



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: October 19, 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	<input checked="" type="checkbox"/> Single Family	R-8	Single Family	R-10	Environmental: Ventnor West
R-9	Single Family, High Rise, Townhouse	R-10	COMM	COMM	City Commercial District
R-11	Special Development District	DCD	DCD	DCD	Design Commercial District
CMU	Commercial Mixed Use				
3. Subject Lot:

Street Address (es) 6711 Atlantic Avenue

Block Number: 75

Lot Number (s): 2

Total Area (in Square Feet): 744 sf

Lot Frontage: 16 feet

Lot Depth: 46.50 ft

4. Information about the Applicant

Full Name (s): Franco and Theresa Borda

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

Property Address: 4366 County Line Road, Chalfont, PA

Zip Code: 18914

Other Residence Address:

Zip Code:

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

Zip Code:

Phone Number (s) (Include Area Code):

Home Address: 215-534-3506

Cell Phone:

Business Address:

Best Number to call:

Email Address (s): Bordatenor@aol.com

Tax ID or Social Security Number (For Escrow Account - This must be filled in):
192-52-9058

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 12, 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. _____
 - ii. _____

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

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

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

- Attorney: Name: Brian J. Callaghan, Esquire Phone: 609-348-6300
Address: 2428 Atlantic Avenue, Atlantic City, NJ 08401
- Architect: Name: Craig Dothe Phone: 609-348-2236
Address: 33 N. Brighton Avenue, Atlantic City, NJ 08401
- Engineer: Name: _____ Phone: _____
Address: _____
- 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: _____
- d. How will this be changed: _____
- e. Include all current and proposed off-street parking _____

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.

* SEE ATTACHED NARRATIVE*

15. Signature of Applicant (s):

B. J. Bellin

Date:

10/14/2022

Date:

16. Notarized Statement by Applicant:

State of New Jersey)

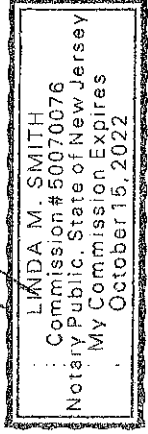
ss.

County of Atlantic)

Brian S. Callaghan

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 14th day of October 2022.

Notary Seal Linda M. Smith



NARRATIVE FOR

Franco and Theresa Borda

6711 Atlantic Avenue

BLOCK 75 LOT 2

The Applicant is proposing a substantial demolition and renovation of the property known as 6711 Atlantic Avenue which currently consists of Commercial at the ground level and an apartment above. The proposal is to create a new single family with three stories above parking. The property will be very similar to prior approval at 6709 Atlantic Avenue by the same owner. Due to the unique size of the lot i.e. 16 x 46 the variance relief while it looks significant is driven by the size and shape of the property.

The applicant believes that both the positive and negative criteria will be well satisfied as follows:

With respect to the positive criteria, it will be an aesthetic enhancement and well landscaped, community, and neighborhood pattern. The property will now be FEMA compliant with off street on-site parking. It will also meet the general welfare and population density as it will create a substantial rate able with on-site parking.

With respect to the negative criteria, it will meet the first prong of the test in that there will no substantial detriments to the public good and/or character of the neighborhood. With respect to the second prong, it will not have any substantial detriment on the Zoning Plan and/or Zoning Ordinances as it is eliminating a nonconforming building and creating a confirming building.

Date 10/14/2021

Brian J. Callaghan

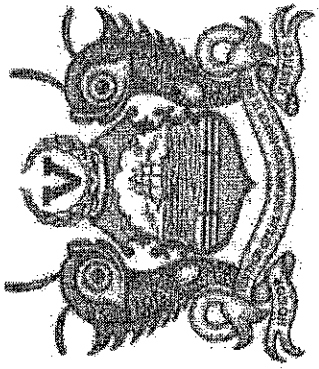
Brian J. Callaghan, Esquire
Attorney for Applicant

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
 - a. Need to include Tax ID # or Social Security # of name on check



