



# 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: March 31, 2021

2. Zoning District:

R-1	___	Single Family	R-2	___	Single Family	R-3	___	Single Family
R-4	___	Single Family	R-5	___	Single Family	R-6	___	Single Family
R-7	<u>X</u>	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) 13 N. Rosborough Avenue

Block Number: 128

Lot Number (s): 10

Total Area (in Square Feet): 2888 s.f.

Lot Frontage: 38

Lot Depth: 76

4. Information about the Applicant

Full Name (s): Dennis and Rochelle Weismer

if Business entity, Names of Officers or Principals (Subject disclosure statement if appropriate)  
N/A

Property Address: 13 N. Rosborough Avenue, Ventnor, NJ Zip Code: 08406

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

Mailing Address (Address that all correspondence will get mailed to): same as above

Phone Number (s) (include Area Code): \_\_\_\_\_ Zip Code: \_\_\_\_\_

Home Address: 609-504-0715 Cell Phone: \_\_\_\_\_

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: 1999
- \_\_\_ By other Interest in Law (Describe): \_\_\_\_\_

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

- a. Name (s): N/A
- 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. \_\_\_\_\_  
ii. \_\_\_\_\_

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, Esquire Phone: 609-348-5300  
Address: 2428 Atlantic Avenue, Atlantic City, NJ 08401
- \_\_\_ Architect; Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_
- Engineer; Name: Arthur W. Ponzio Co & Associates Phone: 609-344-8194  
Address: 400 North Dover Avenue, Atlantic City, NJ 08401
- \_\_\_ 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: single family home
- d. How will this be changed: Applicant proposes to raise an existing front deck.
- 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 residence
- c. Proposed use of Lot (s) and/or Building (s): same as above/ no change
- d. Number of Bedrooms:
- i. Current: 5
- ii. Proposed: 5
- e. Number of Off-street parking:
- i. Current: 3 (stacked)
- ii. Proposed: 3 (stacked)
- f. If "D" or "USE" variance is required, Please explain: N/A
- g. Dimensional Variances (Front, Side, Rear, Lot Coverage, etc.):

Variance Type	Zone requirement	Present Condition	Proposed Condition
Front Yard	12	0	0
Side yard setback	4	3.27	3.27

11. Prior Actions: N/A

- a. Detail any prior hearing and/or decision relevant to this application. Supply date, name of Board, and results. If none, check here:
- i. Decision and Resolution Z-41 of 2007 (annexed)
- b. Detail any current and prior permits on the property that could be relevant to the application:
- i. None

12. County Actions: Provide necessary dates and decisions

- a. Site Plan: None
- b. Subdivision: None
- c. Other: None

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

\*See attached Plan\* Applicant proposes to raise an existing front deck to allow easier access to a portion of the home  
the front dining room and to bring the decks and front porches.  
The existing site is fully landscaped with trees and planters.



NARRATIVE FOR  
DENNIS AND ROCHELLE WEISMER  
13 N. ROSBOROUGH AVENUE  
BLOCK 128 LOT 10

The Applicant proposes to raise an existing front deck to allow easier access to a portion of the existing single-family dwelling. The raised deck will allow a new entrance door to be installed to the interior front dining room. The proposed deck will also bring the deck into greater conformity with the neighborhood decks and front porches.

The existing site is fully landscaped with ample off-street parking. The Applicant previously converted the building from a non-conforming duplex to its present single-family home.

The pre-existing concrete pad beneath the existing deck will be removed thus decreasing impermeable lot coverage and allowing for better drainage.

From a positive point of view, it will be an aesthetic enhancement to the street and it will take an older home and bring it up greater conformity with the neighborhood decks. 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 along with being a single-family home. 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 3/2/82

B Callahan

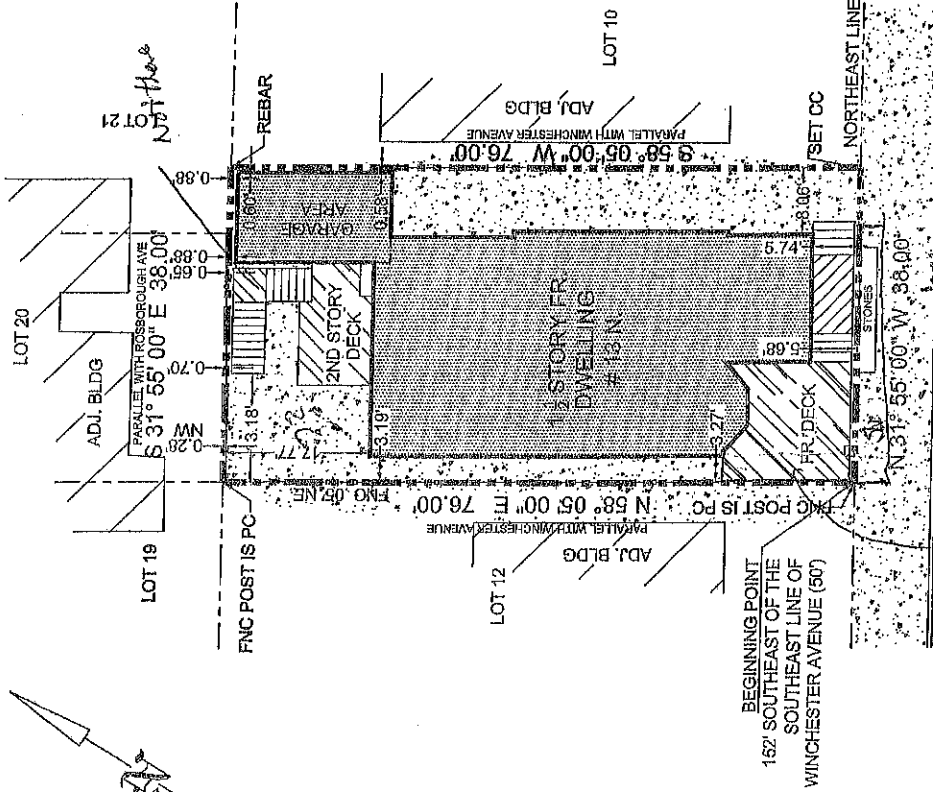
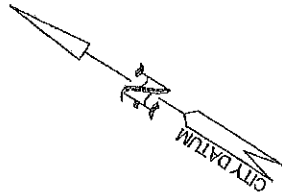
Brian J. Callaghan, Esquire  
Attorney for Applicant

## 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.
  - a.  Check for Escrow fee as per fee structure
- XVI.  Need to include Tax ID # or Social Security # of name on check



ROSBOROUGH AVENUE (60') NORTH  
*consists by Easement*

**PROPERTY SURVEY**  
THE CITY OF VENTNOR AVENUE  
BLOCK 128 LOT 10  
ATLANTIC COUNTY, NEW JERSEY

1. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 2938 SQUARE FEET.
2. PERMANENT MARKERS HAVE BEEN SET AS SHOWN.
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. THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, EITHER RECORDED OR UNRECORDED, UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS SHOWN TO THE SURVEYOR 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.

