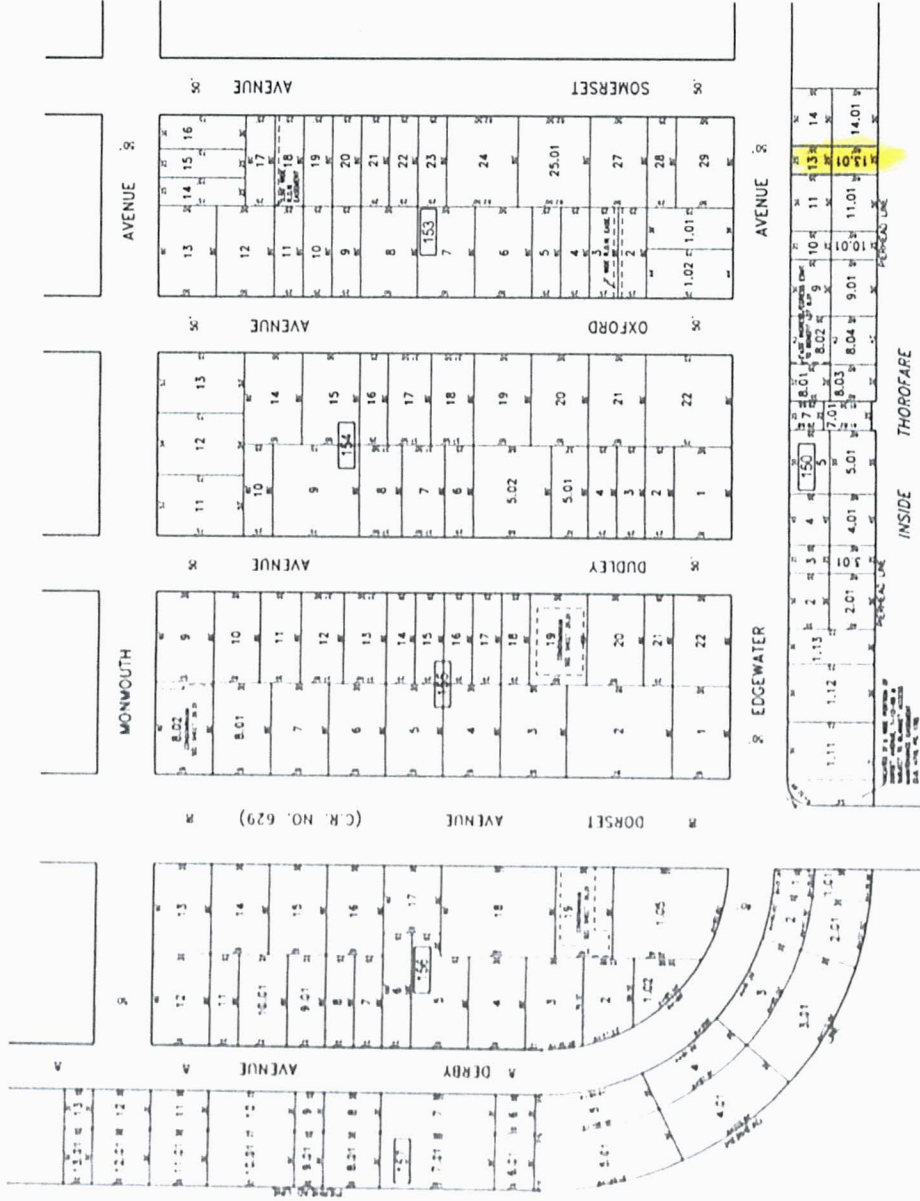




SHEET 33

SHEET 34



SHEET 25

SHEET 27

SHEET 21

SHEET 8

THIS TAX MAP SHEET HAS BEEN DIGITALLY
 REPRODUCED FROM THE ORIGINAL
 DRAFTING BOARD AND IS ACCURATE
 GEOMETRICALLY. IT IS BASED ON THE
 ORIGINAL DIGITALLY DRAWN TAX MAP PLATE
 AND IS SUBJECT TO THE FOLLOWING
 CONDITIONS:
 1. THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE
 IS THE SOURCE OF ALL DATA.
 2. THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE
 IS THE SOURCE OF ALL DATA.
 3. THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE
 IS THE SOURCE OF ALL DATA.

