



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 18, 2015 – 6:30 PM

1. Call to Order: 6:35 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 February 18, 2015 meetings
Motion: _Greg Maiuro _____
Second: _Marie McQueen _____
Approval: All in favor
5. Adoption of the Following Resolutions
 - a. **Z-4 of 2015: Kurt & Beth Kwart**
125 N Derby Ave, Blk. 156, Lot 6
Requested "C" Variances - Approved
 - b. **Z-5 of 2015: Alfred & Theresa Longmore**
517 N Cornwall Ave, Blk. 289, Lot 8
Requested "C" variances - Approved
 - c. **Z-6 of 2015: Dudley Street Trust**
102A S Dudley Ave, Blk. 17, Lot 6.022
Requested "C" variances – Approved

d. Z-7 of 2015: Susane McGinty

6301 Monmouth Ave, Blk. 166, Lot 14

Requested "C" variances - Approved

Motion: __Mike Weissen _____

2nd: _____Greg Maiuro _____

Approval: All by roll call vote

6. Applicants

a. 5001 Ventnor Ave, LLC

5001 Ventnor Ave, Blk. 95, Lot 1

Requesting "C" & "D" Variances

Represented by Brian Callaghan

Application is being withdrawn from the Zoning Board

Application will be re-submitted to the Planning Board for Site Plan Approval

7. Applicant

a. Michael Shepard

110 N Dorset Ave, Blk. 156, Lot 16

Requesting CNC

Represented by Brian Callaghan

Sworn in: *Brian Callaghan*

Currently a 2 unit dwelling

Has been in family since 1940's

Test year is 1978

Reviews packet information

1961 Polk Directory

1965 Polk Directory

Property record card - not dated - probably 1961

1961 data card

1973 data card

1989 data card

All showing 2 units

Pictures in 1973

Have established history

BOARD QUESTIONS:

Lorraine Sallata – Have thorough documentation – in 1989 went to 3 units?
There are only 2 kitchens, only asking for 2

Mike Weissen – Property for sale – if want Commercial – come back here?
Would need site plan if allowed – only shows 2 family

PUBLIC:

None

Motion: CNC

Motion: Mike Weissen

2nd: Greg Maiuro

VOTE:

Dan Smith: Yes

Established test year

Mike Weissen: Yes

Same

Steve Rice: Yes

Information satisfactory

Greg Maiuro: Yes

Test year – always been a duplex

Bert Sabo: Yes

All conditions met

Tim Kriebel: Yes

Same

Lorraine Sallata: Yes

Documents support 2 units

Application approved 7 in favor, 0 opposed

8. Applicant

a. **Morris & Tami Starkman**

116 S Sacramento Ave, Blk. 24, Lot 12

Requesting “C” variances

Represented by Self

Sworn in: *Alfred Tumolo for Morris & Tami Starkman*

Need a “C” variance for 2 parking spaces – about 9” less on each spot

Shows sketch & site plan

Sworn in: Joe Deangelis – TBS Services

Variances needed because of stairs turned
Stairs coming down side of house – originally straight
Reviewed and best served to turn the stairs

Effectively reducing parking spaces by 9" each

BOARD QUESTIONS:

Lorraine Sallata – Plans not originally submitted to Building Dept.?

These are amended plans

Why made the choice?

Not the architect of record – made functional revisions – this was one of them

Was more practical

Explains functionality

Original was out straight – clearance and pattern was awkward – impeded the left over use of property

Was shape of lot affecting things?

Yes, side yard is short

Reducing parking affect anything?

No, only small amount – not a problem – property line 3' to drive – more space

Craig Hurless: review of March 2, 2015

Only 1 variance – size of parking spaces

Required 9'x19' but allow 9'x18'

By turning stairs – bump spaces back – encroaches 1'7"

Because of turn – spaces up against stairs – does not work

Will be a bit greater than showing

If grant – insure not blocking sidewalk

Standards – in beach block – street trees

Adequate landscaping on lot

Lorraine Sallata – when parking car – goes into right of way?

Craig – doesn't account for a landing

Some cars will not fill space

Mike Weissen – showing 2 spaces – can you walk down steps?

Not showing any landing – shifts to sidewalk

Greg Maiuro – How big is curb cut?

City ordinance allows 10' – some wider – this is measured at 18.5' – believe existing

Greg Maiuro – measured driveways – 7'10" on Ocean side and 8'9" on Atlantic side – neither are 9'.
Sketches show 9'

Part of stair – even with 9' – aisle width?

