

# City of Ventnor City

City Hall  
6201 Atlantic Avenue  
Ventnor City, New Jersey 08406

Information can be found on City Website: [www.ventnorcity.org](http://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. Zoning District:

R-1	_____	Single Family	R-2	_____	Single Family	R-3	_____	Single Family
R-4	X	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	_____	Single Family			
R-11	_____	Special Development District	COMM	_____	City Commercial District			
CMU	_____	Commercial Mixed Use	DCD	_____	Design Commercial District			

3. Subject Lot:

Street Address (es) 8 N. Buffalo Avenue

Block Number: 126

19

Lot Number (s):

Total Area (in Square Feet): 1,875 ft.<sup>2</sup>

Lot Frontage: 30 ft.

62.5 ft.

Lot Depth:

4. Information about the Applicant

Full Name (s): Creekview Development Company, LLC

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

Property Address: 318 Oak Avenue, Cherry Hill, NJ Zip Code: 08002

Other Residence Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Mailing Address (Address that all correspondence will get mailed to): \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number (s) (Include Area Code): \_\_\_\_\_

Home Address: (609) 335-2704 Cell Phone: \_\_\_\_\_

Business Address: \_\_\_\_\_ Best Number to call: \_\_\_\_\_

Email Address (s): michaelsjoffe@gmail.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: \_\_\_\_\_
- X By Agreement of Sale Dated: 8/22/20
- By Ownership of property since: \_\_\_\_\_
- By other Interest in Law (Describe): \_\_\_\_\_

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

- a. Name (s): Carla Catanoso, Nina G. Catanoso, & James Huston
- b. Address: 805 Heather Lane, Cape May, NJ 08204
- c. Phone Number (Include Area Code): \_\_\_\_\_

- i. Residence: \_\_\_\_\_
- ii. Business: \_\_\_\_\_

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

\_\_\_\_\_

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

- Minor Site Plan \_\_\_\_\_ Major Site Plan \_\_\_\_\_
- Minor Subdivision \_\_\_\_\_ Major Subdivision \_\_\_\_\_
- X "C" Variance (s) \_\_\_\_\_ X Use or Density Variance (s) "D" \_\_\_\_\_
- Other (Explain): \_\_\_\_\_
- Conditional Use Permit \_\_\_\_\_ Interpretation \_\_\_\_\_

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

X Attorney: Name: Brian J. Callaghan, Esq. Phone: (609) 348-5300

Address: 2428 Atlantic Avenue, Atlantic City, NJ 08401

X Architect: Name: Harry S. Harper Architects, Inc. Phone: (609) 645-7566

Address: 555 New Jersey Avenue, Absecon, NJ 08201

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: N/A

- 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): Two (2) residential units

c. Proposed use of Lot (s) and/or Building (s): Two (2) residential units

d. Number of Bedrooms:

i. Current: 7

ii. Proposed: 6

e. Number of Off-street parking:

i. Current: 1

ii. Proposed: 4

f. If "D" or "USE" variance is required, Please explain: Demolishing existing two-family and constructing new two-family

g. Dimensional Variances (Front, Side, Rear, Lot Coverage, etc.)

Variance Type	Zone requirement	Present Condition	Proposed Condition
	<b>See Harry S. Harper Zoning Schedule</b>		

**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

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





NARRATIVE FOR  
CREEKVIEW DEVELOPMENT COMPANY LLC  
8 N. BUFFALO AVENUE  
BLOCK 126 LOT 19

The Applicant currently has an existing two-family dwelling. It is that Applicants intention to demolish the existing two-family dwelling and construct a new two-family dwelling. The Applicant will require a Use Variance because the property is currently located in a R-4 Zone. The Applicant will be complying with the setback standards for duplexes in the R-7 Zone i.e. 12 feet in the front, 10 feet in the rear, and 4 foot side yard setbacks.

The Applicant believes that the project will satisfy both the positive and negative criteria. With respect to the positive criteria the Applicant will now be providing an aesthetic enhancement to the neighborhood; will be providing adequate onsite parking spaces; and will be FEMA compliant. With respect to the negative criteria the Applicant believes that there will be no substantial detriments to the public good and/or character of the neighborhood as it will be adding an aesthetic enhancement to the block. The house will also provide adequate off-street parking which will meet the Zoning intent of the master plan; nor will there be substantial impairment of the Zoning Plan and Zoning Ordinances.

