

PMB&B

PERSKIE MAIRONE BROG BARRERA & BAYLINSON

A PROFESSIONAL CORPORATION

COUNSELLORS AT LAW

CORNERSTONE COMMERCE CENTER

1201 NEW ROAD, SUITE 204, LINWOOD, NJ 08221

609-601-1775 FAX: 609-601-8440

PHILIP J. PERSKIE*
STEVEN J. BROG**
CHRISTOPHER M. BAYLINSON***
RICHARD S. MAIRONE*
ALEXANDER J. BARRERA*

COUNSEL TO THE FIRM
STEVEN P. PERSKIE*

*MASTER OF LAWS TAXATION
**ALSO MEMBER OF NY BAR
***CERTIFIED CIVIL TRIAL ATTORNEY

REPLY TO LINWOOD OFFICE

March 15, 2021

Via Hand Delivery

Carmella Malfara, Secretary
Ventnor Planning Board
6201 Atlantic Avenue
Ventnor, NJ 08406

Re: Application of Sidney and Margaret Silver
105 South Newark Avenue
Block 34, Lot 4
Ventnor, New Jersey
Our File No.: 12364-1

Dear Ms. Malfara:

We represent Sidney and Margaret Silver with respect to their application to the Ventnor City Planning Board scheduled to be heard on April 26, 2021. Mr. and Mrs. Silver submit the within application requesting "c" variance relief for front yard setback and lot coverage in order to add a small front porch at the front of their home. In support of the application, the following documentation is enclosed for the Planning Board's review and consideration:

1. (16) – Application for Action by Planning Board with Checklist and Addendum;
2. (16) – Variance Application Plan prepared by prepared by Arthur W. Ponzio Co. & Associates, Inc. dated 01-28-21;
3. (16) – Ventnor City Tax Map highlighting the subject property;
4. (16) – Residential Property Card;
5. (16) – Photographs of the subject property;
6. (16) – 200 foot property owners' list;
7. (16) – Confirmation of paid taxes.

PERSKIE MAIRONE BROG BARRERA & BAYLINSON
A PROFESSIONAL CORPORATION

Carmella Malfara, Secretary
Ventnor Planning Board
March 15, 2021
Page 2 of 2


Should you require any further documentation in advance of the April 26th hearing date, please do not hesitate to contact me.

Thank you as always for your kind attention and usual courtesies.

Very truly yours,

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON, P.C.

BY: _____


CHRISTOPHER M. BAYLINSON
cmbaylinson@pmbb.com

CMB:dbm
Enclosures

c: Sidney and Margaret Silver (w/ Application)
Arthur W. Ponzio, Jr., PLS, PP (via email) (w/ Application)

S:\S\Silver, David (12364)\Mat 1 - Ventnor Planning Board (105 S. Newark)\Malfara (application submission) 3-12-21 CMB ltr.docx



City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406

Information can be found on City Website: www.ventnorcitey.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: February 16, 2021 (completeness); March 15, 2021 (application submission)

2. **Zoning District:**

R-1 _____ Single Family	R-2 _____ Single Family	R-3 <input checked="" type="checkbox"/> 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) 105 South Newark Avenue

Block Number: 34 Lot Number (s): 4

Total Area (in Square Feet): 3,125 sq. ft.

Lot Frontage: 50 ft. Lot Depth: 62.5 ft.

4. **Information about the Applicant**

Full Name (s): Sidney and Margaret Silver

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

N/A

Property Address: 105 South Newark Avenue, Ventnor, NJ Zip Code: 08406

Other Residence Address: 6605 Kenhill Road, Bethesda, MD Zip Code: 20817

Mailing Address (Address that all correspondence will get mailed to): 6605 Kenhill Road,
Bethesda, MD 20817 Zip Code: _____

Phone Number (s) (Include Area Code):

Home Address: _____ Cell Phone: (202) 251-7898 (David Silver-son)

Business Address: _____ Best Number to call: _____

Email Address (s): _____

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: 20+ years

____ 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: Christopher M. Baylinson, Esq. Phone: (609) 601-1775

Address: 1201 Ncw Road, Suite 204, Linwood, NJ 08221

____ Architect: Name: _____ Phone: _____

Address: _____

____ Engineer: Name: _____ Phone: _____

Address: _____

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

Name: Arthur W. Ponzio, Jr., PLS, PP Phone: (609) 344-8194

Address: 400 North Dover Avenue, Atlantic City, NJ 08401

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

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. W 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

W Waiver requested

ADDENDUM TO APPLICATION

**Application of Sidney and Margaret Silver
105 South Newark Avenue
Block 34, Lot 4
Ventnor, New Jersey**

Sidney and Margaret Silver are the owners of 105 South Newark Avenue in Ventnor, identified on the tax map as Lot 4 in Block 34 (the "Property"). The Property is situated in the R-3 zoning district and is located on the beach block of Newark Avenue. The property is improved with the Silver's single family home.

The Silver's house is likely original to the lot and is a fairly typical 2.5 story stucco side entry home with a three-season room at the front, closest to the street. While this design was quite popular in the early 1900's as it allowed for a center stair with four equal bedrooms on the second floor, two at the front of the house and two at the back of the house, the design provided no outdoor living space. As is shown on the survey of the Property, there is very little rear yard and less than 7 feet between the front of the house and the property line. With this application, the Silvers are requesting variance relief in order to add a small front porch at the front of the house. This request necessitates a variance for a front yard setback of .84 feet where 7 feet is required. The proposed porch also increases lot coverage by 5.6% requiring a variance for 97.8% lot coverage where 75% is permitted and 92.2% is existing.

The Silvers recognize that the variance request for a front yard setback of less than 1 foot is optimistic particularly on the beach block, but believe the variance can be granted for this particular location based on the development pattern of the block. As can be seen from the photographs submitted, the house on the ocean side of the Silvers is of similar design and actually extends further into the front setback than the Silver's house. The other homes on the ocean side of the Silvers are also developed with minimal front yards.

The house that stands to be affected, should the variances be granted, is the house to the left on the Atlantic Avenue side of the Silvers which sits even closer to the sidewalk than the Silver house. There is no front porch or other outside living space at the front of the house that would be adversely affected by what is proposed. There is a window approximately 6 or 7 feet above grade at the front of the house which will not be affected as any view from that window would be on a slight angle over the street toward the beach. There is also substantial open space between the two houses which likely allows for beach views from several windows which would ordinarily be blocked by the neighboring house but for the open space created by side-by-side driveways.

As to the minimal setback, the pictures show that all of the houses on the block but for the Atlantic Avenue corner and beachfront have front yard setbacks similar to or less than the Silvers. As noted, the house to the left is closer to the street than the Silvers as is the house to the right of the Silvers. Landscaping improvements on both neighboring properties extend beyond the front property line and into the right-of-way. In fact, every house (except beachfront) has some type of structural improvement which extends beyond the property line and into the municipal right-of-way. For this

reason, and only at this location, does the variance requested make sense. Allowing the proposed porch, which is only 6 feet deep, will not in any way be inconsistent with the pattern of development on the Newark Avenue beach block. Rather, granting the variances for the porch as proposed will not only allow for a porch that fits in with the established development pattern, but will also enhance the front of the Silver's house improving its curb appeal which also benefits the neighbors.

Unfortunately, whoever developed this section of the Newark Avenue beach block deprived future owners of one of the greatest benefits of owning a beach block home by not providing a front porch. Neither the Silvers or their immediate neighbor on each side have any outside space at the front of the house to chat after the beach or dinner and truly take advantage of what a beach block home can offer. Allowing a small front porch at the Silver property will not only bring the Silvers great enjoyment, it will help to create interaction between neighbors. When you live in a beachfront community like Ventnor, everyone should have a front porch.