Have to check column size – possible construction issue
Have on plan both 9' – they are not
If column width changed – would have to check

Board discusses columns and issues

Look at SK1 – base column 2'x2' – not sure if accurate

Greg Maiuro – whether changed or not – not 9'
Would have to verify

Mike Weissen – Looks like brick was decorative

Lorraine Sallata – Do you want to come back next month with accurate figures?
Up to the Board
Don't have accurate numbers, how can we approve

Craig Hurless – apparent that plans are not accurate – only asked for length – should amend – also show landing and other needed items

Alfred Tumolo – Will ask for postponement

Leonard Mordell – also property line to building – should verify as well

John Rosenberger – that is for Building inspector

John Rosenberger – Board not being technical. Can ask for postponement. Parking for length, possible width – show landing – show code

Motion to table – Steve Rice
2nd – Dan Smith
All in favor

Postponed until April 15th

9 Applicant

- a. **James & Regina Kocher**
602-604 North Harvard Ave.
Block 317, Lot 1 & 2
Requesting “C” variances

Represented by John Scott Abbott

Sworn in: *Scott Abbott*

Bought 602-604 N Harvard Ave.
Last areas along the waterfront

Gone thru 6 months with DEP

Consolidate lots – 135' frontage

About 150' with new bulkhead

Sworn in: James & Regina Kocher
Don Zacker

Packet – 8 photos

Variances –
Front yard - 20' vs 17' vs 15'
Stairs
Pool & Accessories

Plans are low ground – 1988 data

House is up high – want 9' plus 4' – well below 35' height requirement

Don Zacker –
Exhibit A1 – Site plan
Lot 75' to property line
Bulkhead about 10' back
No bulkhead on 1 part of lot
Took DEP a long time to approve

Left side – 15' vs 10' to principle structure

Front Yard – 20' vs 17' to principle
20' vs 15' to 2nd floor

Right side – conforms

Left side to Fulton – acts as a front yard
Requires 15' – conforms

Height – could be 9'
Because of flooding – using 13' – setting building
Had to have steps for this

For variances
Curb cut – a double lot – garage – 17' doors 12'
Asking for 4 spaces – need 4
Asking for 24' curb cut

Not eliminating any on street parking
Most logical space
1 in garage – 3 on deck

Variations

Pool equipment – mainly acoustics & privacy
Face of building – projection in front – 14' proposed

Reviews landscaping – at request of City – new ordinance coming

No decking in front

Reviews all variations

Steps – 15' required – front – 7.16' proposed
15' required – side – 6' proposed

Why need variance for steps – because of height
Elevation of 4' to elevation 13'
Put a landing in and then next steps

Any detriment – enhances property

Rear yard deck –
DEP – existing deck – required to cut down by State
Deck variance – bulk head to principal building 15'

Craig Hurless –

15' principal & bulkhead – nearest spot is 5'
Need variance – increase from 5' at closest – 11' at farthest

Board discusses bulkheads, sizes, & requirements

Variations

Lot depth – 80' vs 75'
Front – 15' vs 20'
Steps – 6' vs 15'
7.16' vs 15'
Accessories in front – not allowed
Rear – 5' vs 15'
Driveway – 24' vs 10'

BOARD QUESTIONS:

Lorraine Sallata – familiar with irregularities of area – have issues with some variations

Pool equipment in front – not proper place –
Could amend

Parking – very generous –

Mike Weissen – parking requires 3?

Craig Hurless – 3 is required for 5 bedrooms

Lorraine Sallata – With that, could cut back

Mike Weissen – if change, will it add any on street parking?

There is a stop sign – will not add another

Craig Hurless – Eliminating a parking spot off Fulton would not add a space

Dan Smith – Is the perimeter all pavers?

It is grass along the front

Steve Rice – Bath with the pool – air conditioned? – Where are condensers?

Could do – probably on side

Dan Smith – is it designed to have AC?

Not planned – would like to have AC

Don Zacker – distance to any other bath is a long way

Steve Rice – Just want to know if will have an AC unit

Not going to AC the area

Craig Hurless – Review of 3/15/15

Variances

Lot depth – 80' vs 75'

Front – corner – R2 district

Harvard – Principle – 20' vs 17' – majority of building

20' vs 15' – part of building

1st story porch – 15' vs 12'

1st story steps – 15' vs 7.16'

Accessory structure – not permitted vs 14'

Fulton Ave – 15' vs 11' – AC

Stairs – 10' vs 5.92'

Rear yard – 15' vs 5' – to bulkhead

Curb cut – 10' vs 24'

Technical issues – grading & drainage

Setback info on plans

Buffering – need better job with landscaping along frontage

Accessory – needs extensive landscaping

Dan Smith – if standing on street – how high is 1st floor

About 8' above sidewalk

Accessory structure about 8' above the sidewalk – where do you put it?

