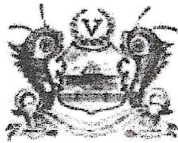


City of Ventnor City Planning Board

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



City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406

Information can be found on City Website: 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: 15 July 2021

2. Zoning District:

- | | | |
|--|---|--|
| R-1 <input checked="" 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 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) 5904 Boardwalk

Block Number: 18 Lot Number (s): 1.01

Total Area (in Square Feet): 10,625 SF

Lot Frontage: 125' Lot Depth: 85'

4. Information about the Applicant

Full Name (s): Timothy Bradley

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

Property Address: 8728 Ridgepoint Dr Zip Code: 80108

Other Residence Address: Castletines, CO Zip Code: _____

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

Phone Number (s) (Include Area Code): 303 810 7251

Home Address: _____ Cell Phone: _____

Business Address: _____ Best Number to call: _____

Email Address (s): timbradley@winn-marion.com

Tax ID or Social Security Number (For Escrow Account - This must be filled in):
22 3739 003

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: _____

___ 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: _____ Phone: _____

Address: _____

___ Architect: Name: John Obelenus Phone: 609 501 4044

Address: 102 S. 8th street Vineland, NJ 08360

___ Engineer: Name: _____ Phone: _____

Address: _____

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

Name: Panzin + Asses 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: _____

d. How will this be changed: _____

e. Include all current and proposed off-street parking

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

building under construction w/ approved
site plan

14. **Narrative:** Provide any information not otherwise set forth above which may be relevant to the application, including justifications, clarifications, and extenuating circumstances. Include a general narrative description of what is being proposed. This narrative should include a description of the current and proposed conditions of the property. Failure to include a complete narrative can constitute an incomplete application. Use another sheet if necessary:

owner is currently building a large ocean front house w/ parking underneath and two and a half stories above.

Most bedrooms are on the first living floor w/ large beach front deck across the entire front.

The second floor will have the living room, kitchen, dining etc with smaller deck across the beach front.

The third floor - master bedroom suite - we are hoping to have a small deck 5' deep x 16' wide for use by the owner. This proposed deck will allow views up and down the coast; the reason for it extending past the wall below.

15. Signature of Applicant (s):

John Obelanus
for the Applicant

Date:

Date:

16. Notarized Statement by Applicant:

State of New Jersey)

ss.

County of Atlantic)

JOHN OBELANUS, being duly sworn according to the law, deposes and says, that the statements contained in the above application and the statements contained in the papers submitted herewith are true. Sworn to and subscribed before me this 15 day of JULY 2021.

Notary Seal

Sherri L Rule

Sherri L Rule

Notary Public

My Commission Expires Oct. 4, 2021

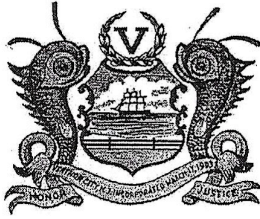
REVISIONS	
NO.	DATE
1	2-10-2021
2	2-10-2021

NOTE: THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING DESIGN (CAD) AND COORDINATE GEOMETRY (COG).
 SHEET 12
 SHEET 3
 SHEET 5



THIS TAX MAP SHEET HAS BEEN DIGITALLY
 REPRODUCED FROM THE ORIGINAL
 GEOMETRY (COG). IT IS BASED ON THE
 ORIGINAL APPROVAL STAMP WITH APPROVAL
 BEARING THE OFFICIAL NEW JERSEY DIVISION
 TAXATION APPROVAL STAMP WITH APPROVAL
 BEARING THE SIGNATURE OF JUDY P. MILLER, CTA, CHIEF
 PROPERTY ADMINISTRATION AND SHELLEY
 REYNOLDS, CTA, CHIEF OF PLANNING AND
 THE ORIGINAL DIGITALLY GRANT TAX MAP PLATE
 WITH THE OFFICIAL APPROVAL STAMP IS ON FILE
 WITH REMINGTON & VERBICK ENGINEERS.

