



OFFICE OF
VENTNOR CITY ZONING BOARD
VENTNOR CITY PLANNING BOARD

CITY HALL
 VENTNOR CITY, NEW JERSEY 08406
 (609) 823-7987

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 or Zoning Board
Ventnor City, New Jersey
Please Type or Print Clearly

1. Date of Application: **November 23, 2021**
2. Application Made to (Check only One):

Planning Board: _____ Zoning Board: **XX**

3. Zoning District:

- | | | |
|---|--|-----------------------------|
| R-1 _____ Single Family | R-2 _____ Single Family | R-3 XX 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 | |

4. Subject Lot:

Street Address (es) **108 S. Rosborough Avenue**

Block Number: **36** Lot Number (s): **10**

Total Area (in Square Feet): **4163 SF**

Lot Frontage: **16.50 ft** Lot Depth: **62.5 ft**

5. Information about the Applicant

Full Name (s): **Stephen Klein**

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

N/A

Property Address: **217 Delancey Street, Philadelphia, PA** Zip Code: **19106**

Other Residence Address: **N/A** Zip Code: _____

Mailing Address (Address that all correspondence will get mailed to):
217 Delancey Street, Philadelphia, PA Zip Code: **19106**

Phone Number (s) (Include Area Code):

Home Address: **217 Delancey Street, Philadelphia, PA** Cell Phone: **(215) 751-9600**

Business Address: _____ Best Number to call: **(215) 751-9600**

Email Address (s): **sklein@thekleincompany.com**

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



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

6. **Interest in Subject Property (Supply copies of relevant documents with this application):**

____ By lease dated: _____

____ By Agreement of Sale Dated: _____

XX By Ownership of property since: **Feb. 24, 2021, see Deed attached.**

____ By other Interest in Law (Describe): _____

7. **If you do not own the subject property, provide the following regarding the owner: N/A**

- 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. _____

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

- ____ Minor Site Plan
- ____ Major Site Plan
- ____ Minor Subdivision
- ____ Major Subdivision
- XX** ____ "C" Variance (s)
- ____ Use or Density Variance (s) "D"
- ____ Other (Explain): _____
- ____ Conditional Use Permit
- ____ Interpretation

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

____ Attorney: Name: **Jack Plackter, Esq.** Phone: **609-572-2200**
Address: **1301 Atlantic Ave., Suite 400, Atlantic City, NJ 08401**

____ Architect: Name: **Craig F. Dothe** Phone: **609-348-2236**
Address: **33 N. Brighton Ave., Atlantic City, NJ 08401**

~~____ Engineer~~
Planner: Name: **Arthur W. Ponzio, Jr.** 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: _____

10. **If Site plan action is required: N/A**

- a. Provide on the Site Plan itself a detailed landscape plan, include types of ground materials and vegetation, including sizes and all pertinent information
- b. Provide, if applicable, details of finish materials for the building, including and signing or lighting
- c. What is present use: _____
- d. How will this be changed: _____
- e. Include all current and proposed off-street parking

11. **If Variances are required:**

- a. Note: Properly sealed site plan must show all dimensions relevant to variance analysis **See attached Variance Plan.**
- b. Current use of Lot (s) and/or Building (s): Single Family Home
- c. Proposed use of Lot (s) and/or Building (s): Single Family Home
- d. Number of Bedrooms: n/a
 - i. Current: _____
 - ii. Proposed: _____
- e. Number of Off-street parking: n/a
 - i. Current: _____
 - ii. Proposed: _____
- 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 Required:	Proposed Condition
<u>c-variance for 1st floor deck setback</u>	<u>102-30(F)</u>	<u>5ft from Property Line 12ft from Bulkhead</u>	<u>3.08ft. from Property Line 10.06ft. from Bulkhead</u>
<u>c-variance for 2nd floor deck setback</u>	<u>102-30(F)</u>	<u>5ft from Property Line 12ft from Bulkhead</u>	<u>3.08ft. from Property Line 10.06ft. from Bulkhead</u>
<u>c-variance for 3rd floor deck setback</u>	<u>102-11</u>	<u>13ft. from Property Line Inset</u>	<u>8ft. from Property Line Offset</u>
_____	_____	_____	_____
_____	_____	_____	_____

12. 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: N/A
 - i. _____
- b. Detail any current and prior permits on the property that could be relevant to the application:
 - i. Construction and Zoning Permit issued October 25, 2021 - see attached.

13. County Actions: Provide necessary dates and decisions N/A

- a. Site Plan: _____

- b. Subdivision: _____

- c. Other: _____

14. **Landscaping Plan:** In accordance with article 102-118.4G, a minimum of two (2) street trees must be planted per dwelling. Please include a detailed narrative of the landscaping plans to comply with this article:

Check here is requesting a waiver of the street tree requirement. Detail the reason for this waiver
Not applicable.