DENNIS & ROCHELLE WEISMER

*[Signature]*  
**DANIEL J. PONZIO SR.**  
PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NO. GS37603

**ARTHUR W. PONZIO CO. & ASSOCIATES**  
SURVEYING-ENGINEERING-PLANNING  
400 NORTH DOVER AVENUE  
ATLANTIC CITY, NEW JERSEY 08401  
PHONE (609) 344-8194 FAX 344-1894  
NEW JERSEY STATE AUTH. NO.: 24GA28001300

DATE: 7/16/07  
SCALE: 1" = 15'  
DRAWN BY: M. BRUNETTI  
PROJECT NO.: 29113

0050776

DEED

This Deed is made on October 5, 1999  
BETWEEN EDITH GRECO, single woman, by her Attorney-in-Fact AL ORSATTI,  
(also known as Ida Edith Greco Brown)

whose post office address is 5 Bayonne Place, Ocean City, New Jersey,  
08226

NOT RECORDED  
BY THE CLERK OF THE COUNTY OF ATLANTIC

referred to as the Grantor,  
AND ROCHELLE WEISMER, married woman

whose post office address is 1042 Dell 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 THIRTY THOUSAND (\$130,000) DOLLARS.  
The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Ventnor,  
Block No. 1.28 Lot No. 1.0 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,  
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.)

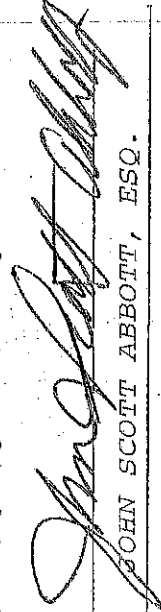
BEGINNING in the Easterly line of Rosborough Park, 262 feet Northwardly  
of the Northerly line of Ventnor Avenue (as widened); and extending  
thence

- (1) Northwardly along the Easterly line of Rosborough Park, 38 feet;  
thence
- (2) Eastwardly parallel with Ventnor Avenue, 76 feet; thence
- (3) Southwardly parallel with Rosborough Avenue, 38 feet; thence
- (4) Westwardly parallel with Ventnor Avenue, 76 feet to the Easterly  
line of Rosborough Park to the place of beginning.

In compliance with Chapter 157, Laws of 1977, premises are known as  
Lot 10 in Block 128 on the official Tax Map of Ventnor, New Jersey.

BEING the same lands and premises conveyed to Edith Greco, single, by  
deed from John K. MacDonald, Executor of the Estate of Sarah K. MacDonald,  
deceased, dated April 16, 1968 and recorded on April 26, 1968 in Atlantic  
County in Deed Book 2422, page 188.

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

  
JOHN SCOTT ABBOTT, ESQ.

(For Recorder's Use Only)

Consideration : \$ 130000.00 Exempt Code: A

County	State	N.P.H.R.F.	Total
<u>Atlantic</u>	<u>0.00</u>	<u>0.00</u>	<u>130.00</u>

Date: 10/22/1999



The above description is pursuant to Commitment No. L991058 of Commonwealth Land Title Insurance Company.

SUBJECT to any easements and/or restrictions of record and rights of public utilities.

RECORDED  
ATLANTIC COUNTY  
99 OCT 22 AM 10:34  
MICHAEL BERNARD  
COUNTY CLERK

The street address of the Property is: 13 North Rosborough 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:

*Edith Greco* (Seal)

EDITH GRECO, by her Attorney-in-Fact,  
AL ORSATTI

*Beth A. Masi* (Seal)

(Seal)

STATE OF NEW JERSEY, COUNTY OF ATLANTIC  
I CERTIFY that on October 5, 1999, EDITH GRECO, by her Attorney-in-Fact,  
AL ORSATTI,

SS:

personally came before me and stated to my satisfaction that this person (or if more than one, each person):  
(a) was the maker of this Deed;

(b) executed this Deed as his or her own act; and,

(c) made this Deed for \$ 130,000.00 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.)

RECORD AND RETURN TO:  
COMMONWEALTH LAND  
INSURANCE CO.  
650 NEW ROAD  
LINWOOD NJ 08221  
ACCT # 126

*Beth A. Masi*  
(Print name and title below signature)

BETH A. MASI

A Notary Public of New Jersey

My Commission Expires 2/19/2003

L991058

*Michael Bernard*  
COUNTY CLERK  
in compliance with statute I have presented  
an abstract of the within to all assessors  
of the taxing district therein mentioned.



10

REC-710310

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION OR  
EXEMPTION  
(c. 49, P.L. 1968)

ALL-STATE LEGAL, A Division of  
ALL-STATE International, Inc.  
908-272-0800

or  
PARTIAL EXEMPTION  
(c. 176, P.L. 1975)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, Consideration: \$ 130,000.00 Exempt Code: A (sq.)

STATE OF NEW JERSEY  
COUNTY OF Atlantic SS.

County	State	N.P.R.F.	Total
Atlantic	N.J.	0.00	130.00
Date: 10/22/1999			

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side.)

Deponent Beth A. Nash (Name), being duly sworn according to law upon his/her oath

deposes and says that he/she is the Officer of Title Company

(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

in a deed dated 10/5/99, transferring real property identified as Block No. 128

Lot No. 10 located at 13 N. Rosborough Avenue, Ventnor,  
Atlantic County (Municipality, County)

(2) CONSIDERATION (See Instruction #6.) and annexed hereto.

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 130,000.00

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

(4) PARTIAL EXEMPTION FROM FEE NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9.)  
Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

- a) SENIOR CITIZEN (See Instruction #8.)
  - Grantor(s) 62 yrs. of age or over.\*
  - One or two-family residential premises.
- b) BLIND (See Instruction #8.)
  - Grantor(s) legally blind.\*
  - One or two-family residential premises.
- DISABLED (See Instruction #8.)
  - Grantor(s) permanently and totally disabled.\*
  - One- or two-family residential premises.
  - Receiving disability payments.

\* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

c) LOW AND MODERATE INCOME HOUSING (See Instruction #8.)
 Affordable According to HUD Standards.
 Meets Income Requirements of Region.

d) NEW CONSTRUCTION (See Instruction #9.)
 Entirely new improvement.
 Not previously used for any purpose.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