Date

2/24/2021

Brian J. Callaghan

Brian J. Callaghan, Esquire  
Attorney for Applicant

# 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

AUTHORIZATION

8 NORTH BUFFALO AVENUE

I, Carl A. Casarico and Nina G. Casarico hereby authorize Creativeview Development Company, LLC to apply to the Ventnor City Planning Board for variance relief for the property known as 8 North Buffalo Avenue. This relief will include an Application to demolish the existing two-family dwelling and construct a new two-family dwelling.

Seller understands that all fees and costs are to be borne by the Buyer.

Witness

Date

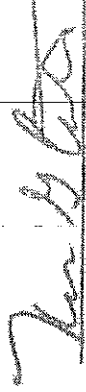
Signature

2/2/21



Carl A. Casarico

2/2/21



Nina G. Casarico

2/9/2021

8 N Buffalo Ave, Ventnor City, NJ 08406 - realtor.com®

realtor.com®

linda

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Mortgage

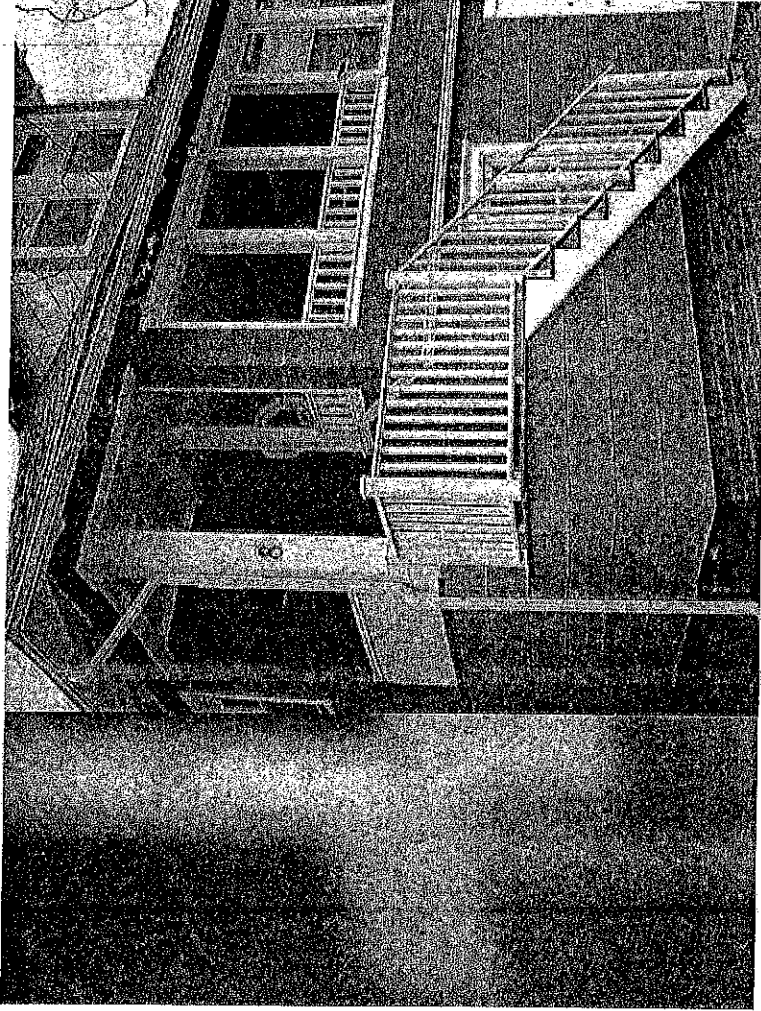
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< Ventnor City, NJ x Q