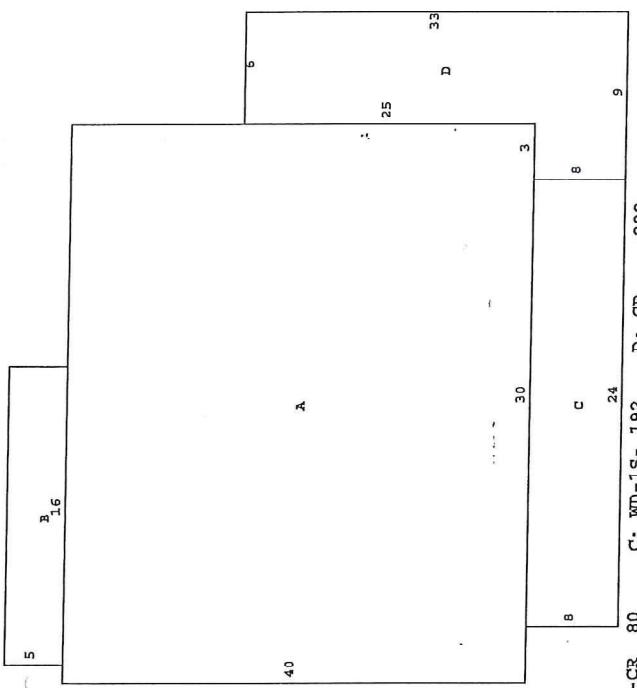
BLK: 34 LOT: 4
 SILVER, SIDNEY & MARGARET
 6605 KENHILL ROAD
 BETHESDA, MD 20817.6013

CARD 01 OF 01
 Class: 2
 Zone: 03
 Map: 07
 VCS: 103V

105 S NEWARK AVE
 Values--
 Land: 587,000
 Impr: 151,100
 Net: 738,100
 --Sales History--
 00/00/0000

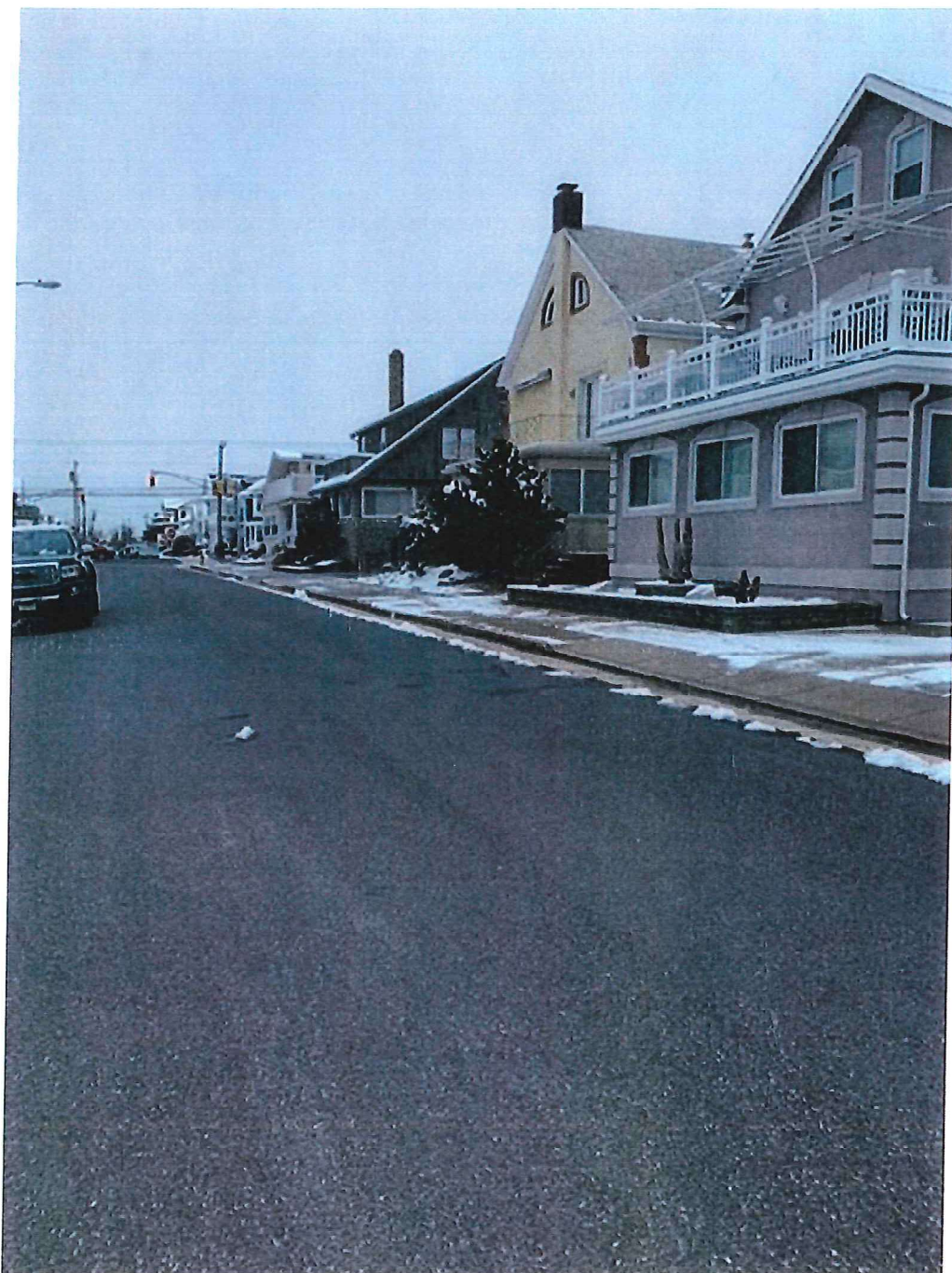
VENTNOR CITY

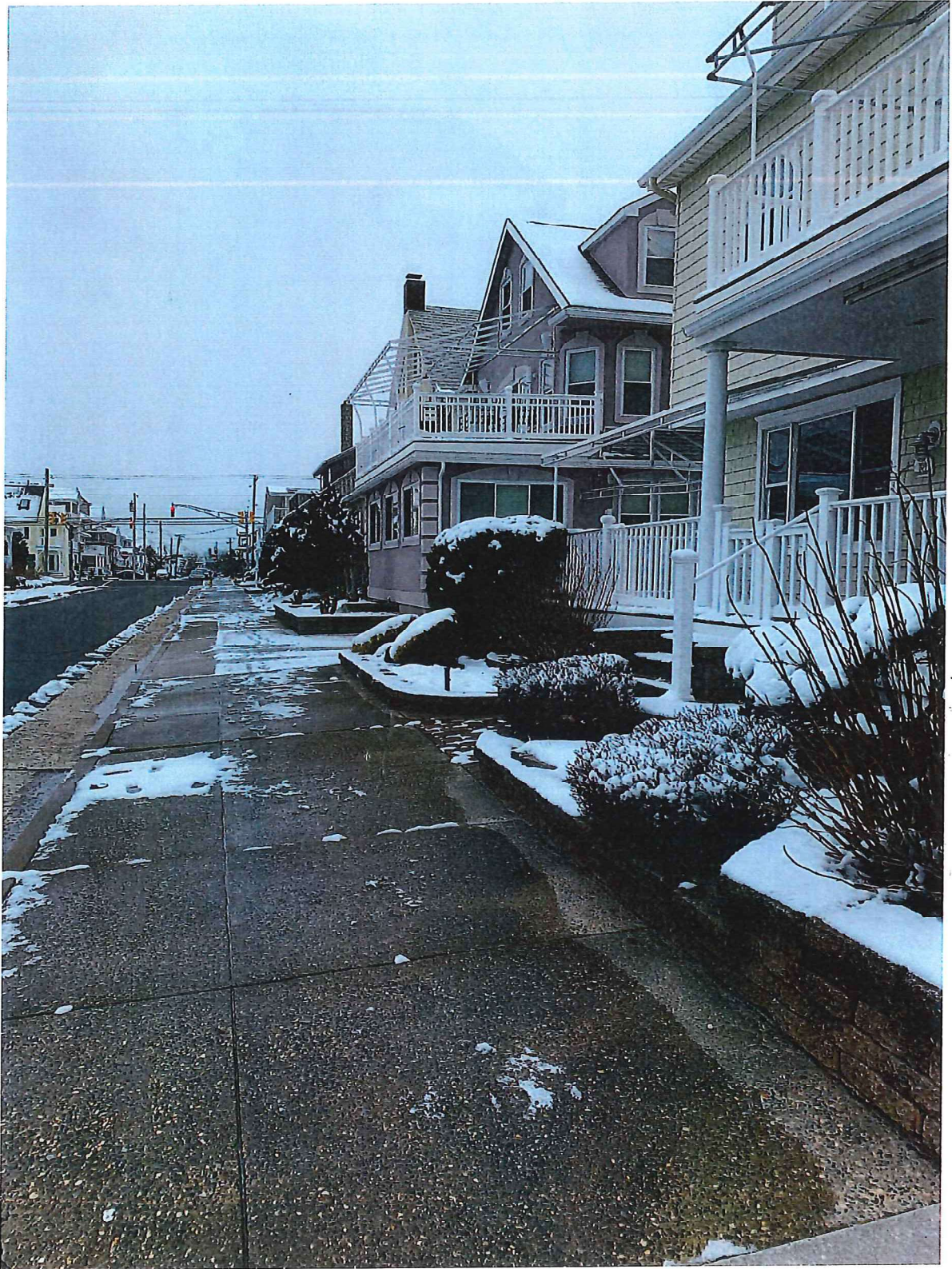
BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)
Building Class 17	1st Story 1,472	FRONT FEET 50	3125	Main Bldg Replacement Cost 213,234
ONE FAMILY 2.5SF1G	Upper Stories 1,200	PRIME SFT 3125	1	CCF: 1.30, NetCond: .530, MktAdj: 1.00 * = .68900
2.5 STORY / COLONIAL	Half Stories 0	BEACH BLOCK 1		Main Bldg Appraised Value = 146,918
Built: 1925 Eff Yr: 1970	Attic Area 1,200			Total Detached Item Value = 4,182
Fndatn: BLK/CONCRT	Basement Area 1,200			Total Improve Value (rounded) = 151,100
Roof: GABLE / ASPH SHNGL	Sq. Foot Living 2,672			TOTAL NET VALUE: 738,100
ExtFin: STUCCO	ATTACHED ITEMS			
Heat: GAS	WOOD DECK 192			
FORCED AIR 2672	CONC PATIO 222			
Air: ALL COMBIN 2672	DETACHED ITEMS			
IntFin: DRYWALL	DET. GAR. 210			
FirFin: MIXED				
Plumb: 3FIX BATH 4				
2FIX BATH 1				
OTHER ITEMS				
2STY FP 1				
LOW FOUND 1				
ADDED SF1A 1				
* BEDROOMS 5				
* BATHROOMS 4.5				
* TOTAL ROOMS 10				
CONDITION				
INT.: GOOD				
EXT.: GOOD				
LAYOUT: GOOD				
INFOBY: EST INTERIOR				