TAX MAP
CITY OF VENTNOR
 ATLANTIC COUNTY NEW JERSEY
 SCALE: 1" = 30'
 DATE: 2-19-2019
 CHARLES E. ADAMSON, PROFESSIONAL LAND SURVEYOR, LICENSE NO. 43827
 REGISTERED PROFESSIONAL LAND SURVEYOR
 1000 W. 10TH STREET, PLUMMERVILLE, NJ 08059
 TO SHOW CONDITIONS AS OF 2-19-2019

MCNETT, 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)
REPLACEMENT COST		FRONT FEET	25	Main Bldg Replacement Cost
		REAR FEET		CCF:1.30,NetCond:1.000,MktAdj:1.00 *
		FRONT	1742	Main Bldg Appraised Value
		REAR		Total Detached Item Value
				Total Improve Value (rounded)
				Total Land Value
				TOTAL NET VALUE:
				136,900

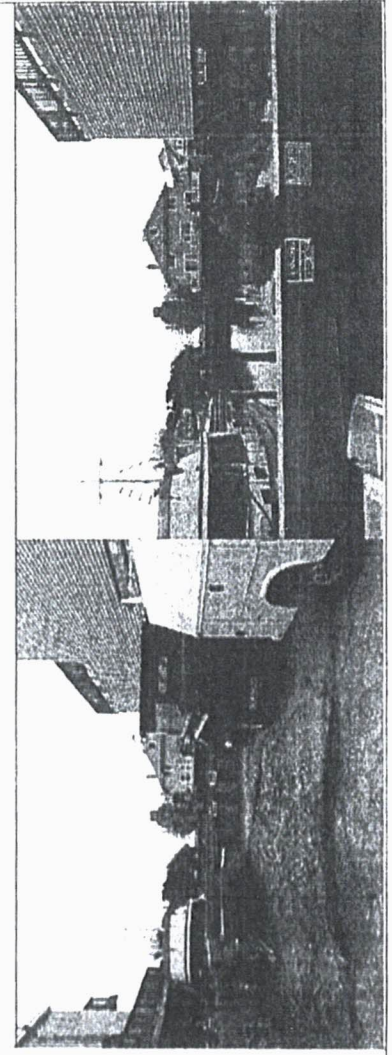
ATTACHED ITEMS

DETACHED ITEMS

LANDING VALUE

OTHER ITEMS

CONDITION



Tax Account Maintenance

-
-
-
-
-
-
-
-
-

Block: 50

Lot: 13

Qualifier:

Owner: **MARGARET PACANOWSKI**

Prop Loc: 5502 EDGEWATER AVE

Account Id: 88003264

Restricted Edit

Tax Bill

PTR Form

General Assessed Value Additional Billing Deductions Balance All Charges Add/Omit Notes

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2021	1		886.77	886.77	.00	886.77
2021	2		886.77	.00	.00	.00
2021	3	Total	1,773.54	886.77	.00	886.77
2020	4		886.40	.00	.00	.00
2020	3		886.24	.00	.00	.00
2020	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: .00 Interest: .00 Total: .00

This property is current.

Margaret Pacanowski

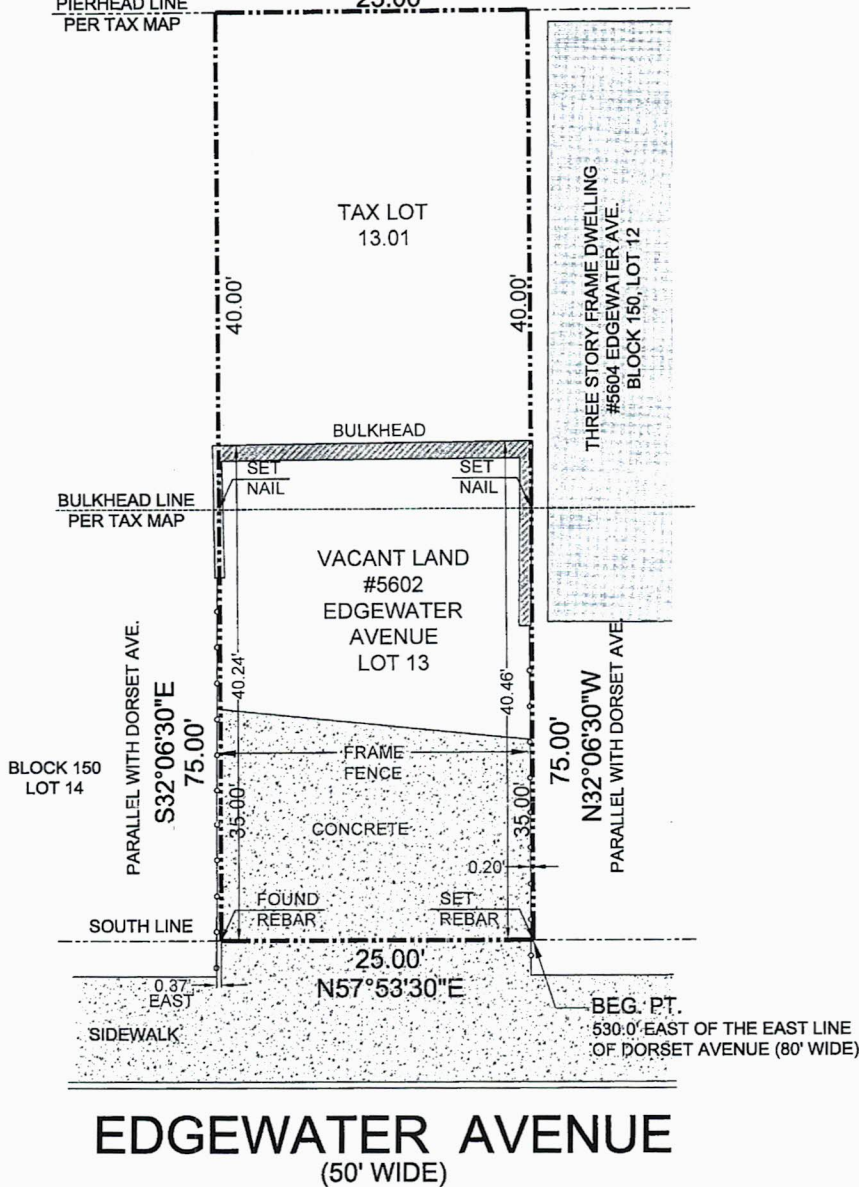
City of Washington
 6200 ...
 Ver: 11/01/00 05:05