Public

Owner



32 mins

5 beds 2 baths 1,873 sq ft sqft lot

8 N Buffalo Ave, Ventnor City, NJ 08406

FEMA Zone A8 (est.) • Flood Factor 7/10 NEW

Est. **\$382,600**

View up to 3 home estimates

10/12

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Request a FREE Analysis

2/9/2021

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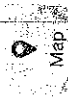
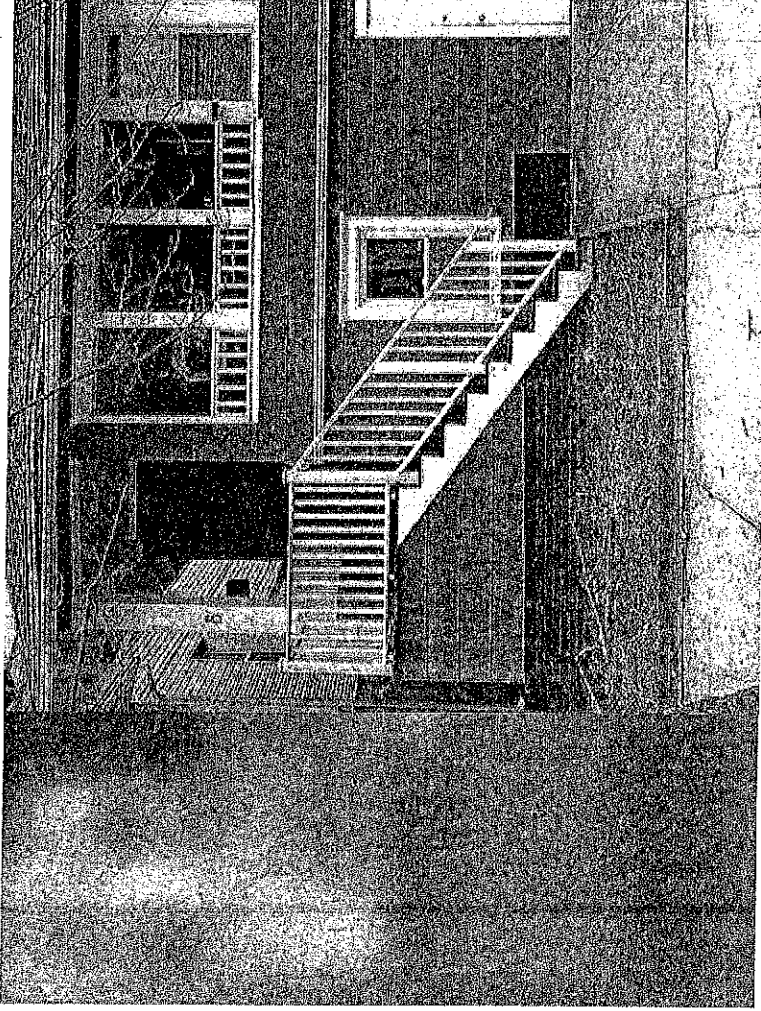
Advertise

