



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: 2/16/21

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 checked="" type="checkbox"/> Single Family	R-5 <input type="checkbox"/> Single Family	R-6 <input type="checkbox"/> Single Family
R-7 <input type="checkbox"/> Single Family	R-8 <input type="checkbox"/> Single Family	R-9 <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) 6 S. Baltimore Avenue

Block Number: 83 Lot Number (s): 18

Total Area (in Square Feet): 2,187.50 ft.²

Lot Frontage: 35 ft. Lot Depth: 62.5 ft.

4. Information about the Applicant

Full Name (s): Jeffrey Allen

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

Property Address: 6 S. Baltimore Avenue, Ventnor, NJ Zip Code: 08406

Other Residence Address: _____ Zip Code: _____

Mailing Address (Address that all correspondence will get mailed to): _____

200 W. Washington Square, #1904, Philadelphia, PA Zip Code: 19106

Phone Number (s) (Include Area Code): _____

Home Address: _____ Cell Phone: (215) 416-7930

Business Address: _____ Best Number to call: _____

Email Address (s): jallen@abwds.com

Tax ID or Social Security Number (For Escrow Account - This must be filled in): _____

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: 10/29/98

____ 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: Brian J. Callaghan, Esq. Phone: (609) 348-5300

Address: 2428 Atlantic Avenue, Atlantic City, NJ 08401

Architect: Name: QMA Architects Phone: (609) 214-4869

Address: 15 S. Dorset Avenue, Ventnor, NJ 08406

____ Engineer: Name: _____ Phone: _____

Address: _____

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

Name: _____ Phone: _____

Address: _____

9. If Site plan action is required:

a. Provide on the Site Plan itself a detailed landscape plan, include types of ground materials and vegetation, including sizes and all pertinent information

b. Provide, if applicable, details of finish materials for the building, including and signing or lighting

c. What is present use: _____

d. How will this be changed: _____

e. Include all current and proposed off-street parking

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): Single-family dwelling
- c. Proposed use of Lot (s) and/or Building (s): Single-family dwelling
- d. Number of Bedrooms:
 - i. Current: 3
 - ii. Proposed: 5
- e. Number of Off-street parking:
 - i. Current: 1
 - ii. Proposed: 3
- f. If "D" or "USE" variance is required, Please explain: _____
- g. Dimensional Variances (Front, Side, Rear, Lot Coverage, etc.)

Variance Type	Zone requirement	Present Condition	Proposed Condition
See QMA Architects' zoning analysis attached hereto			
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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: X
 - i. _____
- b. Detail any current and prior permits on the property that could be relevant to the application:
 - i. N/A

12. County Actions: Provide necessary dates and decisions

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

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

Any and all areas not covered will be landscaped. Street trees and curb strip will be provided, where possible.

14. **Narrative:** Provide all 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:

The Applicant wishes to construct a new home at the location of Applicant's existing residence. This is an undersized lot, as it is 35 ft. wide along Baltimore Avenue and 62.5 ft. deep. The new plan, while needing a number of variances, proposes to eliminate various existing nonconformities, including front yard setback for the house and porch, right-side yard setback, rear yard setback, and shed setback. The house will need the following variances, as set forth on QMA Architects' zoning analysis:

1. Variance to permit the first floor to be set at top of curb plus 10 ft., where 9 ft. is permitted. This additional 1 ft. is required to permit adequate drainage of the site, while maintaining a less-than-normal 7 ft., 8 in. ceiling height in the cabana.
2. Third-floor building setback.
3. Roof over the second-floor deck.
4. Building coverage. Variance is needed due to the impervious decks, which count as coverage.

The Applicant believes that the variances can be granted, as it will meet both the positive and negative criteria. With respect to the positive criteria, it will be an aesthetic enhancement to the neighborhood and the community. It will also render the property completely FEMA compliant. With respect to the negative criteria, the new house will eliminate several existing nonconformities, and the variances being sought will not have any negative detriment to the public good, the character of the neighborhood, or the zoning plan.

15. Signature of Applicant (s):

Brian J. Callaghan

Date: 2/16/2021

Date:

16. Notarized Statement by Applicant:

State of New Jersey)

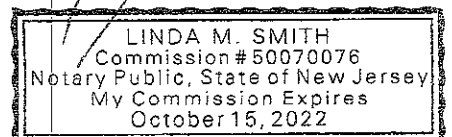
ss.