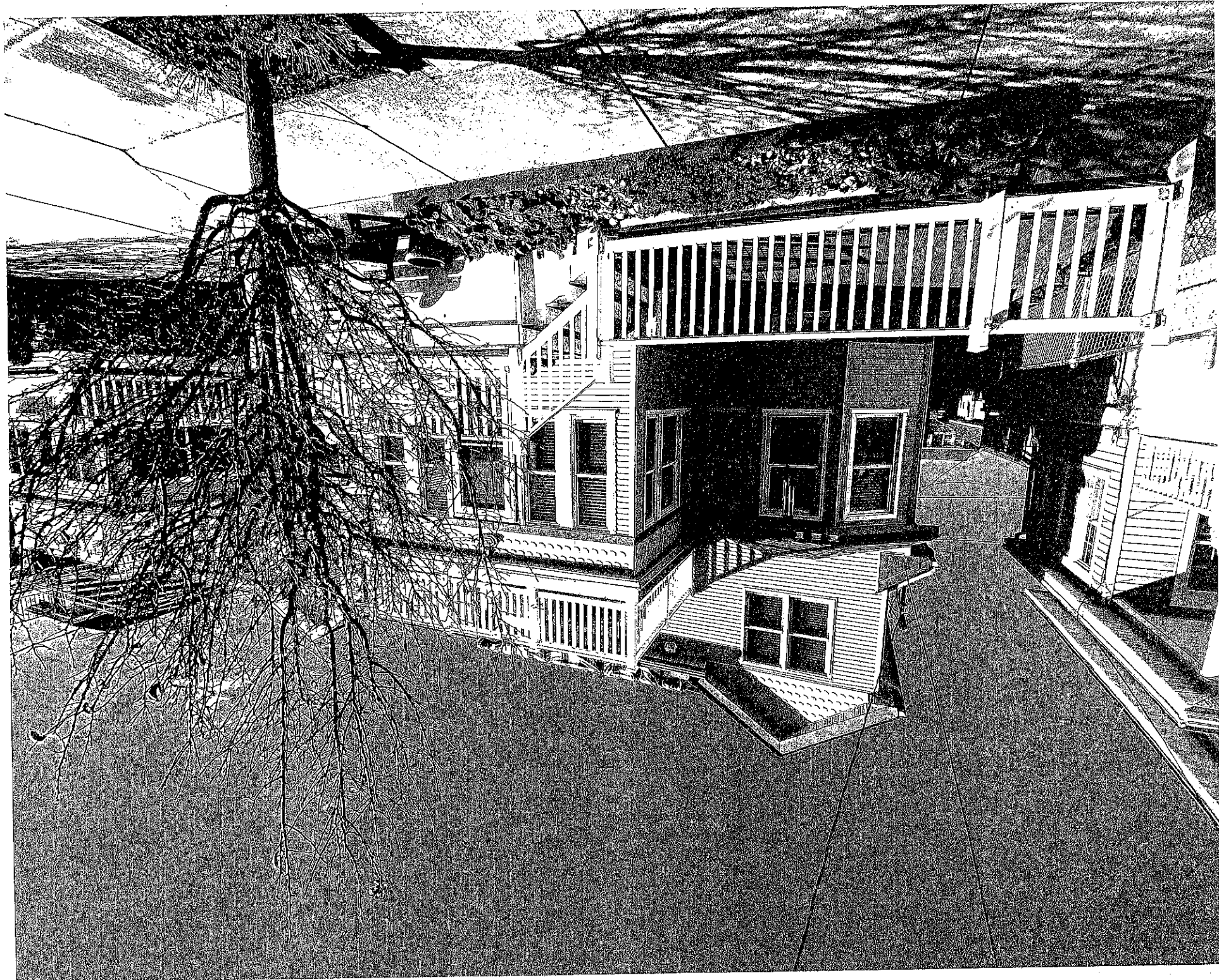
Subscribed and sworn to before me this 5th day of October 1999.  
Donald W. Spencer  
Name of Deponent (Sign above line)  
650 New Rd.  
Address of Deponent

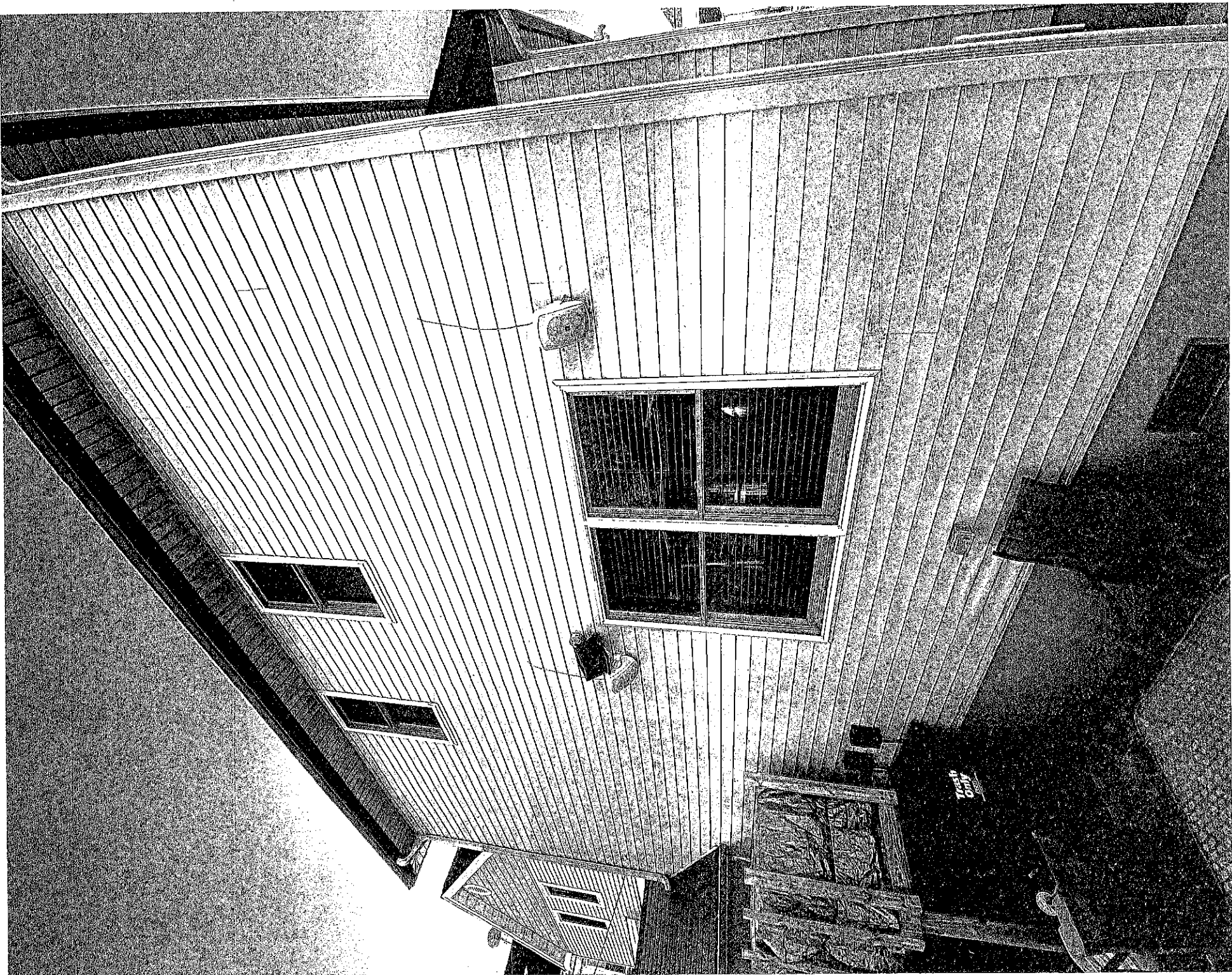
Edith Greco  
Name of Grantor (Type above line)  
13 N. Rosborough Ave.  
Address of Grantor at Time of Sale  
Ventnor, NJ 08406  
FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds  
Instrument Number 30776 County Atlantic  
Deed Number 6571 Book 3109c Page 10/22/99  
Deed Dated 10/5/99 Date Recorded 10/22/99