INSIDE THOROFARE

PARALLEL WITH
EDGEWATER AVE.
S57°53'30"W
25.00'

PIERHEAD LINE
PER TAX MAP



EDGEWATER AVENUE (50' WIDE)

SURVEY REFERENCES

1. CITY OF VENTNOR TAX MAP NO. 26.
2. PROPERTY DEED AS RECORDED IN THE CLERK OF ATLANTIC COUNTY, INSTR: #2008035133.

PROPERTY SURVEY

THE CITY OF VENTNOR
BLOCK 150 LOT 13, 13.01
ATLANTIC COUNTY, NEW JERSEY

1. SUBJECT PROPERTY CONTAINS A CALCULATED TOTAL AREA OF 1875 SF (INCLUDES UPLAND & RIPARIAN).
 2. PERMANENT MARKERS HAVE BEEN FOUND OR SET AS INDICATED.
 3. OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
 4. UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS NOT LISTED IN THE REFERENCED TITLE COMMITMENT ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
 5. SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.

6. THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
 7. THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
 8. THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

- JIM MUSKETT

Arthur W. Ponzio Jr. 4/19/18
ARTHUR W. PONZIO JR.
 PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NO. 28314

ARTHUR W. PONZIO CO. & ASSOCIATES, INC.

CIVIL ENGINEERING - PROFESSIONAL PLANNING -
LAND SURVEYING AND ENVIRONMENTAL PERMITTING



400 NORTH DOVER AVENUE
ATLANTIC CITY, NEW JERSEY 08401
PHONE (609) 344-5194 FAX 344-1594
INFO@AWPONZIO.COM

DATE: 4/17/18

SCALE: 1" = 10'

DRAWN BY: N. ZURINSKAS

PROJECT NO.: 33969

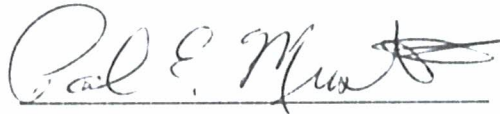
Statement for Survey Older Than 2 Years

To: Ventnor City Planning Board

From: Paul E Muskett and James A Muskett

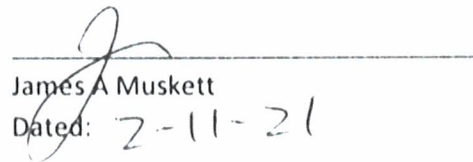
Planning Board Application: 5602 Edgewater Avenue, Block 150 Lot 13

Paul E Muskett and James A Muskett as the property owners of 5602 Edgewater Avenue, Block 150 Lot 13, in Ventnor, New Jersey hereby states that as of February 10, 2021, the Survey by Arthur W Ponzio Co. & Associates, Inc dated 04/17/18 is still a true depiction of the current state of the vacant lot. There have been no changes or modifications to the vacant lot that would require an updated survey and there are no planned changes.