County of Atlantic)

Brian J. Callaghan, being duly sworn according to the law, deposes and says, that the statements contained in the above application and the statements contained in the papers submitted herewith are true. Sworn to and subscribed before me this 16th day of February 20 21.

Notary Seal

Linda M. Smith

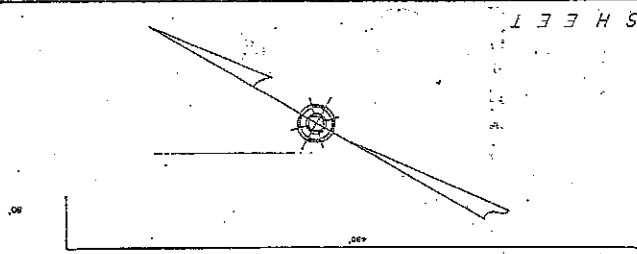


City of Ventnor City Planning Board

Application Checklist

This list is for each and every copy submitted of application

- I. Signed and Notarized application
- II. Copy of Ventnor City Tax map highlighting the applicant property
- III. Set of color photographs showing front, oblique, and rear views (if applicable)
 - a. Include photos of neighboring properties if applicable
- IV. Sealed copy of property survey that is not older than 2 years
 - a. Any survey older must be updated or a signed statement noting no changes
- V. Copies of professional plans or detailed sketches of proposed plans
- VI. Detailed sketch (s) of current conditions
- VII. Detailed Sketch (s) or plans of proposed plan
- VIII. Statement of Existing and Proposed use of property
- IX. Copy of Ventnor City Residential Property Card
 - a. This is available from the Ventnor City Tax Assessor
- X. Certification that Property Taxes are current
 - a. This can be obtained from Tax Office
- XI. Statement and/or drawings of existing and proposed Building heights
 - a. If applicable
- XII. Statement and/or drawings of existing and proposed off-street parking
 - a. If applicable
- XIII. Professional plans should include a signature space for Board Chairman, engineer, and Board Secretary.
 - a. If applicable
- XIV. Detailed plan for landscaping or street trees as required
 - a. Notice if requesting a waiver for such
- XV. Check for application fee as per fee structure. Check to include \$50 for final notice of Decision.
- XVI. Check for Escrow fee as per fee structure
 - a. Need to include Tax ID # or Social Security # of name on check



TAX MAP
OF
VENTNOR CITY

ATLANTIC CO., N.J.
PREPARED BY
THOMAS WOOD, JR., P.E. & L.S., INC.
431 CINCINNATI AVE.
EEO SHADOR CITY, N.J.
SCALE 1" = 50'
1980

LAFAYETTE PARK

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60

MELBOURNE PARK

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60

BALTIMORE AVE.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60

VENTNOR AVE. 107-B

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60

107-A

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60

110-A

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60

110-B

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60

110-C

ATLANTIC AVE.

WASHINGTON AVE.

MARTINDALE AVE.

FREDERICKSBURG AVE.

VENTNOR AVE.

BALTIMORE AVE.

MELBOURNE PARK

LAFAYETTE PARK

VENTNOR CITY

MARGATE CITY

ATLANTIC AVE.

WASHINGTON AVE.

MARTINDALE AVE.

FREDERICKSBURG AVE.

VENTNOR AVE.

BALTIMORE AVE.

MELBOURNE PARK

LAFAYETTE PARK

VENTNOR CITY

MARGATE CITY

ATLANTIC AVE.

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FREDERICKSBURG AVE.

VENTNOR AVE.

BALTIMORE AVE.

MELBOURNE PARK

LAFAYETTE PARK

VENTNOR CITY

MARGATE CITY

ATLANTIC AVE.

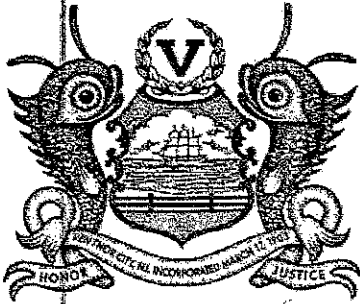
WASHINGTON AVE.

