

# City of Ventnor City

City Hall  
6201 Atlantic Avenue  
Ventnor City, New Jersey 08406

Information can be found on City Website: [www.ventnorcitcity.org](http://www.ventnorcitcity.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: April 19, 2021

2. Zoning District:

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

3. Subject Lot:

Street Address (es) 152 North Derby Avenue

Block Number: 157 Lot Number (s): 10 & 10.1

Total Area (in Square Feet): 6375 sf (1162.50 to bulkhead)

Lot Frontage: 75 feet Lot Depth: 85 feet (17 feet +/-) to bulkhead

4. Information about the Applicant

Full Name (s): Paul Giegerich

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

Property Address: 152 N. Derby Avenue, Ventnor, NJ Zip Code: 08406

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

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

Same as above Zip Code: \_\_\_\_\_

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

Home Address: \_\_\_\_\_ Cell Phone: 215-284-0910

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

Email Address (s): ptgiegerich@yahoo.com

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

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: April 2010  
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: Brian J. Callaghan, Esquire Phone: 609-348-5300  
Address: 2428 Atlantic Avenue, Atlantic City, NJ 08401  
 Architect: Name: John Obelenus Phone: 609-501-4044  
Address: 102 S. Eighty Street, Vineland, NJ 08360  
 Engineer: Name: Arthur Chew Consulting LLC Phone: 609-992-8409  
Address: 130 West Seaview Avenue, Linwood, NJ 08221  
\_\_\_\_ 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: Duplex Home  
d. How will this be changed: Duplex Home  
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): Duplex Home
- c. Proposed use of Lot (s) and/or Building (s): Duplex Home
- d. Number of Bedrooms:
  - i. Current: 7
  - ii. Proposed: 6
- e. Number of Off-street parking:
  - i. Current: 4
  - ii. Proposed: 4
- f. If "D" or "USE" variance is required, Please explain: Expansion of nonconforming use
- g. Dimensional Variances (Front, Side, Rear, Lot Coverage, etc.)

Variance Type	Zone requirement	Present Condition	Proposed Condition
	See variance table attached hereto		

**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. \_\_\_\_\_
- b. Detail any current and prior permits on the property that could be relevant to the application:
  - i. \_\_\_\_\_

**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 102-1.18.4, 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\*

## ZONING TABLE

### RESIDENTIAL 7 DISTRICT

	REQUIRED	EXISTING	PROPOSED	VARIANCES
LOT AREA	2,000 sf	6,375 SF	6,375 SF	C
LOT AREA (TO BULKHEAD)		1,162.50 SF	1,162.50 SF	ENC
WIDTH	32'	75'	75'	C
DEPTH	62.5'	85'	85'	C
DEPTH (TO BULKHEAD)		17'	17'	ENC
SETBACKS- HOUSE				
FRONT YARD	12'	9.1	9.1	ENC
SIDE YARD- RIGHT	4'	21'	21'	C
SIDE YARD- LEFT	4'	21'	21'	C
REAR YARD	12'	-70.4	-70.4	ENC
BUILDING COVERAGE	60%	35.3%	35.3%	C
BUILDING HEIGHT	31'	22' 2"	22' 2"	C
ACCESSORY BUILDINGS				
FRONT YARD	12'	9.1'	9.1'	ENC
REAR YARD	3'	-21.9	-21.9	ENC
SIDE YARD- RIGHT	4'	30"	30"	ENC
MAXIMUM HEIGHT	12'	10'3"	12'3"	V
DECK ON GARAGE- SIZE	N/A	14'X 14' (196 SF)	18" X 19' (342 sf)	V
DECK ON GARAGE- HEIGHT	N/A	42" (rails)	106" (pergola)	V
PARKING SPACES				
# SPACES	4	2	4	C
DEPTH OF PARKING SPACES			garage: 2X 19'+ Other: 2X MIN 17'	C
CURB CUTS	1	1	2	V
CURB CUT WIDTH	18'	41'	1X18'	C
			1X24'	V
LANDSCAPING				
LOT	25%	0%	0%	ENC
FRONT YARD	5%	0%	0%	ENC
SHRUBS	16	0	0	ENC



NARRATIVE FOR  
PAUL GIEGERICH  
152 NORTH DERBY AVENUE  
BLOCK 157 LOT 10 & 10.1

The Applicant is the owner of the property known at 152 North Derby Avenue. The Applicant has received FEMA monies for the raising of said property which has been completed. The Applicant has also received a CAFRA permit which is attached as part of the Application and is in the process of renovating the dwelling. The Applicant would be seeking both "C" and "D" variance relief as follows:

"C" Variance relief increasing the deck on the size of the garage and adding a pergola and raising the garage two feet to alleviate some flooding. Curb cuts two being requested where one is required. Curb cut widths current there is a 41-foot existing curb cut and the applicant would be requesting one 18-foot-wide curb cut and one 24-foot-wide curb cut; depth of parking -- two spaces are approved 17 +/-.

The Applicant would be expanding the building by enclosing a front nook along the front property line not to increase the setback any further out then the 9.1 feet. The Applicant would also be adding a second story deck at the rear of the property which would require a rear yard variance and would be technically be an expansion of a nonconforming use.

The Applicant believes that there has been numerous properties out over the water that have been granted similar variances for the same type of relief i.e., front yards, side yards coverages, and rear yards.

The Applicant believes that the property will meet both the positive and negative criteria. With respect to the positive criteria the property is currently an existing duplex which in now being raised out of the flood zone and completely renovated to bring it up to meet all FEMA requirements and all plumbing, electrical and mechanical requirements. The Applicant believes that it meets the negative requirements in that it had had existing four parking spaces for a number of years which parking spaces were substandard in that they were only 16 feet in depth. Once the applicant applied for a new permit for renovations Mr. Agnesino requested that he ask for variance relief for those two additional parking spaces

that have been existing addition to the garage space. The Applicant believes with the new bulkhead being placed on the property and the raising of the property it will be an aesthetic enhancement to the community and will also prevent additional flooding of a street that floods frequently. The renovated home will also be keeping in character of the neighborhood and will have no substantial detriment to the public good and/or character of the neighborhood nor will there be substantial impairment of the Zoning Plan and Zoning Ordinances.

Date: 4/20/2017



Brian J. Callaghan, Esquire

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

# Deed

ATLANTIC COUNTY, NJ  
EDWARD P. McGETTIGAN, COUNTY CLERK  
RCPT # 818726 RECE BY e11een  
REC FEE 100.00 CB# 37570901.00  
MARGINAL NOTATION 0.00  
RIF # 337.50 VOL 13142  
RECD 05/07/2010 09:54:06 AM  
INST # 2010028039

This Deed is made on April 29, 2010  
BETWEEN  
ALBERT F. SPIOTTA and ALICE L. SPIOTTA  
Husband and Wife

whose post office address is 9105 Amherst Avenue, Unit A Margate, NJ 08402

referred to as the Grantor,  
AND  
PAUL GIEGERICH

whose post office address is 1300 Virginia Drive, Suite 401 Fort Washington on, PA 19034  
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 \$375,000.00, Three Hundred Seventy-Five Thousand Dollars and No Cents

The Grantor acknowledges receipt of this money.