Could eliminate bath and put on side

Believe you have done the job

Will do more landscaping

Lorraine Sallata – have problem with equipment in the front
It is totally enclosed – will hear on pool side but not on street side
Could do outside, but want inside – will heavily landscape

Dan Smith – is Fulton improved
Improved with pump station, not street – never will be a street

PUBLIC

Jim Harrigan – 608 N Cambridge
Here for the people – been vacant for some time
Odor from pump station
Put landscaping on pump station

Lorraine Sallata – Additional landscaping – discusses
Craig Hurless – because sitting up so high, need higher items
City has new ordinance working on – could they adhere to that
Should go above and beyond – can work with applicant

Lorraine Sallata – Street trees?
Have provided

Motion: All variances noted
Conditions – Enhanced landscaping – work with Engineer
Deed of consolidation
Bath not AC'd
Motion – Greg Maiuro
2nd – Bert Sabo

VOTE:

Dan Smith – Yes
Extremely difficult – make work with physical issues – great home – no negatives

Mike Weissen – Yes
All variances a hardship but 2 – those are not a big deal

Steve Rice – Yes
Great project – good fit

Greg Maiuro – Yes
State created variances – done well

Bert Sabo – Yes
Unique lot – 2 front yards – DEP issues

Tim Kriebel – Yes
Very difficult – 2 frontages – awkward nearest bath is 60' away

Lorraine Sallata – No
Beautiful plan – issue to have structure in front

Application approved – 6 in favor, 1 opposed

10 Applicant

a. **Timothy Kelly & Catherine Lamkin**

303 N Somerset Ave, Blk. 212, Lot 7

Requesting "C" variances

Represented by Brian Callaghan

Sworn in: *Brian Callaghan*

Very small lot – 25'x80' – lots of variances

Discusses variances

Discusses lot & Issues

Did not want to remove the old curb cut

Variances:

Front – 20' vs 7.98'

15' vs 1'

Side – 8' vs 2.99'

Side – stairs – 8' vs 4'

Side – 8' vs 3.46'

Rear – deck – 15' vs 13.8'

Lot coverage – 65% vs 85%

Sworn in: Peter Weiss

Catherine Lamkin

Peter Weiss

Exhibit A1 – Aerial Photo

Discusses all properties in the area

Neighborhood pattern similar

Flooded during Hurricane Sandy

Raise enough for a car pool – 7' head height

Could raise to 11' without variance – going to 12'9"

Gaining 2 parking spaces and elevation

Variances based on existing conditions

Exhibit A2 – site plan

Discusses variances

Landscaping – discusses plans
Hedge – higher flowering bushes
Vegetable garden in rear
Grass along one side

BOARD QUESTIONS:

Lorraine Sallata – is grass existing?
Yes

Craig Hurless – Lot coverage – going up – possible to reduce
In back – will do
In front – not much can do
Can take some concrete in back out – total 50'-75' sq. ft.
Minimum of 50'

Dan Smith – area can't go down – any more open
Very little sun – only mud if do – power wash yearly

Craig Hurless – Review of 3/4/15
Reviews variances
Discusses landscaping
Street trees – could do one in front
Technical Issues
Landscaping – update plan

Mike Weissen – By raising & carport – why not go higher?
Didn't want higher – don't want enclosed door

PUBLIC:

Andrea Tuccio – 301 N Somerset
Support application – good idea
Parking always an issue

Motion: Variances and conditions noted
Remove 50+ sq. ft. of concrete – add one street tree

Motion: Greg Maiuro
2nd – Bert Sabo

VOTE:

Dan Smith – Yes
Done all could to enhance – no negative – get cars off street a plus

Mike Weissen – Yes
Hardship

Steve Rice – Yes
Hardship

Greg Maiuro – Yes
True hardship – small lot – parking

Bert Sabo – Yes

Narrow lot – worked thru

Tim Kriebel – Yes

All Same

Lorraine Sallata – Yes

Big issues

Application approved 7 in favor, 0 opposed

Other Business

Lorraine Sallata - Landscaping ordinance

Approved by Planning Board to Commission

Going back to Planning Board

All Commissioners not in agreement

Marie McQueen – Lots of houses being raised – not all coming to Board

Is anyone looking at them?

No formal landscaping requirements

Hoping to make more consistent

Issue is when does it kick in – there are differing opinions

Board discusses issues with Landscaping

Mike Weissen – Need to be kind to people

Lorraine Sallata – Tree grant issue

Secure a tree trimming grant

City Engineer to take care of

Lorraine Sallata – Natural Grass

Passes flyer out to Board members

Discusses how it fits in

Motion to adjourn: __Steve Rice _____

Second: _____Greg Maiuro _____

Meeting adjourned at __8:35 _____ PM