



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 21, 2015 – 6:30 PM

1. Call to Order: \_6:33\_ 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 September 16, 2015 meetings

Motion: \_\_\_ Bert Sabo \_\_\_\_\_

Second: \_\_\_ Leonard Mordell \_\_\_\_\_

Approval: All in favor

5. Adoption of the Following Resolutions

**a. Z-29 of 2015: Sait & Fetije Emrulai**

109 N Wissahickon Ave, Blk. 178, Lot 5  
Requested "C" & "D" variances -Approved

**b. Z-30 of 2015: Dan Cahill**

210 N Cambridge Ave., Blk. \_162\_, Lot \_10\_  
Requested "C" variances- Approved

**c. Z-31 of 2015: Richard Jones**

505 N Oxford Ave., Blk. \_284\_, Lot \_3\_  
Requested "C" variances- Approved

**d. Z-32 of 2015: Denis Sagota**

107 S Baltimore Ave., Blk. \_40\_, Lot \_3\_

Requested "C" variances – Approved

e. **Z-33 of 2015: Larissa Bioanelli**

311 N Burghley Ave., Blk. \_217\_, Lot \_3\_

Requested "C" variances - Approved

Motion: \_\_\_ Dan Smith \_\_\_\_\_

2<sup>nd</sup>: \_\_\_\_\_ Bert Sabo \_\_\_\_\_

Approval: All by roll call vote

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6. Applicant

a. **Andrew & Muriel Bossert**

5901 Fremont Ave, Blk. 287, Lot 16

Requesting "C" variances

Represented by Self

Sworn in: *Andrew Bossert*

*Andrew Bechtal - Architect*

5901 Fremont – located in the Heights

Variances needed to raise house due to Hurricane Sandy

**John Rosenberger** – Board is relaxing stand on proceedings – discusses legal issues with regards to how cases are presented

*Andrew Bechtal* – Architect

Raising home above flood plain

Variances needed

Will comply with side & rear yard with revised plans

**John Rosenberger** – removing side & rear yard for shed – 8' & 3' off property

Question – mention about porches & requirements

Masonry structure – replace in place

*Andrew Bechtal* –

Property 50'x80' – undersized in lot area

Cannot purchase any other land

Lot width – undersized

**John Rosenberger** – They are pre-existing so no variance

*Andrew Becktal* – side yard – 1 ¼” – simply to raise  
2 front porch – lift 8’10” in air  
Create storage & off street parking

Porch – split level – new porch off other split level – makes sense  
On street side – no impact

Under eave height

Removing some concrete to 63.9% - 65% required

Adding street trees & foliage

**Craig Hurless** – sworn in

Review of 8/21/15

R2 district

Variances

1<sup>st</sup> story decks & steps – looks like reconfigure & reconstruct

Exceeding height & out of grandfather – if at or below

– allowed – so variance is needed

Dorset Ave Ok

Fremont –

1<sup>st</sup> deck – 6’ vs 10’

1<sup>st</sup> step – 5.5’ vs 11’

Side – 7.89’ vs 8’

Created additional green space

Clean up stuff on plans

No drainage issues - question

**PUBLIC:**

NONE

**Lorraine Sallata** – Item #8 – passing landscaping ordinance – recommend follow  
new ordinance – discuss with Building Department

*Andrew Becktal* – if approved – how provide drawing

Craig Hurless – Provided plan – Believe OK

Motion -Variances

Front - 1<sup>st</sup> deck - 6' vs 10'

1<sup>st</sup> steps - Fremont - 5.5' vs 11'

2<sup>nd</sup> deck - 5.5' vs 11'

Side - principal - 7.89' vs 8'

Technical comments

Shed relocated

Landscaping - in accordance with new

Motion - Greg Maiuro

2<sup>nd</sup> - Marie McQueen

**VOTE:**

**Dan Smith** - Yes

No negative - an upgrade - well planned

**Tim Kriebel** - Yes

Good job - new façade - split level

**Greg Maiuro** - Yes

Good plan - a step up

**Leonard Mordell** - Yes

FEMA needs - a positive

**Bert Sabo** - Yes

Well thought out - good plan

**Marie McQueen** - Yes

Great to see

**Lorraine Sallata** - Yes

Well thought out - good to see

**Motion Passes 7 in favor, 0 Opposed**

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7. Applicant

a. **Mike & Judith Cahill**

318 N Derby Ave., Blk. \_\_, Lot \_\_

Requesting "C" variances

Represented by Self

Sworn in: *Mike Cahill*

*Bert Sabo recuse himself*

“C” Variances – elevate from Sandy  
About 11’3” City Max  
Get duct work out of flood zone

Changed several things  
Removed several areas – shed & concrete  
Removed chain fence – put up new  
Setbacks – pre-existing – was before Board in 2007  
In same footprint except stairs

