

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: January 28, 2021

2. Zoning District:

R-1 _____ Single Family	R-2 _____ Single Family	R-3 <u>X</u> _____ Single Family
R-4 _____ Single Family	R-5 _____ Single Family	R-6 _____ Single Family
R-7 _____ Single Family	R-8 _____ Single Family	
R-9 _____ Single Family, High Rise, Townhouse	R-10 _____ Environmental: Ventnor West	
R-11 _____ Special Development District	COMM _____ City Commercial District	
CMU _____ Commercial Mixed Use	DCD _____ Design Commercial District	

3. Subject Lot:

Street Address (es) 106 South Philadelphia Avenue

Block Number: 37 Lot Number (s): 6

Total Area (in Square Feet): 5,000 SF

Lot Frontage: 80 Lot Depth: 62.5

4. Information about the Applicant

Full Name (s): Steven M. Kramer Living Trust

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

Steven M. Kramer, Trustee

Property Address: 106 South Philadelphia Avenue, Ventnor, NJ Zip Code: 08406

Other Residence Address: _____ Zip Code: _____

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

106 South Philadelphia Avenue, Ventnor, NJ Zip Code: 08406

Phone Number (s) (Include Area Code):

Home Address: _____ Cell Phone: _____

Business Address: _____ Best Number to call: 609-927-1177 (Atty. No.)

Email Address (s): c/o Eric Goldstein - egoldstein@ndglegal.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: 10/20/2020

_____ 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: Eric S. Goldstein, Esq. Phone: 609-927-1177

Address: 4030 Ocean Heights Avenue, EHT, NJ 08234

Architect: Name: Robert J. Lolio, RA Phone: 856-322-6476

Address: 219 Bellevue Avenue, Hammonton, NJ 08037

_____ 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 Home
- c. Proposed use of Lot (s) and/or Building (s): Single Family Home
- d. Number of Bedrooms:
 - i. Current: N/A
 - ii. Proposed: 4
- e. Number of Off-street parking:
 - i. Current: N/A
 - 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
<u>Building Coverage</u>	<u>50%</u>	<u>N/A</u>	<u>57%</u>
<u>Dormer Slope</u>	<u>5:12</u>	<u>N/A</u>	<u>3:12 Shed Roof</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. 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

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:

The current property consists of an older single family home. The Applicant proposes to build a fully flood complaint single-family home. A variance is requested with regard to the building coverage and dormer slope.

15. Signature of Applicant (s):


Date: 2-8-2021

Date:


16. Notarized Statement by Applicant:

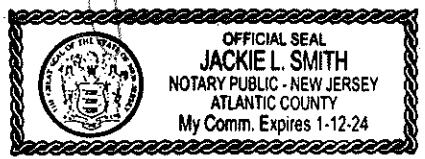
State of New Jersey)

ss.

County of Atlantic)

Eric Goldstein, 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 8th day of February 20 21.

Notary Seal 



City of Ventnor City Planning Board

Application Checklist

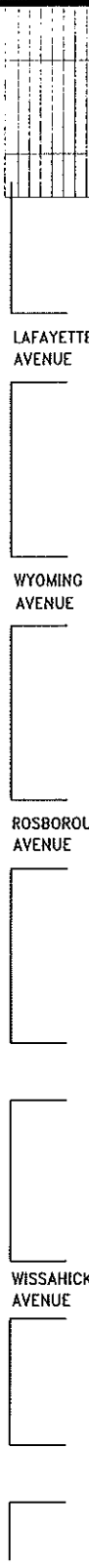
This list is for each and every copy submitted of application

- 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. To be provided 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. To be provided Copy of Ventnor City Residential Property Card
 - a. This is available from the Ventnor City Tax Assessor
- X. To be provided 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. N/A Statement and/or drawings of existing and proposed off-street parking
 - a. If applicable
- XIII. N/A 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