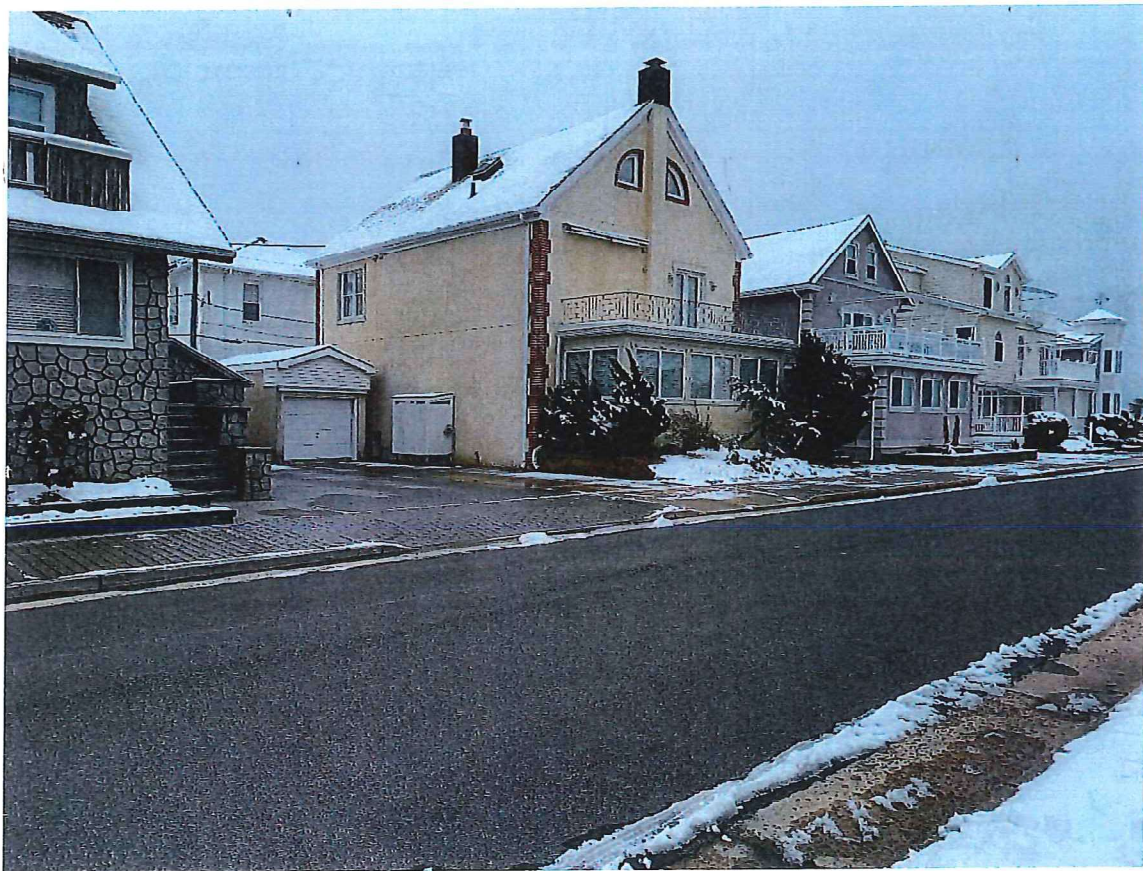


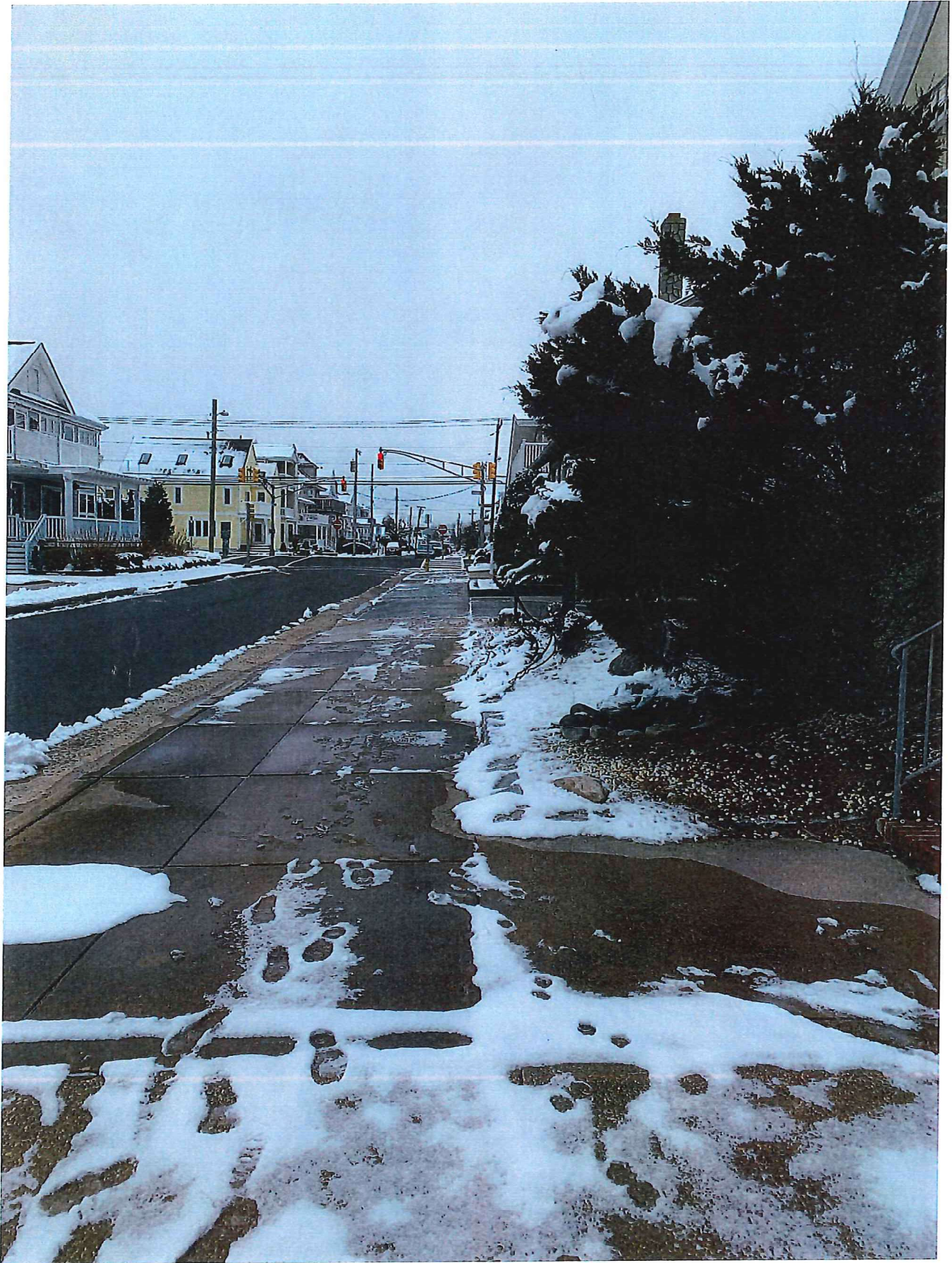
**Application of Sidney and Margaret Silver
105 South Newark Avenue
Block 34, Lot 4
Ventnor, New Jersey**

