



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 November 18, 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
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 October 21, 2015 meetings
Motion: ___Greg Maiuro_____
- Second: ___Leonard Mordell_____
- Approval: All in favor
5. Adoption of the Following Resolutions
 - a. **Z-34 of 2015: Andrew & Muriel Bossert**
5901 Fremont Ave, Blk. 287, Lot 16
Requested "C" variances -Approved
 - b. **Z-35 of 2015: Mike & Judith Cahill**
318 N Derby Ave., Blk. __, Lot __
Requested "C" variances - Approved
 - c. **Z-36 of 2015: Gary Hoffman**
100 S Newark Ave., Blk. _35_, Lot _6_
Requested "C" variances - Approved

- d. **Z-37 of 2015: Brenda Florio**
325 N Oxford Ave., Blk. _213_, Lot _8_
Requested "C" variances - Approved
- e. **Z-38 of 2015: Joseph McDevitt**
603 N Oxford Ave., Blk. _309_, Lot _2_
Requested "C" variances - Approved
- a. **Z-39 of 2015: Daniel & Dona Hehre**
6409 Winchester Ave., Blk. _169_, Lot _5_
Requested "C" variances - Approved

Motion: _____ Dan Smith _____

2nd: _____ Bert Sabo _____

Approval: All by roll call vote

6. Applicant

- a. **Maria & Fernando Fernandez**
6401 Monmouth Ave, Blk. 170, Lot 1
Requesting "C" variances
Represented by John Scott Abbott

Sworn in: *John Scott Abbott*

Lived for the last 14 years
Plan to raise home due to Hurricane Sandy

Lots of variances - not changing home except for stairs
3.4' higher - parking & storage

Sworn in:

Mike O'Leary - Baumgartner

Chuck Endicott

Maria Fernandez

R7 district

Discusses lot & size

Several existing non-conformities

Corner of Monmouth & Portland Ave.

Sits on line of Portland

Building height - currently 27'

Propose max - 20.2' - conforms

Max eave height/roof slope - does not conform

Not changing roof at all

Currently no parking - by raising - a 2 car garage

Curb cut - 18' - max 10'

Landscaping & coverage - some existing - relocate trees

Impervious coverage - stays same - about 99%

Performed soil boring - no pilings needed

Craig Hurless - sworn in

Review of 11/3/15

R7 district

Raise home - FEMA requirements

Exceeded BFE +3

Benefit - on-site parking

Existing non-conformities - size & width

Setbacks

Front - Monmouth - 12' vs 1.4'

1st steps - 7' vs +1.5' in to ROW

Front - Portland - 12' vs 0'

Steps - 7' vs 4.42'

Eave height/roof slope

Lot Coverage - 75% vs 98.7% vs 98.7%

Ask to mitigate some

Curb cut - 10' vs 18' - garage

Landscaping - new coming - ask to start complying

If apply new - some

25% total yard - 0%

5% front yard - 0%

Shrubs - 13 vs 6

General comments - encroachment - City approval

Bedrooms - 3 total - parking 2 vs 2

Grading & drainage

Landscaping - street trees - size & species

John Rosenberger - curb cut - yes

Lot size & width - no variance

Scott Abbott -

Permission City - OK

Some planting

Lorraine Sallata – issue with lot coverage – pavers all the way around – need some shrubs

Craig Hurless – need to show on plans

Lorraine Sallata – reduce coverage 75% vs 99% - pavers in front & right – could get down

On right – in ROW

Can take out on left – keep some for walkway

In rear – some pavers – 4'-5' along back

Put some other vegetation

If City OK's – could put landscaping

As a condition

License agreement

Marie McQueen – steps automatically approved – issues with steps

Propose to relocate the existing steps

PUBLIC:

NONE

Motion – Variances – reviews

Conditions

Existing trees – relocate

Technical comments

ROW – City approval

Pavers – Portland - Landscaping

Motion – Bert Sabo

2nd – Marie McQueen

VOTE:

Dan Smith – Yes

No negative – landscaping cleanup

Mike Weissen – Yes

Ambitious project – good compromise

Tim Kriebel – Yes

Same – relieving parking

Greg Maiuro – Yes

Hardship – best can do

Bert Sabo – Yes

Agreeable to change – parking a plus

Marie McQueen – Yes

Great Plans

Lorraine Sallata – Yes

Plan victim of property – not much to do

Motion Passes 7 in favor, 0 Opposed

7. Applicant

a. **James Davis & Peggie Hasson-Davis**

600 N Oxford Ave., Blk. _310_, Lot _15_

Requesting “C” variances

Represented by Chris Baylinson

Sworn in: *Chris Baylinson*

Corner of Oxford & Fulton

Raise Home – nice size lot
Sitting a bit skewed

With a corner – choose rear & side – changes variances

Suggested auto variance but height gone up less than 3’ could eliminate variance

Sworn in: *Mike Kolchins*

Review plans
Variances because of raising

1st floor – at elevation 15’
Get garage & storage

Setback variance – on ocean side – Fulton Ave.