MARTINDALE AVE.

FREDERICKSBURG AVE.

VENTNOR AVE.

BALTIMORE AVE.



Ventnor City

New Jersey

Block/Lot/Qual:	83. 18.	Tax Account Id:	2200
Property Location:	6 S BALTIMORE AVE	Property Class:	2 - Residential
Owner Name/Address:	ALLEN, JEFFREY & ROBIN	Land Value:	238,300
	200 WEST WASHINGTON SQ	Improvement Value:	158,500
	APT 1904	Exempt Value:	0
	PHILADELPHIA, PA 19106	Total Assessed Value:	396,800
Special Taxing Districts:		Additional Lots:	None
		Deductions:	

Taxes Utilities

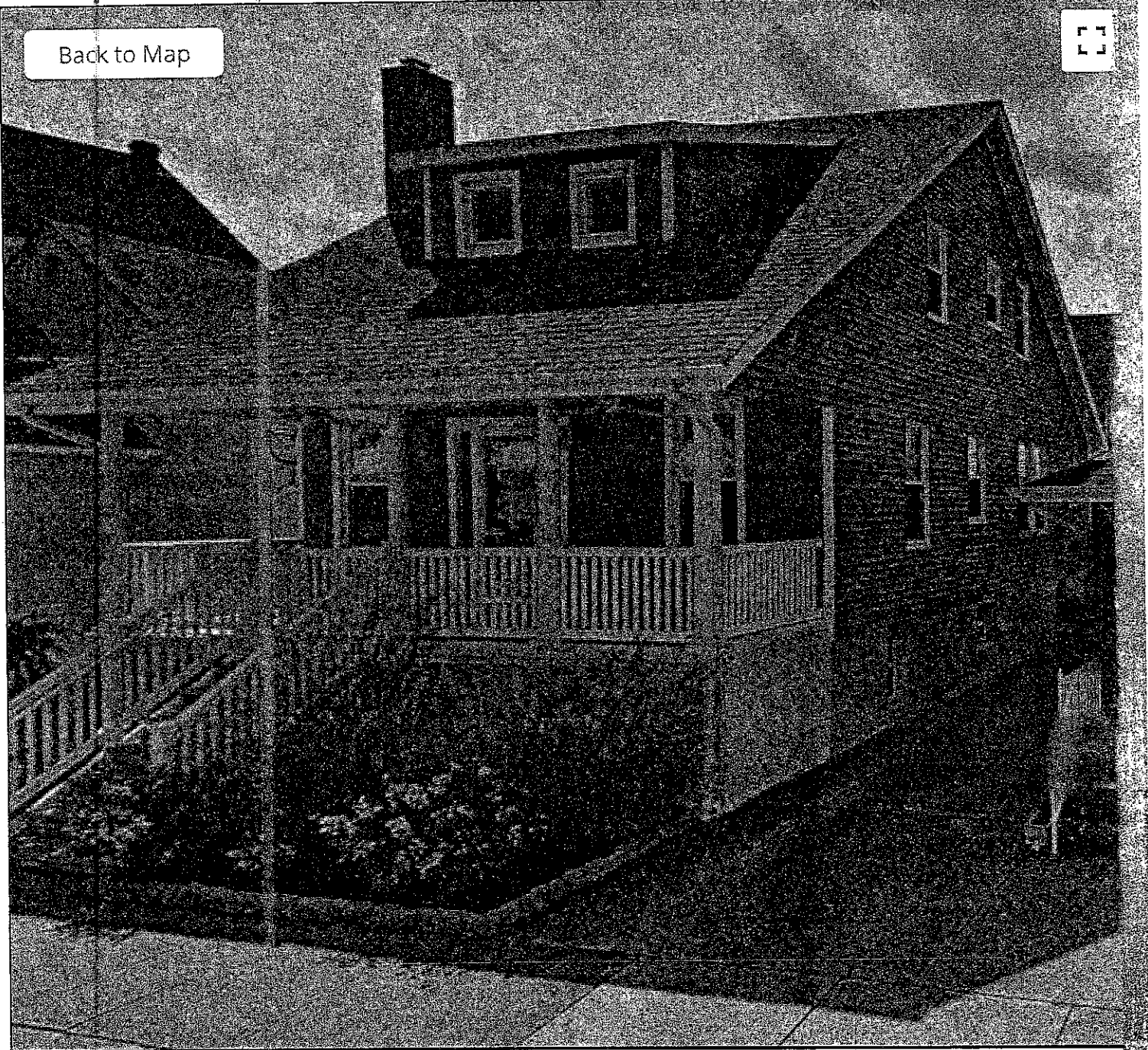
		Make a Payment	View Tax Rates	View Current Bill	Project Interest		
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2021	02/01/2021	Tax	2,570.28	0.00	0.00	0.00	PAID
2021	05/01/2021	Tax	2,570.27	2,570.27	0.00	2,570.27	OPEN
Total 2021			5,140.55	2,570.27	0.00	2,570.27	
2020	02/01/2020	Tax	2,564.32	0.00	0.00	0.00	PAID
2020	05/01/2020	Tax	2,564.32	0.00	0.00	0.00	PAID
2020	08/01/2020	Tax	2,586.15	0.00	0.00	0.00	PAID
2020	11/01/2020	Tax	2,566.30	0.00	0.00	0.00	PAID
Total 2020			10,281.09	0.00	0.00	0.00	
2019	02/01/2019	Tax	2,612.93	0.00	0.00	0.00	PAID
2019	05/01/2019	Tax	2,612.93	0.00	0.00	0.00	PAID
2019	08/01/2019	Tax	2,515.71	0.00	0.00	0.00	PAID
2019	11/01/2019	Tax	2,515.71	0.00	0.00	0.00	PAID
Total 2019			10,257.28	0.00	0.00	0.00	
Last Payment: 01/14/21							

