

City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406

Information can be found on City Website: www.ventnorcity.org

Meetings held in Municipal Court Room at 6:30 pm on specified dates

Application for Action by Planning Board

Ventnor City, New Jersey

Please Type or Print Clearly

1. Date of Application: 02-11-2021

2. Zoning District:

- | | | |
|--|---|--|
| R-1 <input type="checkbox"/> Single Family | R-2 <input type="checkbox"/> Single Family | R-3 <input type="checkbox"/> Single Family |
| R-4 <input type="checkbox"/> Single Family | R-5 <input type="checkbox"/> Single Family | R-6 <input type="checkbox"/> Single Family |
| R-7 <input checked="" type="checkbox"/> Single Family | R-8 <input type="checkbox"/> Single Family | |
| R-9 <input type="checkbox"/> Single Family, High Rise, Townhouse | R-10 <input type="checkbox"/> Environmental: Ventnor West | |
| R-11 <input type="checkbox"/> Special Development District | COMM <input type="checkbox"/> City Commercial District | |
| CMU <input type="checkbox"/> Commercial Mixed Use | DCD <input type="checkbox"/> Design Commercial District | |

3. Subject Lot:

Street Address (es) 5602 EDGEWATER AVE

Block Number: 150 Lot Number (s): 13

Total Area (in Square Feet): 1875

Lot Frontage: 25 Lot Depth: 75

4. Information about the Applicant

Full Name (s): PAUL E. MUSKETT AND JAMES A. MUSKETT

If Business entity, Names of Officers or Principals (Subject disclosure statement if appropriate)

Property Address: 5600 EDGEWATER AVE, VENTNOR, NJ Zip Code: 08406

Other Residence Address: _____ Zip Code: _____

Mailing Address (Address that all correspondence will get mailed to): 5600 EDGEWATER AVE,
VENTNOR, NJ Zip Code: 08406

Phone Number (s) (Include Area Code): 609-432-1280

5. Interest in Subject Property (Supply copies of relevant documents with this application):

___ By lease dated: _____

___ By Agreement of Sale Dated: _____

By Ownership of property since: 04-03-2013

___ By other Interest in Law (Describe): _____

6. If you do not own the subject property, provide the following regarding the owner:

a. Name (s): _____

b. Address: _____

c. Phone Number (Include Area Code):

i. Residence: _____

ii. Business: _____

d. Describe any contingency regarding the purchase or lease of the premises:

i. _____

7. Type of Application Applied for (Check all applicable):

___ Minor Site Plan

___ Major Site Plan

___ Minor Subdivision

___ Major Subdivision

"C" Variance (s)

___ Use or Density Variance (s) "D"

___ Other (Explain): _____

___ Conditional Use Permit

___ Interpretation

8. Professionals representing the applicant: (Check applicable professional and provide information)

Attorney: Name: PAUL E. MUSKETT Phone: 609-432-1280

Address: 5600 EDGEWATER AVE, VENTNOR, NJ 08406

Architect: Name: PETER WEISS Phone: 609-822-9616

Address: 101 N. WASHINGTON AVE, SUITE 8, MARGATE, NJ 08406

Engineer: Name: _____ Phone: _____

Address: _____

Preparer of Sketch plot or Site Plan: (if different from above)

Name: _____ Phone: _____

Address: _____

10. If Variances are required:

- a. Note: Properly sealed site plan must show all dimensions relevant to variance analysis
- b. Current use of Lot (s) and/or Building (s): VACANT RESIDENTIAL LOT
- c. Proposed use of Lot (s) and/or Building (s): SINGLE FAMILY RESIDENTIAL
- d. Number of Bedrooms:
 - i. Current: 0
 - ii. Proposed: 3
- e. Number of Off-street parking:
 - i. Current: 1
 - ii. Proposed: 2
- f. If "D" or "USE" variance is required, Please explain: N/A
- g. Dimensional Variances (Front, Side, Rear, Lot Coverage, etc.)

Variance Type	Zone requirement	Present Condition	Proposed Condition
<u>FRONT YARD SETBACK</u>	<u>12</u>	<u>Ø</u>	<u>10.2</u>
<u>REAR YARD SETBACK</u>	<u>12</u>	<u>Ø</u>	<u>Ø</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

11. Prior Actions:

- a. Detail any prior hearing and/or decision relevant to this application. Supply date, name of Board, and results. If none, check here: N/A
 - i. _____
- b. Detail any current and prior permits on the property that could be relevant to the application:
 - i. _____

12. County Actions: Provide necessary dates and decisions

- a. Site Plan: N/A
 - _____
 - _____
 - _____
- b. Subdivision:
 - _____

13. Landscaping Plan: In accordance with article 102-118.4, Applicant must comply with City Landscaping Ordinance. Please include a detailed narrative of the landscaping plans to comply with this article:


 Check here is requesting a waiver. Detail the reason for this waiver

SEE ATTACHED PLANS


14. **Narrative:** Provide any information not otherwise set forth above which may be relevant to the application, including justifications, clarifications, and extenuating circumstances. Include a general narrative description of what is being proposed. This narrative should include a description of the current and proposed conditions of the property. Failure to include a complete narrative can constitute an incomplete application. Use another sheet if necessary:

SEE ATTACHED SHEET

15. Signature of Applicant (s):


PAUL E. MUSKETT

Date: 2-11-21


JAMES A. MUSKETT

Date: 2-11-21

**James A. Muskett
Attorney At Law
State Of New Jersey**

16. Notarized Statement by Applicant:

State of New Jersey)

ss.