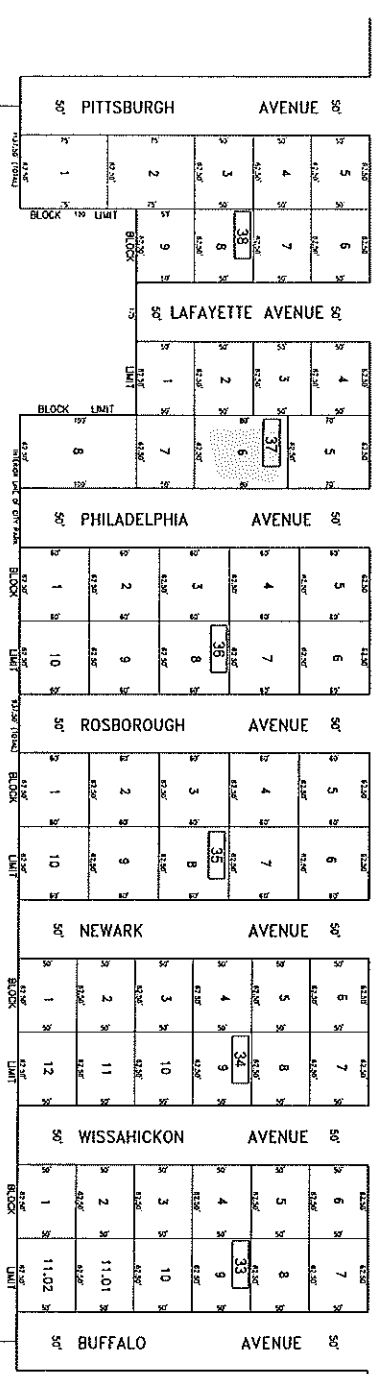
REVISIONS	DATE	BY	DESCRIPTION

NOTE: THIS SHEET HAS BEEN DRAWN USING COMPUTED AND SURVEYED DATA (LOCAL AND COORDINATE SYSTEMS) (LOCAL AND COORDINATE SYSTEMS)