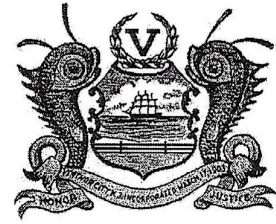
TAX MAP
CITY OF VENTNOR
 ATLANTIC COUNTY NEW JERSEY
 DATE: 2-10-2021
 CHARLES E. ADAMSON IN PERSONAL AND PROFESSIONAL CAPACITY AS A REGISTERED PROFESSIONAL ENGINEER
 REMINGTON, VERBICK & WALBERG ENGINEERS
 1400 WEST 10TH AVENUE SUITE 200
 PHOENIX, ARIZONA 85001
 (602) 944-7276 FAX (602) 944-7278
 TO SHOW CONDITIONS AS OF 2-10-2021



William Crowther, CTA

City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406



Ventnor City Tax Assessor
609-823-7911

July 14, 2021

Timothy & Anna Bradley
8728 Ridge Point Drive
Castle Pines, CO 80108

Re: Block(s): 18 Lot(s): 1.01

Dear Mr. & Mrs. Bradley,

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

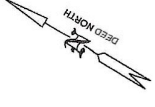
If you have any questions regarding this matter, please feel free to contact this office.

Sincerely,

William F. Crowther, CTA
Ventnor City Tax Assessor

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
18 1.01	5904 BOARDWALK	1	BRADLEY, TIMOTHY J & ANNA M 8728 RIDGE POINT DR CASTLE PINES, CO	80108
18 1.02	111 S DERBY AVE	2	RICHMAN, EDWARD & ANYCE 673 BROADMOOR DR BLUE BELL, PA	19422
18 2	109 S DERBY AVE	2	109 SOUTH DERBY LLC 1141 WINDING WAY CHERRY HILL, NJ	08003
18 3	107 S DERBY AVE	2	KAHN REV TR & KAHN, SANDRA 107 S DERBY AVE VENTNOR, NJ	08406
18 4	105 S DERBY AVE	2	KRUM, MARK JAY 105 S DREBY AVE VENTNOR, NJ	08406
18 8	104 S DORSET AVE	2	KATZ, RIVKA & ROEMER, STEVEN 146 ANTON RD WYNNEWOOD, PA	19096
18 9	106 S DORSET AVE	2	ROTH, BRUCE A 440 W MARION ST LANCASTER, PA	17603
18 10	110 S DORSET AVE	2	LAITER, ALLEN JAY & JOYCE ANNE 168 ANSELM RD RICHBORO, PA	18954
18 11.01	112 S DORSET AVE	2	CLOSE TO THE BREEZE LLC 117 CLWYD RD BALA CYNWYD, PA	19004
18 11.02	5900 BOARDWALK	2	SWAIN, FAMILY TR & FAMILY TR DATED 36266 296TH AVE BELLEVUE, IA	52031
19 1	111 S CORNWALL AVE	2	111 S CORNWALL ASSOC LLC 1062 E LANCASTER AVE #30B ROSEMONT, PA	19010
19 7.02	106 S DERBY AVE	2	IRONS, JOHN J & KATHLEEN 106 S DERBY AVE VENTNOR, NJ	08406
19 8	108 S DERBY AVE	2	VLASSIS, JAMES & RACQUEL 8524 LAMP POST CR MANLIUS, NY	13104
19 9	110 S DERBY AVE	2	110 S DERBY LLC & 110 S DERBY II 1335 JUNE LANE NARBERTH, PA	19072.1114

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
19 10	112 S DERBY AVE	2	KGL HOLDINGS DERBY LLC 812 HARRITON RD BRYN MAWR, PA 19010
19 11	6003 BOARDWALK	2	JOEL, H RASSMAN 2003 INDENTURE OF T 543 CARSON TERRACE HUNTINGDON VALLEY, PA 19006
19 12	6001 BOARDWALK	2	REIFF, JEFFREY & DOMINIQUE 1500 JFK BLVD, SUITE 501 PHILADELPHIA, PA 19102