[Return to Home](#)

Map Satellite Lot lines



Back to Map



Map Satellite Lot lines



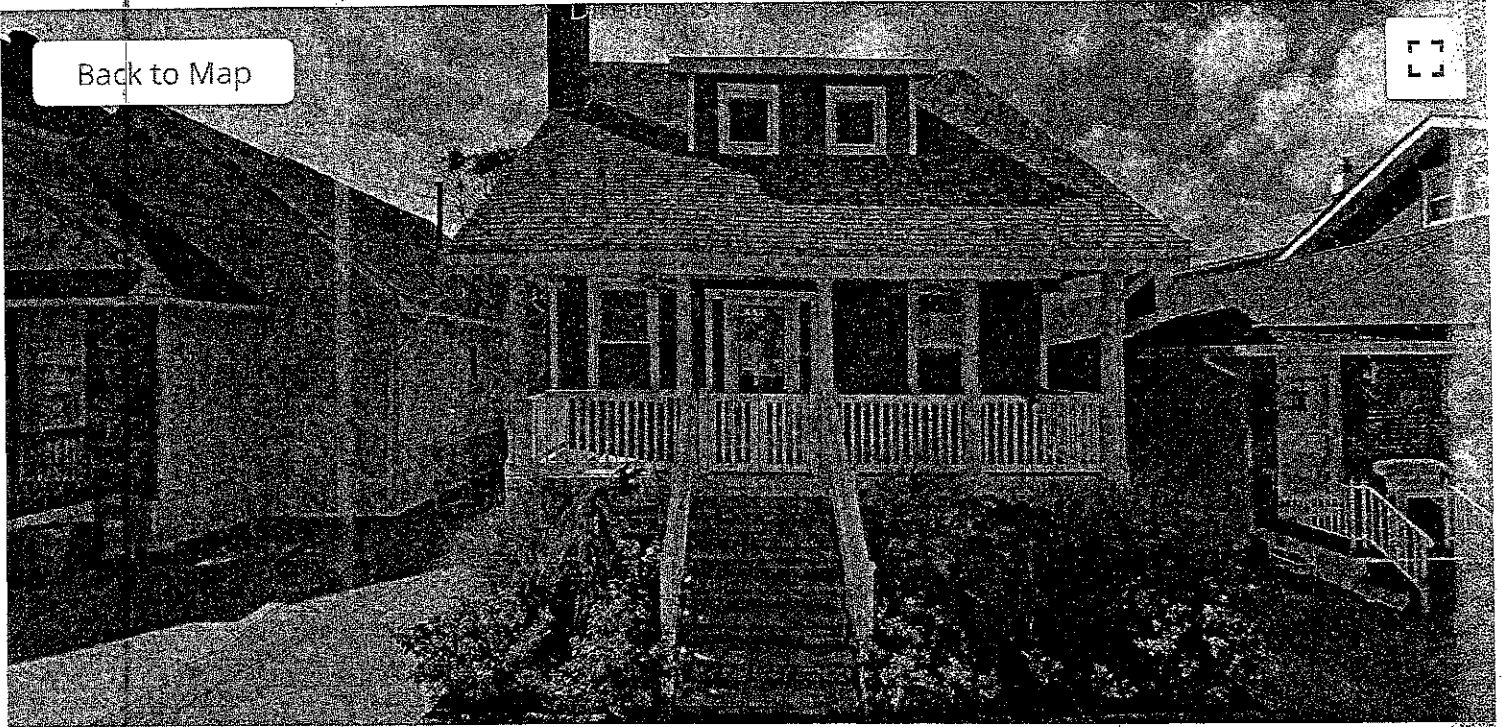
Back to Map



Map Satellite Lot lines



Back to Map



BLK: 83 LOF: 18 CARD 01 OF 01 6 S BALTIMORE AVE VENTNOR CITY

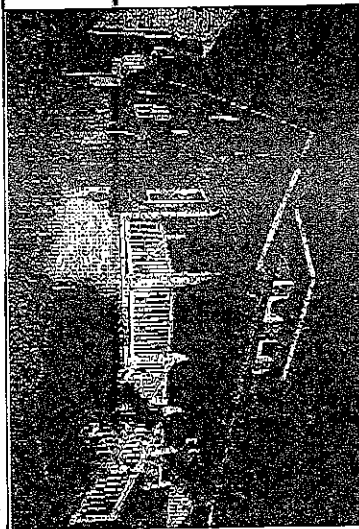
ALLEN, JEFFREY & ROBIN
200 W WASHINGTON SQ #1904
PHILADELPHIA, PA 19106

Class: 2
Zone: 04
Map: 16
VCS: 104V

--Curr. Values--
Land: 238,300
Impr: 158,500
Net: 396,800

--Sales History--
00/00/0000

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROX)
Building Class 17	1st Story 1,008	FRONT FEET	35	138,549
ONE FAMILY 1.5SF2G	Upper Stories 0	PRIME SFT	2188	1,14400
	Half Stories 1,008	SITE VALUE	1	158,500
	Attic Area 0			0
Built: 1960 Eff Yr: 2005	Basement Area 1,200			Total Improve Value (Rounded) = 238,300
Roof: GABLE / ASPH SHNGL	Sq. Foot Living 1,512			Total Land Value = 396,800
ExtFin: VINYL	APPACHED ITEMS			
Heat: GAS	OPEN PORCH 192	A: 1.5S-B 1008sf		
HOTWTR BB 1512	DETACHED ITEMS	B: 0P-B 192sf		
Air: NONE 1512				
IntFin: DRYWALL				
ExtFin: MIXED				
Plumb: 3FIX BATH 2				
OTHER ITEMS				
1.5S RP 1				
ELEVATED BASMT 1				
* BEDROOMS 3				
BATHROOMS 2.0				
* TOTAL ROOMS 6				
CONDITION				
INT.: GOOD				
EXT.: GOOD				
TAXABLE: GOOD				
INFORM: OWNER				
* For Informational Purposes Only				



12	A
24	B
23	

0047719

Deed

ST 28474

This Deed is made on **October 29, 1998,**
BETWEEN **GEORGE J. WEINROTH & TINA L. WEINROTH, his wife, a/k/a TINA L. CRESSMAN**

whose post office address is **357 Chanticleer, Cherry Hill, New Jersey 08003,**

referred to as the Grantor,
AND JEFFREY ALLEN & ROBIN ALLEN, h/w,

whose post office address is **141 Renaissance Drive, Cherry Hill, New Jersey, 08003**

referred to as the Grantee.
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **ONE HUNDRED FORTY THOUSAND DOLLARS (\$140,000.00)**
The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of **City of Ventnor**
Block No. **83** Lot No. **18** Qualifier No. _____ Account No. _____
 No property tax identification number is available on the date of this Deed. (Check Box if Applicable.)