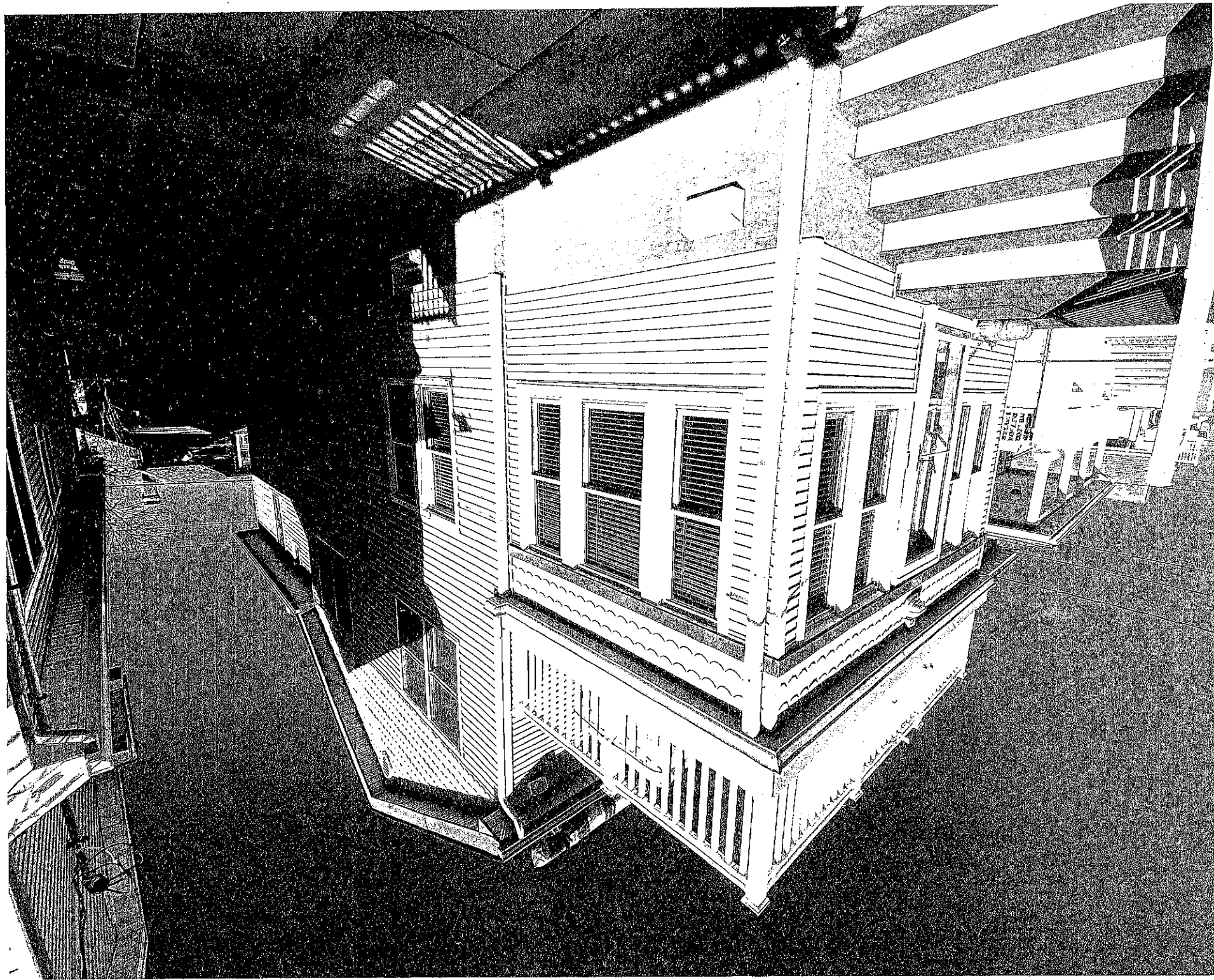
DONALD W. SPENCER  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires April 3, 2001

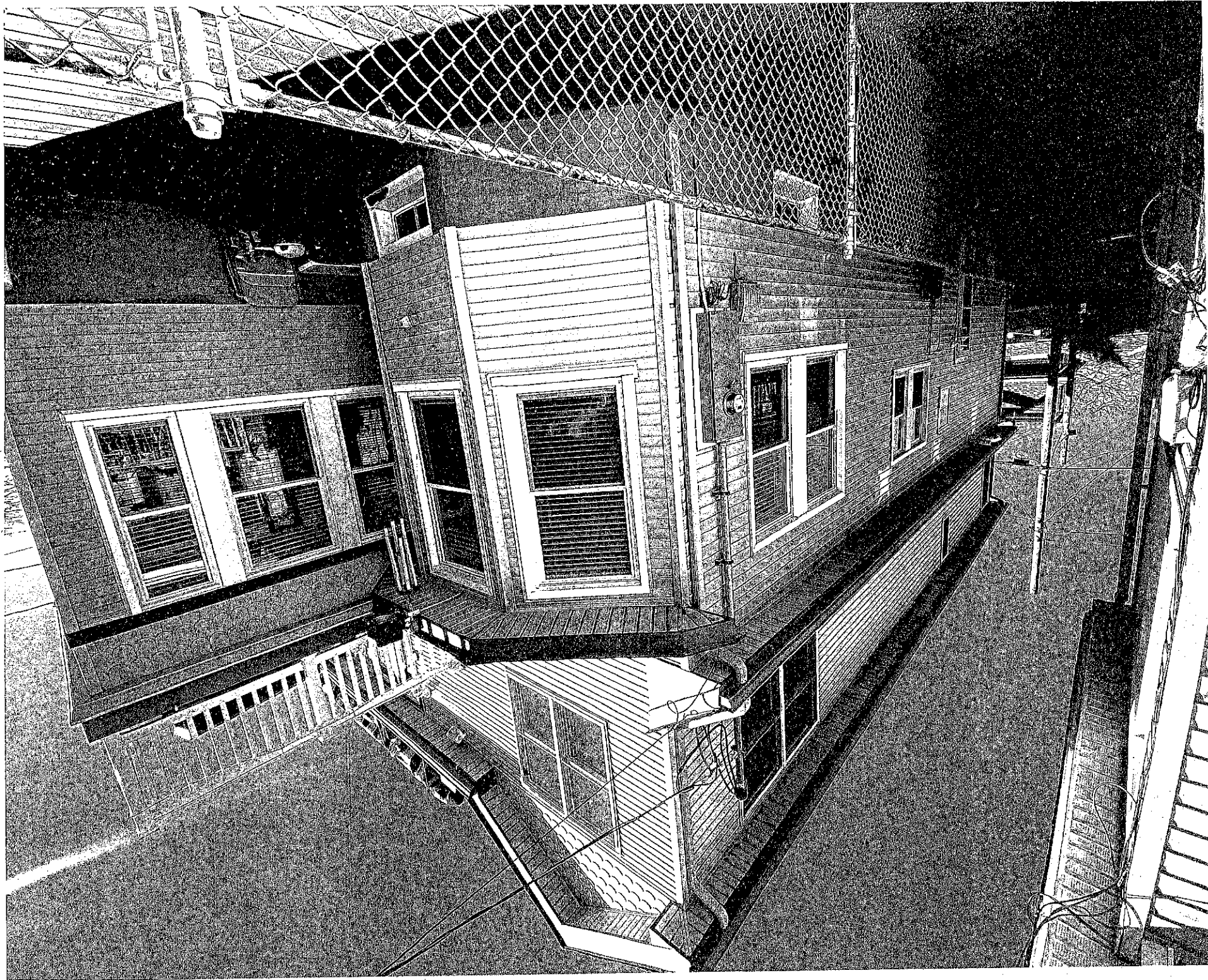
IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This format is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered without the approval of the Director.

ORIGINAL - White Copy To be retained by County.  
DUPLICATE - Yellow Copy To be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16 - 8.12).  
TRIPLICATE - Pink Copy is your file copy.









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

WYOMING 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

ROSEBOROUGH 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

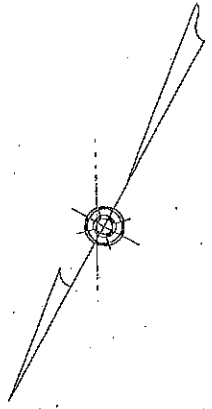
NEWARK AVE.

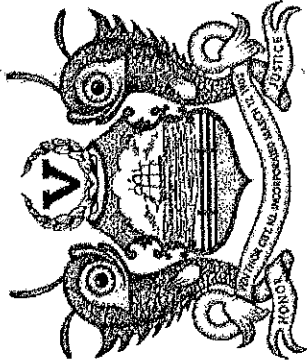
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
16	17	18	19	20	21	22	23	24	25	26	27	28	29	30

WISSAHICKON 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

BUFFALO AVE.