Ventnor City, New Jersey

Block/Lot/Qual:	75, Z.	Tax Account Id:	1985
Property Location:	6711 ATLANTIC AVE	Property Class:	4A - Commercial
Owner Name/Address:	BORDA, FRANK & TERESA 4365 COUNTY LINE RD CHALFONT, PA 18914	Land Value:	104,000
Special Taxing Districts:		Improvement Value:	66,800
		Exempt Value:	0
		Total Assessed Value:	170,800
		Additional Lots:	None
		Deductions:	

Taxes Utilities

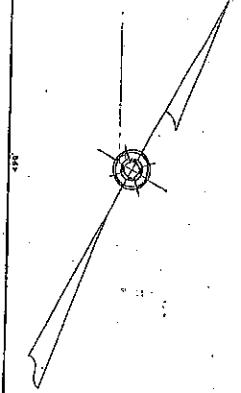
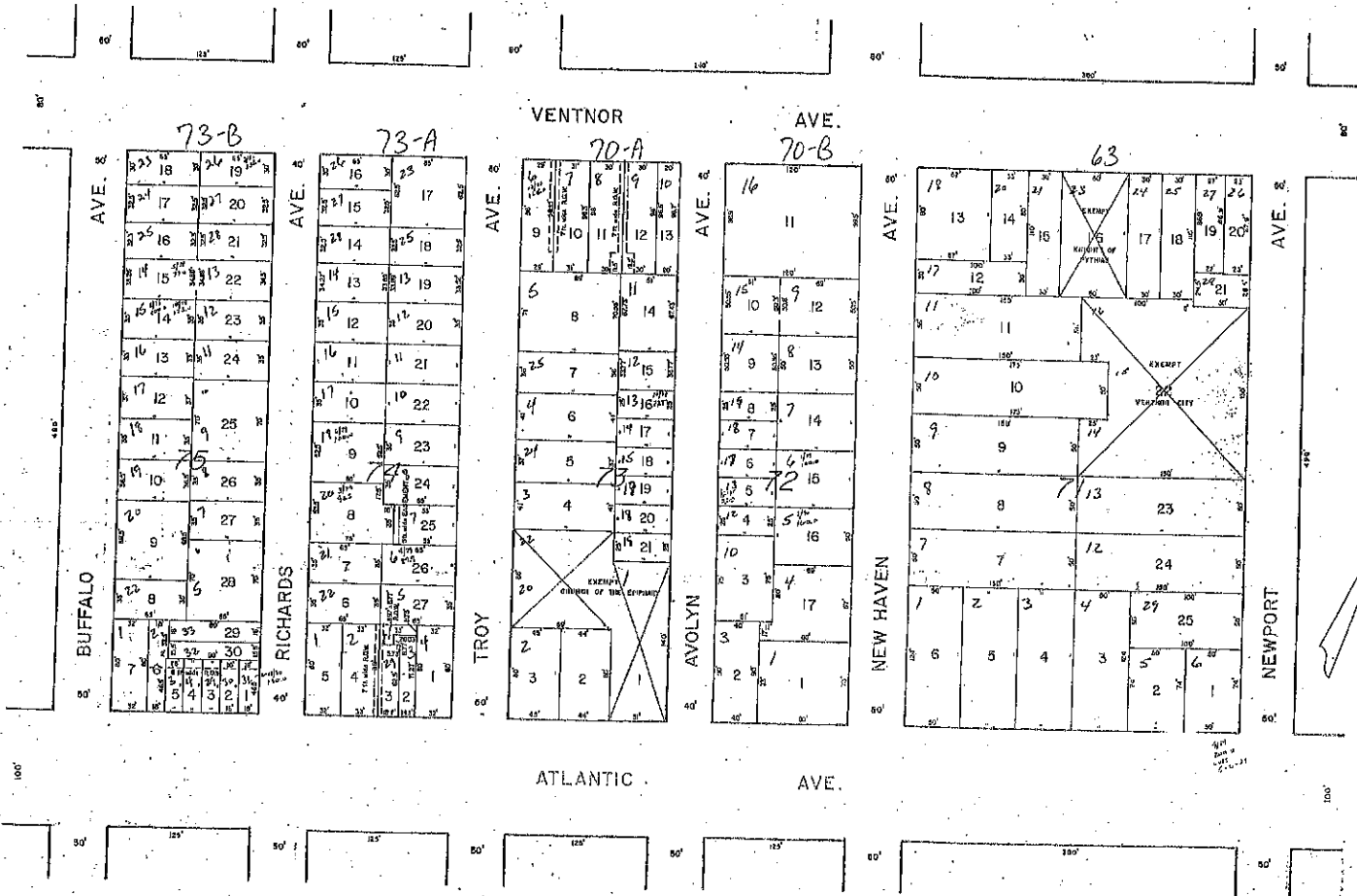
Make a Payment		View Tax Rates		View Current Bill		Project Interest	
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2022	02/01/2022	Tax	1,105.08	1,105.08	0.00	1,105.08	OPEN
2022	05/01/2022	Tax	1,105.07	1,105.07	0.00	1,105.07	OPEN
Total 2022			2,210.15	2,210.15	0.00	2,210.15	
2021	02/01/2021	Tax	1,106.36	0.00	0.00	0.00	PAID
2021	05/01/2021	Tax	1,106.36	0.00	0.00	0.00	PAID
2021	08/01/2021	Tax	1,103.79	0.00	0.00	0.00	PAID
2021	11/01/2021	Tax	1,103.79	1,103.79	0.00	1,103.79	OPEN
Total 2021			4,420.30	1,103.79	0.00	1,103.79	
2020	02/01/2020	Tax	1,103.80	0.00	0.00	0.00	PAID
2020	05/01/2020	Tax	1,103.79	0.00	0.00	0.00	PAID
2020	08/01/2020	Tax	1,113.19	0.00	0.00	0.00	PAID
2020	11/01/2020	Tax	1,104.65	0.00	0.00	0.00	PAID
Total 2020			4,425.43	0.00	0.00	0.00	