City of Ventnor City Planning/Zoning Board

Application Checklist

This list is for each and every copy submitted of application

- I. XX Signed and Notarized application
- II. XX Copy of Ventnor City Tax map highlighting the applicant property
- III. XX Set of color photographs showing front, oblique, and rear views (if applicable)
 - a. Include photos of neighboring properties if applicable
- IV. XX 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. XX Copies of professional plans or detailed sketches of proposed plans
- VI. XX Detailed sketch (s) of current conditions
- VII. XX Detailed Sketch (s) or plans of proposed plan
- VIII. N/A Statement of Existing and Proposed use of property
- IX. XX Copy of Ventnor City Residential Property Card
 - a. This is available from the Ventnor City Tax Assessor
- X. XX Certification that Property Taxes are current
 - a. This can be obtained from Tax Office
- XI. XX Statement and/or drawings of existing and proposed Building heights
 - a. If applicable
- XII. XX Statement and/or drawings of existing and proposed off-street parking
 - a. If applicable
- XIII. XX Professional plans should include a signature space for Board Chairman, engineer, and Board Secretary.
 - a. If applicable
- XIV. N/A Detailed plan for landscaping or street trees as required
 - a. Notice if requesting a waiver for such
- XV. XX Check for application fee as per fee structure. Check to include \$50 for final notice of Decision.
- XVI. XX Check for Escrow fee as per fee structure
 - a. Need to include Tax ID # or Social Security # of name on check

SUPPLEMENT TO THE APPLICATION

Applicant, Stephen Klein (“Applicant”) owns the property designated as Lot 10, Block 36 on the official tax map of the City of Ventnor, commonly known as 108 S. Rosborough Avenue (“Property”). Applicant seeks to demolish the existing dwelling and construct a single-family residence on the Property. A zoning permit and a construction permit were issued October 25, 2021, see attached. The Property is located in the R-3 Residential Single Family Zone. The proposed dwelling requires variances for the side-yard setback of the first floor, second floor, and third floor decks. All three proposed decks are along the oceanfront.

1. **First floor and second floor decks:**

Section 102-30(F) states the side yard setback shall be a minimum of 5 feet each from the property line and the side yard setback for both principal and accessory structures along oceanfront bulkheads and seawalls shall be 12 feet from the bulkhead. Here, the Applicant proposes a 3.08 feet setback from the property line and a 10.06 feet setback from the bulkhead.

2. **Third floor deck:**

Section 102-11 states that a deck serving the third floor shall be inset within the principal structure and must meet all principal building setbacks from the property line. Here, the Applicant proposes the third floor deck to be set back 8 feet from the property line, where 13 feet is required and in addition the Applicant proposes said deck to be offset from the principal structure where inset within the principal structure is required.

3. **Other aspects of development:**

All other aspects of the development meet the ordinance requirements for the R-3 zone.

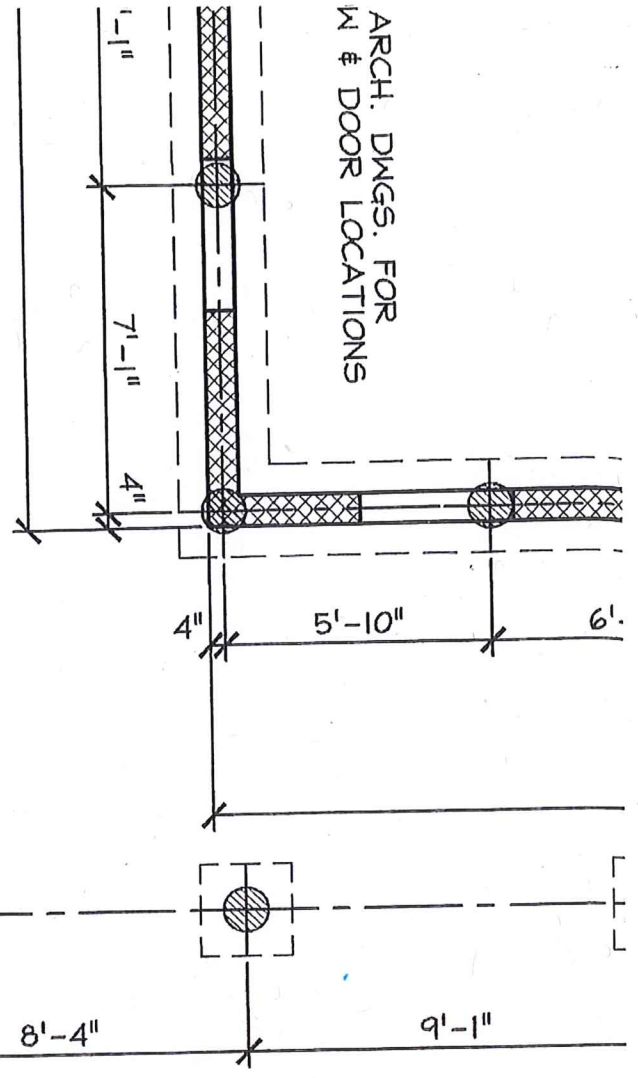
The current dwelling on the Property is non-conforming. It does not meet the flood elevation requirements and the decks do not comply with the setback requirements. The Applicant seeks to extend the first and second floor decks approximately 2 feet from the existing decks’ current location. The requested variances for the setbacks are de minimis in nature when compared to the existing conditions. In addition, the third floor deck offset from the principal structure is

