



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 March 19, 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
Stephen Rice
Bert Sabo

Absent

Frank Cavallaro – Alt # 1

Professionals:

Craig Hurless, Polistina & Associates
John Rosenberger, Esq.

4. Adoption of Minutes of February 19, 2014 meetings

Motion: __ Clyde Yost _____

Second: __ Greg Maiuro _____

Approval: All in favor

5. Adoption of the Following Resolutions

Z-2 of 2014: Kenneth Greenblatt – 112 N Sacramento – Blk. 165, Lot 26

Requested CNC - Approved

Z-3 of 2014: Seascape Villas – 114 S Princeton – Blk. 25, Lot 1

Requested "C" Variances - Approved

Z-2 of 2014: Larry Glantz – 6311 Monmouth – Blk. 168, Lot 1

Requested "C" Variances - Approved

Motion: Greg Maiuro

2nd: Clyde Yost

Approval: All

6. Applicants

Ventnor Coffee, LLC
108 N Dorset Ave. – Blk. 156, Lot 17
Requesting Multiple Interpretation of Zoning Ordinance
Represented by Brian Callaghan

Sworn in: *Brian Callaghan*

Withdrawing Interpretation Request
Spoke with all

Will be asking for a Use Variance, a Site Plan, and Parking Variances

This will make everyone's lives easier, and beneficial to all

Will come back next month with full application and notices as needed

John Rosenberger – will now have a public portion

Motion to withdraw
Motion: Steve Rice
2nd: Bert Sabo
Approve: All

Application Withdrawn

Mike Weissen: Because of all the interest, can we limit the public portion
John Rosenberger: will not limit the number, but can limit the time

Applicant:
Arthur & Dorothy Ponzio
808 N Harvard Ave. – Blk. 317, Lot 15.01
Requesting various "C" Variances
Represented by Brian Callaghan

Sworn in: *Brian Callaghan*

Construct a new single family home along the Bay

All areas along bay need variance relief
Measure to the bulkhead and not to the full property
Must go back 50+

Exhibits:

- A1 – Variance Plan
- A2 – Aerial Plan
- A3 – Architectural plan
- A4 – Front Rendering

Sworn in: *John Barnhardt* – Planner

Craig Hurless – Board Engineer

John Barnhardt – Planner

- Reviews plans
- Block 317, Lot 15.01 – a vacant lot now

Developing a single family home

- 5625 sq. feet – average depth is 56'
- Generally parallel to Harvard Ave
- 55'-60' off Harvard Right of way

R2- Depth of 75' area of 4800 sq. ft.

Essentially conforming with neighborhood
Consistent pattern of development in the area

There are 2 existing non-conforming's

- Lot Depth
- Lot Area

This is a classic C1 hardship

- Because of bulkhead
- Leaves lot below requirements

Building

- Reviews plans

Variances

- Front Yard – 13.5' to 18.5' – for windows
 - Average setback is 15' in neighborhood
 - Most have projections into it
- In range for rest – requirement is 20'
- C2 criteria – positive outweighs the negative

Rear Yard – bulkhead affects it

- Varies 5.3' to 6.5'
- Consistent with others in neighborhood – all similar
- C1 hardship & C2 – neighborhood

North Side Yard – For Bay window projection – length of window

- 8' required – 7' proposed
- 50% overall depth of building

On either side 9' & 9'

South Side Yard – 11' vs 9'
More than enough

Building Coverage -44.6% requested vs 40% required
Lot Coverage – 60% required vs 73% requested
Bulkhead is the issue

Nice landscaping plan
Pulling deck in a little for more landscaping

Also front yard porch – 11.08' requested vs 20' required
Steps will be 2.1'
Because of front elevation

Reviews A2 – aerial photo
Put the home on aerial photo for review
Just over 3000 sq. ft.
Shows consistencies

Clearly a modest proposal

BOARD QUESTIONS:

Craig Hurless: reviews Engineer report
Plan shows green space
Have an earlier version
Pull decks in to add green space
Side yard – Bay windows
Only 30% of width – exceeded – variance needed

John Rosenberger: Item #5 – no longer requesting
Correct
Variance for side yard
Request bay windows oversize bay window

John Barnhardt – question side yard with decks
Left side – 11' conforms
Right side – 5.5' for steps – 8' required

Craig Hurless – concerns with house raising and decks
View to other decks
Preserve side yard – did a great job
Variances in report- consistent
Ask to redo plans to update variances
Also need sewer and water connections

Brian Callaghan – want to put trees in the yard – not on the street – ask for waiver of street trees – will put in landscaping plan

Craig Hurless – no issue with it

Mike Weissen: questions bay window
Want landscaping and driveway

Greg Maiuro: Steps 5' from curb?
No, about 11' from curb

Brian Callaghan: Governor Order – raising houses – stairs – no variance needed
Complying with everything

PUBLIC:
None

Brian Callaghan: a modest home, only a few left on street
Aerial photo shows how it conforms
Board has always done a good job to make nice homes
Fits with character of neighborhood