8 N Buffalo Ave, Ventnor City, NJ 08406 - realtor.com®

< Ventnor City, NJ x Q

Public

Owner



32 mins

5 beds

2 baths

1,556 sqft

1,873 sqft lot

8 N Buffalo Ave, Ventnor City, NJ 08406

FEMA Zone A8 (est.) • Flood Factor ~ 7/10 NEW

1/12

Est. \$382,600

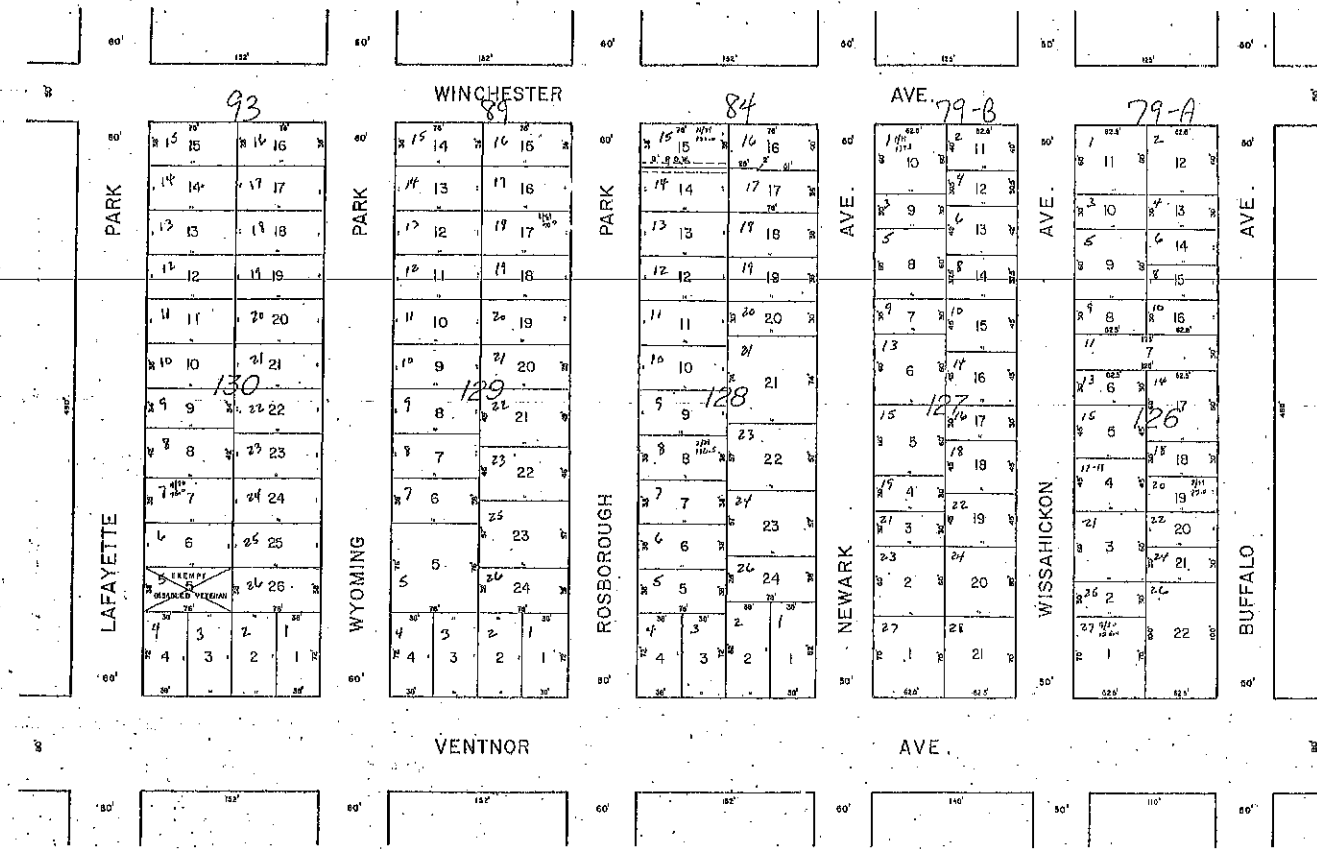
View up to 3 home estimates

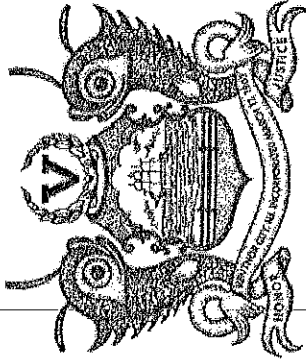
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Edit Facts

Request a FREE Analysis

SHEET 24





# Ventnor City

New Jersey

Block/Lot/Qual	126. 19.	Tax Account Id.	2960
Property Location	8 N BUFFALO AVE	Property Class	2 - Residential
Owner Name/Address	CATANOSO, CARLI A & NINA G 805 HEATHER LANE CAPE MAY, NJ 08204-4640	Land Value	115,600
Special Taxing Districts		Improvement Value	143,000
		Exempt Value	0
		Total Assessed Value	258,600
		Additional Lots	None
		Deductions	

Taxes Utilities

Year Due Date	Type	Billed	Balance	Interest	Total Due	Status
2021 02/01/2021	Tax	1,675.09	0.00	0.00	0.00	PAID
2021 05/01/2021	Tax	1,675.08	1,675.08	0.00	1,675.08	OPEN
Total 2021		3,350.17	1,675.08	0.00	1,675.08	
2020 02/01/2020	Tax	1,671.21	0.00	0.00	0.00	PAID
2020 05/01/2020	Tax	1,671.20	0.00	0.00	0.00	PAID
2020 08/01/2020	Tax	1,685.43	0.00	0.00	0.00	PAID
2020 11/01/2020	Tax	1,672.49	0.00	0.00	0.00	PAID
Total 2020		6,760.33	0.00	0.00	0.00	
2019 02/01/2019	Tax	1,702.88	0.00	0.00	0.00	PAID
2019 05/01/2019	Tax	1,702.88	0.00	0.00	0.00	PAID
2019 08/01/2019	Tax	1,639.53	0.00	0.00	0.00	PAID
2019 11/01/2019	Tax	1,639.52	0.00	0.00	0.00	PAID
Total 2019		6,684.81	0.00	0.00	0.00	

