



City of Ventnor City

CITY HALL  
600 Atlantic Avenue  
Ventnor City, New Jersey 08405

APR 16 PAID

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 \_\_\_\_\_ 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) 7 North Baton Rouge Avenue

Block Number: 90 Lot Number (s): 3

Total Area (In Square Feet): 1,576 sf

Lot Frontage: 24.25' Lot Depth: 65.00'

4. Information about the Applicant

Full Name (s): Brian S. Peterman, Managing Member- BTOL, LLC (Single Member LLC)

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

Brian S. Peterman (Single Member LLC)

Property Address: 11 Hopkins Street, Voorhees, NJ Zip Code: 08043

Other Residence Address: N/A Zip Code: \_\_\_\_\_

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

11 Hopkins Street, Voorhees, NJ Zip Code: 08043

Phone Number (s) (Include Area Code):

Home Address: N/A Cell Phone: 609.352.9101

Business Address: 856.282.7444 Best Number to call: 609.352.9101

Email Address (s): petermaneng@comcast.net

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

85-1638823

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: 2021

\_\_\_\_ 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. \_\_\_\_\_  
\_\_\_\_\_

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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

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

Attorney: Name: Keith A. Davis, Esq. Phone: PH: 609.927.1177 Fax: 609.926.9721

Address: Nehmad, Davis & Goldstein, PC 4030 Ocean Heights Avenue  
Egg Harbor Township, NJ 08234

\_\_\_\_ Architect: Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Engineer: Name: Brian S. Peterman, PE Phone: 856.282.7444

Address: 189 S. Lakeview Drive, Suite 101, Gibbsboro, NJ 08026

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

Name: Same as Engineer Phone: \_\_\_\_\_

Address: \_\_\_\_\_

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9. If Site plan action is required: N/A

- Provide on the Site Plan itself a detailed landscape plan, include types of ground materials and vegetation, including sizes and all pertinent information
- Provide, if applicable, details of finish materials for the building, including and signing or lighting
- What is present use: \_\_\_\_\_
- How will this be changed: \_\_\_\_\_
- 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): Residential - single family dwelling
- c. Proposed use of Lot (s) and/or Building (s): Residential - single family dwelling
- d. Number of Bedrooms:
  - i. Current: Three (3)
  - ii. Proposed: Four (4)
- e. Number of Off-street parking:
  - i. Current: None
  - ii. Proposed: 3
- 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
<u>Rear Yard</u>	<u>12'</u>	<u>10.6' +/- per Survey)</u>	<u>9'</u>
<u>Off-street Parking</u>	<u>18'</u>	<u>0'</u>	<u>16'</u>
<u>Maximum Impervious Coverage</u>	<u>75%</u>	<u>87.7%</u>	<u>87.8%</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: \_\_\_\_\_ ✓ \_\_\_\_\_
  - i. \_\_\_\_\_
- 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: 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*

The existing lot is almost entirely concrete. We plan to put a gate at the corner of the house, where it is recessed for the garage, and another gate perpendicular to it on the opposite side of the house. The existing concrete behind both gates will remain. The existing concrete in front of the gates (in the front yard) will be removed and grass will be planted and an irrigation system added. A street shade tree will be planted in the front yard, to the left of the driveway.



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 (See Survey)
- VII.  Detailed Sketch (s) or plans of proposed plan
- VIII.  Statement of Existing and Proposed use of property  
(In Item #14 of the Application)
- 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  
(Attached)
  - a. If applicable
- XII.  Statement and/or drawings of existing and proposed off-street parking (In Item #14 of the Application)
  - 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

File Add Edit Close Delete Previous Next Detail Letter Help

Notes Exist

Block: 90  
Lot: 3  
Qualifier:

Owner: SEGAL, HARRIET B

Property: 7 N BATON ROUGE AVE Account Id: 00002341

Tax Bill PTR form Restricted Edit

Year	REP	Type	Billed	Principal Balance	Interest	Total Balance
2021	2		1,292.91	1,292.91	.00	1,292.91
2021	1		1,292.91	.00	.00	.00
2021		Total	2,585.82	1,292.91	.00	1,292.91
2020	4		1,290.91	.00	.00	.00
2020	3		1,300.90	.00	.00	.00
2020	2		1,280.01	.00	.00	.00

Other Delinquent Balances: Interest Date: 03/11/21 Interest Detail

Other APR2 Threshold Amt: Per Diem: 0000 Last Payment Date: 02/02/2021

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc Charges: .00 Interest: .00 Total: .00