**2. Tax Map Reference** (N.J.S.A. 46.15-1.1) Municipality of Ventnor Block No. 157, Lot No. 10, Qualifier No. , 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 building and structures on the land in the City of Ventnor County of Atlantic and State of New Jersey. The legal description is:

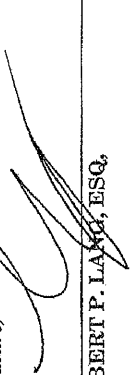
Please see attached Legal Description annexed hereto and made part hereof. (*Check Box if Applicable*)

**UNDER AND SUBJECT** to such a state of facts as an accurate survey of the property would disclose.

**UNDER AND SUBJECT** to all easements, restrictions and covenant s of record.

BEING the same land and premises conveyed unto Albert F. Spiotta and Alice L. Spiotta, his wife, as tenants in common and not by right of survivorship, to Albert F. Spiotta and Alice L. Spiotta, his wife, as tenants by the entireties, dated May 28, 2002 and recorded June 13, 2002, as Instrument No. 2053539 in the Atlantic County Clerk's Office.

Prepared by (*Print signer's name below*  
*signature*)

  
ROBERT P. LANG, ESQ.

(For Recordors Use Only)

6066258



400

The street address of the Property is:  
152 N. Derby Avenue, Ventnor, NJ 08406

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.)

Witness by:

  
ALBERT F. SPIOOTTO (Seal)

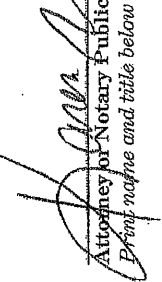
  
ALICE L. SPIOOTTO (Seal)

STATE OF NEW JERSEY, COUNTY OF ATLANTIC SS:

I CERTIFY that on April 23, 2010  
ALBERT F. SPIOOTTO and ALICE L. SPIOOTTO, husband and wife, 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; and,
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$ 375,000.00 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

  
Attorney for Notary Public  
*Print name and title below signature*

KAREN J. HUNTER  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires May, 20 2014

### SCHEDULE A - DESCRIPTION

All that certain lot, tract or parcel of land and premises situate, lying and being in the City of Ventnor City, County of Atlantic, State of New Jersey, bounded and described as follows:

#### TRACT 1

BEGINNING in the mean highwater line of Derby Avenue (formerly Fifth Avenue) 625 feet Southwardly of the Southerly line of Calvert Avenue (formerly Avenue C); and extending thence

- (1) Southwardly, along Derby Avenue 25 feet; thence
- (2) Westwardly, parallel with Calvert Avenue, 85 feet; thence
- (3) Northwardly, parallel with Derby Avenue 25 feet; thence
- (4) Eastwardly, parallel with Calvert Avenue 85 feet to the point and place of BEGINNING.

#### TRACT 2

BEGINNING in the mean highwater line of the Northeasterly shore of Inside Thoroughfare where the same is intersected by the division line between lands now or formerly of Hugh Tinney and lands of the said Edward Porter; thence

- (1) Southwestwardly, parallel with Calvert Avenue (formerly Avenue C) 39 feet to the Bulkhead Line adopted March 19, 1923, by the Board of Commerce and Navigation appointed under the authority of the act entitled "An Act creating a department to be known as the Board of Commerce and Navigation, and vesting therein all powers and duties now devolved by law, upon the Board of Riparian Commissioners, the Department of Inland Waterways, and Inspectors of Power Vessels, and the New Jersey Harbor Commission" approved April 8, 1915, and other acts and joint resolutions of the legislature of said State; thence
- (2) Northwestwardly, parallel with Derby Avenue (formerly Fifth Avenue) 25 feet to a point; thence
- (3) Northwestwardly, parallel with the first course 36 feet to the mean highwater line of the Northeasterly shore of Inside Thoroughfare; thence
- (4) Southeastwardly, following said mean highwater line to the place of BEGINNING.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

WITH the right and privilege, under the covenants and conditions of this grant, to exclude the tide-water from so much of the lands above described as lie under tide water, by filling in or otherwise improving the same; and appropriate the lands under water above described, to his and their exclusive private use.

**TRACT 3**

**BEGINNING** at a point in the Westerly line of Derby Avenue (formerly Fifth Avenue) distant 600 feet Southwardly from the Southerly line of Calvert Avenue (formerly Avenue C); and extending thence

- (1) Southwardly, and in and along the Westerly line of Derby Avenue 25 feet to a point; thence
- (2) Westwardly, and parallel with Calvert Avenue 75 feet to a point; thence
- (3) Northwardly, and parallel with Derby Avenue 25 feet to a point; thence
- (4) Eastwardly and parallel with Calvert Avenue 75 feet to the point and place of **BEGINNING**.

**BEING KNOWN AND DESIGNATED** as Lot 45 in Block 186 as shown on Plan of Map of Ventnor City, New Jersey, City Atlas.

**TRACT 4**

**BEGINNING** at a point in the former mean highwater line of the Easterly shore of Inside Thorofare where the same is intersected by the Southerly line of Lot No. 45 in Block 186, as shown on City Atlas of Ventnor City, New Jersey; thence

- (1) Westwardly, parallel with Calvert Avenue bounding upon the Northerly line of lands granted by the State of New Jersey to Edward Porter June 17, 1929, a distance of 36 feet, more or less, to the Bulkhead Line established by the Board of Commerce and Navigation appointed under the authority of an Act entitled "An Act creating a department to be known as the Board of Commerce and Navigation", approved April 8, 1915, being Title 12, Chapter 2, Section 1, of the Revised Statutes, approved December 20, 1937; said Bulkhead Line being distant 40 feet Westwardly from the Westerly line of Derby Avenue measured at right angles therefrom; thence
- (2) Northwardly, following said Bulkhead Line parallel with Derby Avenue, a distance of 25 feet to a point; thence
- (3) Eastwardly, in line with the Northerly line of Lot No. 45 in Block 186 aforesaid, a distance of 36 feet, more or less, to the former mean highwater line of the Easterly shore of Inside Thorofare; thence
- (4) Southwardly, following said former highwater line to the point and place of **BEGINNING**.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

**TRACT 5**

**BEGINNING** in the Westerly line of Derby Avenue (formerly known as 5<sup>th</sup> Avenue) 650 feet South of Calvert Avenue (formerly known as Avenue C) and extending thence

- (1) Westwardly, parallel with Calvert Avenue, 85 feet; thence
- (2) Southwardly, parallel with Derby Avenue 25 feet; thence
- (3) Eastwardly, parallel with Calvert Avenue 85 feet to the Westerly line of Derby Avenue; thence
- (4) Northwardly, along Derby Avenue 25 feet to the point and place of **BEGINNING**.