Motion:
For variances as noted, engineer report, a single motion
Motion: Mike Weissen
2nd: Bert Sabo

VOTE:

Steve Rice: Yes
Consistent with development – no negative

Bert Sabo: Yes
Familiar with area and house – bulkhead an issue

Clyde Yost: Yes
Nice design – no negative

Mike Weissen: Yes
Ok with all

Greg Maiuro: Yes
Asset to neighborhood

Dan Smith: Yes
Well thought out – considerate to all – hardship with open space

Lorraine Sallata: Yes
Like the plan – well thought out - consistent

Approved 7 in Favor, 0 opposed

Applicant:

Christina Vitale
313 N Suffolk Ave. – Blk. 211, Lot 7
Requesting Multiple “C” Variances
Represented by self

Sworn in: *Christina Vitale*
Craig Dothe

Hurricane Sandy – home ruined – will raise home
Putting garage under
Lots of steps – going higher

Craig Dothe – Architect
Looking at home – problem with ground water
18” water was in home
Pooling water in crawl space
Humidity problem – home built down

Surface water runs on side – drainage issue
Need to control water issues – water also decays the block

Reviews variances

Raising more to allow parking under
Build a decent driveway
Curb cut issues

Exhibits

A1 – proposed elevation
A2 – existing conditions
A3 – site plan & floor plan
A4 – existing photos

Is a post WWII 3 BR home – built over 50 years ago

Left side – 7.9’ driveway
Right side – 3.8’

Elevate home

Build down – storage with a large garage – 12’
Gives a wide driveway

Works with look of home

Gave a 5’ wide step – gives a nicer look
Straight to street – center to front door
Added 2 gables for look

Porch along front face – large columns below
Pulls porch along front

Presently a stone front – putting new one on

Elevate driveway – ½” per foot – raises garage up
To keep moisture out

Landscaping in front – a logical plan

Walkway on side to garage in back

Put more grass on right side – all grass
Lowers coverage area

Layout inside – virtually same – a few additions and changes
Put stair into garage into house

Deck on back – expand along whole back

2nd floor stays same

Variances

Most size lot to ordinance
60’ wide required – actual 50’
Square foot – 4800’ required – 4000’ existing

Side yard – right side – 4.8’ exist – 8’ required

Side yard – left side – 7.9’ exist – 8’ required
Probably siding or contractor error

If had a legal lot – no issues on either side

Front side – 20’ required – 13.5’ exist
Porch – part of front yard
Reviews other houses in neighborhood
Reviews projection into front yard

Lot coverage – 65% required – 86.3% exists
To add driveway – added grass in rear
Expand grass in side yard – about 200 sq. ft.

Parking – 2 required – providing 2 – no variance
Going from 0 to 2 – makes compliant

Some hardship in existing conditions
50' wide where 60' required – side yard
Lot coverage – 4000' vs 4800'
FEMA issues – actual flood damage
Insurance rates

Positive & negative criteria
Front yard – consistent with neighborhood
Side yard – one almost compliant
One 3+'
Exceptionally deep rear yard
Providing 2 off street parking
Raising above minimum height

Craig Hurless – review Engineer report
Reviews zoning requirements
5 variances – reviews all
No parking variance needed
Additional expansion brings variances
Lot coverage – now 81.3% with added grass
Curb cuts
Street trees – providing 1
Will put one close to street and one by house

John Rosenberger – revision of setback 13.5' to 12'
Approximately

BOARD QUESTIONS:

Dan Smith – 12' would be worst case now
Yes

Clyde Yost – Back deck – how far to rear property line?
24'

Lorraine Sallata – Is garage staying?
Yes – couldn't fit car down
Would like lot coverage down more & grass on line

Craig Dothe – could bring more grass to back of house – could bring all through deck – add more planting – another 72 sq. ft. or 1.75%

Lorraine Sallata – like adding planting
Will add more vegetation on side

PUBLIC:
NONE

John Rosenberger – reduction now to 79.5% coverage

Motion: All Variances

Conditions

Added vegetation

Motion: Steve Rice

2nd: Bert Sabo

VOTE:

Dan Smith: Yes

Hardship Street and raising – lot being done to home – increase values

Greg Maiuro: Yes

Hardship – low area – parking fixed

Mike Weissen: Yes

Tremendous work

Clyde Yost: Yes

True hardship – house repaired

Bert Sabo: Yes

Hardship – lot and elevation

Steve Rice: Yes

Same as all

Lorraine Sallata: Yes

Sandy havoc – nice plan

Application Approved 7 in favor, 0 opposed

7. Other Business

- i. **Mike Weissen** – 1' to 2' over all need variances
 1. **Craig Hurless** – ordinance amended for house raising
 - a. New FEMA +2' for free board
 - b. Encourage to go higher
 - c. Considerable expenses
- ii. Board discusses changes

Motion to adjourn: __Steve Rice _____

Second: _____Greg Maiuro _____

Meeting adjourned at __8:10 _____ PM