Last Payment: 09/03/21

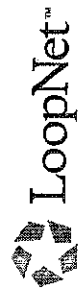
[Return to Home](#)

SHEET 15

SHEET 13



1215
 TAX MAP
 OF
 VENTNOR CITY
 ATLANTIC COUNTY, N.J.
 PREPARED 1960
 A. THOMAS WOOD JR., P.E. & L.S. 9139
 431 CINCINNATI AVE.
 406 HANCOCK CITY, N.A.
 SCALE: 1" = 50' 1960



Log In

Sign Up

Advertise

PROPERTY RECORD

This page contains information about the property located at 6711 Atlantic Ave, Ventnor City, NJ, 08406.

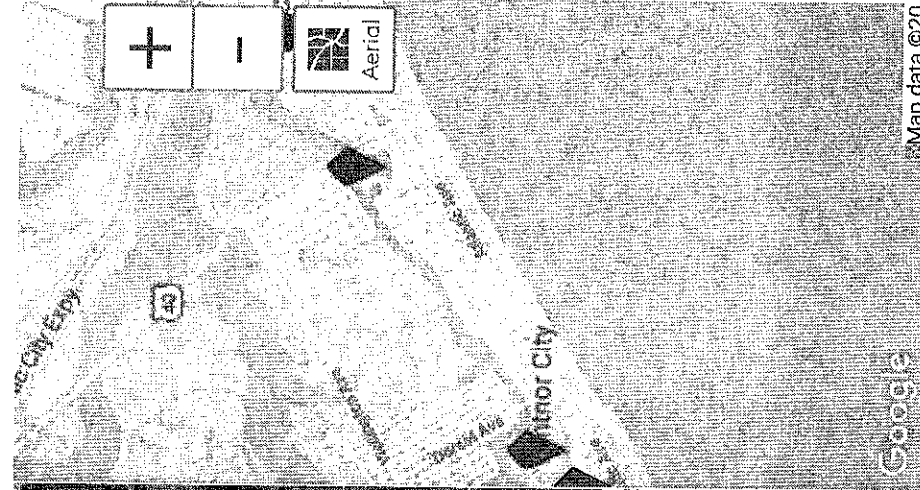
6711 Atlantic Ave, Ventnor City, NJ 08406