The taxes are current for 7N Baton Rouge Ave

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

Margaret Passmore  
Tax Collector



William Crowther, CTA

## City of Ventnor City

City Hall  
6201 Atlantic Avenue  
Ventnor City, New Jersey 08406



Ventnor City Tax Assessor  
609-823-7911

March 9, 2021

Brian S. Peterman  
189 South Lakeview Drive Suite 101  
Gibbsboro, NJ 08026

Re: Block(s): 90 Lot(s): 3

Dear Mr. Peterman,

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
87 3 C13	4805 VENTNOR AVE	2	MILLER, WINIFRED & WAYNE 192 ROCKLAND AVE MOORESTOWN, NJ 08057
87 3 C14	4805 VENTNOR AVE	2	TURCHIANO: BRIAN: CRISTINA CARABALLO- 874 N 19TH STREET PHILADELPHIA, PA 19130
88 1	3 N VASSAR SQUARE	2	HILL, BRUCE M & MARGARET 1925 BELLVIEW DRIVE WHITEHALL, PA 18052
88 2	5 N VASSAR SQUARE	2	MARINO, MICHAEL F & KIMBERLY A 138 INVERNESS DR BLUE BELL, PA 19422.3202
88 3	7 N VASSAR SQUARE	2	TOMON, MICHAEL & MELISSA 4009 CRESCENT AVE LAFAYETTE HILL, PA 19444
88 4	11 N VASSAR SQUARE	2	TENUTO, ANGELINA & ROSE TERESA 11 N VASSAR SQUARE VENTNOR, NJ 08406
88 5	21 N VASSAR SQUARE	2	WOODY, JEB & MOGELL, ELLEN 21 N VASSAR SQUARE VENTNOR, NJ 08406
88 6	23 N VASSAR SQUARE	2	GAO, RAYMOND 23 N VASSAR SQ. VENTNOR, NJ. 08406
88 7	25 N VASSAR SQUARE	2	NGUYEN, PHU & TRAN, NGOC GIAU 25 N VASSAR SQ. VENTNOR, NJ. 08406
88 14	24 N JACKSON AVE	2	NGUYEN, KIM 209 E KENNEDY DR EGG HARBOR TWP, NJ 08234
88 15	20 N JACKSON AVE	2	CRAIG, JAMES C 20 N JACKSON AVE VENTNOR NJ. 08406
88 16	18 N JACKSON AVE	2	TAM, STANLEY 18 N JACKSON AVE VENTNOR, NJ 08406
88 17	16 N JACKSON AVE	2	LUCAS, PAUL D & VICKIE 11 CROSS CREEK LANE CHADDS FORD, PA. 19317.8944
88 18	14 N JACKSON AVE	2	MASHIUZ, ALAN & TRAMBADIA, NAYANA 14 N JACKSON AVE VENTNOR, NJ 08406

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
90 11	23 N BATON ROUGE AVE	2	HASAN, SAL SABIL 23 N BATON ROUGE AVE VENTNOR, NJ	08406
90 12	25 N BATON ROUGE AVE	2	RANIERI, LOUIS 2535 HUNTINGDON PIKE HUNTINGDON, PA	19006
90 13	27 N BATON ROUGE AVE	2	AHSASAN, SYED 35 N DOVER AVE ATLANTIC CITY, NJ	08401
90 14	29 N BATON ROUGE AVE	2	SPADEA, NICHOLAS & EPSTEIN REBECCA 29 N BATON ROUGE AVE VENTNOR, NJ	08406
90 16	26 N VASSAR SQUARE	2	MERCADO, HECTOR J & LUCIA A 28 N VASSAR SQ VENTNOR, N J	08406
90 17	24 N VASSAR SQUARE	2	SALAM, MOHAMMED 24 N VASSAR SQUARE VENTNOR, NJ.	08406
90 18	22 N VASSAR SQUARE	2	ANDREOLI, NICOLE & MCNEIL, CHRISTOP 333 RIVER ST #820 HOBOKEN, NJ	07030
90 19	20 N VASSAR SQUARE	2	SALAZAR, MARTHA 20 N VASSAR SQUARE VENTNOR, NJ	08406
90 20	18 N VASSAR SQUARE	2	RAMIREZ, DANIEL & MATOS, RAMIREZ VI 18 N VASSAR SQUARE VENTNOR CITY, NJ	08406
90 21	16 N VASSAR SQUARE	2	PRINCE, SHANE & MELISSA 4 BRYNNES CT LUMBERTON, NJ	08048
90 22	14 N VASSAR SQUARE	2	CHOWDHURY, NURUN & FARHANA, SURAYA 14 N VASSAR SQ VENTNOR, NJ	08406
90 23	12 N VASSAR SQUARE	2	HOSSAIN, MIR & BEGUM, TASLIMA 12 N VASSAR SQ VENTNOR, NJ	08406
91 1	4901 VENTNOR AVE	4A	VENTNOR AVE ASSOC LLC 101 S PLAZA PL #708 ATLANTIC CITY, NJ	08401
91 2	4915 VENTNOR AVE	4C	BISWAS, MDGOLAM & RAHMAN, GULSHANAR 1 N HILLSIDE AVE 2ND FO VENTNOR, NJ	08406

