



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 June 17, 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
Tim Kriebel
Leonard Mordell – Alt #1

Marie McQueen – Alt # 2

Professionals:

Craig Hurless, Polistina & Associates
John Rosenberger, Esq.

4. Adoption of Minutes of May 18, 2015 meetings

Motion: ___ Dan Smith _____

Second: ___ Bert Sabo _____

Approval: All in favor

5. Adoption of the Following Resolutions

a. Z-14 of 2015: Patricia O'Neil

122 N Bryant Ave, Blk. 173, Lot 20
Requesting "C" variances -Approved

b. Z-15 of 2015: Steve Fishman

5806 Boardwalk, Blk. 17, Lot 1.02
Requesting "C" variances - Approved

Motion: ___ Bert Sabo _____

2nd: ___ Dan Smith _____

Approval: All by roll call vote

6. Applicant

a. **Peter & Patricia Pagano**

116 N Surrey Ave, Blk. 151, Lot 16

Requesting "C" variances

Represented by John Scott Abbott

Sworn in: *Scott Abbott*

Plan to raise home – already put a large amount of money in repairs

Benefits to raise home

Going higher than BFE

3 variances

Front setback

Driveway – accommodate current parking

Want additional 12' drive to park under

Prepare sketches of area

Exhibits

A1 – 6 photos

Sworn in: *Peter & Patricia Pagano*

Peter Pagano

Hurricane Sandy damage

Decided to raise home

Future flood insurance issues

Raise home to 9'

Space under for garage & storage

Architectural plans

Existing grade – 4' – 1988 datum

BFE – 9' requirement

Raise to 14' finished floor

Put garage in place

Front yard setback – 12' required vs 10.7'

Overall height – 27.8' – OK

Driveway – currently a small driveway – right side
Reviews photos

Reviews drawing in exhibit

Would not eliminate parking

Craig Hurless – sworn in

Review of 3/20/15

Existing non-conforming structure

Triggers variances

Front – 12’ vs 10.58’ – existing

Elevated wood deck

Parking – existing narrow drive – 1 conforming space

Additional parking – under makes conforming – no issues

Curb cut – 10’ vs 24’

Additional notes – reviews

Grass governor strip

Waiver of trees – add 1 if possible

BOARD QUESTIONS:

Lorraine Sallata – planter in front – no landscaping on plans

Plans to add landscaping – reviews

Scott Abbott – Governor Strip – there are some but not all – does flood – prefer not to but will if need

Lorraine Sallata – would support it

Craig Hurless – Can put tree on left side

OK

PUBLIC:

None

Motion: _Front yard – 10.58’ vs 12’

Driveway – 24’ vs 10’

1 tree & governor strip

Motion: __Greg Maiuro_____

2nd: _____Dan Smith_____

VOTE:

Dan Smith: Yes

Tremendous improvement – driveway no big deal

Tim Kriebel: Yes

Would like governor strip

Greg Maiuro: Yes

Familiar with flooding

Mike Weissen: Yes

Hardship

Bert Sabo: Yes

Area floods

Leonard Mordell: Yes

Anything FEMA mandates

Lorraine Sallata: Yes

No Negative – a good plan

Application approved 7 in favor, 0 opposed

7. Applicant

a. Craig Tragbar

324 N Harvard, Blk. 221, Lot 5.03

Requesting “C” variances

Represented by Brian Callaghan

Sworn in: *Brian Callaghan*

Bert Sabo recuses himself - neighbor

Plan to construct pool, deck, equipment, & generator to clean up back

Sworn in: *Tom Dase* – Arthur Ponzio office

Exhibits

A1 – Aerial

A2 – Site Plan

A3 – Photos with Landscaping

Reviews – aerial – shows location

Existing – A3 – 2 story home – garage under

A2 – site plan – rear yard deck

Proposal – install pool – deck all one level
Expand deck – into side yard
Pool variance – 4' +/- from bulkhead
All approved by CAFRA
Pool equipment & generator
 4' into side yard
Install side generator
All have to be 2' above BFE

Buffering – lattice work – match style of fence

Coverage – existing – 61% going to 73%
Pool is 6.4% of that
Expansion of deck is rest

Positives – finishes off rear of property
Most have large decks

Negatives
No detriment – all permitted uses

Landscaping – in front – pretty well done – not changing
Do have 2 street trees
Planters in front
Have significant in place
Looked at side yard
Shows what is there

Lorraine Sallata – house looks nice – but much are annuals – need more year round
OK

Craig Hurless – Review of 5/6/15
Pool, deck, equipment, Accessories & generator
Side Accessories – 8' vs 4' – accessory structures, etc.
Elevated because of flood – how high
Concerned with noise
Intend on fence that side as well – at least 6'