Building Photo



6711 Atlantic Ave, Ventnor City, NJ Parcel Map



NEARBY LISTINGS FOR SALE OR LEASE

6302 Ventnor Ave
 Ventnor, NJ 08406
 \$1,200,000
 2,514 SF
 RETAIL

2514 Pacific Ave
 Atlantic City, NJ 08401
 \$349,000
 1,888 SF
 RETAIL

New Jersey /Atlantic /Ventnor City /75 /2

6711 ATLANTIC AVE

Tax Map

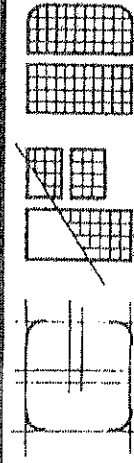
ESRI Map

Street Map

Zoning Map

Flood Map





Ventnor City Zoning Board

6711 Atlantic Avenue

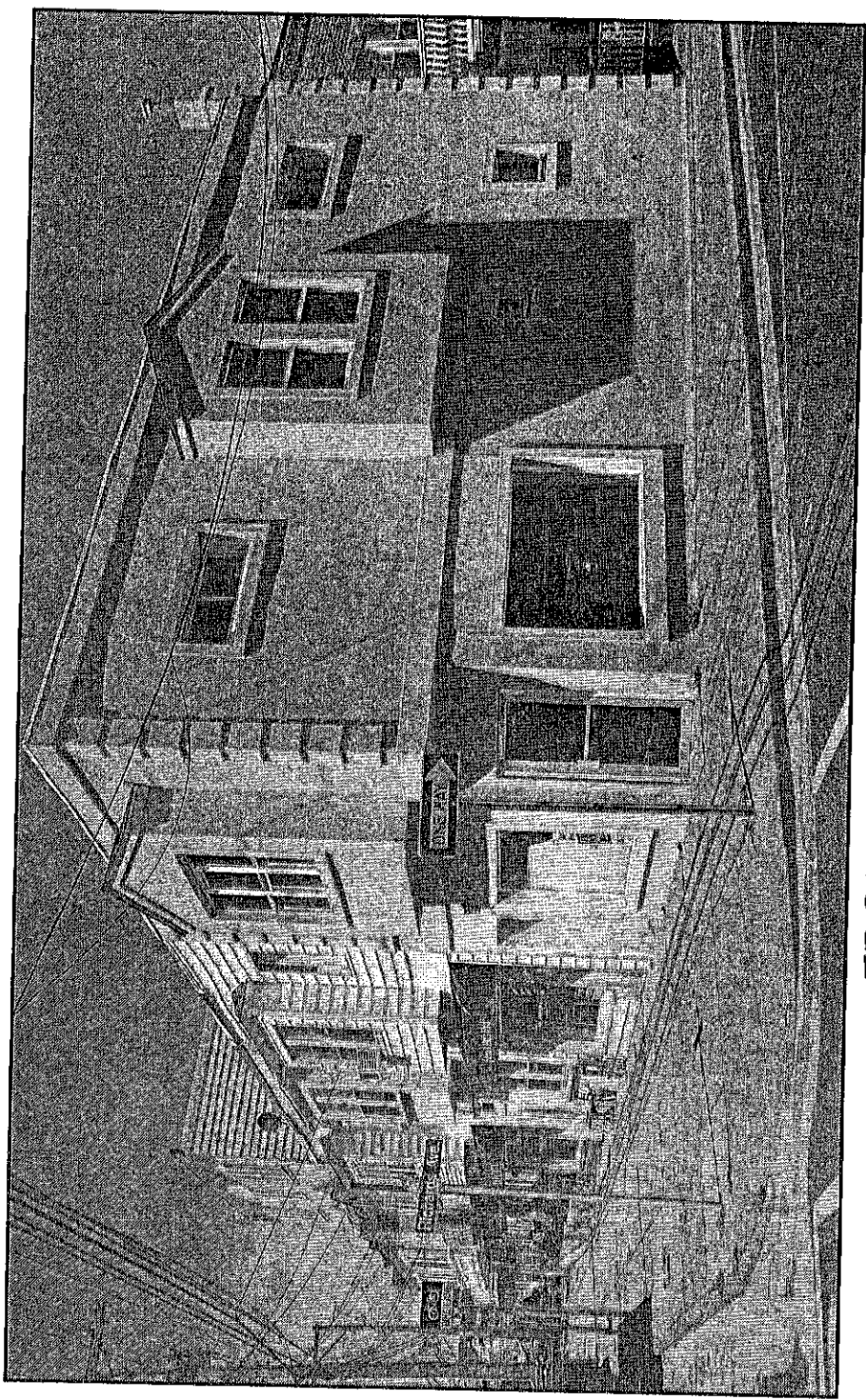
Question 14

The existing property known as 6711 Atlantic Avenue is a two-story mixed-use building with a small commercial space on the first floor and a residential apartment above. The proposed scope of work is to convert the first-floor commercial space into a garage, storage and entry foyer for the new residence above. Doing so would eliminate the Non-Conforming Mixed Use. The site has a large easement along the back of the property allowing access