Last Payment: 01/15/21

[Return to Home](#)

2/9/2021

8 N Buffalo Ave, Ventnor City, NJ 08406 | Zillow

Map Satellite Lot lines







Not  
Com.  
File

Instr # 2037944 MICHAEL J. GARVIN  
Recorded/Filed MB Atlantic County Clerk  
04/29/2002 15:47 Bk 7198 Pg 1 of 2 KIN

Prepared by:  
*Ellen Nicholson Byrne Esquire*  
Ellen Nicholson Byrne Esquire  
Attorney at Law, State of New Jersey

**DEED**

This Deed is made on APRIL 18, 2002

BETWEEN WAYNE KING and ADAM KING

whose address is: 8 North Buffalo Avenue, Ventnor, NJ 08406

referred to as the Grantor,

AND CARLI A. CATANOSO and NINA G. CATANOSO and JAMES V. HUSTON

whose post office address is: *8 N. Buffalo Avenue, Ventnor, N.J. 08406*  
~~805 Heather Lane, Cape May, NJ 08206~~

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

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **\$197,000.00** (ONE HUNDRED NINETY-SEVEN THOUSAND DOLLARS). The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) CITY of VENTNOR  
Block No. 126 Lot No. 19 Account No. n/a

No property tax identification number is available on the date of this deed. (Check box if applicable.)

**Property.** The property consists of the land and all the buildings and structures on the land in the CITY of VENTNOR, County of ATLANTIC and State of New Jersey. The legal description is:

**ALL THAT CERTAIN LOT**, tract or parcel of land and premises situate, lying and being in the CITY of VENTNOR, County of ATLANTIC and State of New Jersey, bounded and described as follows:

**BEGINNING** at a point in Westerly line of Buffalo Avenue, 160 feet Northwardly from the Northerly line of Ventnor Avenue; and extending thence

- (1) Westwardly, and parallel with Ventnor Avenue, 62.5 feet; thence
- (2) Northwardly, and parallel with Buffalo Avenue, 30 feet; thence
- (3) Eastwardly, and parallel with Ventnor Avenue, 62.5 feet to the Westerly line of Buffalo Avenue; thence
- (4) Southwardly, and along the said Westerly line of Buffalo Avenue, 30 feet to the place of BEGINNING.

**BEING KNOWN** as Lot 19 in Block 126 as shown on the tax map of the City of Ventnor.

**COMMONLY KNOWN** 8 N. Buffalo Avenue.

**BEING** the same lands and premises granted and conveyed by Deed from Milton Pevnet and Eleanor Pevnet, husband and wife, dated September 22, 1998 and recorded September 28, 1998 in Deed Book 6368 Page 164 in the ATLANTIC County Clerk's Office.

Reference to the previously mentioned deed to the Grantor is intended to indicate the source of the Grantor's title only and shall not be deemed or construed to change the quantity of the land or the interest in the land that is to be conveyed under this deed.

**SUBJECT TO** covenants, conditions, easements, reservations and restrictions of record, if any.

**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).

**Signatures.** The Grantor signs this Deed as of the date at the top of this page.

Witnessed by:

*[Signature]*

*[Signature]*  
WAYNE KING (Seal)

*[Signature]*  
ADAM KING (Seal)

**ACKNOWLEDGEMENT**

STATE OF NEW JERSEY }  
COUNTY OF ATLANTIC }

ss.

I CERTIFY that on APRIL 18<sup>th</sup>, 2002, WAYNE KING and ADAM KING personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$197,000.00 (One Hundred Ninety Seven Thousand Dollars) 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).