Reviews setbacks  
Deck was a patio – now elevated  
Tried to make look better

**Craig Hurless** – review of 8/25/15  
Exceeding BFE – triggering variances

Variances  
Front – principal – Balfour – 10.75’ vs 15’  
1<sup>st</sup> steps – 2.6’ vs 10’  
Side – principal – 7.47’ vs 8’  
Deck & stairs – 5.5’ vs not allowed  
Rear – 11.14’ vs 15’

Technical comments – clean up  
Comply with roof slope requirements  
Comply with shade trees  
Remove some pervious coverage  
Landscaping – no species or location  
Keep or replace

**Lorraine Sallata** – meet new requirements – criteria to follow

**Dan Smith** – went straight up  
Except for stairs – just up

**PUBLIC**  
NONE

Mike Cahill – in spring – already picked out  
Have window of 2 years to put in place

Motion – Variances as noted  
Technical comments  
Landscaping as required

Motion: \_\_\_ Tim Kriebel \_\_\_\_\_  
2<sup>nd</sup> – \_\_\_ Leonard Mordell \_\_\_\_\_

**VOTE:**

**Dan Smith:** Yes

Know him – wonderful job – an asset

**Tim Kriebel –** Yes

Area that floods – wise to go up

**Greg Maiuro:** Yes

Good plan

**Leonard Mordell:** Yes

No negatives

**Marie McQueen:** Yes

Looks good

**Lorraine Sallata:** Yes

Nice job – pleasing to eye

*Application approved – 6 in favor, 0 opposed*

1. Applicant

a. **Gary Hoffman**

100 S Newark Ave., Blk. \_35\_\_\_, Lot \_6\_\_

Requesting “C” variances

Represented by Brian Callaghan

Sworn in: *Brian Callaghan*

Renovate single family home

New dormer & awning

Variances needed:

Awning – front – Atlantic Ave

Dormer – Atlantic side – 16.13’ vs 13.3’

Dormer setback

Plans had – other architect – Jon Barnhardt to review

Sworn in:

Jon Barnhardt

Debbie Buchalski

Tom Jackson

Hope Hoffman

Reviews color packet

A8 – shows awning location

*Jon Barnhardt*

Corner Atlantic & Newark Ave

Mature landscaping

Take to next level

Minor in nature – no negative impact

Sheet A1 – what asking for

Reviews drawings

Covers existing porch area

Does not project into Newark – no views blocked

Adds character to Atlantic side

C2 criteria – benefits outweigh

Dormer – upper right – a little wider & projects a little – adds character

Fits within roof line

C2 – benefits outweigh

No negatives

On balance – continued upgrade

Asking waiver street trees – has mature landscaping on site already – not warranted

**Craig Hurless** – review of 8/31/15

Question – info for variances slightly different – which correct

All reviews

Calculate dormer numbers

Reviews all variances and issues

Complete landscaping – is mature – can discuss

Variances

Awning – 12' vs 5.6'

Dormer projection – 12.15' vs 16.33'

Dormer setback – 10' + 5' -15' vs 11.08'

Clarification on plans – setbacks

Landscaping – discuss

Existing coverage – 80% vs 75% - hard to do more

**BOARD QUESTIONS:**

**Dan Smith** – in photo – all going to remain

At least that or more – hoping all will stay

**Greg Maiuro** – grass instead of stone – in front

Yes

Board discusses landscaping

**Lorraine Sallata** – believe landscaping fits into ordinance – will comply

Yes

**Lorraine Sallata** – Porch – not coming out more – awning matches  
Yes – seasonal awning  
Front porch setback current  
11.22’ To structure – porch 5.6’

**PUBLIC:**

John Legge – 6901 Atlantic  
Came to oppose – now support  
Looks beautiful  
Like waiver trees

Motion: “C” Variances –  
Front – 11.22’ vs 12’  
Front – awning – 5.6’ vs 12’  
Dormer projection – 16.33’ vs 12.15’  
Dormer – 4.92’ vs 15’  
Waiver street trees  
Technical comments  
Any landscaping maintained

Motion: Bert Sabo  
2<sup>nd</sup>: Leonard Mordell

**VOTE:**

**Dan Smith** – Yes

Nice upgrade - enhance

**Tim Kriebel** – Yes

Know house – well maintained

**Greg Maiuro** – Yes

No negatives

**Leonard Mordell** – Yes

Pictures nice

**Bert Sabo** – Yes

Very nice plan – glass brightens up

**Marie McQueen** – Yes

Beautiful

**Lorraine Sallata** – Yes

Lovely upgrade

*Application approved 7 in favor, 0 opposed*

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1. Applicant

**a. Brenda Florio**

325 N Oxford Ave., Blk. \_213\_\_\_, Lot \_8\_\_\_

Requesting “C” variances

Represented by Self

Greg Maiuro recuses himself – within 200'