**FOR INFORMATION ONLY:**

Commonly known as: 152 N. Derby Avenue  
Ventnor, New Jersey 08406  
Block 157 Lot 10 City of Ventnor City

End Schedule A Description



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
DIVISION OF LAND RESOURCE PROTECTION

Mail Code 501-02A, P.O. Box 420, Trenton, New Jersey 08625-0420

Telephone: (609) 777-0454 or Fax: (609) 777-3656

www.nj.gov/dep/landuse

**PERMIT**



*Skintwall - not a ve  
approve by STA*

<p>In accordance with the laws and regulations of the State of New Jersey, the Department of Environmental Protection hereby grants this permit to perform the activities described below. This permit is revocable with due cause and is subject to the terms, conditions, and limitations listed below and on the attached pages. For the purpose of this document, "permit" means approval, certification, registration, authorization, waiver, etc. Violation of any term, condition, or limitation of this permit is a violation of the implementing rules and may subject the permittee to enforcement action.</p>		<p>Approval Date <b>3/16/2021</b></p> <p>Expiration Date <b>3/15/2026</b></p>
<p><b>Permit Number(s):</b> 0122-20-0015.1 LUP200001</p>	<p><b>Type of Approval(s):</b> WFD Individual Permit-SFH/Duplex (Waterward) Water Quality Certificate</p>	<p><b>Governing Rule(s):</b> N.J.A.C. 7:7-1.1(a)</p>
<p><b>Permittee:</b> Paul Giegerich 152 N Derby Avenue Ventnor, NJ 08406</p>	<p><b>Site Location:</b> Block(s) &amp; Lot(s): [157, 10] [157, 10.01] Municipality: Ventnor City County: Atlantic</p>	
<p><b>Description of Authorized Activities:</b> This document authorizes the removal of the existing 10'x24.5' floating dock, the associated 3'x14' ramp, four mooring piles, a 7.5'x14'10" section of decking over water, and the existing roof over decking; reconstruct and elevate the existing 19'x68' two-story dwelling, the 19'x20' garage, the 4'x41.5' catwalk, the 5'x19' catwalk, the 5'x72'4" catwalk, stairs, 2nd floor walkway, and associated decking over water in their existing grandfathered footprint; reconstruct 75 linear feet of vinyl bulkhead within 24" of the original alignment of the original timber bulkhead, as measured from the waterward face of the timber bulkhead; to the waterward face of the proposed bulkhead, with two 5' returns; construct a 28'x69' maintenance deck beneath the two-story dwelling; and construct a 5'x7.5' fixed pier platform, a 3'x5'9" ramp, and a 5'x30'4" floating dock within the footprint of the 1977 fixed pier. The upland reconstruction of the dwelling and garage qualifies for a Permit-by-rule 6. All work is as shown on the approved plans referenced on the last page of this permit.</p> <p><b>This permit is not valid until such time as you have obtained a Department of the Army authorization.</b></p> <p>This permit is authorized under and in compliance with, the Coastal Zone Management Rules, (N.J.A.C. 7:7-1.1, et seq.) as amended on February 20, 2020.</p>		
<p>Prepared by: <i>[Signature]</i> <b>Dann Galbreath</b></p>		<p>Received and/or Recorded by County Clerk:</p>
<p>This permit is not valid unless authorizing signature appears on the last page.</p>		

