Second: _____Bert Sabo_____

Meeting adjourned at _7:45_ PM