Paul E Muskett

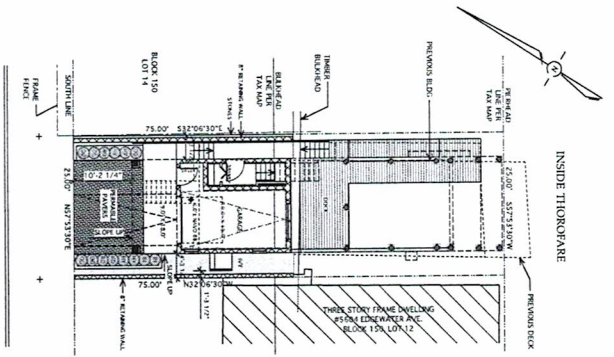
Dated: 2-11-21



James A Muskett

Dated: 2-11-21

INSIDE THOROPARE



EDGEWATER AVENUE (S0)

SITE PLAN SCALE 1/8" = 1'-0"

NOTE: THE SITE PLAN IS BASED ON A SURVEY BY
DATED 12/18/12 BY (PWS) (2013-19)

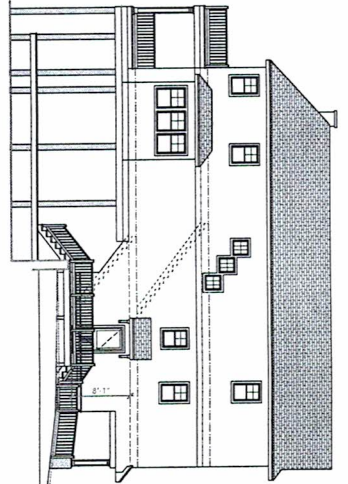
BULK REQUIREMENTS (ZONE R-7)

ITEM	REQUIRED	PROPOSED
LOT AREA (SFT/AC)	2000	961
LOT WIDTH	32	25
LOT DEPTH	62.5	25
LOT AREA COEFFICIENT	0.10	0.12
SETBACK	5	0
SIDE YARD	4	4.3
FRONT YARD	4	4
REAR YARD	4	4
BIKING/COVERAGE	295	492
LOT COVERAGE	59% MAX	71%
MAXIMUM HEIGHT	19'0"	21'0"
PARKING	1 SPACE	2 SPACES
* VARIANTS REQUESTED		

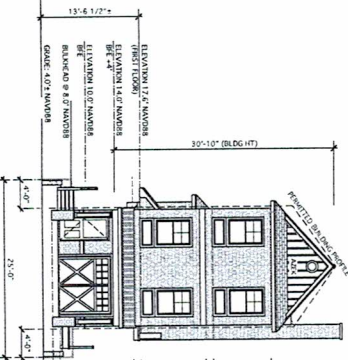
PLANT SCHEDULE

SPECIES	SEXES	REMARKS
IN	HYBRID/CL	
NO	ORNAMENTAL/CL	
NO	ROSE/SH	

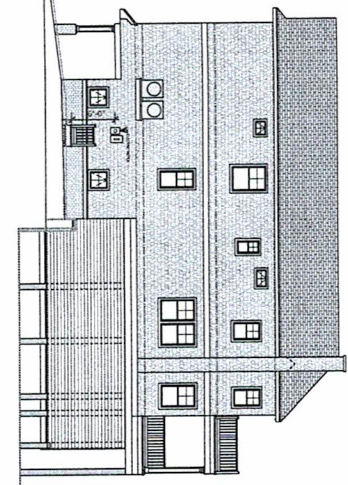
NOTE: TREES SHALL BE A MINIMUM OF 1" DIA.



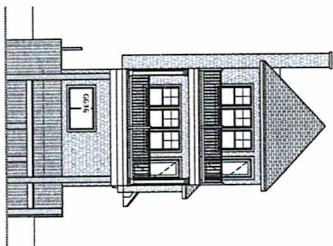
LEFT SIDE ELEVATION SCALE 1/8" = 1'-0"



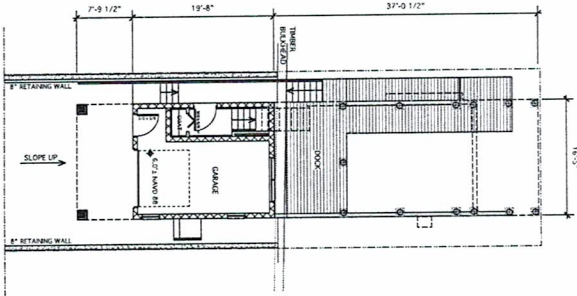
FRONT ELEVATION SCALE 1/8" = 1'-0"