Sworn in: *Brenda Florio*  
*Rami Nassar*

Plan to raise house – due to Sandy  
Elevate additional 3' to put 2 car garage

*Rami Nassar*

Cape Cod House  
Raise house – same setbacks  
Adding steps on side  
R2 Zone  
Lot 4000' – requires 4800'

**John Rosenberger** – Lot size & width not needed

*Rami Nassar*

Front – 7.5' vs 20'  
Front steps – 9' vs 15' – to side  
Side – 5.8' vs 5.8'  
When add steps – 5.7' for stairs & decks  
Building coverage – 45% vs 48.6% vs 53.4%  
Lot Coverage – 65% vs 85.6% vs 78.8%  
Eliminate side concrete  
2 curb cuts

Insure safety from flooding  
One way street

Landscaping – will comply with new

**Craig Hurless** – review of 9/25/15

R2 Zone – raise house  
Consistent with variances  
Variances  
Front 20' vs 7.5'  
1<sup>st</sup> stairs – 15' vs 9'  
Side – principal – 8' vs 5.8'  
Deck – side – not permitted vs 5.7'  
Building coverage – 40% vs 53.4%  
Lot coverage – 65% vs 78.8%  
Curb Cut – 2 at 13' vs 10'  
Driveways – 10' wide – can narrow to 9'  
Curb cuts to 12'  
Applicant OK with it

**BOARD QUESTIONS:**

**Lorraine Sallata** – How much reduce lot coverage

By 15' to 78.5%

Review comments – some additional info

Providing street trees & comply with ordinance

**Lorraine Sallata** – what kind of façade

Stucco & siding same

Haven't decided how low

Will finish – not sure

**Leonard Mordell** – where old pad – remove & grade

Yes & landscape

**PUBLIC:**

NONE

Motion: "C" Variances – As noted by Engineer report

Motion: Leonard Mordell

2<sup>nd</sup>: Tim Kriebel

**VOTE:**

**Dan Smith** – Yes

Nice home – very nice plan – like garden – reduce coverage

**Tim Kriebel** – Yes

Same – good plan

**Bert Sabo** – Yes

Nice plan – well thought out

**Leonard Mordell** – Yes

Look a lot better – big impact

**Marie McQueen** – Yes

Great plan

**Lorraine Sallata** – Yes

No negatives – nice improvement

*Application approved 6 in favor, 0 opposed*

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1. Applicant

a. **Joseph McDevitt**

603 N Oxford Ave., Blk. \_309\_, Lot \_2\_

Requesting "C" variances

Represented by Brian Callaghan

Sworn in: *Brian Callaghan*

Raise home – storage & parking

Reviews variances  
Also roof slope

Sworn in:  
*Matt Doran*  
*Joe McDevitt*

Matt Doran  
2 story house – each side 1 story – 2 story in middle  
New garage - old garage will become room

Variations  
Side – right – 2.8' vs 8'  
Side – left – 6.6' vs 8'  
Roof slope  
Front – 20.9'  
Deck – 13.9'  
Stairs – 9.4' – across front  
Small left to get up to deck

No negatives – preserve as much open air  
House next under construction  
Parking under

Did revise to new landscaping

**Craig Hurless** – review of 10/1/15  
R2 district

Variations  
Front – 1<sup>st</sup> deck – 15' vs 9.4'  
Side – both – 8' vs 2.8' & 6.6'  
Vertical expansion  
Maximum eave height roof slope  
Discusses

Technical comments – Storm water run-off  
Existing tree- replace with 2  
Provide landscaping  
Will meet with new ordinance requirement

**BOARD QUESTIONS:**

**Lorraine Sallata** – looking at plant schedule – might need to revisit  
OK

**Marie McQueen** – plan right side – vinyl fence existing  
Yes & will stay – is neighbors

**PUBLIC:**

NONE

Motion: “C” Variances – front – stairs – 9.4’ vs 15’  
Side – 2.8’ & 6.6’ vs 8’  
Eave & roof slope variance  
Technical comments  
New Landscaping ordinance