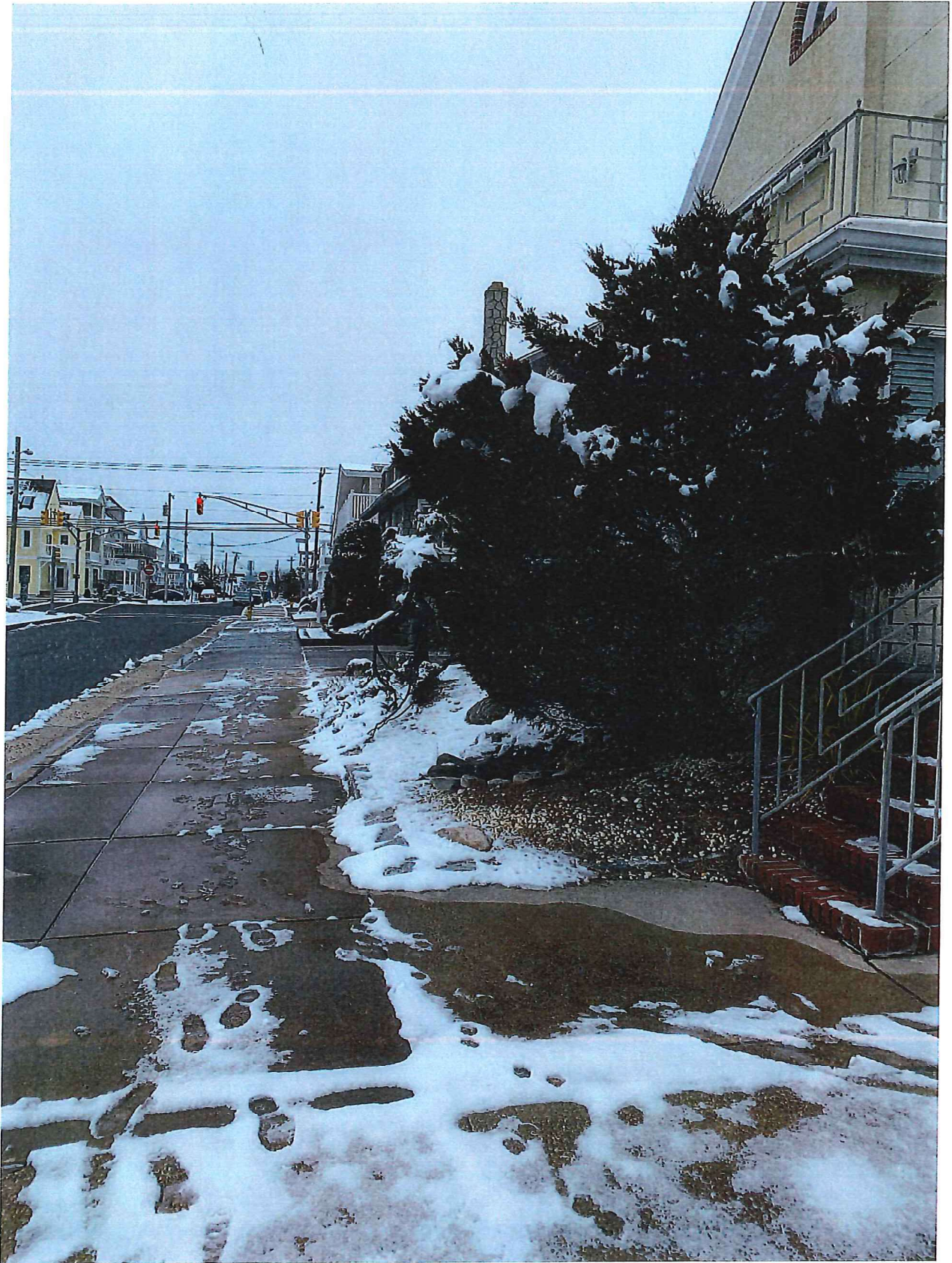
Photographs of Property

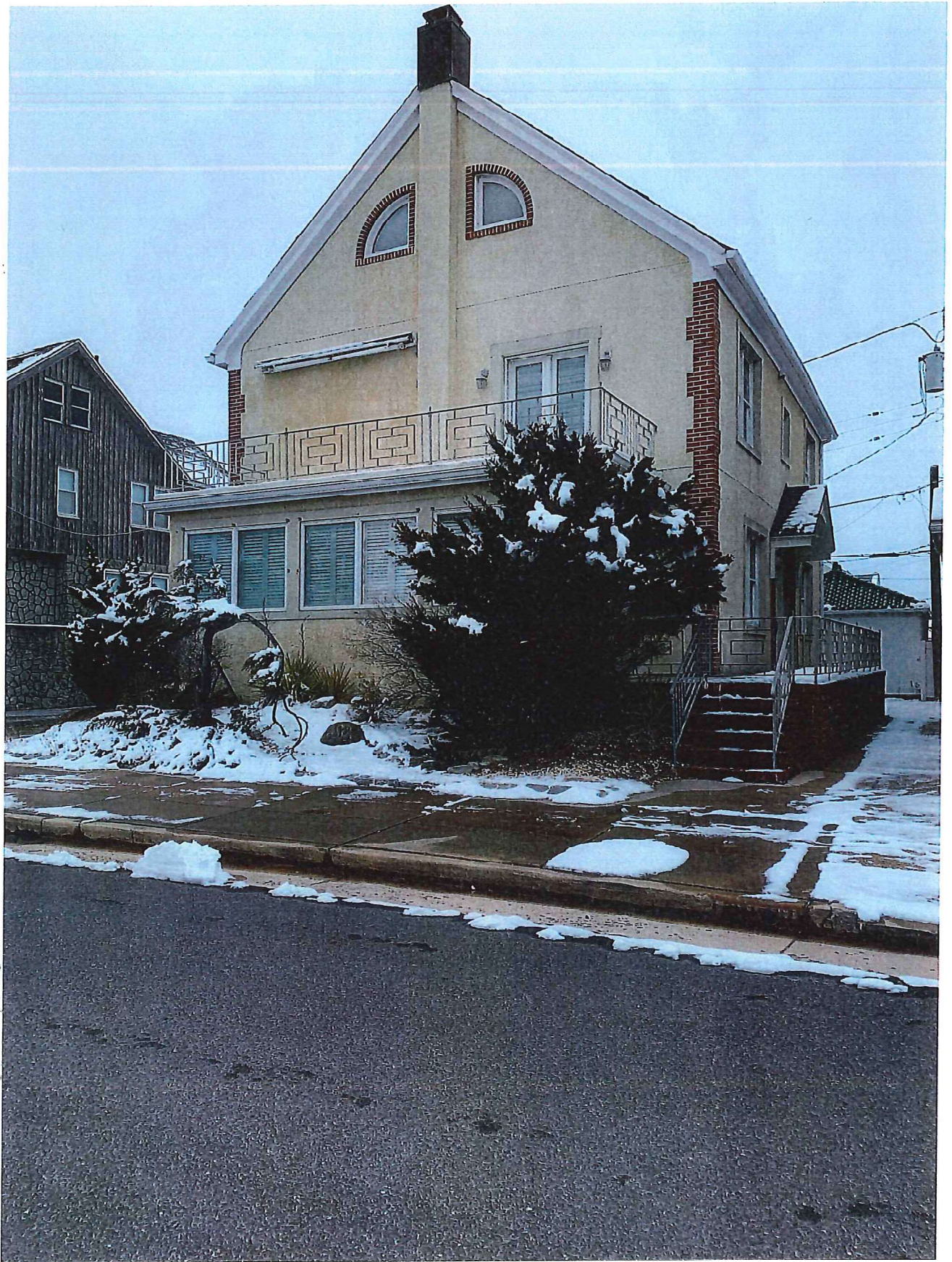












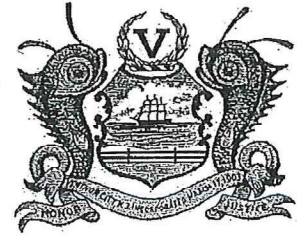




William Crowther, CTA

City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406



Ventnor City Tax Assessor
609-823-7911

RECEIVED

FEB 22 2021

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON

February 16, 2021

Christopher M. Baylinson, Esq.
1201 New Road Suite 204
Linwood, NJ 08221

Re: Block(s): 34 Lot(s): 4

Dear Mr. Baylinson,

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

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
33 1	111 S WISSAHICKON AVE	2	GOLDENBERG, BRUCE & NADINE 130 S 18TH ST # 1603 PHILADELPHIA, PA. 19103
33 2	109 S WISSAHICKON AV	2	LEVIN, BARNETT GLORIA Z & BARNETT, 522 LINDY LN BALA CYNWYD, PA 19004
33 3	107 S WISSAHICKON AVE	2	BORISH, JAY H & SHERYL 107 S WISSAHICKON AVE VENTNOR, N J 08406
33 4	105 S WISSAHICKON AVE	2	KESSELMAN, STACEY 35 SUGAR MAPLE LANE LAFAYETTE HILL, PA 19444
33 5	103 S WISSAHICKON AV	2	103 S WISSAHICKON LLC 4 BETHEL RD SCARSDALE, NY 10583
33 6	6802 ATLANTIC AVE	2	WALDMAN, DON W & ROSLYN 8302 OLD YORK RD B55 ELKINS PARK, PA. 19027
33 7	6800 ATLANTIC AVE	2	DIBLANCA, JOSEPH P & SUZANNE 414 MERLIN ROAD NEWTOWN SQUARE, PA 19073
33 8	102 S BUFFALO AVE	2	MOSCA JR, WILLIAM & KATHRYN 30 SMOKE RISE LN BEDMINSTER, NJ 07921
33 9	104 S BUFFALO AVE	2	SPADAFORE, CHARLES A & LORI L 18 SAINT CHARLES AVE WHEELING, WV 26003
33 10	106 S BUFFALO AVE	2	BERENATO, JOSEPH & GAYLE M 436 9TH STREET HAMMONTON, NJ 08037
33 11.01	108 S BUFFALO AVE	2	OST, RICHARD & BETH 137 STEELE WAY HUNTINGTON VALLEY, PA 19006
33 11.02	110 S BUFFALO AVE	2	110 SOUTH BUFFALO AVENUE LLC. 455 NE 5TH AVE #D144 DELRAY BEACH, FL. 33483
34 1	111 S NEWARK AVE	2	RUBIN, HOWARD, -TR, /TR & GOLDSTEIN R 105 LINDY LN BALA CYNWYD, PA 19004
34 2	109 S NEWARK AVE	2	ALTMAN, PAMELA 1814 EAST BUTLER PIKE AMBLER, PA 19002

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
34 3	107 S NEWARK AVE	2	GOLDSMITH, GARY & LINDA 430 LIBERTY LANE MARLTON, NJ	08053
34 4	105 S NEWARK AVE	2	SILVER, SIDNEY & MARGARET 6605 KENHILL ROAD BETHESDA, MD	20817.6013
34 5	103 S NEWARK AVE	2	MELE, FRANK E & MARGARET M 545 CHANDLER LA VILLANOVA, PA	19085