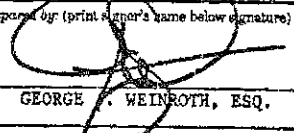
3. Property. The Property consists of the land and all the buildings and structures on the land in the **City of Ventnor** of **Ventnor** County of **Atlantic** and State of New Jersey. The legal description is:

Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

BEGINNING in the Westerly line of Baltimore Avenue, 325 feet
Northwardly from Atlantic Avenue; and extending thence
(1) Westwardly, parallel with Atlantic Avenue, 62.5 feet; thence
(2) Northwardly, parallel with Baltimore Avenue, 35 feet; thence
(3) Eastwardly, parallel with Atlantic Avenue, 62.5 feet to the
Westerly line of Baltimore Avenue; thence
(4) Southwardly, along same, 35 feet to the place of BEGINNING.
BEING known as Lot 18, Block 83, as shown on the City of Ventnor

Tax Map - *BEING MORE PARTICULARLY DESCRIBED ON ATTACHED SURVEY*
BEING COMMONLY known as 6 South Baltimore Avenue.

BEING the same land and premises which became vested in the said Grantors by deed from George J. Weinroth to **Tina L. Cressman** also known as Tina L. Weinroth, which Deed was dated 4/23/96, recorded 4/24/96, in Deed Book 5955, Page 288.

Prepared by: (print preparer's name below signature)


GEORGE J. WEINROTH, ESQ.

(For Recorder's Use Only)
Consideration : \$ **140000.00** Exempt Code: **b**
County **Atlantic** State **N.J.** M.P.R.F. **0.00** Total **490.00**
Date: **11/12/1998**

DB6309P347

Schedule C
Land
Description



File Number
ST 28444

REVISED LEGAL DESCRIPTION

ALL that certain land and premises situate in the City of Ventnor, County of Atlantic and the State of New Jersey, bounded and described as follows:

BEGINNING in the Westerly line of Baltimore Avenue, 325 feet Northwardly from Atlantic Avenue; and extending thence

(1) South 57 degrees 53 minutes 30 seconds West, parallel with Atlantic Avenue, 62.5 feet; thence

(2) North 32 degrees 06 minutes 30 seconds West, parallel with Baltimore Avenue, 35 feet; thence

(3) North 57 degrees 53 minutes 30 seconds East, parallel with Atlantic Avenue, 62.5 feet to the Westerly line of Baltimore Avenue; thence

(4) South 32 degrees 06 minutes 30 seconds East, along same, 35 feet to the place of BEGINNING.

BEING known as Lot 18, Block 83, as shown on the City of Ventnor Tax Map.

COMMONLY known as 6 S. Baltimore Avenue.

DB638SP348


The street address of the Property is: 6 South Baltimore Avenue, Ventnor, NJ

4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By:

Virginia Malazzo
VIRGINIA MALAZZO
A NOTARY PUBLIC OF NEW JERSEY
By Commission Expires July 16, 2022



GEORGE J. WEINROTH (Seal)

Tina L. Weinroth (Seal)

TINA L. WEINROTH *Tina L. Cressman*
TINA L. CRESSMAN (Seal)

DB6388P349

DBS - Deed - Bargain and Sale
Gov. to Governor's Act - Ind. to Ind. or Corp.
Print Language Rev. 8/91 Print date 8/91

DBS6888P350

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A Division of ALL-STATE Information, Inc.
(800) 272-0000
Page 2

COUNTY CLERK

Michael...
COUNTY CLERK

In compliance with statute I have presented
an abstract of the within to all assessors
of the taxing district therein mentioned.

WINONIA WILAZZO
A NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 18, 2022

Winonia Wilazzo
(Print name and title below signature)

RECORD AND RETURN TO:
[Signature]

(e) made this Deed for \$ 140,000.00
as the full and actual consideration paid or to be paid for the
transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

(f) executed this Deed as his or her own act; and,
(g) was the maker of this Deed;
personally came before me and stated to my satisfaction that this person (or if more than one, each person)

George J. Weinroth & Tina L. Weinroth n/k/a Tina L. Crossman

STATE OF NEW JERSEY, COUNTY OF CAMDEN
I CERTIFY that on October 29, 1998

SS.

HW

(3)