Motion: Greg Maiuro  
2<sup>nd</sup>: Tim Kriebel

**VOTE:**

**Dan Smith** – Yes

Well presented – no negatives – below coverage & lot

**Tim Kriebel** – Yes

Good by raising

**Greg Maiuro** – Yes

True hardship – water damaged – god plan

**Leonard Mordell** – Yes

Going beyond - better

**Bert Sabo** – Yes

Same

**Marie McQueen** – Yes

Water Issue

**Lorraine Sallata** – Yes

Good plan - enhances

*Application approved 7 in favor, 0 opposed*

*Joe McDevitt* – Thanks for approving

Suggestions for house raising

Hold more meetings

Discuss what went through

Disconnect with what is going on in town

Walk thru what is needed

Too much – expedite the process

If mention Ventnor – one of towns with issues

Board Discusses

1. Applicant

a. **Daniel & Dona Hehre**

6409 Winchester Ave., Blk. 169, Lot 5

Requesting "C" variances

Represented by Brian Callaghan

Sworn in: *Brian Callaghan*

"C" & "D" Variances

Existing Duplex – raising duplex

Ordinance – can demolish & reconstruct duplex

If not, then not permitted – then a Use variance – back to single family requirement

Have existing duplex – ground floor – 6' below grade

Been torn out

House raised up – Add new level & drop

It is expansion of non-conforming use or is it a demolish & reconstruct

Asking worse case

Sworn in:

*Daniel & Dona Hehre*

*Jon Barnhardt*

*Jon Barnhardt*

A1 – variance plan

30'x100' lot

Hybrid – existing duplex by CNC

Raise upper level & demolish rest – then lower

Use & height variance

Match existing setbacks

Rear OK

Side & front – 9.63' vs 15'

Side – Left – 5.7' vs 8

Right – 1.7' vs 8

Rest of block hugs the right side – so keeping as is

12% below building coverage

9% below lot coverage

Use Variance – Expanding non-conforming use

Height

General welfare – raising – promotes reconstruction of duplex in the area

Height – permitted 29’ – at 35’-2”

Appropriate height for duplex is 35’ – only 2” higher

Negatives – similar to next door –

Not increasing non-conformities

Shed in back – relocate to conform with setbacks

Front deck – match existing deck – 1.96’

Parking – currently have no parking – getting 1 – need 4

*Brian Callaghan*

Have lived there 15 years

6’ below grade

Alternatives – problem is cost

Push back – cost issues

Still out of pocket expenses

Get ground floor off ground to be compliant

Adding parking

**Craig Hurless** – review of 10/15/15

R7 district

A Duplex

2 use variances & “C” variances

Certification of taxes – will get

Waiver of trees

Variances –

Use is needed

Reviews ordinance

Similarities in code – supports this use variances

Variances

Use – expansion – duplex

Front – principal – 9.63’ vs 12’

1<sup>st</sup> deck – 1.96’ vs 7’

Side – principal – 1.667’ vs 4’

Height – “D” – 35.26’ vs 29’

Eave height/roof slope – exceeds

Parking – 1 vs 4

General comments – clarification of plans

Bay window – remains

Bedroom – ground – 2 vs 2

Curb cut – details

Street trees – waiver – all concrete in front

Possibly 1

Have 1 there – want to remain – there is one in back with garden  
Landscaping

**BOARD QUESTIONS:**

**Lorraine Sallata** – New ordinance – trees optional – trade off

*Dona Hehre* – aware purchase as a duplex – unit to pay for taxes – lots of water got – no way to raise without demolishing 1<sup>st</sup> floor unit

**PUBLIC:**

NONE

Motion: Will do one vote

“D” – permit expansion – duplex

“D” – Elevation – 35.26’ vs 29’

Roof slop variance

“C” variances as noted by engineer

Taxes, shed, comments & landscaping

Motion: Dan Smith

2<sup>nd</sup>: Marie McQueen

**VOTE:**

**Dan Smith** – Yes

Unique based on conditions – no negative – vast improvement

**Tim Kriebel** – Yes

Well Done

**Greg Maiuro** – Yes

True Hardship with lot - positive

**Leonard Mordell** – Yes

Done all could do

**Bert Sabo** – Yes

FEMA costs – other options too much

**Marie McQueen** – Yes

Same

**Lorraine Sallata** – Yes

Obstacles – liked – looked at others

*Application approved 7 in favor, 0 opposed*

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Other Business

- *Brian Callaghan* – Peck Application – sent notices
  - Signed & sealed survey – deemed incomplete
  - Request no re-notice – at City Hall
- **Lorraine Sallata** – Have Landscaping Ordinance – passed 1<sup>st</sup> reading

- Reviews – based on lot width
- 50% in front
- Options trees: -2 shrubs
  - Governor strip: -3 shrubs
- Board Reviews
- **Lorraine Sallata**
  - Questions about elevations & what needed
  - Board discusses
  - Discuss duct work issues
  - Craig Hurless discusses heights & ordinance
    - Board discusses
- **Dan Smith** – contractors misleading people

Motion to adjourn: \_\_\_ Marie McQueen \_\_\_\_\_

Second: \_\_\_\_\_ Greg Maiuro \_\_\_\_\_

Meeting adjourned at \_\_\_8:50\_\_\_ PM