Consideration: 197000.00  
 County: 197.00  
 State: 492.50  
 N.P.R.F.: 70.50  
 Realty Tax: 760.00  
 Fees: 40.00

R

*[Signature]*  
(print name and title below signature)

SUSAN L. HACKER  
Notary Public of New Jersey  
My Commission Expires June 23, 2009

IN COMPLIANCE WITH STATUTE I HAVE PRESENTED  
AN ABSTRACT OF THE WITHIN TO ALL AGENTS  
OF THE TAXING DISTRICT THEREIN MENTIONED

*[Signature]*  
ATLANTIC COUNTY CLERK

103150665

DEED

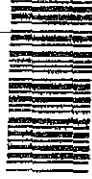
KING

TO

HUSTON

+ PATRICKSON

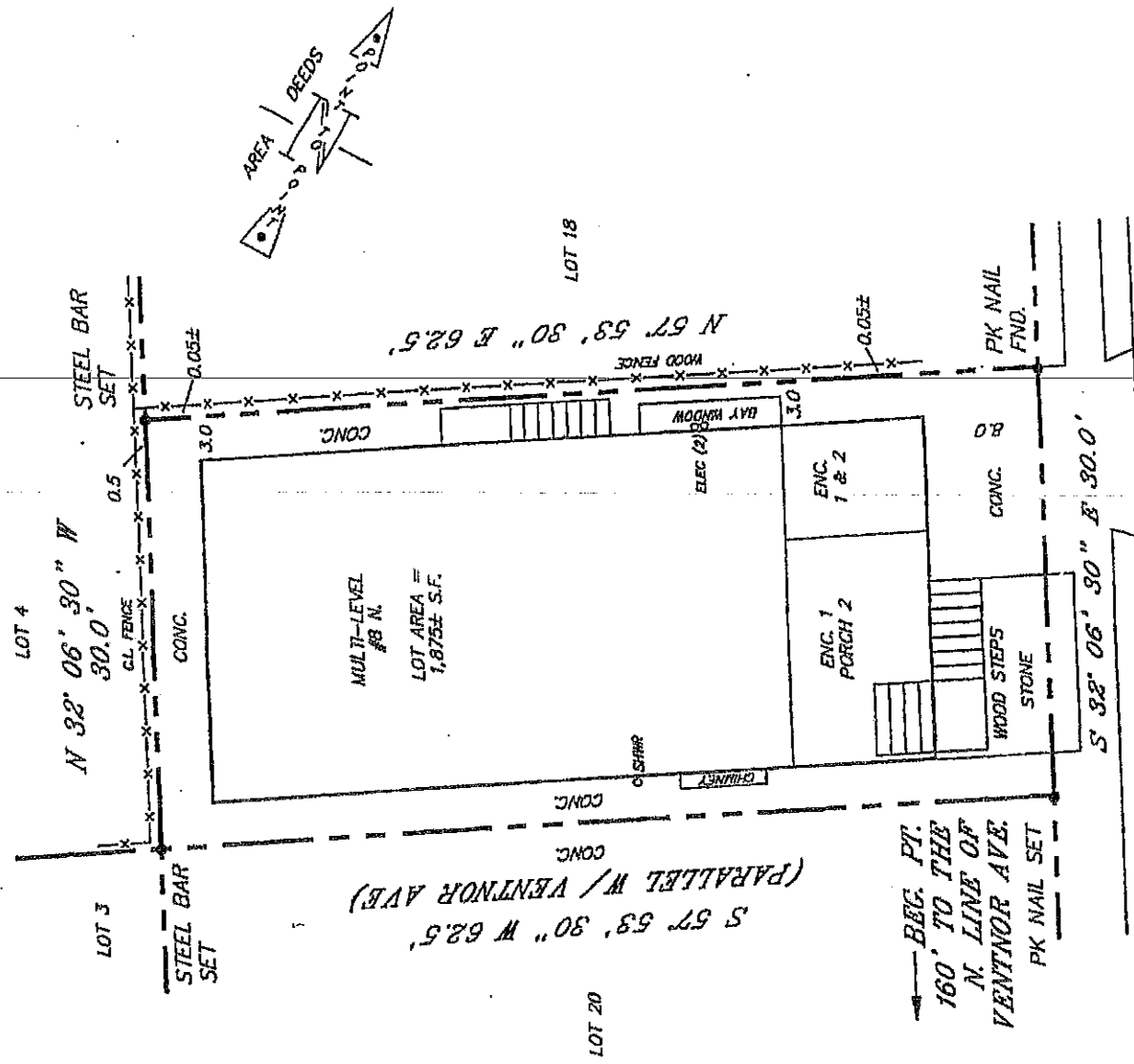
Dated: April 18, 2002



End of Document

THE TITLE COMPANY OF JERSEY

Margate, New Jersey 08409-2220



BUFFALO AVENUE (50' WIDE)

PROPERTY IS LOCATED IN FLOOD ZONE 'A'-8'  
 BLOCK AND LOT NUMBERS REFER TO THE CURRENT TAX MAP OF THE CITY OF VENTNOR.