Sworn in: *Craig Tragbar*
Reviews fencing – at least 6'
Equipment inside gate

BOARD QUESTIONS:

Brian Callaghan – discusses fences & heights

Craig Hurless – deck not permitted on side – 8' vs 5'
Pool – 6' vs 4'
Lot Coverage – 65% vs 73%

Addressed with fence
Ask for approval – all fence heights on plans
Landscaping – indicate on plans – nothing disturbed

PUBLIC

None

Motion – Side – 4’ vs 8’ – Equipment
0’ vs 8’ – rear deck to bulkhead
Lot coverage – 73% vs 65%
Pool – 6’ vs 4’
Lattice with fence to buffer
Add evergreens to front planters
Fences put on plans

Motion: ___Mike Weissen_____
2nd – ___Greg Maiuro_____

VOTE:

- Dan Smith:** Yes
No negatives – know properties along bay – decks similar
- Tim Kriebel:** Yes
Improvement – no negatives
- Greg Maiuro:** Yes
No Negatives
- Mike Weissen:** Yes
Very Nice
- Leonard Mordell:** Yes
All positives
- Lorraine Sallata:** Yes
Lovely addition – adds to value

Application approved – 6 in favor, 0 opposed

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1. Applicant
 - a. **Patricia Gilbert**
126 N Somerset Ave Blk. 153, Lot 18
Requesting “C” variances
Represented by Brian Callaghan

Sworn in: *Brian Callaghan*

Raise house in Heights – to elevation 12’
25’x80’ lot

Needs lots of variances

Suffered damage – need to make better

Passed out to members

Exhibits – A1 – survey with landscaping

A2 – Photos

Sworn in: *Peter Weiss*

Reviews lot – 25'x80'

Existing 1.5 story home

Small setbacks on side

Propose raise 4.5' – to elevation 12'

Can raise to 11' without issue

Want to use for storage – about 7' headway

Remove shed on side

Increase stairs in rear – have to come out parallel to building

Have limited landscaping options

No detriments – even raising still 8' under height – keeping with neighborhood

Explain landscaping – 2 street trees remain

From property to sidewalk – grass

Grassed area where shed was

Craig Hurless – if landscaping ok, then put on plans

Lorraine Sallata – ok with landscaping – but concern with coverage

Sworn in: *Patricia Gilbert*

Remove shed

BOARD QUESTIONS:

Lorraine Sallata – if lose shed – revise – backyard is what?

Half & half

Craig Hurless – want to reduce what can – removal of shed goes a long way – if ok

Lorraine Sallata – is there anywhere else –

Not really – once put stairs in – have a table there

Craig Hurless – side shed is shown on plans to remove – still at 84%

Lorraine Sallata – asks about trees –

Flooding an issue

There are salt water tolerant trees

Will install 2 strong trees – salt water tolerant

PUBLIC

None

Motion – Front – 3.2' vs 12'

Decks – 0' vs 7'

Side – 2.6' vs 4'

3.5' Vs 4'

Building coverage – 50.3% vs 50%

Lot coverage – 84% vs 75%

Parking – 0 vs 2

Lot size – 2312' vs 2000'

Lot width – 37' vs 25'

Conditions – landscaping on plans

2 street trees

Brian Callaghan – discusses eve height issues

Asking for just in case

Motion: ___ Bert Sabo _____

2nd – ___ Dan Smith _____

VOTE:

Dan Smith: Yes

Classic hardship – 25' lot

Tim Kriebel: Yes

Same

Greg Maiuro: Yes

Very small lot - hardship

Mike Weissen: Yes

Hardship

Bert Sabo: Yes

True hardship – not much to do

Leonard Mordell: Yes

Not much to do

Lorraine Sallata: Yes

Many hardships – addressed - positive

Application approved – 7 in favor, 0 opposed

1. Applicant

a. **Evan & Kathleen Horner**

323 N Somerset Ave, Blk. 212, Lot 15

Requesting "C" variances

Represented by Brian Callaghan

Sworn in: *Brian Callaghan*

Raise home – new decks, stairs

Under sized lots – 60'x80' vs 50'x80'

Sworn in: *Mr. Endicott*

Reviews qualifications

Reviews property – existing 2 story residence

Only to raise to BFE 11 to BFE 12.5

Variances:

Lot size - 50'x80' – requires 60'x80' or 4800'

Lot width – 50' vs 60'

Front – existing – 8.2' vs 20'

Projection from building – steps – 4'x4' landing into front setback

Rear decks – 1st floor – at ground level

2nd floor – raised – step to 1st deck

Shed being removed

Replacement or keep of street trees

Existing evergreens in property will stay

Supplement as needed

No negatives – keep with neighborhood

Craig Hurless – review of 6/1/15

R2 district

Concur with testimony – existing non-conforming on a non-conforming lot

If only 3' – only 1 variance

Lot size – 4800' vs 4000'