# Ventnor City, New Jersey

Block/Lot/Quali:	128. 10.	Tax Account Id:	2994
Property Location:	13 N ROSBOROUGH AVE	Property Class:	2 - Residential
Owner Name/Address:	WEISMER, ROCHELLE 13 N ROSBOROUGH AVE. VENTNOR, NJ 08405-2019	Land Value:	151,300
Special Taxing Districts:		Improvement Value:	155,500
		Exempt Value:	0
		Total Assessed Value:	306,800
		Additional Lots:	None
		Deductions:	

### Taxes Utilities

Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2021	02/01/2021	Tax	1,987.30	0.00	0.00	0.00	PAID
2021	05/01/2021	Tax	1,987.30	1,987.30	0.00	1,987.30	OPEN
Total 2021			3,974.60	1,987.30	0.00	1,987.30	
2020	02/01/2020	Tax	1,982.70	0.00	0.00	0.00	PAID
2020	05/01/2020	Tax	1,982.69	0.00	0.00	0.00	PAID
2020	08/01/2020	Tax	1,999.57	0.00	0.00	0.00	PAID
2020	11/01/2020	Tax	1,984.23	0.00	0.00	0.00	PAID
Total 2020			7,949.19	0.00	0.00	0.00	
2019	02/01/2019	Tax	2,020.28	0.00	0.00	0.00	PAID
2019	05/01/2019	Tax	2,020.28	0.00	0.00	0.00	PAID
2019	08/01/2019	Tax	1,945.11	0.00	0.00	0.00	PAID
2019	11/01/2019	Tax	1,945.11	0.00	0.00	0.00	PAID
Total 2019			7,930.78	0.00	0.00	0.00	

Last Payment: 02/01/21

[Return to Home](#)

WEISBER, ROCHELLE  
 13 N ROSBOROUGH AVE  
 VENTNOR, NJ 08406

Class: 2  
 Zone: 07  
 Map: 23  
 VCS: 115V

--Curr. Values--  
 Land: 151,300  
 Impr: 155,500  
 Net: 306,800

--Sales History--  
 00/00/0000

BUILDING DESCRIPTION

FLOOR AREAS

LAND DESC. UNITS

APPRAISED VALUES (COST APPROX)

Building Class 17

1st story

FRONT FEET 38

189,866

ONE FAMILY 2SF1G

Upper stories

SITE VALUE 1

81900

2 STORY / COLONIAL

Half stories

PRIME SFL 2888

155,500

Built: 1930 Eff Yr: 1980

Attic Area

Total Land Value

151,300

Indatn: BLK/CONCRT

Basement Area

Total Improve Value (rounded)

155,500

Roof: GABLE / ASPH SHNGL

Sq. Foot Living 2,592

Total Detached Item Value

0

Extrln: VINYL

Heat: GAS

ROOF DECK 150

Main Bldg Appraised Value

189,866

FORCED AIR 2592

ATT SHED 208

Main Bldg Replacement Cost

189,866

Att: ALT COMBIN 2592

WOOD DECK 254

GCE: 1.30, Necand: .630, Mktdy: 1.00

151,300

Infln: DRYWALL

Plumb: 4FLX BATH 2

WOOD DECK 254

Main Bldg Appraised Value

155,500

Plumb: 3FLX BATH 1

CONC PATIO 252

Total Improve Value (rounded)

155,500

OTHER ITEMS

1FLX BATH 1

DETACHED ITEMS

LOW ROUND 1

ROOF DECK 150

Total Detached Item Value

0

BEDROOMS 5

ATT SHED 208

Total Land Value

151,300

BATHROOMS 3.0

WOOD DECK 254

Total Improve Value (rounded)

155,500

\* TOTAL ROOMS 9

CONC PATIO 252

Total Detached Item Value

0

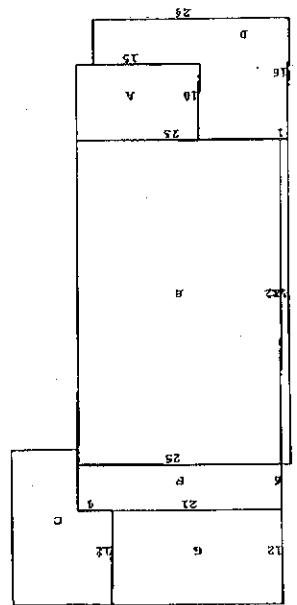
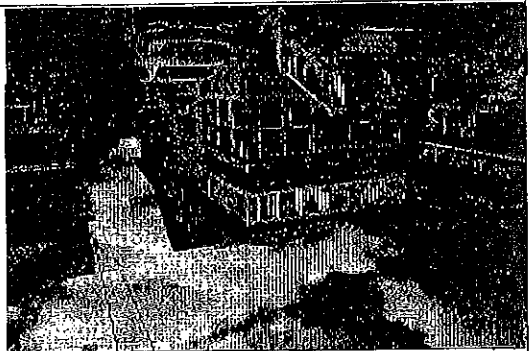
CONDITION

INT.: GOOD

EXT.: GOOD

LAYOUT: GOOD

\* For Informational Purposes Only



A: RD-1S-CR 150SF  
 B: 2S-CR 1050SF  
 C: RTSH 208SF  
 D: RD 254SF  
 E: 1S-CR 42SF  
 F: 2S-CR 150SF  
 G: CR 252SF

TOTAL NET VALUE:

306,800

12/8/10

**RESOLUTION OF FINDINGS AND CONCLUSIONS  
ZONING BOARD OF ADJUSTMENT OF VENTNOR CITY**

**RESOLUTION #Z-41 OF 2007**

WHEREAS, it has been determined factually by the Zoning Board of Adjustment of the City of Ventnor City that **DENNIS and ROCHELLE WEISMER** have applied to the Zoning Board of Adjustment of the City of Ventnor City for "C" Variance relief for a rear yard setback of .65 ft. in order to legitimize the construction of a stairway to a second floor deck in the rear yard without proper approvals at 13 N. Rosborough Avenue, Block 128, Lot 10, which premises is located in an R-7 Zone; and

WHEREAS, the applicant was represented by Brian Callaghan, Esquire; expert testimony was presented by John Barnhart, a licensed Professional Engineer; and two exhibits were presented on behalf of the applicant namely A-1, a variance plan; and A-2, a 1999 survey of the subject premises; and additional testimony was presented by Rochelle Weismer, the applicant, Andrew Weismer, son of the applicant, and Kenneth Cinders, a neighbor to the subject property; and the report of Richard Carter, Municipal Engineer, was read into the record; and

WHEREAS, the Board, after carefully considering the evidence presented by the applicant and of the adjoining property owners and general public, has made the following additional factual findings:

- (1) The applicant is the owner of the subject property;
- (2) All notice requirements have been met;
- (3) Taxes on the subject property are current;

AND WHEREAS, the purposes of the Land Use Act would not be advanced by a deviation from the Zoning Ordinance requirements and the detriments of the deviation would substantially outweigh any benefits for the following reasons:

- (1) No purposes of the Municipal Land Use Act would be advanced by granting of the requested relief.
- (2) Approval of this application would have a detrimental impact on the land, air, and open space of the adjacent property owners.
- (3) The proposed decking and porch are far too massive for this site.