Porch – exceeds by a few feet
Setback – Oxford – principal & porch
Fulton – principal & porch

Discusses plans on how & why chose rear & side setback

Necessity of height – storage & garage
Area floods badly
Get out of flooding issues

Did present a landscaping plan

Craig Hurless – review of 10/23/15

R2 district – Raise home

Variances

Lot size & Lot width – 4800/4750 – Existing non-conformities

BFE is 8' – if to 11' no variances

To elevation 14' for parking & storage

Front – Oxford – Principal – 20' vs 18.02'

Fulton – Principal – 15' vs 9.08'

1st stairs – 10' vs 5.58'

Side – 8' vs 6.9'

Height – 29' vs 31.6' – “C” variance

Parking – 2 spaces – 1 under

Is existing off Oxford – undersized

Expand to make go away

Landscaping – OK – meets

Chris Baylinson – there is a fence so can't expand

Lorraine Sallata – How big is parking

12' deep – need another 6'

Board discusses change in existing parking

Lorraine Sallata – if length is not sufficient – and approve – then a liability

John Rosenberger – can discuss – but plan to use as existing – move on

PUBLIC

NONE

Motion – Variances as noted

Technical comments

Motion: ___Greg Maiuro_____

2nd – ___Marie McQueen_____

VOTE:

Dan Smith: Yes

Classic example – Sandy issue – flooding – no negative

Mike Weissen: Yes

Nice project - floods

Tim Kriebel – Yes

All to raising

Greg Maiuro: Yes

Takes a lot of water

Bert Sabo: Yes

Nice plan – if sitting differently – no variances

Marie McQueen: Yes

Challenging corner

Lorraine Sallata: Yes

Triggered by raising – no options

Application approved – 7 in favor, 0 opposed

1. Applicant

a. **Alan & Janine Peck**

316 N Somerset Ave., Blk. _213___, Lot _14 & 15__

Requesting “C” variances

Represented by Brian Callaghan

Sworn in: *Brian Callaghan*

Single family home – R2 district

Oversized lot – 4800’ vs 8000’

Big side yard

Reviews variances – reviews landscaping – asking for variance

Sworn in:

Susan Tierney – Engineer – Duberry Engineering

About 24” water main level

Variances -

Front – 20’ vs 16.7’

Deck – 15’ vs 9’

Steps encroach – 8.3’

Side -8’ vs 6’

Other side OK

Rear – 15’ vs 3’

Steps – 3.8’

Garage is being elevated – attached

Provide support – storage

Many homes in area sit in setback as well

Landscaping – putting in front

Rest existing – whole 2nd lot

Craig Hurless – review of 11/6/15

Raise home - +BFE 4.9' – R2 district

Triggers variances

Variances

Front – principal – 20' vs 16.7'

1st deck – 15' vs 8.3'

1st steps – 15' vs +0.8'

Side – principal – 8' vs 6'

Rear – principal – 15' vs 3'

1st steps – 15' vs 3.8'

Landscaping – requesting to conform

If new – require 50 – 12 proposed

Condition – City approval - encroachment

BOARD QUESTIONS:

Lorraine Sallata – good plan – new landscaping – asking to comply

2nd lot grass – easier to plant – good curb appeal

Sworn in: *Mr. & Mrs. Peck*

20' holly – 2 large bushes – away from structure

Lorraine Sallata – now credited for 6 – need 32 – would look better

2 year window – if no grant

There is vegetation plan on C1

Front of house

Lorraine Sallata – should have more than 12 shrubs on such a big lot

Brian Callaghan asks Board for more feedback

Dan Smith – have 2 lots – why for both lots

Board discusses lots and sizes

Brian Callaghan – is a grass lot – why put more on a grass lot – can give some feedback

Board discusses landscaping

What if separate lots – would need 25 instead of the 12 proposed

John Rosenberger – not a variance until next month – take what can get and move on

Mike Weissen – asking for 50 – giving 12 +6 allowed

Will give an additional 6 more – 18 total

Tim Kriebel – take into account – gone up & large lot area – may want more

PUBLIC:

NONE

Motion: Review variances

Conditions – plant 18 shrubs

ROW by City

Technical comments

Motion: Dan Smith

2nd: Bert Sabo

VOTE:

Dan Smith – Yes

Worked all out – no impact

Mike Weissen – Yes

Good compromise

Tim Kriebel – Yes

Good

Greg Maiuro – Yes

Nice Plan

Bert Sabo – Yes

Separate lot a good idea

Marie McQueen – Yes

Good

Lorraine Sallata – Yes

Good plans – no negatives

Application approved 7 in favor, 0 opposed

1. Applicant

a. Daniel & Eleanor Sclocchini

19 N Fredericksburg Ave., Blk. _136___, Lot _6___

Requesting “C” variances

Represented by Brian Callaghan

Sworn in: *Brian Callaghan*

Not a house raising

Exhibit A1 – Variance Plan

Garage – ½ garage – ½ utility room

Accessory use to principal use

Rest all existing non-conformities

Rear changing little – new steps

Nothing has changed – use change only – garage to utility & storage

Sworn in:

Jon Barnhardt

Jack Smith

Mr. & Mrs. Sclocchini

Jon Barnhardt

Existing single family – 2 story

Small lot

Only update – function of garage change

Only other change – part of building removed added steps

All interior work – done with permits

None of new work are variances

Landscaping & coverage – what can we do

In rear – was concrete – lawn area – no increase in coverage – 89.6% vs 89.6%

Front – width – 30' so 15 shrubs

Is governor strip to 12

Existing tree – don't want to mess with

Could jam 12 in, but ask for 6 shrubs & put front lawn area

Meets intent

Looked at any other reduction in coverage – not much to do

No negative impact – good to renovate home to own needs – upgrade to code

Lorraine Sallata – area under bay window – width?

3.5'x12'

Lot coverage – down to 89.6%

No longer increasing – just maintained

Anywhere to remove any

Craig Hurless – review of 11/9/15

R4 Zone –

Waiver for landscaping – now will provide – show tree to remain

Just renovated

Variances

Some are Existing non-conformities

Front – all existing

2nd deck – is there – ENC

Side – principal -+0.17'

Other side ENC
Rear – 10' vs 5.37'
Building coverage – slight decrease – ENC
Lot coverage – ENC
Parking – need 2 – but undersized 8.5'
Landscaping – a recommendation
Plans – issues to clean up

BOARD QUESTIONS:

Lorraine Sallata – Existing tree – who owns
In ROW

Mike Weissen – any part of paved parking replaced
No – a money issue

PUBLIC:

NONE

Motion: Variances

Side - +0.17' vs 4'
Rear – 5.37' vs 10'
Parking – size – 8.5'x18' vs 9'vs18'
Landscaping – 6 shrubs & small lawn
Encroached lawn – City approved

Motion: Greg Maiuro
2nd: Marie McQueen

VOTE:

Dan Smith – Yes
No Negative – wonderful job

Mike Weissen – Yes
Good improvement

Tim Kriebel – Yes
Same – great addition

Greg Maiuro – Yes
Nice plan – fix old house

Bert Sabo – Yes
Good to do right

Marie McQueen – Yes
Well done

Lorraine Sallata – Yes
Nice job

Application approved 7 in favor, 0 opposed

1. Applicant

a. **James & Margaret Pacanowski**

112 N Cornwall Ave., Blk. _160_, Lot _20_

Requesting "C" variances

Represented by Brian Callaghan

Sworn in: *Brian Callaghan*

Raise home – Single family house

40'x55' lot size – need 32'x62.5'

Sworn in:

Jon Barnhardt

2 story single family home

Modify stairs & deck for stairs

Many ENC for raising

Plan for garage & storage

Will remove shed

Plan to add garage

Landscaping & coverage – as close as possible

2 trees planned & a governor strip

Shrubs front, trees, & rear – 13 total

Rear – remove all to grass

Coverage 98.5% to 85%

No negatives

Craig Hurless – review of 11/3/15

R7 district

Raise home – BFE +5.2'

Lot depth - ENC

Variances

Front – principal – 12' vs 10.64'

1st deck – 7' vs 1.36'

1st steps – 7' vs 0.5'

2nd deck – 8' vs 1.36'

Rear – 12' vs 9.05'

Stairs – 12' vs 5.75'
Building coverage – 59.6%
Lot coverage – 75% vs 85.05%
Parking – 1 under
Existing non-conforming
Curb cut – 12' vs 10'
Landscaping – not a variance – but tried to conform
Lot area – 535' vs 339'
Front – 110' vs 39.3'
Removing shed
Recommend – 9' for drive width

BOARD QUESTIONS:

Lorraine Sallata – good plan – can reduce drive width to 9'
OK

PUBLIC:

NONE

Motion: Reviews variances

Conditions – driveway to 9' – curb cut to 11'

Motion: Bert Sabo

2nd: Greg Maiuro

VOTE:

Dan Smith – Yes

No negatives – well thought out

Mike Weissen – Yes

Well prepared

Tim Kriebel – Yes

Same

Greg Maiuro – Yes

Nice plan

Bert Sabo – Yes

Lot of credit – busy street

Marie McQueen – Yes

Same

Lorraine Sallata – Yes

Good Job

Application approved 7 in favor, 0 opposed

Other Business

- **Lorraine Sallata** – Have a good Board – try to listen – need to keep professional
- **Marie McQueen** – Landscaping – meeting tomorrow
 - 2nd reading & approval
- **Greg Maiuro** – Raising with no variance
 - Should still enforce
- **Lorraine Sallata** – curb appeal very important
 - Board discusses landscaping

Motion to adjourn: ___Greg Maiuro_____

Second: _____Marie McQueen_____

Meeting adjourned at ___8:35___ PM