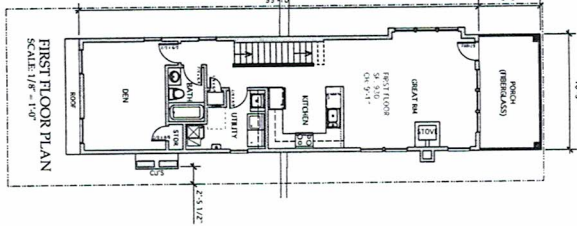
RIGHT SIDE ELEVATION SCALE 1/8" = 1'-0"



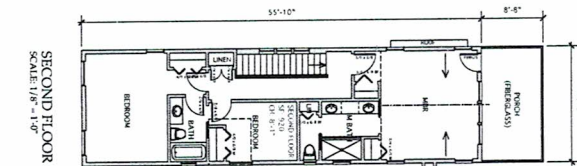
REAR ELEVATION SCALE 1/8" = 1'-0"



GROUND FLOOR PLAN SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN SCALE 1/8" = 1'-0"

BOARD CHAIRPERSON
BOARD ADMINISTRATOR
ZONING OFFICER
CITY ENGINEER
CONSTRUCTION OFFICIAL

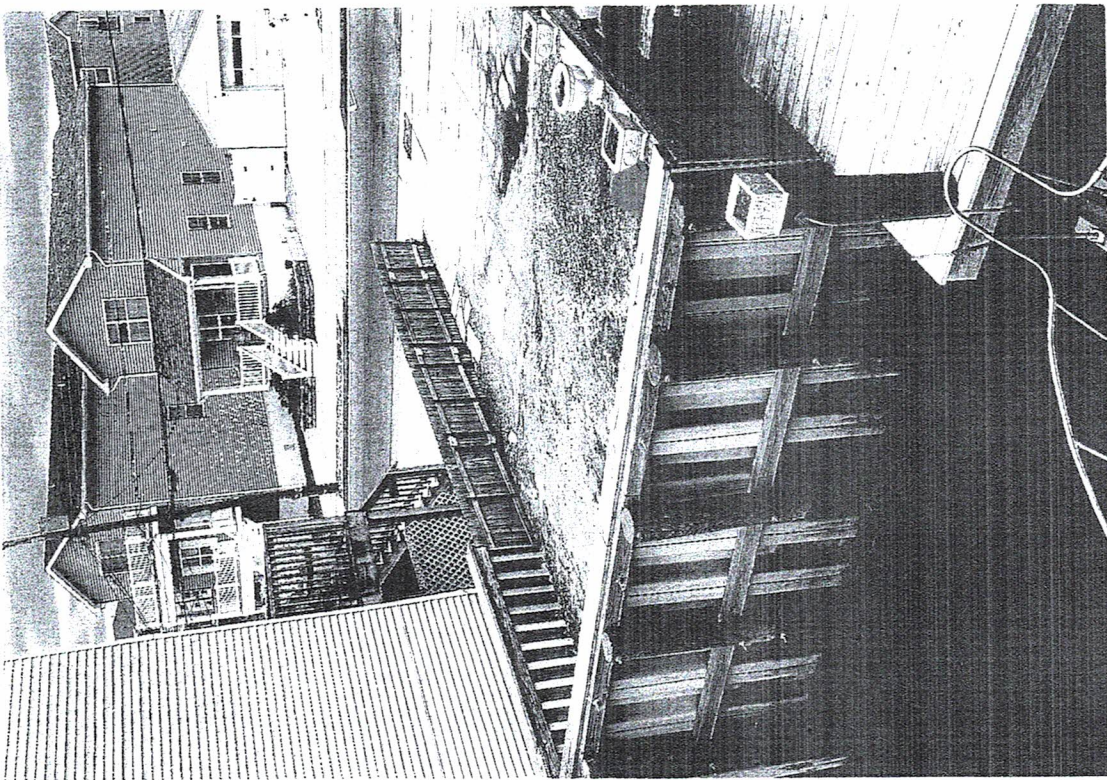
PETER C. WEISS
ARCHITECT

1001 C. WEISS, JR. LLC • 1011 N. WASHINGTON AVENUE, SUITE 5, MARIETTA, GA 30067 • (678) 422-9616

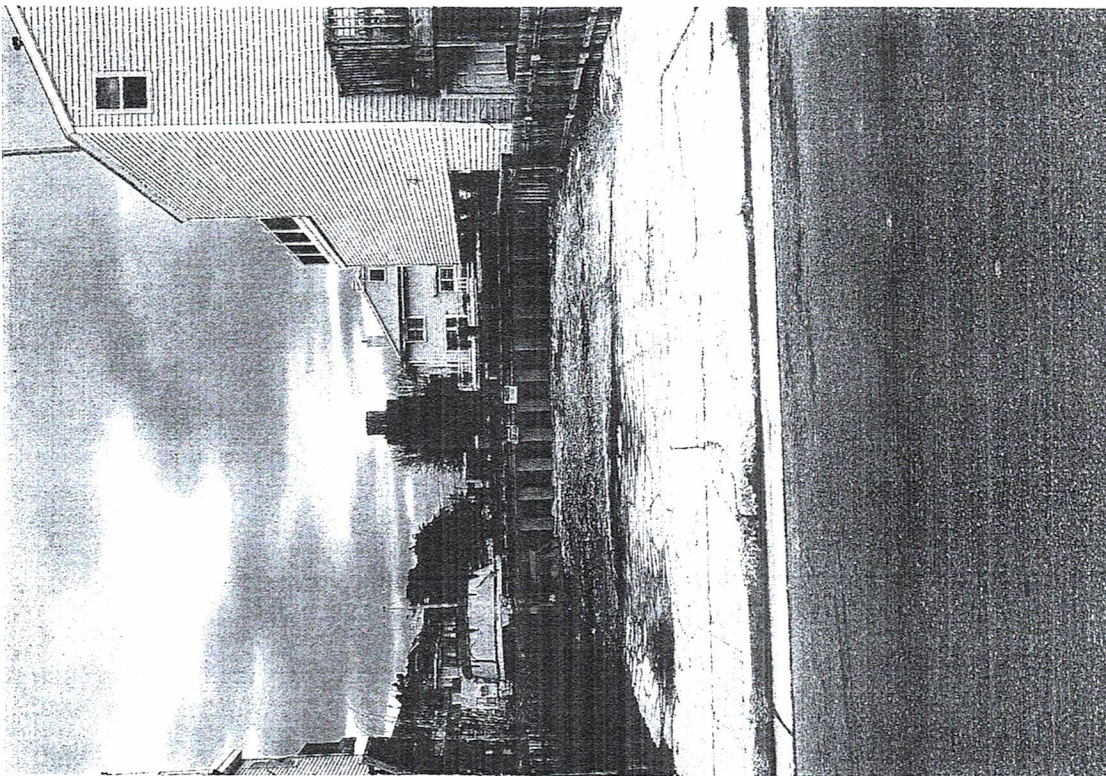
MARSHALL RESIDENCE
1001 WASHINGTON AVENUE
MARIETTA, GA 30067

Project No. 1001
Date: 11/20/19
Scale: 1/8" = 1'-0"