AND WHEREAS, the Board determined that the relief requested by the applicant cannot

be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zoning Ordinance of the City of Ventnor City for the following

reasons:

- (1) The proposed structure would infringe on the quality of life of the neighboring property owners.
- (2) The testimony and evidence presented to the Board indicated that the applicant constructed the structure with no concern of the adjacent property owners as to both size and location.
- (3) The applicant knew or should have known that a structure this large required a building permit and therefore, any hardship which occurred was self-imposed by the applicant.

AND WHEREAS, a Resolution was Introduced to approve the application by Mr. Maiuro and Moved by Mr. Wiesen;

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the City of Ventnor City on this 17<sup>th</sup> day of October, 2007, that approval of the application of DENNIS and ROCHELLE WEISMER for "C" Variance relief for a rear yard setback of .65 ft. in order to legitimize the construction of a stairway to a second floor deck in the rear yard without proper approvals, as aforementioned, be denied.

THE VOTE WAS: One (1) in Favor; Three (3) Opposed

Those in Favor: DiCerbo

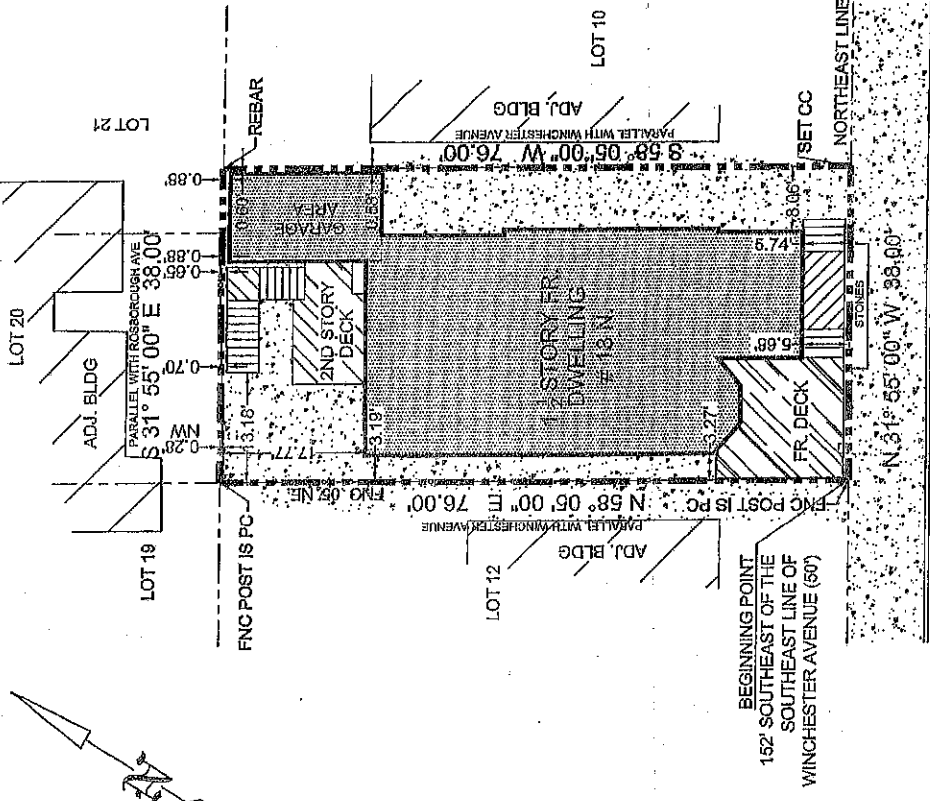
Those Opposed: Wiesen, Maiuro, Smith

**VENTNOR CITY ZONING BOARD OF ADJUSTMENT**

BY:   
JAMES REYNOLDS, VICE CHAIRPERSON

(Date) 12/19/07

DATED: OCTOBER 17, 2007



**ROSBOROUGH AVENUE (60') NORTH**

**PROPERTY SURVEY**  
THE CITY OF VENTNOR AVENUE  
BLOCK 128 LOT 10  
ATLANTIC COUNTY, NEW JERSEY

1. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 2898 SQUARE FEET.
2. PERMANENT MARKERS HAVE BEEN SET AS SHOWN.
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. THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, EITHER RECORDED OR UNRECORDED, UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS SET FORTH TO THE SURVEYOR 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 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.

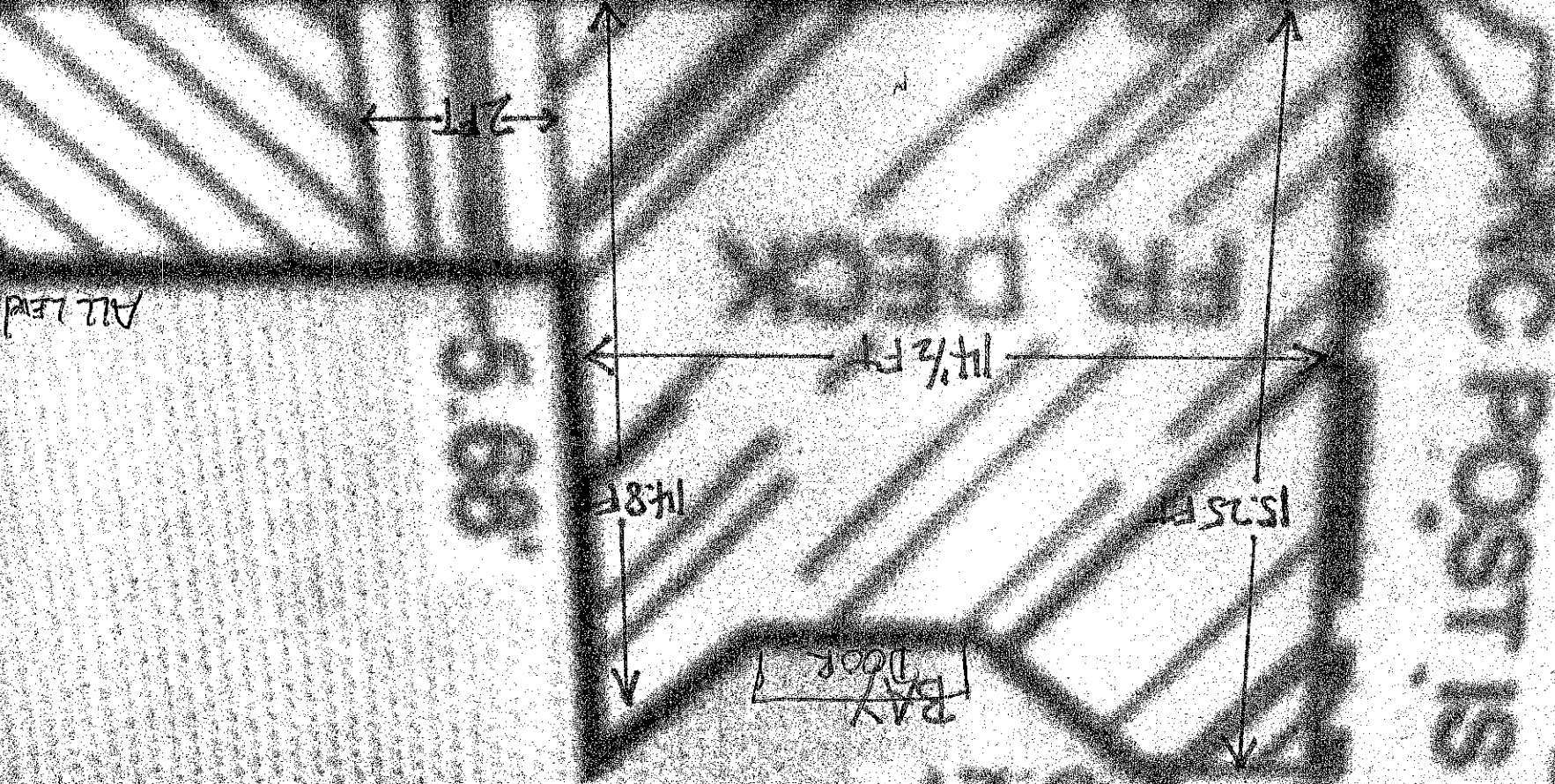
DENNIS & ROCHELLE WEISMER

**DANIEL J. PONZIO SR.**  
PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NO. GS97603

**ARTHUR W. PONZIO CO. & ASSOCIATES**  
SURVEYING-ENGINEERING-PLANNING  
400 NORTH DOVER AVENUE  
ATLANTIC CITY, NEW JERSEY 08401  
PHONE (609) 344-8794 FAX 344-1694  
NEW JERSEY STATE AUTH. NO.: 24GA28001300