to the neighboring rear yards, making it difficult to provide off street parking. As a result, the first floor of the residence shall be elevated to 20.00' NAVD 88, so as to allow for parking under the residence. A three-story residence shall be constructed above, consisting of two bedrooms on the first floor, a functional living area on the second floor with a master bedroom and balcony on the third floor. The third-floor balcony will allow for a view of the Atlantic Ocean and a private sitting area. The Atlantic Avenue façade shall provide contemporary balconies with glass railings and large sliding glass doors, similar to its attached neighbor (6709 Atlantic Avenue).

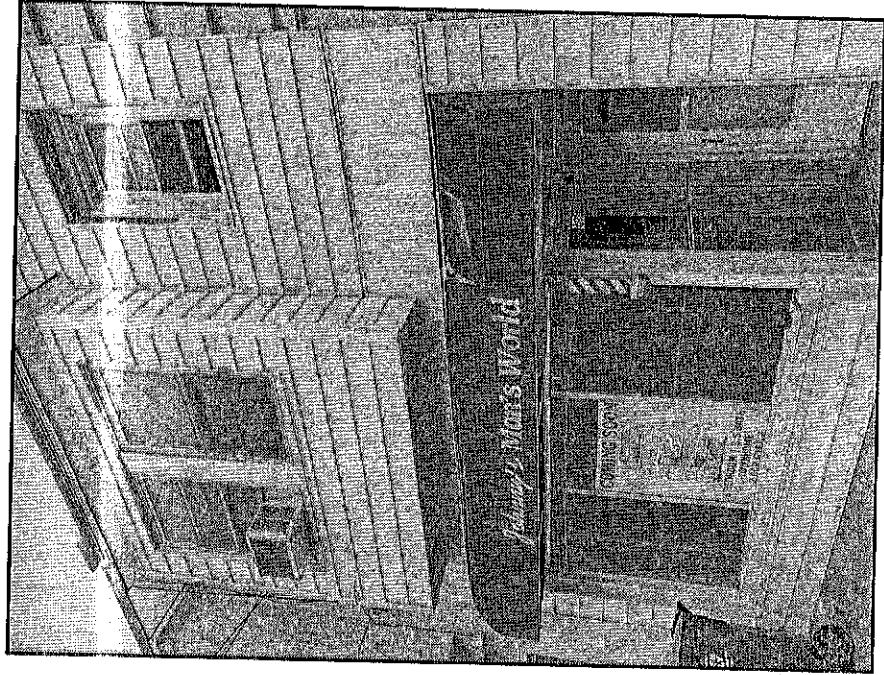
The proposed modifications will require variances for Building Coverage, Lot Coverage, Front Yard Setback and Front Yard Deck Encroachment over the property line, Both Side Yards Setbacks, Rear Yard Setback and Max Building Height.