ty Connect With variances shown Printout

<https://connect.xfinity.com/appsuite/v=7.10.3-14.20210402.043305/pri...>

PAUL GIEGERICH <[ptgiegerich@yahoo.com](mailto:ptgiegerich@yahoo.com)>

4/19/2021 11:39 AM

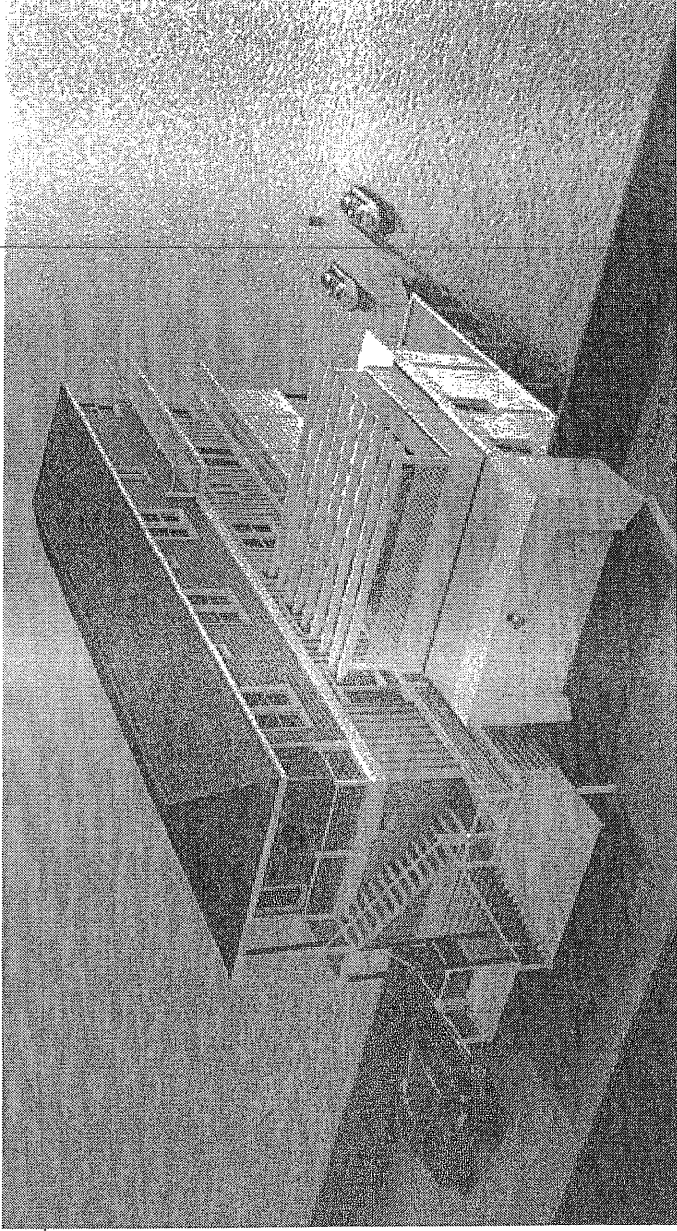
With variances shown

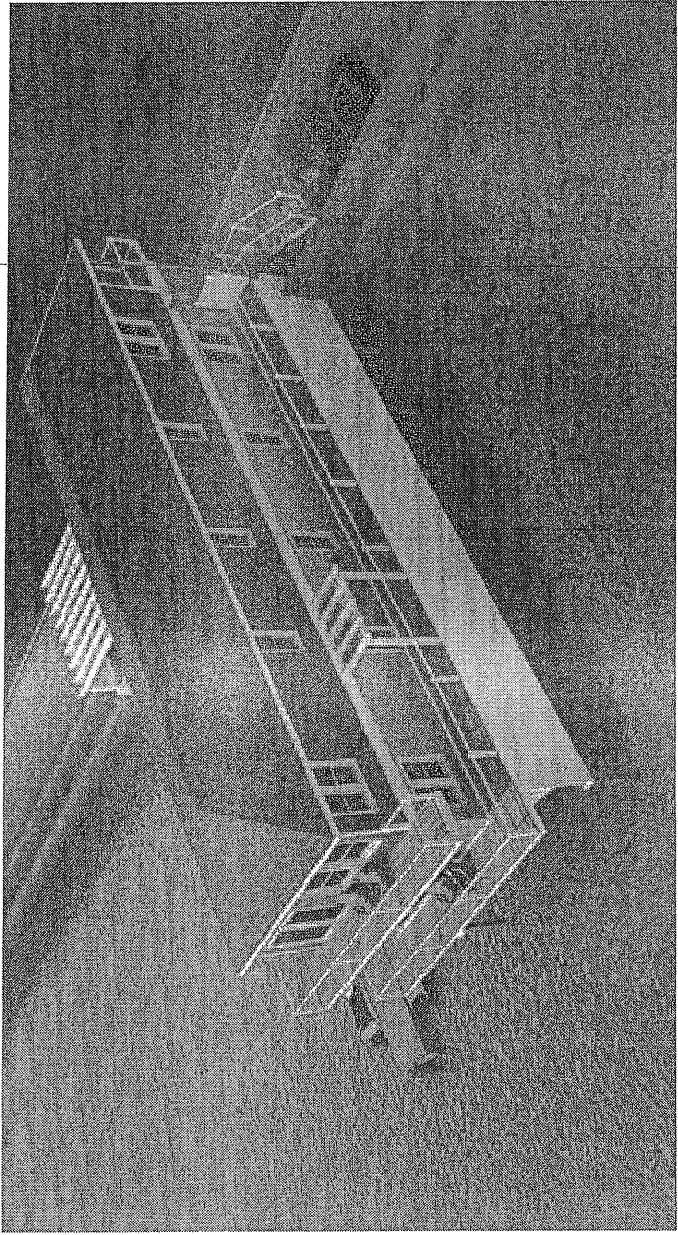
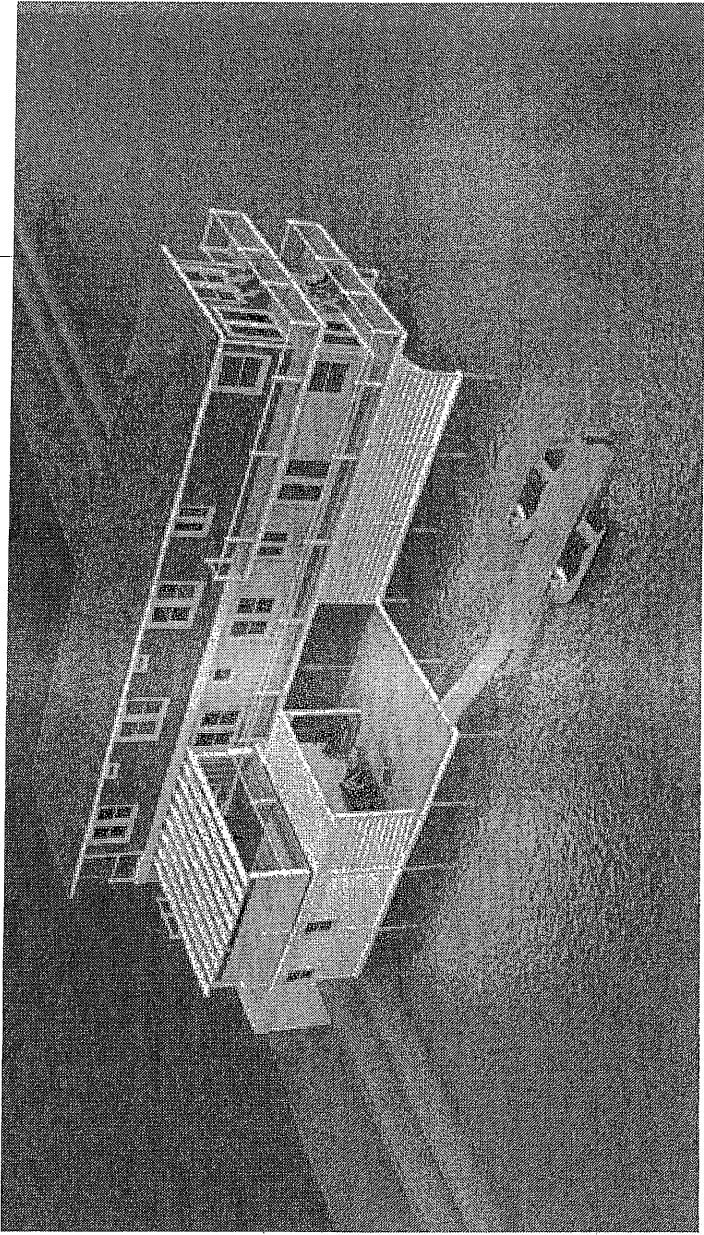
To: Brian Callegan <[bjclaw@comcast.net](mailto:bjclaw@comcast.net)>