34 6	101 S NEWARK AVE	2	TOPIEL, MARTIN S 20 OLD MILL DR VOORHEES, NJ	08043
34 7	6808 ATLANTIC AVE	2	WALSH, MICHAEL J & CHRISTINE B 6808 ATLANTIC AVE VENTNOR, NJ	08406
34 8	102 S WISSAHICKON AV	2	SOFFA, MARK B & MELLOR, SOFFA KRIST 190 SPRING LANE PHILADELPHIA, PA	19128
34 9	104 S WISSAHICKON AVE	2	TERLINGO, FRANCIS P & ARLENE 2613 PETTIT RD PENNSAUKEN, N J	08109
34 10	106 S WISSAHICKON AV	2	SHIPON, JACOB & JUDITH 115 DEVON ROAD RYDAL, PA	19046
34 11	108 S WISSAHICKON AVE	2	KAPLAN, MARILYN & RABINOWITZ, M&R 1401-15 NORTH AMERICAN ST PHILADELPHIA, PA	19122
34 12	110 S WISSAHICKON AVE	2	GINSBERG, DAVIDA & MARVIN 110 S WISSAHICKON AVE VENTNOR, NJ	08406
35 1	109 S ROSBOROUGH AVE	2	FELDMAN, JULIAN & SONIA 604 WASHINGTON SQ SOUTH PHILADELPHIA, PA	19106
35 2	107 S ROSBOROUGH AVE	2	GOTTFRIED, MAUREEN & GERY, BRIAN 107 S ROSBOROUGH AVE VENTNOR, NJ	08406
35 3	105 S ROSBOROUGH AVE	2	WASSERMAN, HARVEY J & MARILYN, TRUST 7960 CRANES POINTE WAY WEST PALM BEACH, FL	33412
35 4	103 S ROSBOROUGH AVE	2	AUSLANDER, CINDY T. 400 BERLO LANE NEWTOWN SQUARE, PA	19073

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
35 5	101 S ROSBOROUGH AVE	2	SCHILLER, HERBERT & RUTH 202 FOXHOUND DR #202 LAFAYETTE HILL, PA 19444
35 6	100 S NEWARK AVE	2	HOFFMAN, GARY M, -TR & GARY, M HOFFM 10561 HAWKS TR WEST PALM BEACH, FL 33412
35 7	102 S NEWARK AVE	2	STEINSALTZ, MICHAEL & CINDY 7 MAISON PL VOORHEES, NJ 08043
35 8	104 S NEWARK AVE	2	BRETZ, BRIAN K & HANEY, SIOBHAN M 309 SWEDESFORD RD MALVERN, PA 19355
35 9	106 S NEWARK AVE	2	LINN, ROBERT PERSONAL RED TRUST 208 TOWER ROAD VILLANOVA, PA 19085
35 10	108 S NEWARK AVE	2	FISHER, WM J ETALS 80 CEDAR ST. LEXINGTON, MA. 02421

Tax Account Maintenance

Notes Exist

Block:

Lot: 4

Qualifier:

Owner: SILVER, SIDNEY & MARGARET

Prop Loc: 105 S NEWARK AVE

Account Id: 00001304

General	Assessed Value	Additional Billing	Deductions	Balance	All Charges	Add/Omit	Notes
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance	
2021	2		4,781.04	4,781.04	.00	4,781.04	
2021	1		4,781.05	.00	.00	.00	
2021		Total	9,562.09	4,781.04	.00	4,781.04	
2020	4		4,773.65	.00	.00	.00	
2020	3		4,810.57	.00	.00	.00	
2020	2		4,760.07	.00	.00	.00	