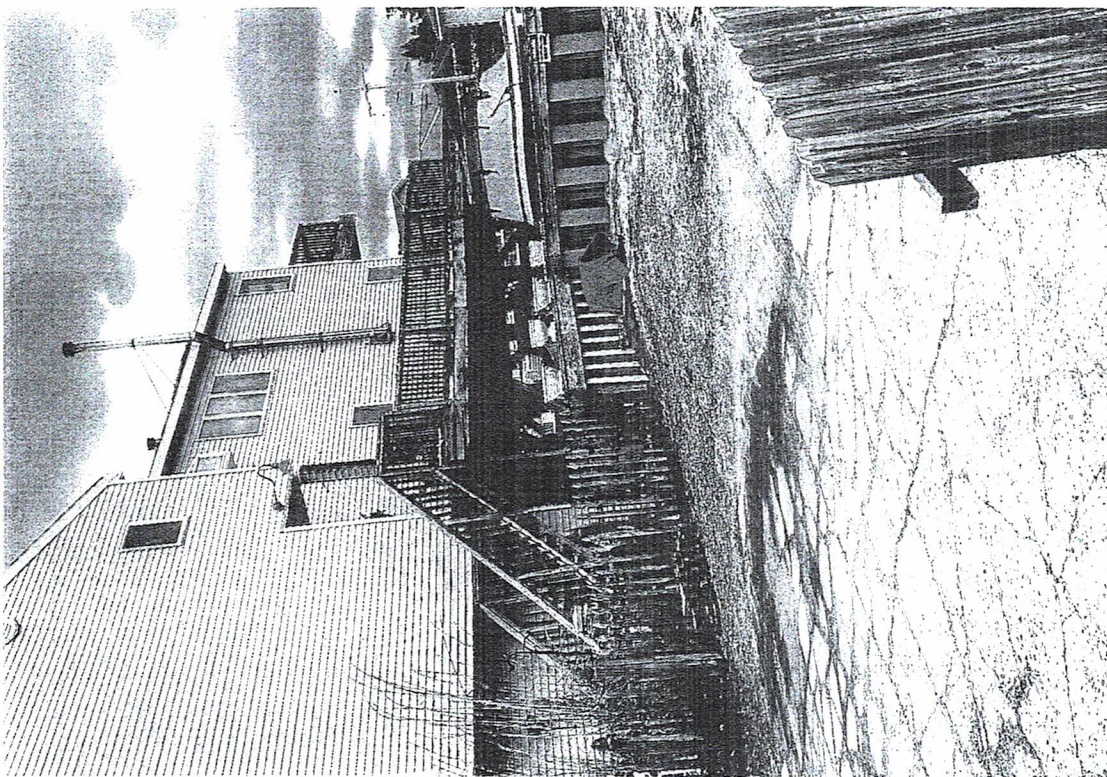
Sheet No. A-1



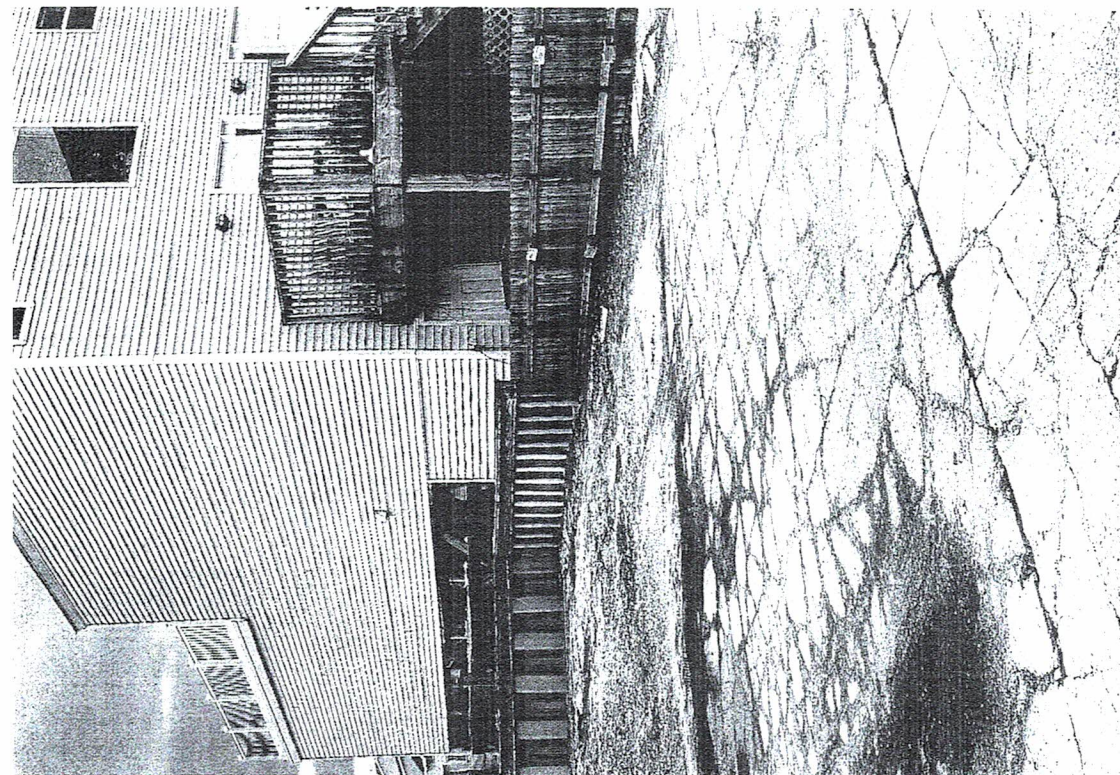
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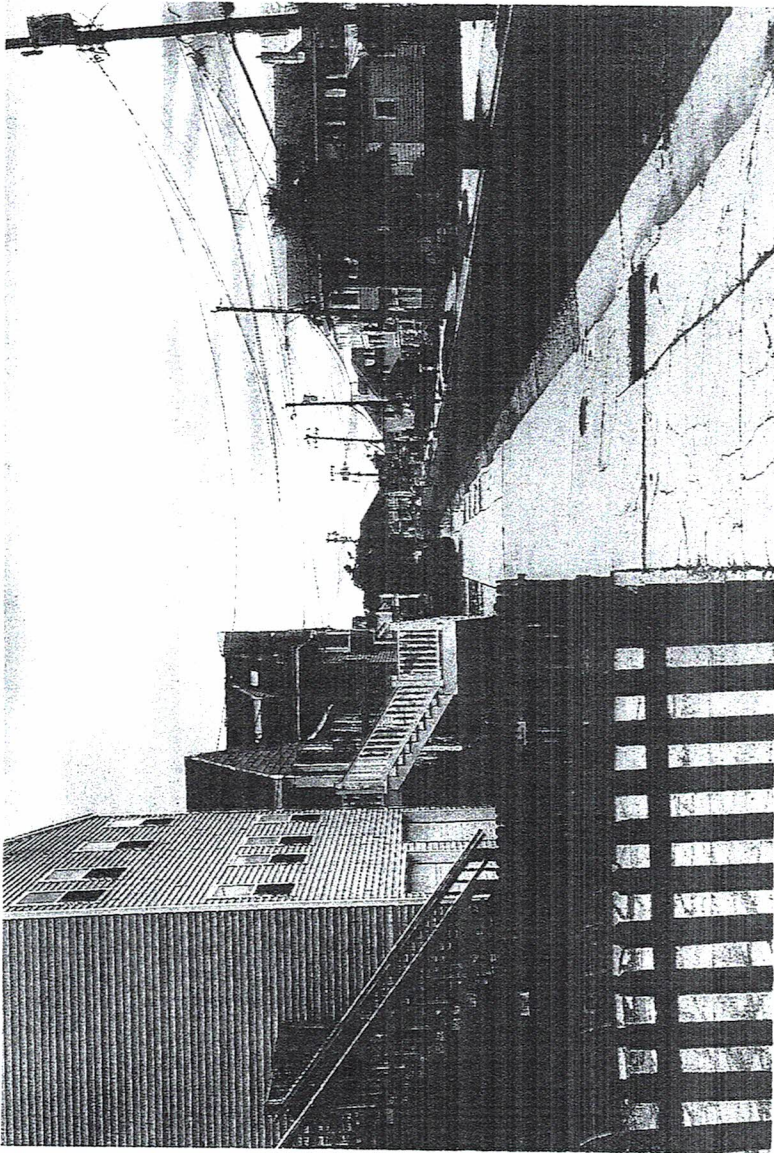