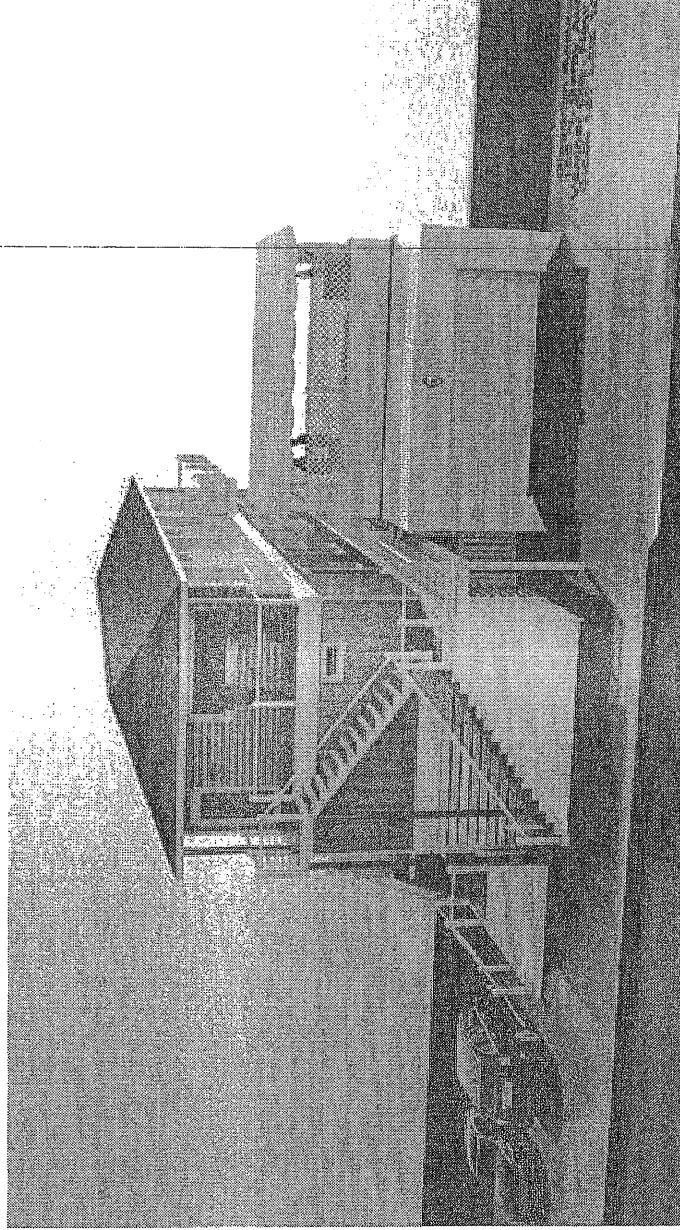
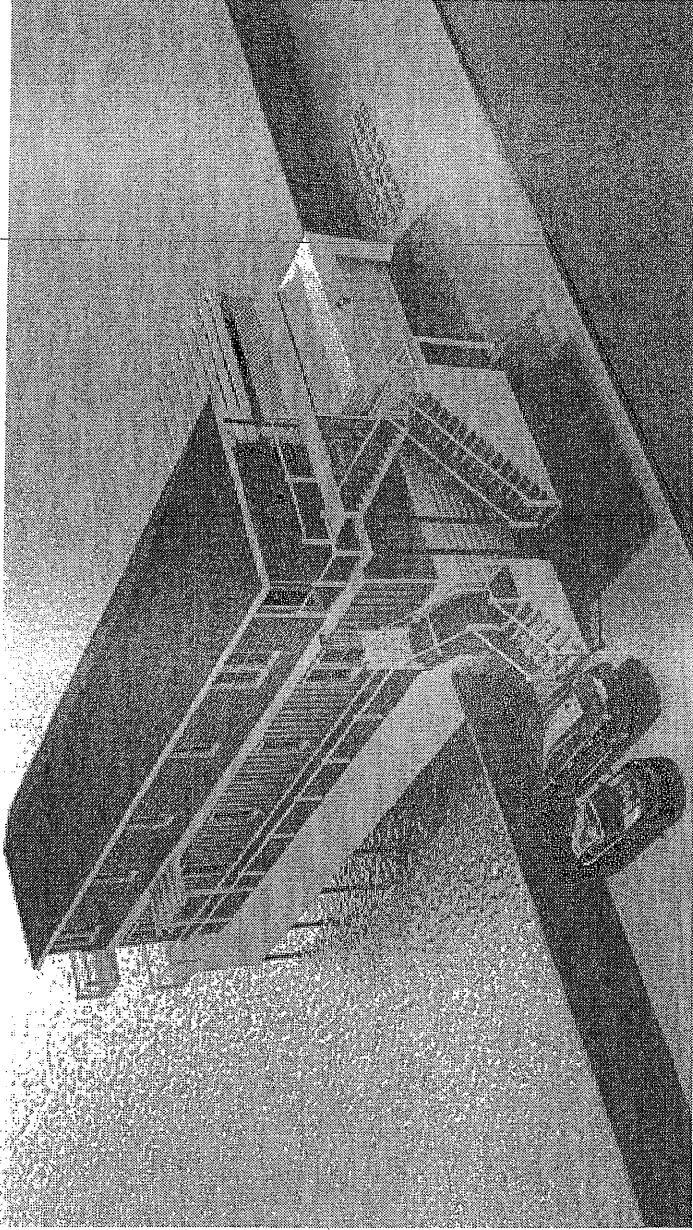
Paul Giegerich

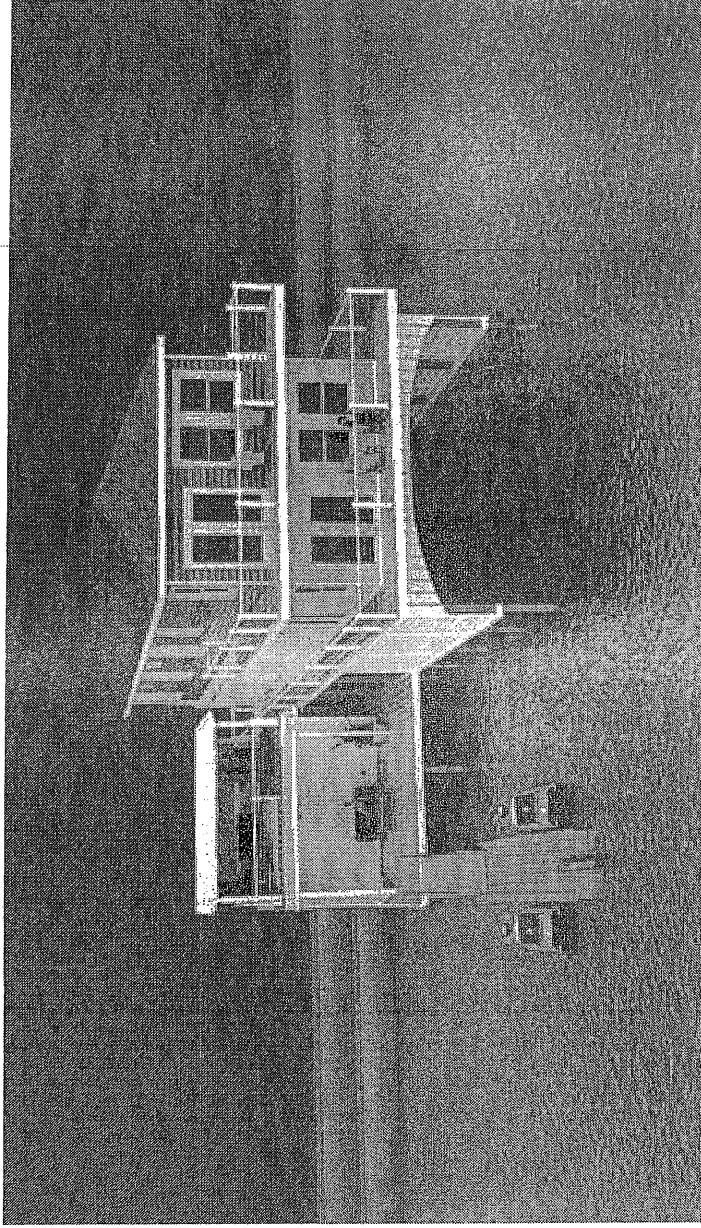
[ptgiegerich@yahoo.com](mailto:ptgiegerich@yahoo.com)

