



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 October 17, 2012 – 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  
Mike Einwechter – Alt # 1

Absent

Fred Nahas – Alt # 2

**Professionals:**

Craig Hurless, Polistina & Associates  
John Rosenberger, Esq.

4. Adoption of Minutes of September 19, 2012 meetings  
Motion: Clyde Yost  
Second: Steve Rice  
Approval: All in favor
5. Adoption of the Following Resolutions  
**Z-12 of 2012: Robert & Sara Bentz**  
*6214 Calvert Ave – Blk 157, Lot 23*  
*“D” & “C” variances-Approved*  
*Represented by John Scott Abbott*  
  
Motion: Mike Weissen  
Second: Bert Sabo  
Approve: All

6. Applicants:

William & Diane Garron  
164 N Derby Ave.  
Block 157, Lot 13  
Requesting "C" Variances & "D" Variance  
Represented by John Scott Abbott

Sworn in *Scott Abbott*

Review of Zoning Board Packet  
It is one of oldest homes in Ventnor Heights  
It is Pilings over water  
Size of Lot is 25'x85'  
Built in about 1910

Owned by the Briglia family since 1959  
This issue came about 7 years ago when thought of selling  
There was a massive NJ selling claim on the home  
Told had to pay \$215,000 for the home  
Did a lot of analysis and research  
Went back to the State and told them they did not own the property

All discuss the history of the home and the area

Had 3 hearings in Trenton – State took the position that there were to be no grants in Ventnor  
Got them to change the position – planned to take to court  
Ultimately, settled for \$27,000 for ownership and clear title  
All other permits have been obtained  
Have DEP and Army Corp approvals

Cannot do any expansion – have about 1650 sq. ft. habitable space

Grant is waiting in Trenton for pick up

Mr. Garron is planning on settling in the next few weeks

The current owner has no money to pay the taxes  
A condition can be placed for approval contingent on payments

Variance relief is for full replacement of the structure on the same footprint  
Know there are many fire concerns

This is a significant investment in the property

Sworn in: William McCleave  
William Garron  
Diane Garron

Mr. Garron: Reviews personal background – has a background in building structures and fire suppression. Looking to buy a shore home that has evolved over time

Mr. McCleave: Architect  
A1: Site Plan  
A2: Floor Plan  
A3: Elevation

Tight site with only about 800 Sq. ft. to use  
Plan for a 2 story, 3 BR with traditional pitches and looks  
It will be on a piled foundation

A2: Floor plan:  
1<sup>st</sup> Floor: Common space – living and kitchen  
2<sup>nd</sup> floor: 3 BR & 2 bath

Have to replace sidewalk and grass strip

Know of fire concerns with a tight space  
Exploring the possibility of moving the building by 2” to get a full 3’ opening on each side for safety reasons

Existing property has 3’-6” on one side and 2’-10” on the other. Moving to the 3’ will allow for windows.

There will be a 1 hour fire rating on walls and the exterior will be non-combustible material

The overall planned height is 34’-4” – the current is slightly less

The 1<sup>st</sup> floor elevation is at 12’ which is required by FEMA

Parking – site plan- close to street  
Issues discussed – not practical – not able with size

New deck replaces existing deck

### **Board Questions:**

**Mike Weissen:** Are we allowed to hear a case with the taxes no current

John Rosenberger: nothing in the law stating that you cannot, but the municipality can have its own ordinance and Ventnor does. The Board could enforce or waive based on practicality. Ideally taxes won’t be paid if you don’t go further.

Board discusses

Problem is hearing the case with taxes not current, but they will be paid at settlement. If you place a condition, you are waiving the option.

Scott Abbott discusses the issue with the State and ownerships

**Bert Sabo**: What are the intentions for the boat under the deck?

Cannot and do not plan for motor boats

**Steve Rice**: Where will HVAC equipment be?

Rear deck probably – possibly on roof or attic area

**John Rosenberger**: Are you satisfied that the Zoning is being consistent?

Yes – no adverse effects

Consistent use?

Will not impose any detriment

**Craig Hurless** Sworn in:

Reviews Engineer report – page 2 details

Summarizes the Variances requested:

- Lot Width: 25' vs. 32' required
- Front Yard: 1' vs. 12' required
- Side Yard: 3' & 3+' vs. 4' required
- Height: 34.83' vs. 27' required – “D” Variance
- Eave Height: 23' vs. 20' required
- Parking: 0 vs. 2 required

Parking – plan a new curb cut – is it needed

Yes, for bikes, etc.

There will be a false garage for possibly some storage

See no reason to cut

Illusion to make the look of a drive

Do not recommend the cut – the City would not want it

Grass strip – recommend it – but recommend waiving the trees as Derby is a very small street

Board discusses general statements

**Mike Weissen**: How does applicant feel on the conditions?

Scott Abbott: Only issue is landscaping – area floods – grass might not work

Don't believe there are any other strips – it doesn't make sense

Can't really put anything there – recommend waiving it all

Board basically agrees

**Lorraine Sallata**: Don't think curb cut is needed

**PUBLIC PORTION:**

John Santoro: 118 N Dorset

Speaking for neighbors  
All happy to see this happening  
Applicant came to all – want to see work done  
It is a mixed use block  
Grass & trees have all died – let it go  
Curb cut is not important

Public Portion Closed

**Mike Weissen:** What of a handicap curb cut?

Not normal unless it is a cross walk  
It is a T  
This is not for us to decide  
Everything is being torn out  
Thought it was needed but whatever the Board thinks

**Lorraine Sallata:** What is the Board's opinion on the curb cut?

**Dan Smith:** the homeowner uses it as parking – sort of makes it a private spot  
Has hardships but don't think it is needed

**Bert Sabo:** Don't believe you are allowed to park in front of it

Board discusses curb cut

Consensus is that Board does not want it

Closing: it is an enhancement – a positive

All State & Army Corp approvals are in place

Motion: 2 Motions & votes: 1 for Use Variance & 1 for "C" variances

"D" variance: Height – 27' required & 34'-3" planned  
Conditions that all taxes are current prior to permits

"C" Variances

Motion 1: Mike Weissen

2<sup>nd</sup>: Dan Smith

Vote 1:

**Clyde Yost:** Yes

Lot size issue – no negative impact

**Mike Weissen:** Yes

Thrilled building in Ventnor – an asset – good luck

**Dan Smith:** Yes

No negative impact – a positive for the area – worked hard to get here

**Steve Rice:** Yes

With conditions stated – a positive impact

**Bert Sabo**: Yes

Positive impact in a tough neighborhood

**Mike Einwechter**: Yes

A great improvement

**Lorraine Sallata**: Yes

Excited to see the development

Motion Passes – 7 in favor, 0 opposed

Vote 2:

Motion: “C” Variances with Engineer report comments – removal of curb cut

Mike Weissen

2<sup>nd</sup>: Dan Smith

Vote 2:

**Mike Einwechter**: Yes

**Bert Sabo**: Yes

**Steve Rice**: Yes

**Dan Smith**: Yes

**Mike Weissen**: Yes

**Clyde Yost**: Yes

**Lorraine Sallata**: Yes

***Application Approved: 7 in favor, 0 opposed***

7. Other Business

None

Motion to adjourn: Dan Smith

Second: Clyde Yost

Meeting adjourned at 7:25 PM