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
92 7	17 N MARION AVE	2	CHEN, BIZHEN 17 N MARION AVE VENTNOR, NJ	08406
92 8	19 N MARION AVE	2	ERACE, JOSEPH & MARYANN 1927 SCHLEY ST PHILADELPHIA, PA	19145
92 16	24 N BATON ROUGE AVE	2	WILKINS, CARMINA & WAYNE 13 BRECKENRIDGE DR. SICKLERVILLE, NJ.	08081
92 17	22 N BATON ROUGE AVE	2	IOCONO, MICHAEL 21 THOMAS AVE MAPLE SHADE, NJ	08052.3256
92 18	20 N BATON ROUGE AVE	2	BATON ROUGE PROP LLC 15 N SACRAMENTO AVE VENTNOR, NJ	08406
92 19	18 N BATON ROUGE AVE	2	SANTANDER BANK NA 601 PENN ST READING, PA	19601
92 20	16 N BATON ROUGE AVE	2	ULLAH, MOHAMMED S 16 N BATON ROUGE AVE VENTNOR, NJ	08406
92 21	14 N BATON ROUGE AVE	2	VAIDYA, RENUKA P.O. BOX 82 PCMONA, NJ.	08240
92 22	12 N BATON ROUGE AVE	2	PATEL, VINUBHAI D 12 N BATON ROUGE VENTNOR, NJ	08406
92 23	10 N BATON ROUGE AVE	2	RUDOLPH, PAUL & GASPARI, JILL 10 N BATON ROUGE AVENUE VENTNOR, NJ	08406
92 24	8 N BATON ROUGE AVE	2	RAHMAN, MOJIBUR 8 N BATON ROUGE AVE VENTNOR, NJ	08406

SEAL, HARRIET B  
 7 N BATON ROUGE AVE  
 VENTNOR, NJ 08406

Class: 2      --Curr. Values--  
 Zone: RR-1      Land: 79,900      --Sales History--  
 Map: 17      Impr: 119,700      00/00/0000  
 VCS: 107V      Net: 199,600

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROX)
Building Class 17	1st Story 688	FRONT FEET	24	Main Bldg Replacement Cost
ONE FAMILY 2SF	Upper Stories 620	PRIME SFT	1576	CCF: 1.30, Netcond: .880, MkAdj: 1.00
2 STORY / COLONIAL	Half Stories 0	SITE VALUE	1	Main Bldg Appraised Value
Built: 1930 Eff Yr: 2005	Attic Area 0			Total Detached Item Value
Fndatn: BLK/CONCRT	Basement Area 0			Total Improve Value (rounded)
Roof: GABLE / ASPH SHNGL	Sq. Foot Living 1,308			Total Land Value
ExtFin: VINYL				<b>TOTAL NET VALUE: 199,600</b>

OTHER ITEMS	ATTACHED ITEMS	DETACHED ITEMS
Heat: OIL	OPEN PORCH 48	A: 2S-CR 608sf
RADIATORS 1308	CONC PATIO 20	B: OP 48sf
Air: NONE 1308	ENCL PORCH 80	C: CP 20sf
		D: 1S-CR 80sf
		E: 2SOV 12sf
		F: EP 80sf

IntFin: DRYWALL  
 FlrFin: MIXED  
 Plumb: 3FIX BATH 1  
 2FIX BATH 1

LOW FOUND 1

\* BEDROOMS 3  
 \* BATHROOMS 1.5  
 \* TOTAL ROOMS 6

CONDITION

INT.: FAIR  
 EXT.: GOOD  
 LAYOUT: GOOD

INFOBY: OWNER

\* For Informational Purposes Only