215-284-0910

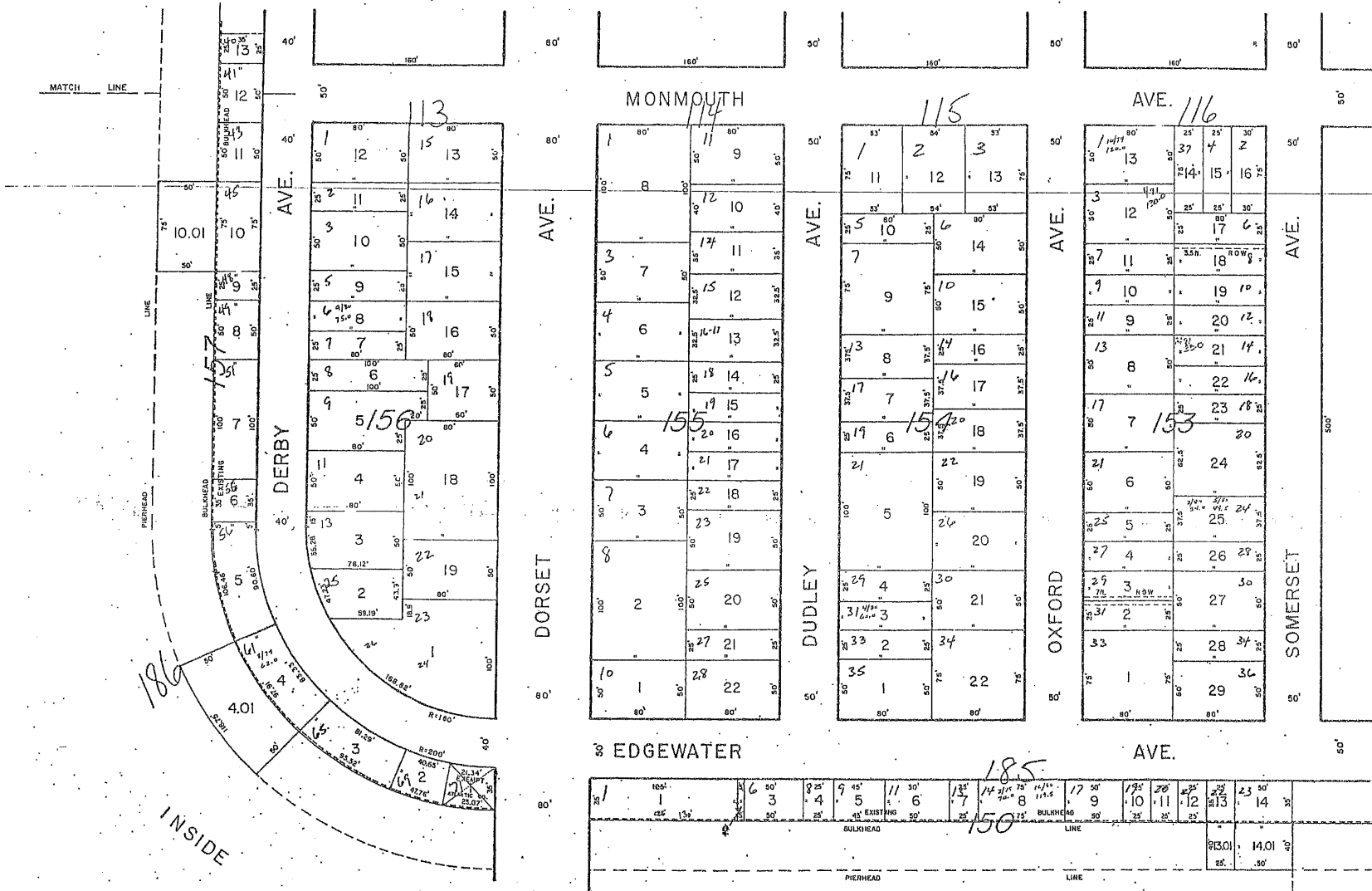








- View1\_v7.jpeg (166 KB)
- View2\_v7.jpeg (124 KB)
- View3\_v7.jpeg (144 KB)
- View4\_v7.jpeg (162 KB)
- View5\_v7.jpeg (104 KB)
- View6\_v7.jpeg (107 KB)



SHEET 25

THOROFARE

1227  
 TAX MAP  
 OF  
 VENTNOR CITY  
 ATLANTIC CO., N.J.

PREPARED BY  
 J. THOMAS WOOD JR., P.E. & L.S. 8139  
 431 CINCINNATI AVE.  
 EGG HARBOR CITY, N.J.

SCALE: 1" = 50' 1980

BLK: 157

LOT: 10

CARD 01 OF 01

152 N DERBY AVE

VENTNOR CITY

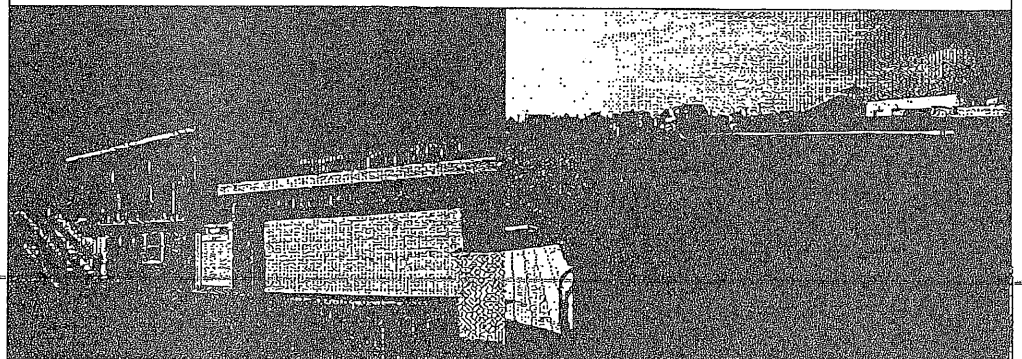
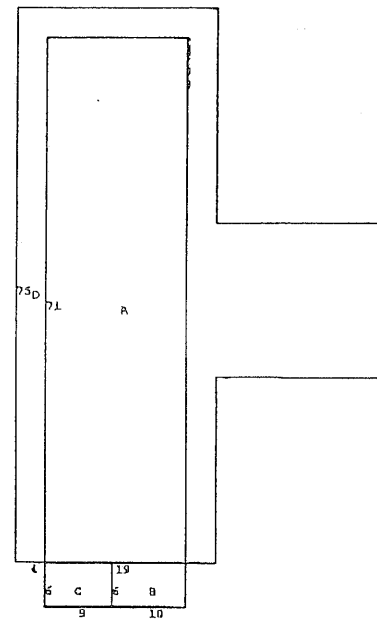
GIEGERICH, PAUL  
152 N DERBY AVE.  
VENTNOR, NJ. 08406

Class: 2 --Curr. Values--  
Zone: 07 Land: 311,500  
Map: 26 Impr: 55,100  
VCS: 109B Net: 366,600