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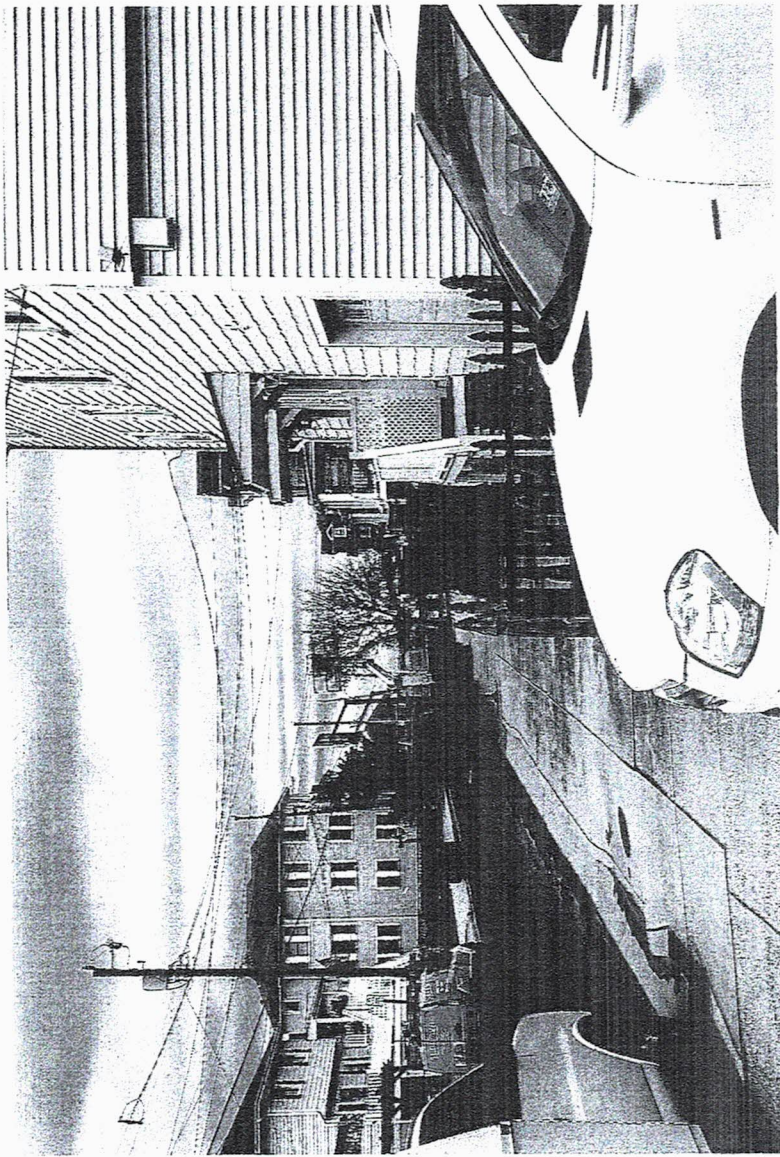
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4



5



6