DATE: 7/16/07  
SCALE: 1" = 15'  
DRAWN BY: M. BRUNETTI  
PROJECT NO.: 29113

RAISED DECK WILL BE 114" HIGH

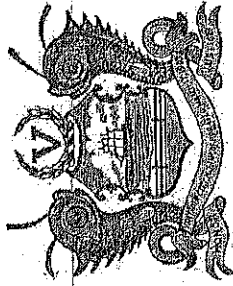


ALL LEVEL

BAY DOOR

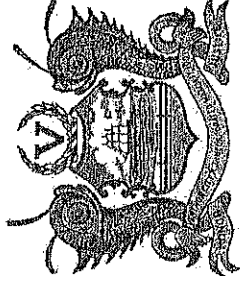
POST IS PC

WERSMER



# City of Ventnor City

City Hall  
6201 Atlantic Avenue  
Ventnor City, New Jersey 08406



William Crowther, CTA

Ventnor City Tax Assessor  
609-823-7911

March 31, 2021

Brian J. Callaghan, Esq.  
2428 Atlantic Avenue  
Atlantic City, NJ 08401

Re: Block(s): 128 Lot(s): 10

Dear Mr. Callaghan,

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	Comcast Cable
5100 Harding Highway Suite 399	901 Leeds Ave
Mays Landing, NJ 08330	Absecon, NJ 08201
Atlantic County Utilities Authority	SJ Gas Company
PO Box 996	1 South Jersey Plaza Rte. 54
Pleasantville, NJ 08232	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

ADJACENT PROPERTY LISTING APPLICANT: Block 128 Lot 10  
 COUNTY 01 ATLANTIC

TAXING DISTRICT 22 VENTNOR CITY

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
127 2	7 N NEWARK AVE	1	5-7 N NEWARK AVE CONDO ASSOCIATION 5-7 MONTROSE AVE #52 VENTNOR, NJ 08406
127 2 C0001	5 N NEWARK AVE	2	PANG, STANLEY & JOSEPHINE 4 SHARPLEY DRIVE CHADDS FORD, PA 19317
127 2 C0002	7 N NEWARK AVE	2	BARBARA & MARC SLOVAK P 7 N NEWARK AVE VENTNOR, NJ 08406
127 3	9 N NEWARK AVE	2	JOHNSTONE, EILEEN 9 N NEWARK AVE VENTNOR, NJ 08406.2013
127 4.01	11 N NEWARK AVE	2	FINGERHUT, STANLEY & SUSAN 421 BELLFLOWER RD LANGHORNE, PA 19047
127 5.01	15 N NEWARK AVE	2	HYDRO, PAUL J, JR & MARY C 15 N NEWARK AVE VENTNOR, NJ 08406
127 6	17 N NEWARK AVE	2	SOLOF, ELAYNE 17 N NEWARK AVE VENTNOR, N J 08406
127 7	21 N NEWARK AVE	2	SPINA, CRAIG & JILL 19 ORCHARDVIEW DR SEWELL, NJ 08080
127 8	25 N NEWARK AVE	2	GOTTFRIED, KAREN 25 N NEWARK AVE VENTNOR, NJ 08406
127 9	27 N NEWARK AVE	2	WATTENMAKER, STEVEN & JULIA 8 PHEASANT RD AUDUBON, PA 19403
127 10 10.01	29 N NEWARK AVE	1	29 N NEWARK CONDO ASSN 29 N NEWARK AVE VENTNOR, NJ 08406
127 10 C0100	6806 WINCHESTER AVE	2	FITZGERALD, PAUL & SHERI 402 MARIAN CT CONSHOHOCKEN, PA 19428
127 10 C0200	29 N NEWARK AVE	2	MUSCELLI, GREGORY B & FRANCESCA M 7 NICHOLAS DR SICKLERVILLE, NJ 08081
127 14	18 N WISSAHICKON AVE	2	MILLER, JEFFREY & SHARON 215 GARNET LN BALA CYNWID, PA 19004

## TAXING DISTRICT 22 VENTNOR CITY

## ADJACENT PROPERTY LISTING

APPLICANT: Block 128 Lot 10  
COUNTY 01 ATLANTIC

PAGE 2

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
127 15	16 N WISSAHICKON AVE	2	SHOUP, CHRISTOPHER & CHRISTINE, 4105 JACKSON DR. LAFAYETTE HILL, PA. 19444
127 16	14 N WISSAHICKON AVE	2	MACKENZIE, RONALD M 14 N WISSAHICKON AVE VENTNOR, NJ 08406
127 17	12 N WISSAHICKON AVE	2	KAPLAN, MELINDA 12 N WISSAHICKON AVE VENTNOR, NJ 08406.
127 18	10 N. WISSAHICKON AVE	2	LACROIZ, N TRUST & ORKLINE, M ETALS 544 CONSHOCKEN STATE RD BALA CYNWYD, PA 19004
128 1	6901 VENTNOR AVE	2	BEA MANAGEMENT LLC 412 LAVENDER HILL DR CHERRY HILL, NJ 08003
128 2	6903 VENTNOR AVE	1	6903 VENTNOR AVE CONDO ASSN 6903 VENTNOR AVE VENTNOR, NJ 08406
128 2 C0001	6903 VENTNOR AVE OLD C000A	2	JAKUBOWITZ, LARRY & JAMIE 1304 CROSBY DR FORT WASHINGTON, PA 19034
128 2 C0002	6903 VENTNOR AVE OLD C000B	2	PERFETTI, ANTHONY M & FROUMY, BRITTA 6903 VENTNOR AVE # B VENTNOR, NJ 08406
128 3	6905 VENTNOR AVE	1	6905 VENTNOR AVE CONDO ASSN 6905 VENTNOR AVE VENTNOR, NJ 08406
128 3 C0001	6905 VENTNOR AVE OLD CA	2	STERN, JEROME 6905 VENTNOR AVE VENTNOR, NJ 08406
128 3 C0002	6905 VENTNOR AVE OLD CB	2	WALKER, KEITH & DEBRA 16 COUNTRY SQUIRE LANE MARLTON, NJ 08053
128 4	6907 VENTNOR AVE	2	SOLOF, HERMAN & ROSE 6907 VENTNOR AVENUE VENTNOR, NJ 08406
128 5	3 N ROSBOROUGH AVE	2	CAPLAN, R & GROSSMAN R. TRUSTEES 1436 HILLSIDE RD. WYNEWOOD, PA. 19096
128 6	5 N ROSBOROUGH AVE	2	TRAUTENBERG, BEATRICE 100 QUAKER LN VILLANOVA, PA 19085