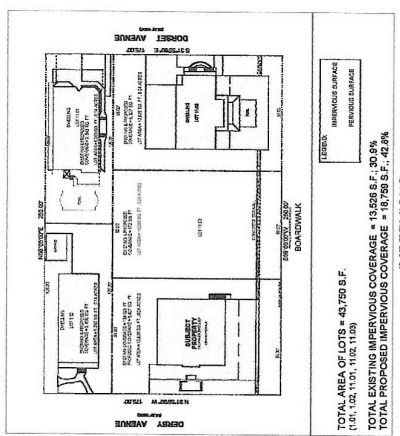
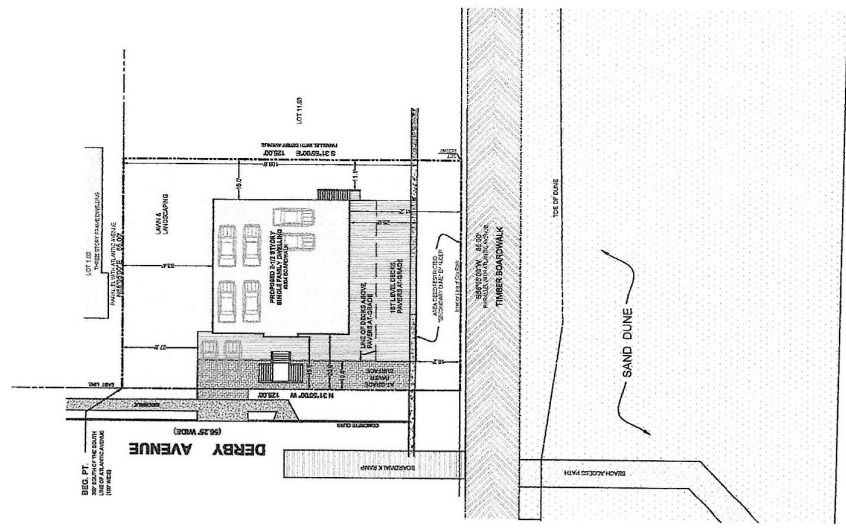


COVERAGE CALCULATIONS
LOT 1.01
 - EXISTING LOT AREA = 10,625 SF
 - PROPOSED BUILDING COVERAGE = 23.5%
 (Includes building at all levels)
 - PROPOSED IMPERVIOUS COVERAGE = 51.0%
 (Includes building at all levels, pavers surface at-grade)

NIDEP APPROVAL

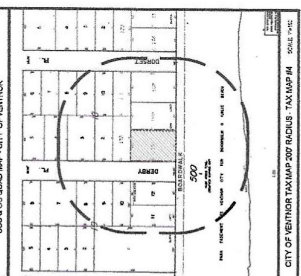
APPLICATION NOTES

1. APPLICANT: TIMOTHY & ANNA BRADLEY
 2. PROPERTY INFORMATION: 5904 BOARDWALK, VENTNOR CITY, NJ 08406
 3. AREA = 10,625 SF
 4. PROPERTY INFORMATION: BLOCK 18, LOT 1.01
 5. ALL INFORMATION SHOWN ON THIS PLAN INCURRED BY THE APPLICANT AND THE APPLICANT HAS AGREED TO WAIVE ALL ELEVATIONS INDICATED HEREIN.
 6. CONSTRUCTION OF NEW SINGLE FAMILY DWELLING COMPLETE WITH ON-SITE PARKING, DRIVEWAY, WALK, DECKS AND LANDSCAPE AREAS.
 NOTE: THIS DRAWING IS INTENDED FOR APPROVAL PURPOSES AND NOT TO BE USED AS A CONSTRUCTION DOCUMENT.



IMPERVIOUS COVER AND VEGETATIVE COVER CALCULATIONS
SCALE: 1" = 40'

EXISTING IMPERVIOUS COVERAGE	PROPOSED IMPERVIOUS COVERAGE	VEGETATIVE COVER
13,628 B.F. (30.8%)	18,759 (42.9%)	18,759 (42.9%)
10,625 SF	10,625 SF	0.24 ACRES
6,250 SF	6,250 SF	0.14 ACRES
6,250 SF	6,250 SF	0.14 ACRES
10,000 SF	10,000 SF	0.23 ACRES
43,750 SF	43,750 SF	1.00 ACRES