County of Atlantic)

**Paul E. Muskett
Attorney At Law
State Of New Jersey**

#15 Narrative

The previous single family dwelling, with one floor of living space, was demolished. The proposed work is to replace the previous dwelling with a larger single family dwelling, with two floors of living space. The new dwelling will be in the same footprint as the previous with approximately half of the house built over upland and half built over the Intracoastal Waterway.

Rear Yard Setback

The rear portion of the house will be extended over the Intra Coastal Waterway in the same foot print as the previous dwelling was for over 92 years. The City of Ventnor does not consider the water-side portion of the property as land in the City of Ventnor. The city only considers land up to the upland side of the bulkhead. Therefore the City of Ventnor is requiring the property owner to apply for a rear yard "Zero Setback" variance. The waterside of the property is regulated by the State of New Jersey, not Ventnor. For your information, the subject property does have a Riparian Grant from the state of New Jersey. In addition, the property owners do have a written confirmation of the exclusive right to rebuild a new house on the vacant lot. This stipulation is summarized in a correspondence from the New Jersey Department of Environmental Protection, Division of Land Use Regulation and is titled as a "*Zane Letter*." The property owners are not required to obtain any permission from the state of New Jersey for the building of the new house.

Front Yard Setback

The applicants propose a lesser front yard setback so that the dwelling can have a little more meaningful living space. The lesser front yard setback would be in keeping in line with most of the other dwellings on Edgewater Avenue that have lesser front yard setbacks with some as little as 5'.5". Photographs of the lesser front yard setbacks along Edgewater Avenue are included for your board review.

The applicants are the owners and occupants of the neighboring property at 5600 Edgewater Avenue dating back to 1960. The applicants now desire more living space for additional family members and therefore would like to build the new house at 5602 Edgewater Avenue.

WISKETT, PAUL & JAMES
 5600 EDgewater AVE
 WENTNOR, NC 28406

Class: 2
 Zone: 07
 Map: 26
 VCS: 109B

--Curr. Values--
 Land: 134,000
 Impr: 2,900
 Net: 136,900

--Sales History--
 03/18/2013 150,000

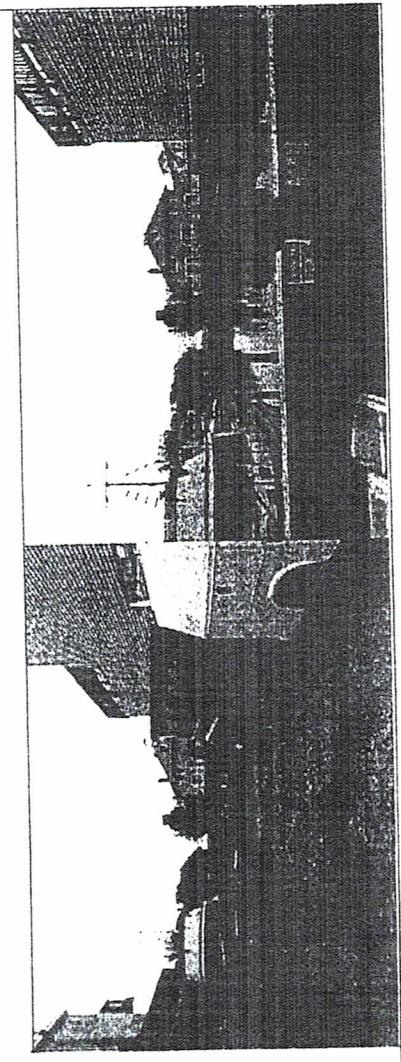
BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)
		FRONT FEET WAY FRONT XXXXXXXXXX	25 142	Main Bldg Replacement Cost CCF:1.30,NetCond:1.000,MktAdj:1.00 * = 1.30000 Main Bldg Appraised Value = 0 Total Detached Item Value + 2,935 Total Improve Value (rounded) = 2,900 Total Land Value + 134,000
TOTAL NET VALUE:				136,900

ATTACHED ITEMS

DETACHED ITEMS

OTHER ITEMS

CONDITION



-
-
-
-
-
-
-
-
-

Block: 152
 Lot: 13

Owner: [REDACTED]

Property: 5502 EDGEWATER AVE Account Id: 88833264

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance	Additional Billing	Deductions	Balance	All Charges	Add/Omit	Notes
2021	1		886.77	886.77	.00	886.77						
2021	2		886.77	.00	.00	.00						
2021	3		771.54	886.77	.00	886.77						
2021	4		886.48	.00	.00	.00						
2022	1		886.24	.00	.00	.00						
2022	2		886.77	.00	.00	.00						

Other Delinquent Balances: .00 Interest Date: 02/03/21

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 01/27/2021

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00
 Misc Charges: .20 Interest: .20 Total: .00

This property is current.
Margaret Paanoniaka