GENERAL NOTES:

TITLE SEARCH: THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO EASEMENTS, VAQUITY OF CHAIN OF TITLE, ETC., THAT A SUBSEQUENT SEARCH MAY DISCLOSE.  
 WETLANDS: NOT FRESHWATER WETLANDS, RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR THE STATE OF NEW JERSEY OVER LANDS NOW OR FORMERLY OWNED BY THE WATERS BUT NO LOWER VISIBLE ACRES OF NEW JERSEY OR LANDS CONTAINING OR ADJACENT TO ANY ANIMAL WATERS OR BOTANICAL SPECIES PHYSICALLY PROTECTED OR LANDS UNDER THE JURISDICTION OF ANY FEDERAL, STATE, OR LOCAL AGENCY HAVE BEEN LOCATED OR BELIEVED AS PART OF THIS PROJECT.  
 UTILITIES: NO ATTEMPT WAS MADE TO LOCATE THE UNDERGROUND UTILITIES WHICH MAY EXIST ON THIS PROPERTY PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THEIR EXACT LOCATION.  
 HAZARDOUS SUBSTANCES: WE ARE NOT EXPERTS IN THE DETECTION AND IDENTIFICATION OF POTENTIALLY HAZARDOUS SUBSTANCES. NOR DOES THIS PLAN PURPORT TO REVEAL THE PRESENCE OF SUCH SUBSTANCES.  
 BUILDING OFFSETS: ALL BUILDING OFFSETS ARE TO THE FACE OF FOUND UNLESS OTHERWISE NOTED, AND ARE SHOWN FOR THE PURPOSE OF CHECKING ZONING AND DEED RESTRICTIONS, AND RESPONSIBILITY OF LIABILITY SHALL BE ASSUMED BY THE SURVEYOR IF THEY ARE USED FOR ANY OTHER PURPOSES.

- ISSUED TO:
- 1- ADAM KING
  - 2- WAYNE KING
  - 3- ATLANTIC COAST MORTGAGE, ITS SUCCESSORS AND/OR ASSIGNS.
  - 4- TITLE COMPANY OF JERSEY

*IN CONSIDERATION OF A FEE PAID I DISCLOSE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THIS MAP OR PLAN IS A RESULT OF A FIELD SURVEY MADE BY OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS, MARCH 13-40-81 LAND SURVEYORS". PREPARATION OF LAND SURVEYING INFORMATION SHOWN HEREON CHECKS EXCEPT SUCH IMPROVEMENTS OR "AS OF" RECORD IF ANY BELOW THE FIELD SURVEY DATE AND NOT VISIBLE TO THIS DECLARATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES FOR TRANSACTION ONLY AND IS NOT TO BE TRANSPARENT EXCEPT AS FOLLOWS: A. TO THE TITLE ASSURANCE HOLDER, THE DECLARATION SHALL SURVIVE TO ITS B. AND/OR ASSIGNS.*

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE PROFESSIONAL WHO APPEARS HEREON, IT IS NOT AN AUTHORIZED DOCUMENT AND MAY HAVE BEEN ALTERED.

<b>PLAN OF SURVEY</b>	
BLOCK 126 LOT 19	
CITY OF VENTNOR CITY	
ATLANTIC COUNTY NJ	
DATE:	SEPT. 1998
SCALE:	1" = 10'
PROJ. NO.:	88-0302
DRAWN BY:	K.M.L.
CALCD BY:	G.M.L.
CHK'D BY:	E.L.S.
<p><b>POINT TO POINT SURVEYING CO.,</b>          P.O. BOX 299 SOMERS POINT, NJ 08244          609-927-9295          FAX 609-653-8404</p> <p><b>GORDON M. LUDWIG</b>          LICENSED LAND SURVEYOR          NJ LICENSE # 33531</p> <p><i>Gordon M. Ludwig</i></p>	
DATE: SEPT. 8, 1998	