justified as it conforms with the neighboring properties who also have its third floor decks offset from the principal structure. Moreover, the purpose of the setbacks are to maintain adequate air, light and open space and here the placement of the decks satisfy this goal as said decks are approximately 115 feet from the boardwalk and adequate air, light and open space will be maintained.

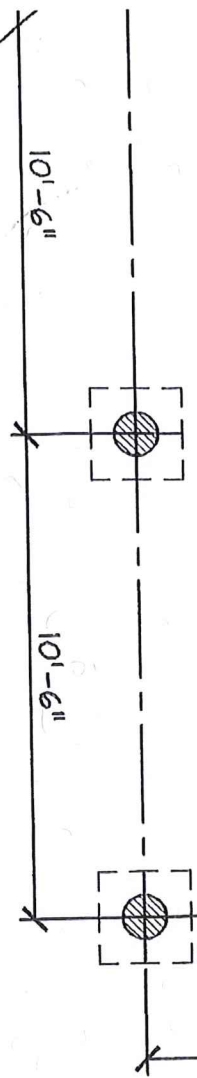
Further, the proposed construction will be fully conforming with the flood elevation requirements which promotes the zoning purpose of encouraging municipal action to guide the appropriate development of all lands in New Jersey in a manner which will promote the public health, safety, and general welfare. In addition, the development represents a better design scheme that will enhance the neighborhood by promoting a desirable visual environment through creative development techniques and good civic design and arrangement.

New construction that is aesthetically pleasing and compliant with the Flood Elevation requirements is a better planning alternative than leaving the existing non-compliant home. Moreover, this project is another great addition to the Ventnor development renaissance and will assist Ventnor in managing the flood insurance rates by bringing the Property into compliance. The benefits of the deck variances outweigh any detriment. It is respectfully submitted that the variances can be granted without substantial detriment to the public good, the zoning plan, or the zoning ordinance of the City of Ventnor.

ARCH. DWGS. FOR
M & DOOR LOCATIONS



24" SQ.X16" DP. CONCRETE
FOOTING w/(3)#4 BARS EACH
MAY ON TIMBER PILE



AN

Released plans shall be kept at the
building site, open to inspection of the
instruction official or the construction
official's authorized representative
at all reasonable times.
N.J.A.C. 5:23-2.16 (e)

ZONING / FLOOD PLAIN DC

9-20-21
 APPROVED

DENIED


DENIED

10-18-21
 APPROVED

10-21-21

CZAR Engineering L.L.C.

5014 FERNWOOD AVENUE
Egg Harbor Twp., N.J. 08234-7647
(609) 653-9445


Lamont H. Czar, P.E. NJ

A	3	4
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Colmar True-Value Home Center - Margate

108 S Rosborough Ave
Ventnor City, NJ 08404

108 S Rosborough Ave
Building

More info

Add to project





William Crowther, CTA

City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406



Ventnor City Tax Assessor
609-823-7911

October 14, 2021

Jack Plackter
1301 Atlantic Ave
Atlantic City, NJ 08401

Re: Block(s): 36 Lot(s): 10

Dear Mr. Plackter,

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:

Conective 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,

A handwritten signature in black ink, appearing to read 'W.F. Crowther', with a long horizontal flourish extending to the right.