Lot width – 60' vs 50'

Front – 20' vs 16.49'

1st floor porch – 15' vs 8.21' vs 4.21'

Side – principal – deck – 8' vs 5.63'

8' vs 7.5'

Recommendation – building height & eave height – may want more landscaping

BOARD QUESTIONS:

Lorraine Sallata – want more landscaping

Can submit supplemental package with plan

PUBLIC

NONE

Motion – Reviews all variances

Conditions – supplemental landscaping

Motion: ___ Greg Maiuro _____

2nd – ___ Dan Smith _____

VOTE:

Dan Smith: Yes

No negatives – improvements – new standards

Tim Kriebel: Yes

Variances by raising

Greg Maiuro: Yes

Hardship – best can do

Mike Weissen: Yes

Been working on

Bert Sabo: Yes

True hardship – plus for city

Leonard Mordell: Yes

Expenses put in - benefit

Lorraine Sallata: Yes

Hardship - difficult

Application approved – 7 in favor, 0 opposed

1. Applicant

a. **William Ranieri**

129 N Sacramento Ave, Blk. 163, Lot 15

Requesting “C” variances

Represented by Self

Sworn in: *William Ranieri*

Want dormer – head room for bath & stairs

Craig Hurless – review of 6/3/15

Only related to dormer

Front – 12' vs 2.88'

10' vs 2.88'

Max dormer length – 11.5' vs 21.5'

Asked for building & eave heights on plans

Waiver for landscaping – keep existing

BOARD QUESTIONS:

Lorraine Sallata – dormer length – basically double

Craig reviews it

Left side of house

Lorraine Sallata – will it be a big box –house length

30' + 10' bump out

Greg Maiuro – just dormer – no further out

No

Lorraine Sallata – landscaping – on Monmouth side – front

Doing grass – dune grass & cactus - replicate

Submit for approval

Ok

PUBLIC

NONE

Motion – Front – 2.88' vs 12'

Front – 2.88' vs 10'

Dormer – 11' vs 21.5'

Conditions – submit landscaping – pre-construction state

Motion: ___ Dan Smith _____

2nd – ___ Bert Sabo _____

VOTE:

Dan Smith: Yes

Necessary to make functional – no negatives

Tim Kriebel: Yes

Agree with style – rest follows

Greg Maiuro: Yes

Nice addition – looks good

Mike Weissen: Yes

Great presentation

Bert Sabo: Yes

Dormer will break up look – in right direction

Leonard Mordell: Yes

Same

Lorraine Sallata: Yes

Enhance property

Application approved – 7 in favor, 0 opposed

1. Applicant

a. **LaVerde Land Developers, LLC**

6633 Monmouth Ave, Blk. 172, Lot 11.02

Requesting “C” variances

Represented by Chris Baylinson

Sworn in: *Chris Baylinson*

New single family home – pilings & house in

Request 2nd curb cut – for 4 parking

Provide parking where needed

Building & lot coverage well under – not maxed out

No negatives

Proposing 2 3’ grass strips up driveways

Sworn in: *Michael Kolchins*

Provided plans

Discusses landscaping plan – add grass strips

BOARD QUESTIONS:

Lorraine Sallata – no landscaping detail

With final plans – discusses landscaping plans – pavers & grass

Give revised site plan

Greg Maiuro – space between 2 driveways

20’

Craig Hurless – just for curb cut

Can put parking between each

Need landscaping

Dan Smith – how many off street parking
4 with 2 required

PUBLIC

NONE

Motion – 2 10' wide curb cut
3' grass strips with paver driveways
Landscaping review

Motion: ___ Greg Maiuro _____
2nd – ___ Tim Kriebel _____

VOTE:

Dan Smith: Yes

No negatives – been vacant – nice home – an asset

Tim Kriebel: Yes

Stylish & Parking

Greg Maiuro: Yes

Nice Project

Mike Weissen: Yes

Same

Bert Sabo: Yes

Nice plan – improve neighborhood - parking

Leonard Mordell: Yes

Parking

Lorraine Sallata: Yes

Lovely project – parking off street

Application approved – 7 in favor, 0 opposed

Other Business

- **Lorraine Sallata** – Landscaping ordinance
 - Commission issues – going back to Planning Board
 - Board discusses issues
 - What was issues
 - **Tim Kriebel** – Any retro
 - No
 - For new construction – substantial improvement or variances

Motion to adjourn: _____ Greg Maiuro _____

Second: _____ Leonard Mordell _____

Meeting adjourned at _8:20_ PM