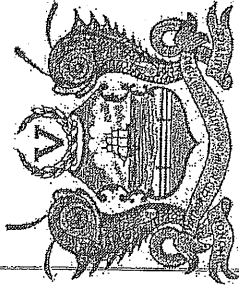
--Sales History--  
04/29/2010 375,000

No. 5902 P. 1

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)
Building Class 15	1st Story 1,409	FRONT FEET	75	Main Bldg Replacement Cost 143,503
CONVERSN 1 2SF2G	Upper Stozies 1,349	BAY FRONT	1	CCP:1.30,NetCond:.230,MktAdj:.80 * .23920
2-STORY / BUNGALOW	Half Stories 0	???????????	6375	Main Bldg Appraised Value = 34,326
Built: 1940	Attic Area 0			Total Detached Item Value + 20,774
Endatn: PILING	Basement Area 0			Total Improve Value (rounded) = 55,100
CONC. SLAB 60	Sq. Foot Living 2,758			Total Land Value + 311,500
Roof: GABLE / ASPH SHNGL				<b>TOTAL NET VALUE: 366,600</b>
ExtFin: ASBESTOS	<b>ATTACHED ITEMS</b>			
Heat: GAS	OPEN PORCH 60	A: 2S-PP	1349sf	
HOTWTR BB 2758	OPEN PORCH 54	B: OP-1S-S	60sf	
Air: NONE 2758	OPEN PORCH 54	C: OP-OP	54sf	
	WOOD DECK 1,138	D: WD	1138sf	
IntFin: DRYWALL	<b>DETACHED ITEMS</b>			
FlrFin: MIXED	DET. GAR. 520			
Plumb: 3FIX BATH 3	MARINA BLKRD 75			
2FIX BATH 1	BOAT SLIP 2			
1FIX BATH 1	ROOF DECK 216			
<b>OTHER ITEMS</b>				
LOW FOUND 1				
XTRA KITCH 1				
* BEDROOMS 6				
BATHROOMS 3.5				
* TOTAL ROOMS 11				
<b>CONDITION</b>				
INT.: GOOD				
EXT.: GOOD				
LAYOUT: GOOD				
INFOBY: OWNER				
* For Informational Purposes Only				



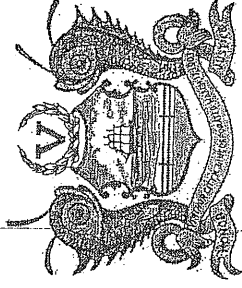
Ma. 16. 2021 3:36PM



# City of Ventnor City

City Hall  
6201 Atlantic Avenue  
Ventnor City, New Jersey 08406

*D. P. G. Paul*



William Crowther, CTA

Ventnor City Tax Assessor  
609-823-7911

March 19, 2021

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

Re: Block(s): 157 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 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	APPLICANT: Block 157 Lot 10 COUNTY 01 ATLANTIC
156 4	109 N DERBY AVE	2	SANTARELLI, FREDERICK & CRAWFORD, M 109 N DERBY AVE VENTNOR, NJ	08406
156 5	113 N DERBY AVE	2	NISENHOLTZ, RHODA @ MARTIN 670 WEST END AVE, #5A NEW YORK, NY	10025
156 6	125 N DERBY AVE	2	KWART, KURT 125 DERBY AVE VENTNOR, NJ	08406
156 7	127 N DERBY AVE	2	DEANE, DOUGLAS T. 127 N DERBY AVE. VENTNOR, NJ.	08406
156 8	129 N DERBY AVE	2	MEDIO BEACH HOUSE LLC 318 8TH AVE HADDON HEIGHTS, NJ	08035
157 6	134 N DERBY AVE 6.01	2	CHOWNS, MATTHEW & HEATHER 3160 LONG RD GREEN LANE, PA	18054
157 7	136 N DERBY AVE 7.01	1	CHOWNS, MATTHEW & HEATHER 3160 LONG ROAD GREEN LANE, PA	18054
157 8	144 N DERBY AVE 8.01	2	KLEIN, PETER 144 N DERBY AVE VENTNOR, NJ	08406
157 9	148 N DERBY AVE 9.01	2	MC GEARY GERARD P. & ROSEMARY 301 BARBY DR. BLUE BELL, PA.	19422
157 10	152 N DERBY AVE 10.01	2	GIEGERICH, PAUL 152 N DERBY AVE. VENTNOR, NJ.	08406
157 11	158 N DERBY AVE 11.01	1	DERBY BAY PROPERTIES LLC 152 N DERBY AVE VENTNOR, NJ	08406
157 12	162 N DERBY AVE 12.01	2	HOFFMANN, MICHAEL & ROXANE 802 LAKEVIEW AVE LAUREL SPRINGS, NJ	08021
157 13	164 N DERBY AVE 13.01	2	GARRON, WILLIAM E & DIANE 1370 STOKES RD MEDFORD, NJ	08055
157 14	166 N DERBY AVE 14.01	2	CYBUISKI, LEO & NAGIBE 206 HOOTON RD MOUNT LAUREL, NJ	08054

TAXING DISTRICT 22 VENTNOR CITY ADJACENT PROPERTY LISTING APPLICANT: Block 157 Lot 10  
 COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
157 15	212 N DERBY AVE 15.01	2	ZELMANOFF, DANIEL & STACEY 8802 CRISPIN ST PHILADELPHIA, PA 19136
204 1	201 N DERBY AVE	2	GARRON, WILLIAM & DIANE 1370 STOKES RD MEDFORD, NJ 08055
204 2	205 N DERBY AVE	2	ZELMANOFF, DANIEL & STACEY 8802 CRISPIN ST PHILADELPHIA, PA 19136
204 3	207 N DERBY AVE	2	DERR, ERIC PAUL 207 N DERBY AVE VENTNOR, N J 08406
204 19	202 N DORSET AVE	1	202 N DORSET AVE CONDO ASSN 202 N DORSET AVE VENTNOR, NJ 08406
204 19 C0001	202 A N DORSET AVE C202A	2	WARREN, BRADFORD J & LISA R 4 EASTON DR SICKLERVILLE, NJ 08081.4305
204 19 C0002	202 N DORSET AVE C202B	2	SCIOLOLI, PASQUALE & ANNA 3100 S 18TH ST PHILADELPHIA, PA 19145
204 20	200 N DORSET AVE	1	200 N DORSET AVE CONDO ASSN 200 N DORSET AVE VENTNOR, NJ 08406
204 20 C0001	200 N DORSET AVE C200A	2	MCDONOUGH, MARGARET R & BRIAN E 200 N DORSET AVE #A VENTNOR, NJ 08406
204 20 C0002	200 N DORSET AVE C200B	2	CONNORS, KARYN A 214 S BARETT AVE AUDUBON, NJ 08106

**PMB&B**

**PERSKIE MAIRONE  
BROG & BAYLINSON**  
A PROFESSIONAL CORPORATION

COUNSELLORS AT LAW  
CORNERSTONE COMMERCE CENTER  
12001 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

February 16, 2016

Via Email: [ptgiegerich@yahoo.com](mailto:ptgiegerich@yahoo.com)

Mr. Paul Giegerich  
1300 Virginia Drive, Suite 401  
Fort Washington, PA 19034

Re: Derby Bay Properties, LLC  
Our File No.: 11542-2

Dear Paul:

Attached is a copy of the Certificate of Formation for Derby Bay Properties, LLC filed with the State Treasurer on February 11, 2016 as document number 0600428698. Attached to the Certificate is an Authorization to File the Certificate which you should send back to M. Burr Keim Company, along with payment of their invoice also enclosed in the amount of \$230.