Other Delinquent Balances: Interest Date: 03/15/21

Other APR2 Threshold Amt: Per Diem: Last Payment Date: 02/26/2021

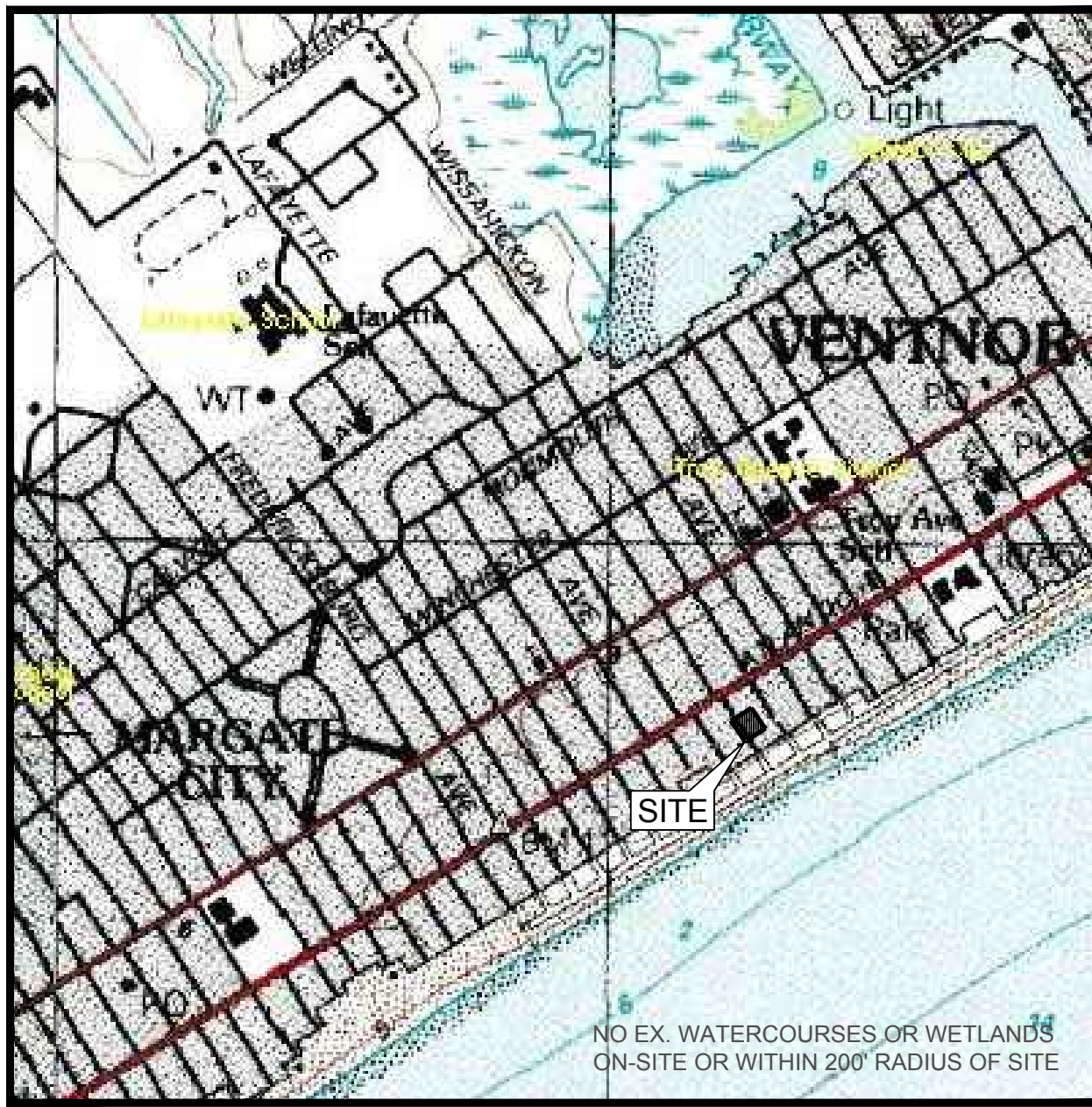
TOTAL TAX BALANCE DUE

Principal:	<input type="text"/>	Penalty:	<input type="text"/>
Misc. Charges:	<input type="text"/>	Interest:	<input type="text"/>
Total:		<input type="text"/>	

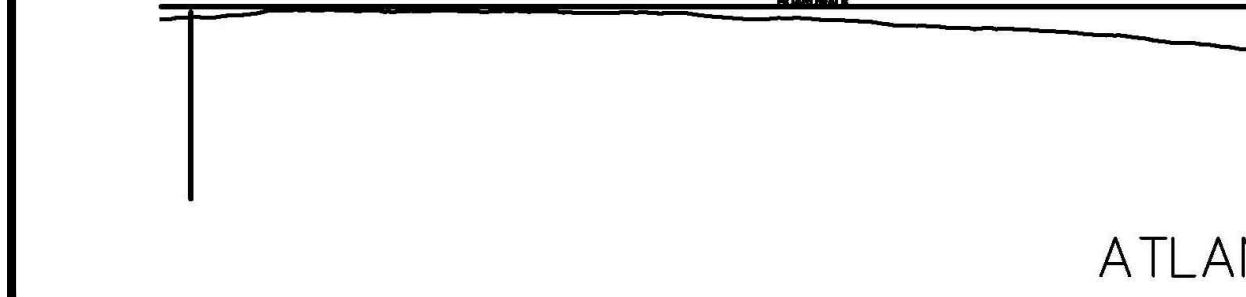
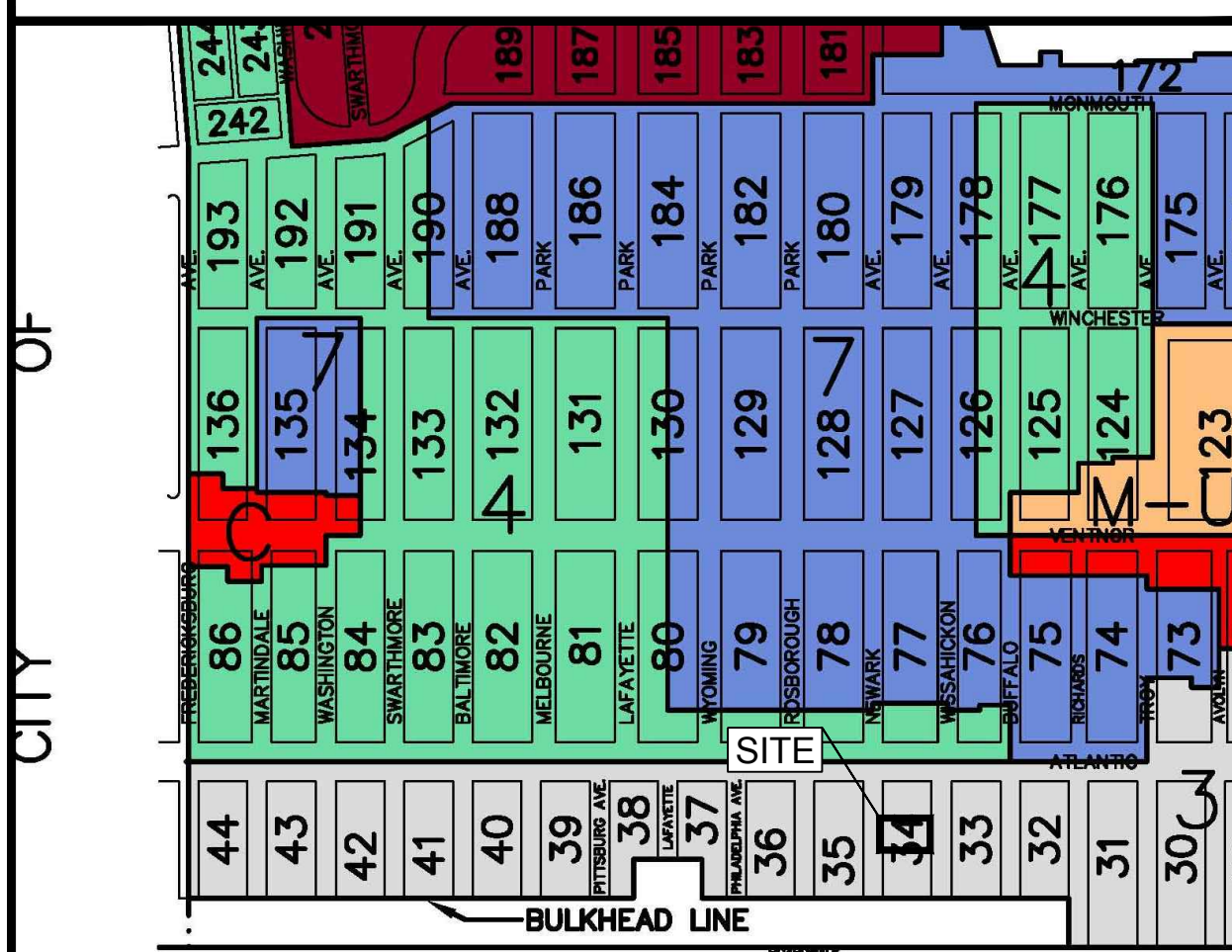
The taxes are current for 105 S Newark Ave