TAKING DISTRICT 22 VENTNOR CITY

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
128 7	7 N ROSBOROUGH AVE	2	ESPOSITO, SALVATORE & RITA 153 ROCKLAND AVE BALA CYNWYD, PA 19004
128 8	9 N ROSBOROUGH AVE	4C	9 N ROSBOROUGH AVENUE LLC. 7227 VENTNOR AVE VENTNOR, NJ. 08406
128 9	11 N ROSBOROUGH AVE	2	SOHN, ALAN & LINDA 11 N ROSBOURGH AVE VENTNOR, NJ 08406
128 10	13 N ROSBOROUGH AVE	2	WEISMER, ROCHELLE 13 N ROSBOROUGH AVE VENTNOR, NJ 08406
128 11	15 N ROSBOROUGH AVE	2	GREENBLATT, KENNETH 505 DETROIT STREET DENVER, CO 80206
128 12	17 N ROSBOROUGH AVE	2	GELMAN, LEONARD & NONNA 3420 PAPERWILL RD. HUNTINGDON VALLEY, PA. 19006
128 13	19 N ROSBOROUGH AVE	2	MOSKOWITZ, GARY C & ROBERTA 8160 SUMMERBREEZE LANE BOCA RATON, FL. 33496
128 14	21 N ROSBOROUGH AVE	2	HOCHBERG, EDWARD & DEBORAH 52 BROADACRE DR MT LAUREL, NJ 08054
128 15	23 N ROSBOROUGH AVE	2	KIRSHEIN, DAVID W 23 N ROSBOROUGH AVE VENTNOR, NJ 08406
128 16	20 N NEWARK AVE	2	SCHARDINGER, DINA 2119 WYNNE WAY JAMINSON, PA 18929
128 17	18 N NEWARK AVE	2	NICHOLSON, COURTNEY & MICHAEL 18 N NEWARK AVE VENTNOR, NJ 08406
128 18	16 N NEWARK AVE	2	HIERRO, JUAN & JIMENEZ, TERESA 16 N NEWARK AVE 2ND FL VENTNOR, NJ 08406
128 19	14 N NEWARK AVE	2	STARR, ARTHUR & LENCH, SHERRY 1650 TORI LN VINELAND, NJ 08361
128 20	12 N NEWARK AVE	2	APPLE, BRUCE & JAN 1156 SEAGULL LN CHERRY HILL, NJ 08003

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
128 21	10 N NEWARK AVE	2	MEHIGAN, JOHN & MELISSA 37 EVESHAM AVE MARLTON, NJ 08053
128 22	6-8 N NEWARK AVE	1	6-8 N NEWARK AVE CONDO ASSN 6-8 N NEWARK AVE VENTNOR, NJ 08406
128 22 C0001	6 N NEWARK AVE OLD CA	2	SHAPIRO, WENDY 6 N NEWARK AVE VENTNOR, NJ 08406
128 22 C0002	8 N NEWARK AVE OLD CB	2	SCHWARTZ, THERESA 8 N NEWARK AVE VENTNOR, NJ 08406
128 23	4 N NEWARK AVE	2	CASSIDY, ROBIN 4 N NEWARK AVE VENTNOR, NJ 08406
128 24	2 N NEWARK AVE	2	LABBE, STACI L & DAVID T 302 CRIMSON CT WARRINGTON, PA 18976
129 1	6923 VENTNOR AVE	2	RICHARDSON, ARLENE & ROTMAN, JOSEPH 20 S NEWARK AVE VENTNOR, NJ 08406
129 5	5 N WYOMING AVE	2	COTTERELL, LISA & BARRY 5 N WYOMING AVE VENTNOR, NJ 08406
129 6	7 N WYOMING AVE	2	LEVY, RICHARD & JEANNETTE 2979 W SCHOOLHOUSE LANE PHILADELPHIA, PA 19144
129 7	7 1/2 N WYOMING AVE	2	LIRAS, KONSTANTINOS & GEOGIA 66 RADNOR BLVD MARLTON, NJ 08053
129 8	9 N WYOMING AVE	2	RICE, JEFFREY A & BROOKE J 99 WOODS LN WAYNE, PA 19087
129 9	11 N WYOMING AVE	2	GALLUCIO DOLORES 11 N WYOMING AVE VENTNOR, NJ 08406
129 10	15 N WYOMING AVE	2	TAYLOR, LEE & CAROL 416 BROOKLINE BLVD HAVERTOWN PA 19083
129 11	17 N WYOMING AVE	1	17 N WYOMING CONDOS 17 N WYOMING AVE VENTNOR, NJ 08406

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
129 11 C0001	17 N WYOMING AVE	2	NIKITENKO ALEX & BETHANY 23 S 23RD STREET, APT 38 PHILADELPHIA, PA 19103
129 11 C0002	17 N WYOMING AVE	2	HYMAN, RONALD & FAYE 3845 DEMPSEY LANE HUNTINGDON VALLEY, PA 19006
129 12	19 N WYOMING AVE	2	19 N WYOMING LLC 3117 S 13TH ST PHILADELPHIA, PA 19148
129 13	21 N WYOMING AVE	2	21 N WYOMING LLC 3117 S 13TH ST PHILADELPHIA, PA 19148
129 15	24 N ROSBOROUGH AVE	2	TOMAR, BRUCE & MARCIA 24 N ROSBOROUGH AVE VENTNOR, NJ 08406
129 16	20 N ROSBOROUGH AVE	2	FELDMAN ALEX, & CARPICO, CHRISTIAN 2343 CORDUS LANE HUNTINGDON VALLEY, PA 19006
129 16 C0001	20 N ROSBOROUGH AVE	2	FELDMAN ALEX, & CARPICO, CHRISTIAN 2343 CORDUS LANE HUNTINGDON VALLEY, PA 19006
129 16 C0002	20 B N ROSBOROUGH AVE	2	FELDMAN ALEX, & CARPICO, CHRISTIAN 2343 CORDUS LANE HUNTINGDON VALLEY, PA 19006
129 17	18 N ROSBOROUGH AVE	2	GUGLIEMELLO, LUIGI, MARIA, GIUSEPPE 549 DOMINO LN PHILADELPHIA, PA 19128
129 18	16 N ROSBOROUGH AVE	2	DOYLE, THOMAS & BARBARA 2189 JOSHUA RD LAFAYETTE HILL, PA 19444
129 19	14 N ROSBOROUGH AVE	2	STAVROS, SUSAN 6 WINTERSET CT NEWTOWN, PA 18940
129 20	12 N ROSBOROUGH AVE	2	DALICANDRO, MARIA & DOMINIC 8567 OLD LINE RD PHILADELPHIA, PA 19128
129 21	10 N ROSBOROUGH AVE	2	BARD, JOSEPH & MARILYN 600 WAYLAND ROAD PLYMOUTH MEETING, PA 19462
129 22	8 N ROSBOROUGH AVE	2	LADD, DENNIS & JENNIFER 44 BROOKHOLLOW LANE STAMFORD, CT 06902

APPLICANT: Block 128 Lot 10  
COUNTY 01 ATLANTIC

ADJACENT PROPERTY LISTING  
TAXING DISTRICT 22 VENTNOR CITY

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
129 23	6 N ROSBOROUGH AVE	2	FELL, FREDERICK & MARY ANNA 6 N ROSBOROUGH AVE VENTNOR, NJ	08406
129 24	4 N ROSBOROUGH AVE	2	ELLIS, MURRAY 546 JUSTIN DR MARLTON, NJ	08053