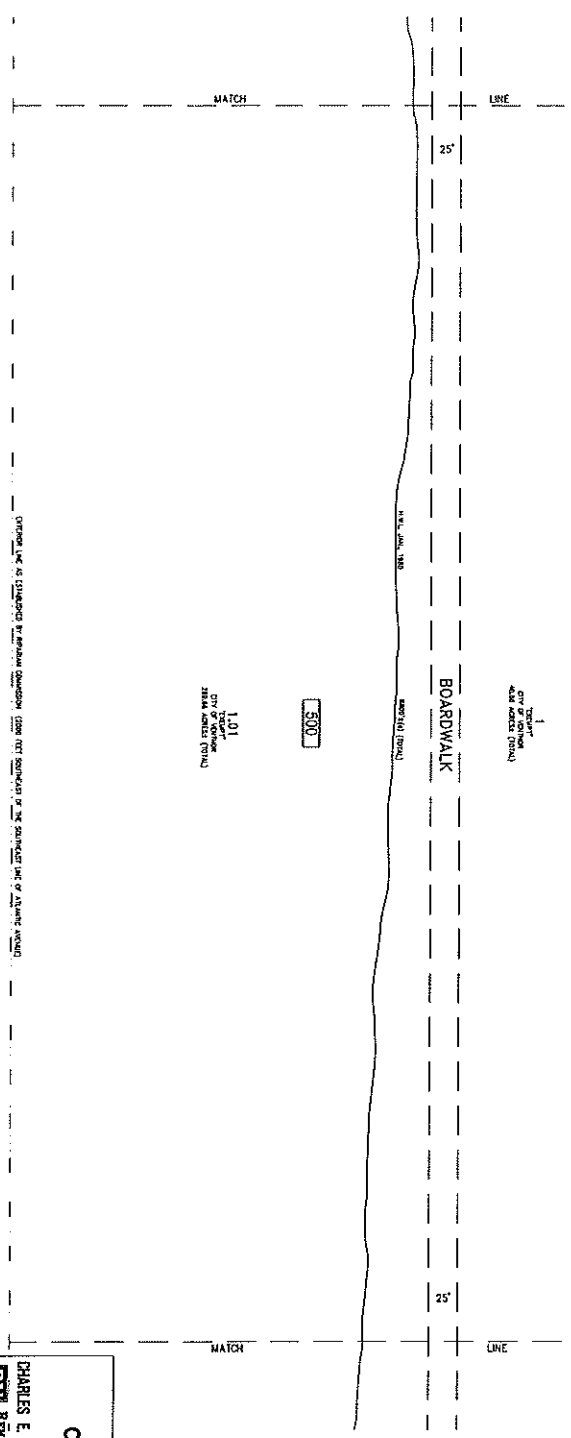
SHEET 15



SHEET 8

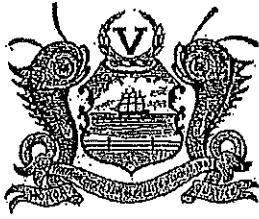


SHEET 6



TAX MAP
CITY OF VENTNOR
 ATLANTIC COUNTY NEW JERSEY
 DATE: 2-14-2018
 CHARLES E. ADAMSON, JR. PRESIDENT AND SHERIFF I.C. NO. 1420
 REMINGTON, VERNICK & WYALDEN ENGINEERS
 100 WEST 11TH STREET, PLANNINGVILLE, NJ 08022
 TEL: 609-426-1100
 FAX: 609-426-1101
 TO SHOW CONDITIONS AS OF 1-20-2020

THIS TAX MAP SHEET HAS BEEN DIGITALLY
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William Crowther, CTA

City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406



Ventnor City Tax Assessor
609-823-7911

February 1, 2021

Eric S. Goldstein, Esq.
4030 Ocean Avenue
Egg Harbor Township, NJ 08234

Re: Block(s): 37 Lot(s): 6

Dear Mr. Goldstein,

Pursuant to *N.J.S.A. 40:55D-12*, enclosed please find the certified list of property owners within two hundred feet of the above referenced property.

Also to be included on the notification list is:

Connective Real Estate Department
5100 Harding Highway Suite 399
Mays Landing, NJ 08330

Comcast Cable
901 Leeds Ave
Absecon, NJ 08201

Atlantic County Utilities Authority
PO Box 996
Pleasantville, NJ 08232

SJ Gas Company
1 South Jersey Plaza Rte. 54
Folsom, NJ 08037

If you have any questions regarding this matter, please feel free to contact this office.

Sincerely,

William F. Crowther, CTA
Ventnor City Tax Assessor

TAXING DISTRICT 22 ADJACENT PROPERTY LISTING
VENTNOR CITY

APPLICANT: Block 37 Lot 6
COUNTY 01 ATLANTIC

PAGE 1

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
36 2	107 S PHILADELPHIA AVE	2	LEACE, HENRY & ROSA 1254 MADISON ST HOLLYWOOD, FL	33019
36 3	105 S PHILADELPHIA AVE	2	MASER, H BARRY & M LYNNE 105 S PHILADELPHIA AVE VENTNOR, NJ	08406
36 4	103 S PHILADELPHIA AVE	2	EIZEN, STEVEN & LISA 240 PHILLIPS PL PHILADELPHIA, PA	19109
36 5	6906 ATLANTIC AVE	2	ROSOF, EDWARD & CAROL N 1208 HERRON RD CHERRY HILL, NJ	08003
36 6	6904 ATLANTIC AVE	2	SHAW, CAROL 6904 ATLANTIC AVE VENTNOR, N J	08406
36 7	102 S ROSBOROUGH AVE	2	COHEN, ALLAN & ETHEL 102 S ROSBOROUGH AVE VENTNOR, NJ	08406
36 8	104 S ROSBOROUGH AVE	2	ASTOR, P, R. BLUMENTHAL, G, J, FOX R N. 191 PRESIDENTIAL BLVD#618 BALA CYNWYD, PA.	19004.1228
37 1	107 S LAFAYETTE AVE	2	BRANDT, PHILIP M & BRANDT RUTH A 56 KANON COURT NEWTOWN, PA	18940
37 2	105 S LAFAYETTE AVE	2	PANTANO, BERNADETTE 180 WESTOVER CT. DELRAN, NJ.	08075.2212
37 3	103 S LAFAYETTE AVE	2	ROSEN, DONALD & RONDA 6403 PARKVIEW DRIVE HAVERFORD, PA	19041
37 4	101 S LAFAYETTE AVE	2	SETATA, RUTH AND KENNETH 101 S LAFAYETTE AVE VENTNOR, NJ	08406
37 5	100 S PHILADELPHIA AVE	2	PLUMBO, VICTOR A II 100 S PHILADELPHIA AVE VENTNOR, NJ	08406
37 6	106 S PHILADELPHIA AVE	2	STEVEN, M KRAMER LIV TR & KRAMER, S 728 MILL ST MOORESTOWN, NJ	08057
37 7	108 S PHILADELPHIA AVE	2	VOLUCK, MARK & NANCY 1015 THOMAS RD PLYMOUTH MEETING, PA	19462