Margaret Faaronowski

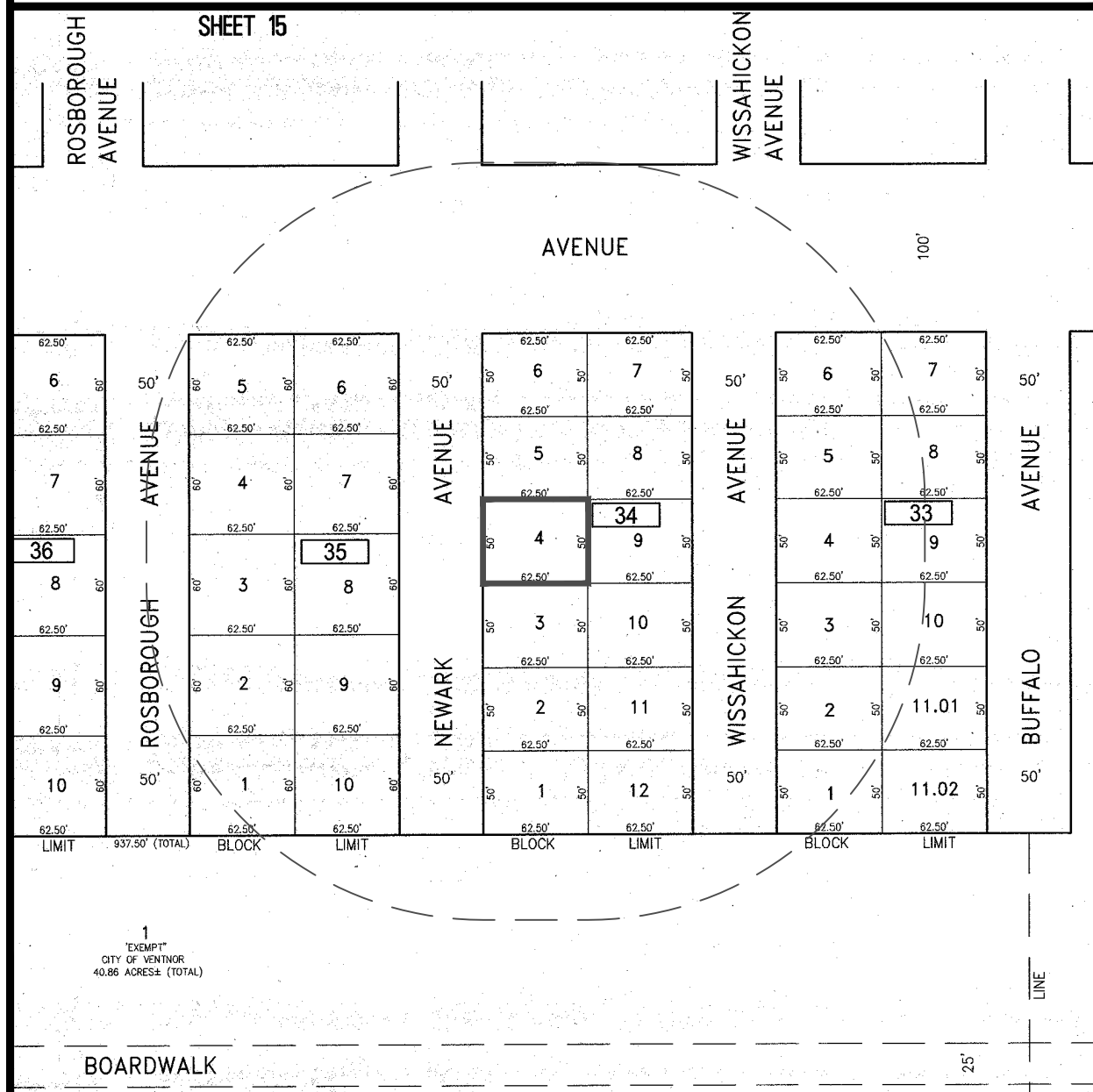
City of Ventnor Tax Office
 6201 Atlantic Ave
 Ventnor, NJ 08406