The title company may want an Operating Agreement for the LLC, which we can prepare if necessary. In an effort to keep your costs down, I have not prepared an Operating Agreement, but again can do so in relatively short order if requested by the title company.

Thank you.

Very truly yours,

PERSKIE MAIRONE BROG & BAYLINSON, P.C.

BY: Christopher M. Baylinson

CHRISTOPHER M. BAYLINSON

[cmcbaylinson@pmbb.com](mailto:cmcbaylinson@pmbb.com)

*(Dictated, not read)*

CMB:dbm

Enclosure

S:\Giegerich, Paul\Mat 2 - Purchase of 133 N. Derby, Ventnor\Giegerich 02-16-16 CMB ltr.docx

CORPORATION OUTFITS

*Corporation Service for Attorneys*

**M. BURR KEIM COMPANY**

2021 ARCH STREET  
PHILADELPHIA, PA 19103-1491  
(215) 563-8113 1-800-533-8113  
FAX (215) 977-9386  
[www.mburrkeim.com](http://www.mburrkeim.com)

STOCK AND BOND CERTIFICATES  
MINUTE BOOKS, SEALS

RECEIVED

FEB 16 2016

PERSKIE MAIRONE BROG & BAYLINSON

February 12, 2016

Christopher M. Baylinson, Esq.  
Perskie, Mairone, Brog  
& Baylinson  
Cornerstone Commerce Ctr.  
1201 New Rd., Ste. 204  
Linwood, NJ 08221

RE: Derby Bay Properties, LLC

Dear Mr. Baylinson:

We enclose the filed copy of the Certificate of Formation for the above which we picked up from the Division of Revenue at Trenton.

The company must register with the State of New Jersey for tax purposes within 60 days of the date of formation. Registration can be accomplished through our website [www.mburrkeim.com](http://www.mburrkeim.com) by accessing tax forms and clicking on New Jersey.

A federal employer identification number can be obtained by completing IRS form SS-4 and calling (800) 829-4933 or Faxing the form to 631-447-8960. The number can also be obtained online at [www.irs.gov](http://www.irs.gov). A copy of the SS-4 form is shipped with our limited liability company outfits.

We appreciate having had the opportunity to be of service.

Very truly yours,

M. BURR KEIM COMPANY



Robert Worthington

RW:jb  
Enclosure

CERTIFICATE OF FORMATION

OF

Derby Bay Properties, LLC

This Certificate of Formation dated February 11, 2016 is being duly executed and filed by R. W. Worthington, Jr., as organizer, to form a limited liability company under the Revised Uniform Limited Liability Company Act.

1. The name of the limited liability company is  
Derby Bay Properties, LLC
2. The name and address of the limited liability company's initial registered office and agent is:

Paul Giegerich  
152 North Derby Avenue  
Ventnor, NJ 08406

3. The duration of the limited liability company's existence shall be perpetual.

The undersigned represents that this Limited Liability Company has one or more members, and that this filing complies with the requirements detailed in the Revised Uniform Limited Liability Company Act. The undersigned hereby attests that he is authorized to sign this certificate on behalf of the Limited Liability Company.

Dated: February 11, 2016

  
R. W. Worthington, Jr.  
Organizer



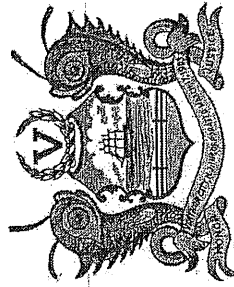
0600428698

## ZONING TABLE

RESIDENTIAL 7 DISTRICT

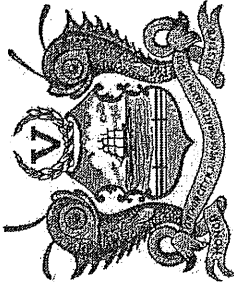
	REQUIRED	EXISTING	PROPOSED	VARIANCES
LOT AREA	2,000 sf	6,375 SF	6,375 SF	C
LOT AREA (TO BULKHEAD)		1,162.50 SF	1,162.50 SF	ENC
WIDTH	32'	75'	75'	C
DEPTH	62.5'	85'	85'	C
DEPTH (TO BULKHEAD)		17'	17'	ENC
SETBACKS- HOUSE				
FRONT YARD	12'	9.1'	9.1'	ENC
SIDE YARD- RIGHT	4'	21'	21'	C
SIDE YARD- LEFT	4'	21'	21'	C
REAR YARD	12'	-70.4'	-70.4'	ENC
BUILDING COVERAGE	60%	35.3%	35.3%	C
BUILDING HEIGHT	31'	22' 2"	22' 2"	C
ACCESSORY BUILDINGS				
FRONT YARD	12'	9.1'	9.1'	ENC
REAR YARD	3'	-21.9'	-21.9'	ENC
SIDE YARD- RIGHT	4'	30"	30"	ENC
MAXIMUM HEIGHT	12'	10'3"	12'3"	V
DECK ON GARAGE- SIZE	N/A	14'X 14' (196 SF)	18" X 19" (342 sf)	V
DECK ON GARAGE- HEIGHT	N/A	42" (rails)	106" (pergola)	V
PARKING SPACES				
# SPACES	4	2	4	C
DEPTH OF PARKING SPACES			garage: 2X 19'+ Other: 2X MIN 17'	C
CURB CUTS	1	1	2	V
CURB CUT WIDTH	18'	41'	1X18' 1X24'	C V
LANDSCAPING				
LOT	25%	0%	0%	ENC
FRONT YARD	5%	0%	0%	ENC
SHRUBS	16	0	0	ENC

*D. Egrich Paul*



# City of Ventnor City

City Hall  
6201 Atlantic Avenue  
Ventnor City, New Jersey 08406



Ventnor City Tax Assessor  
609-823-7911

William Crowther, CTA

March 19, 2021

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

Re: Block(s): 157 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:

- |   |  |
|---|--|
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| Atlantic County Utilities Authority<br>PO Box 996<br>Pleasantville, NJ 08232                  | SJ Gas Company<br>1 South Jersey Plaza Rte. 54<br>Folsom, NJ 08037 |

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

Sincerely,

William F. Crowther, CTA  
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ADJACENT PROPERTY LISTING  
 TAXING DISTRICT 22 VENTNOR CITY

APPLICANT: Block 157 Lot 10  
 COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
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204 20 C0002	200 N DORSET AVE C200B	2	CONNORS, KARYN A 214 S BARRETT AVE AUDUBON, NJ 08106