PLAN TO ACCOMPANY NJDEP APPLICATION
 BLOCK 18 LOT 1.01
 CITY OF VENTNOR ATLANTIC COUNTY NEW JERSEY
 PROJECT NO. 19-01-0007
 DATE: 10-27-2020

ARTHUR W. PONIZO, JR.
 PROFESSIONAL LAND SURVEYOR N.J. REG. NO. 322814

NO.	DATE	BY	DESCRIPTION

AWP
 ARTHUR W. PONIZO CO. & ASSOCIATES, INC.
 400 NORTH DOVER AVENUE ATLANTIC CITY, N.J. 08401
 PHONE: 856-848-8181 FAX: 856-848-8188
 INDEPENDENT STATE AGENCY: SUBDIVISION

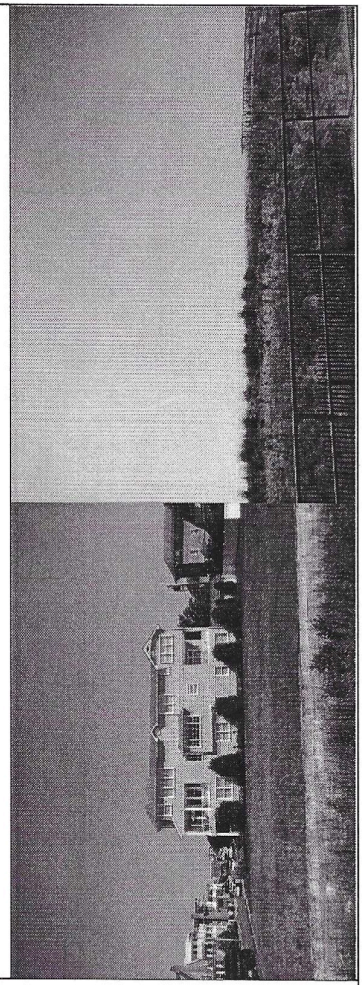
CRAWL SPACE DIAGRAM
 SCALE: 1" = 20'

BRADLEY, TIMOTHY J & ANNA M
 8728 RIDGE POINT DR
 CASTLE PINES, CO 80108

Class: 1 --Curr. Values--
 Zone: 01 Land: 1,605,000
 Map: 04 Impr: 0
 VCS: 102V Net: 1,605,000

--Sales History--
 05/18/2021 1

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)
Building Class 10	1st Story	FRONT FEET	125	Main Bldg Replacement Cost
/	Upper Stories	BEACH FRONT	1	CCF:1.30, NetCond:1.000, MktAdj:1.00 * = 1.30000
Built: 0000	Half Stories	PRIME SFT	10625	Main Bldg Appraised Value = 0
Fndatn:	Attic Area			Total Detached Item Value + 0
Roof:	Basement Area			Total Improve Value (rounded) = 0
ExtFin:	Sq. Foot Living			Total Land Value + 1,605,000
	ATTACHED ITEMS			TOTAL NET VALUE: 1,605,000
	DETACHED ITEMS			
OTHER ITEMS				
	FOR SALE		1	
	* BEDROOMS		0	
	* BATHROOMS		.0	
	* TOTAL ROOMS		0	
CONDITION				
INT.:	GOOD			
EXT.:	GOOD			
LAYOUT:	GOOD			
INFOBY:	OWNER			
* For Informational Purposes Only				



BLQ: 18. 1.01 Tax Year: 2021 to 2021
Owner Name: BRADLEY, TIMOTHY J & ANNA M Property Location: 5904 BOARDWALK

Tax Year: 2021	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	10,396.39	10,396.39	0.00	0.00	20,792.78
Payments:	10,396.39	10,396.39	0.00	0.00	20,792.78
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2021 Prin Balance
								Original Billed		20,792.78
02/10/21	1	Payment	001	2655863737	CK	23292	82 V1T2-10	10,396.39	0.00	10,396.39
05/07/21	2	Payment	001	2687603429	CK	23658	205 V1T5-7	10,396.39	0.00	0.00

Total Principal Balance for Tax Years in Range: 0.00