William F. Crowther, CTA
Ventnor City Tax Assessor

TAXING DISTRICT 22 ADJACENT PROPERTY LISTING VENTNOR CITY

APPLICANT: Block 36 Lot 10
COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
35 1	109 S ROSBOROUGH AVE	2	FELDMAN, JULIAN & SONIA 604 WASHINGTON SQ SOUTH PHILADELPHIA, PA 19106
35 2	107 S ROSBOROUGH AVE	2	GOTTFRIED, MAUREEN & GERY, BRIAN 107 S ROSBOROUGH AVE VENTNOR, NJ 08406
35 3	105 S ROSBOROUGH AVE	2	WASSERMAN, HARVEY J & MARILYN, TRUST 7960 CRANES POINTE WAY WEST PALM BEACH, FL 33412
35 4	103 S ROSBOROUGH AVE	2	AUSLANDER, CINDY T. 400 BERLO LANE NEWTOWN SQUARE, PA 19073
35 5	101 S ROSBOROUGH AVE	2	SCHILLER, HERBERT & RUTH 202 FOXHOUND DR #202 LAFAYETTE HILL, PA 19444
35 7	102 S NEWARK AVE	2	STEINSALTZ, MICHAEL & CINDY 7 MAISON PL VOORHEES, NJ 08043
35 8	104 S NEWARK AVE	2	BRETZ, BRIAN K & HANEY, SIOBHAN M 309 SWEDESFORD RD MALVERN, PA 19355
35 9	106 S NEWARK AVE	2	LINN, ROBERT PERSONAL RED TRUST 208 TOWER ROAD VILLANOVA, PA 19085
35 10	108 S NEWARK AVE	2	FISHER, WM J ETALS 80 CEDAR ST. LEXINGTON, MA. 02421
36 1	109 S PHILADELPHIA AVE	2	109 S.PHILADELPHIA AVE.LLC. 120 NORRISTOWN ROAD BLUE BELL, PA 19422
36 2	107 S PHILADELPHIA AVE	2	LEACE, HENRY & ROSA 1254 MADISON ST HOLLYWOOD, FL 33019
36 3	105 S PHILADELPHIA AVE	2	MASER, H BARRY & M LYNNE 105 S PHILADELPHIA AVE VENTNOR, NJ 08406
36 4	103 S PHILADELPHIA AVE	2	EIZEN, STEVEN & LISA 233 S 6TH STREET APT 2304 PHILADELPHIA, PA 19106
36 5	6906 ATLANTIC AVE	2	ROSOF, EDWARD & CAROL N 1208 HERRON RD CHERRY HILL, NJ 08003

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
36 6	6904 ATLANTIC AVE	2	SHAW, CAROL 6904 ATLANTIC AVE VENTNOR, N J	08406
36 7	102 S ROSBOROUGH AVE	2	COHEN, ALLAN & ETHEL 102 S ROSBOROUGH AVE VENTNOR, NJ	08406
36 8	104 S ROSBOROUGH AVE	2	ASTOR, P, R. BLUMENTHAL, G, J, FOX R N. 191 PRESIDENTIAL BLVD#618 BALA CYNWYD, PA.	19004.1228
36 9	106 S ROSBOROUGH AVE	2	GROENEN, THOMAS & JACLYN 236 LAUREL LANE HAVERFORD, PA	19041
36 10	108 S ROSBOROUGH AVE	2	KLEIN, STEPHEN 217 DELANCEY ST PHILADELPHIA, PA	19106
37 1	107 S LAFAYETTE AVE	2	BRANDT, PHILIP M & BRANDT RUTH A 56 KANON COURT NEWTOWN, PA	18940
37 2	105 S LAFAYETTE AVE	2	PANTANO, BERNADETTE 180 WESTOVER CT. DELRAN, NJ.	08075.2212
37 6	106 S PHILADELPHIA AVE	2	STEVEN, M KRAMER LIV TR & KRAMER, S 728 MILL ST MOORESTOWN, NJ	08057
37 7	108 S PHILADELPHIA AVE	2	VOLUCK, MARK & NANCY 1015 THOMAS RD PLYMOUTH MEETING, PA	19462
37 8	110 S PHILADELPHIA AVE	2	BLUMENFELD, ERIC 530 S 2ND STREET 110 PHILADELPHIA, PA	19147

Tax Account Maintenance

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Notes Exist

Block: 36
 Lot: 10
 Qualifier:
 Owner: KLEIN, STEPHEN
 Prop Loc: 108 S ROSBOROUGH AVE
 Account Id: 00001332

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2022	2		13,232.44 *	13,232.44	.00	13,232.44
2022	1		13,232.45 *	13,232.45	.00	13,232.45
2022		Total	26,464.89	26,464.89	.00	26,464.89
2021	4		16,716.73 *	.00	.00	.00
2021	3		11,719.74	.00	.00	.00
2021	2		11,746.05	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 10/28/21

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 10/19/2021

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

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

The taxes are current for this property

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

Prepared for account
 for collection 10/28/21