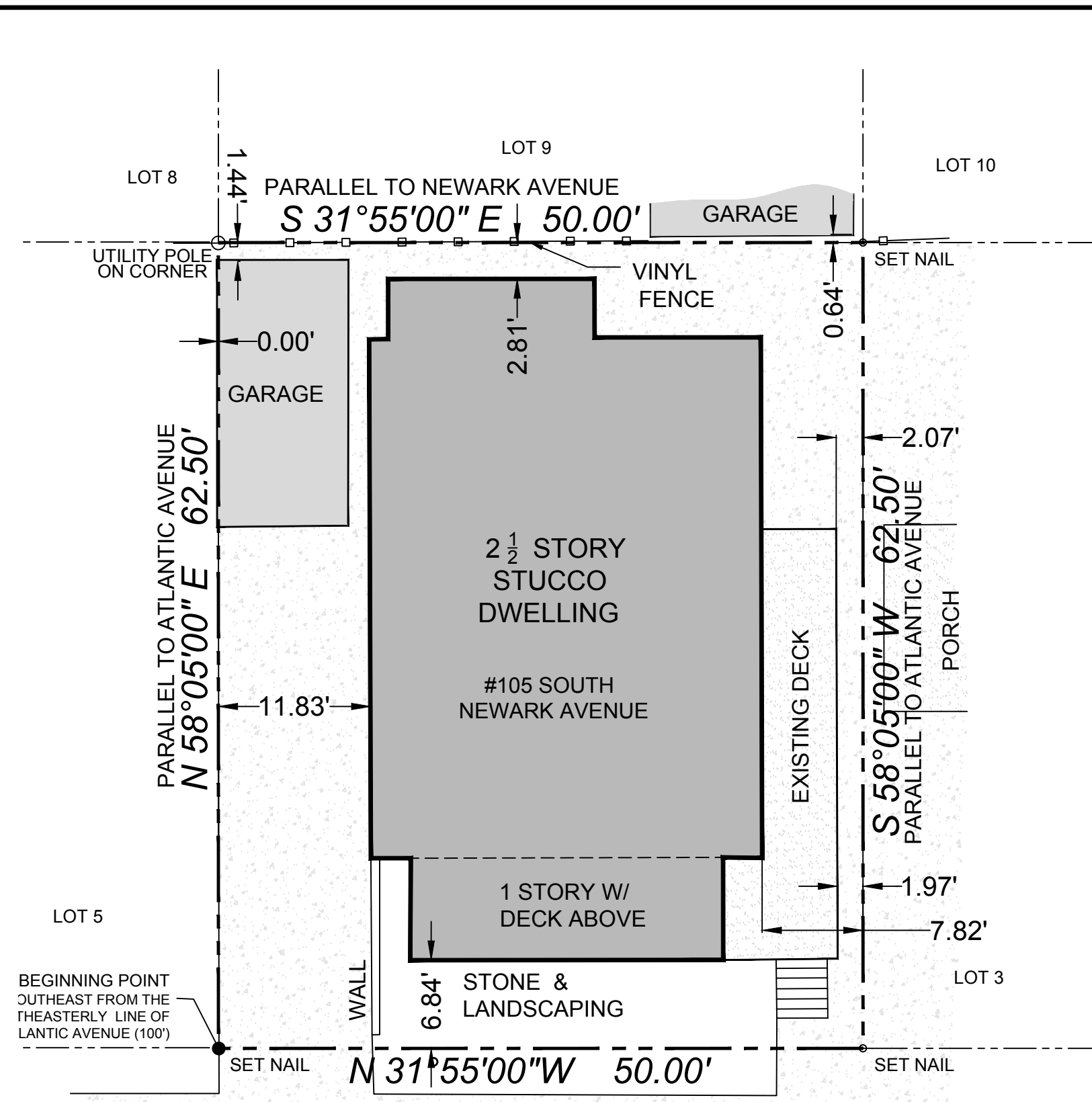
USC & GS QUAD MAP - CITY OF VENTNOR



CITY OF VENTNOR ZONING MAP: R-3 DISTRICT

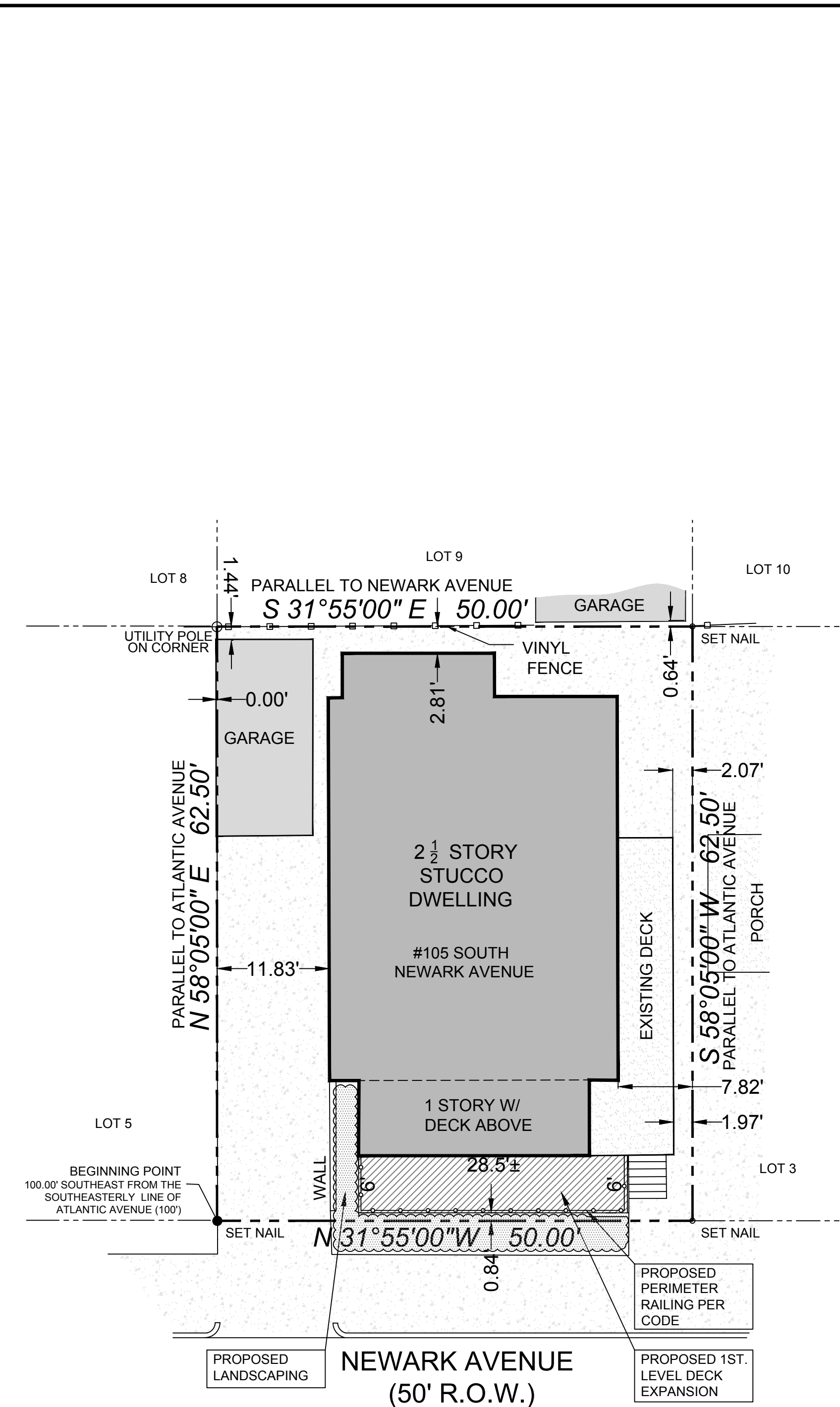


CITY OF VENTNOR TAX MAP SHEET 07 SCALE 1" = 100'

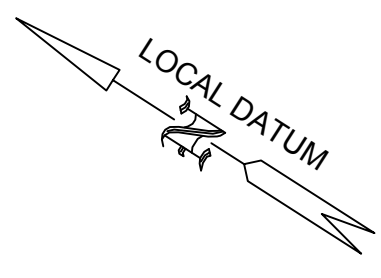


**NEWARK AVENUE
(50' R.O.W.)**

EXISTING CONDITIONS SURVEY
SCALE: 1"=10'



**NEWARK AVENUE
(50' R.O.W.)**



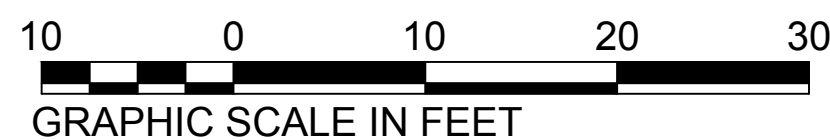
APPLICATION NOTES

- OWNERS / APPLICANTS
SIDNEY & MARGARET SILVER
105 S. NEWARK AVENUE
VENTNOR CITY, NJ 08403
 - PROPERTY INFORMATION:
105 S. NEWARK AVENUE
VENTNOR, NEW JERSEY 08406
 - AREA = 3,125 SF.
ZONING = R-3 DISTRICT
EXISTING USE = SINGLE FAMILY
 - PROPERTY SURVEY:
ALL INFORMATION SHOWN ON THIS PLAN ACQUIRED
FROM A PHYSICAL FIELD SURVEY BY ARTHUR W.
PONZIO CO. & ASSOC., INC. ALL ELEVATIONS
INDICATED REFLECT NAVD88.
 - INTENT OF APPLICANT:
THE APPLICANT PROPOSES TO CONSTRUCT A 6' DECK TO THE
FRONT OF THE DWELLING AND INSTALL LANDSCAPING AROUND
IT LEFT SIDE AND FRONT.
- NOTE: THIS DRAWING IS INTENDED FOR APPROVAL PURPOSES
AND NOT TO BE USED AS A CONSTRUCTION DOCUMENT.

ZONING SCHEDULE (R-3 CRITERIA FOR RESIDENTIAL)

ITEM	REQUIRED	EXISTING	PROPOSED	STATUS
LOT AREA	3,000 SF	3,125 SF	3,125 SF	C
LOT WIDTH	50 FT	50 FT	50 FT	C
LOT DEPTH	60 FT	62.5 FT	62.5 FT	C
SETBACKS				
FRONT YARD (BLDG)	12 FT	6.84 FT	6.84 FT	ENC
FRONT YARD (PORCH)	7 FT	N/A	0.84 FT	V
SIDE YARD (MIN. EACH)	4 FT	11.83 / 7.82 FT	11.83 / 7.82 FT	C
REAR YARD	10 FT	2.81 FT	2.81 FT	ENC
COVERAGE				
BUILDING	50%	47.7%	47.7%	C
LOT	75%	92.2%	97.8%	V

LEGEND:
C - CONFORMING
ENC - EXISTING NON-CONFORMING
V - VARIANCE



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NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION

AWP
ARTHUR W. PONZIO CO. & ASSOCIATES, INC.
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 400 NORTH DOVER AVENUE, ATLANTIC CITY, N. J. 08401
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Arthur W. Ponzio, Jr.
ARTHUR W. PONZIO, JR.
 PROFESSIONAL PLANNER N.J. NO. 33LI00267600
 PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

VARIANCE APPLICATION PLAN
 BLOCK 34 LOT 4
 VENTNOR CITY ATLANTIC COUNTY NEW JERSEY
 SCALE: 1" = 10'
 DATE: 01-28-21
 BY: WJP
 PROJ. NO.: 35359