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
37 8	110 S PHILADELPHIA AVE	2	BLUMENFELD, ERIC 530 S 2ND STREET 110 PHILADELPHIA, PA	19147
38 2	107 S PITTSBURGH AVE	2	PEARLSTEIN JAMES R. & KAREN 210 S 25TH ST, APT #1901 PHILADELPHIA, PA	19103
38 3	105 S PITTSBURGH AVE	2	HELLER, ROBERT & WENDY 529 OLIVIA WAY LAFAYETTE HILL, PA	19444
38 4	103 S PITTSBURGH AVE	2	ZELENKO, JEFFREY & FAY 1621 OLD GULPH RD VILLANOVA, PA	19085.2020
38 5	101 S PITTSBURGH AVE	2	LEVIN, JEFFREY ONE PEAR TREE LN LAFAYETTE HILL, PA	19444
38 6	100 S LAFAYETTE AVE	2	BOOYE, SARINA MARIE 100 S LAFAYETTE AVE VENTNOR, NJ	08406
38 7	102 S LAFAYETTE AVE	2	KLEIN, HEATHER & MARK 900 FIELD LN VILLANOVA, PA	19085
38 8	104 S LAFAYETTE AVE	2	RAHN, JONATHAN 4413 JAMES ESTATE LANE WELLINGTON, FL	33449
38 9	106 S LAFAYETTE AVE	2	RANCK, STEVEN & CYNTHIA 10905 LARKMEADE LN POTOMAC, MD	20854
79 1	6917 ATLANTIC AVE	2	GORDON, TRISNOWATI & CYRUS 6917 ATLANTIC AVE VENTNOR, NJ	08406
79 2	6927 ATLANTIC AVE	2	ECKLEMAN, EDWARD & RUTH 6927 ATLANTIC AVE VENTNOR, NJ	08406
79 3	6929 ATLANTIC AVE	2	GREGORIO;NICHOLAS,THERESA, ET AL 415 DORAL DR CHERRY HILL, NJ	08003
79 4	21 S WYOMING AVE	2	SPOSATO, FRANCO 245 PORT ROYAL AVE PHILADELPHIA, PA	19128
80 1	7001 ATLANTIC AVE	2	BRODER FAMILY TRUST 5338 MEADERS LN DALLAS, TX	73229

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
80 2	7003 ATLANTIC AVE	2	COHEN, NEIL 7003 ATLANTIC AVE VENTNOR, NJ	08406
80 3	7005 ATLANTIC AVE	2	ANTANAITIS, JEFFREY & RUBIN, LEIGH 705 S 15TH ST PHILADELPHIA, PA	19146
80 4	7015 ATLANTIC AVE	2	VIGGIANO, JOSEPH D, TR, /TR & JOSEPH 220 DELAWARE AVE WEST COLLINGSWOOD, NJ	08059
80 5	25 S LAFAYETTE AVE	2	CHALFIN, ROBERT & BONNIE 1811 ARBOR CT. JAMISON, PA.	18929
80 25	22 S WYOMING AVE	2	GOLOMB RICHARD & MARCI 130 S 18TH. ST. #3001 PHILADELPHIA, PA.	19103
81 1	7101 ATLANTIC AVE	2	SOFFER, BARBARA TRUST. 7101 ATLANTIC AVE VENTNOR, NJ	08406