APPLICANT: FRANCO BORDA
 SITE LOCATION: 6711 ATLANTIC AVENUE, VENTNOR CITY, NJ
 LOT AND BLOCK: LOT 2 & BLOCK 75
 ZONING DISTRICT: R-7
 EXISTING USE: 2 STORY (MIXED USE STRUCTURE)
 PROPOSED USE: 3 STORY (SINGLE FAMILY) OVER PARKING

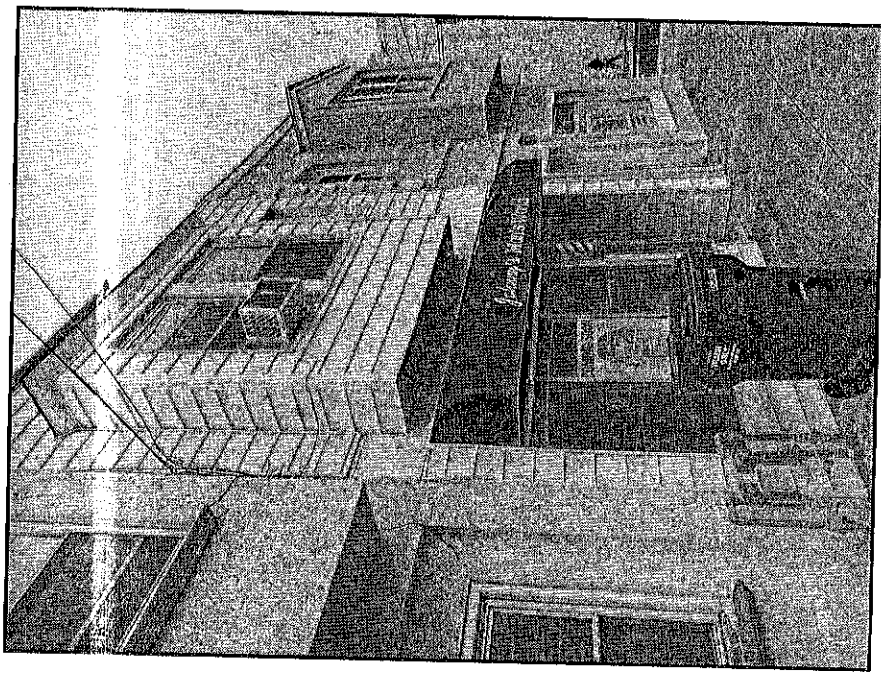
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
USE		MIXED	SF - ATTACHED
MIN LOT AREA	2,000 SF	744 SF	744 SF
MIN LOT WIDTH	32.00'	16.00'	16.00'
MIN LOT DEPTH	62.50'	46.50'	46.50'
COVERAGE			
BUILDING LOT	55 %	79.97 %	82.79 %
	75 %	100.00 %	100.00 %
SETBACKS			
FRONT YARD	12.00'	0.05' (BLDG) + 1.74' (BAY)	0.05' (BLDG) + 1.69' (DECK)
SIDE YARD	4.00'	0.00'	0.00'
SIDE YARD	4.00'	0.00'	0.00'
REAR YARD	12.00'	8.24' (1ST FLR) 6.23' (2ND FLR)	8.24' (1ST FLR) 6.23' (3RD FLR)
MAX BLDG HEIGHT	31.00'	22'-0"	33'-9"
PARKING	1.8 / BED 4.5 / 1000 SF	6 CAR REQUIRED 0 PROVIDED	3 BEDS = 2 CARS 2 CARS PROVIDED
EXISTING NON CONFORMITY **		VARIANCE REQUIRED *	



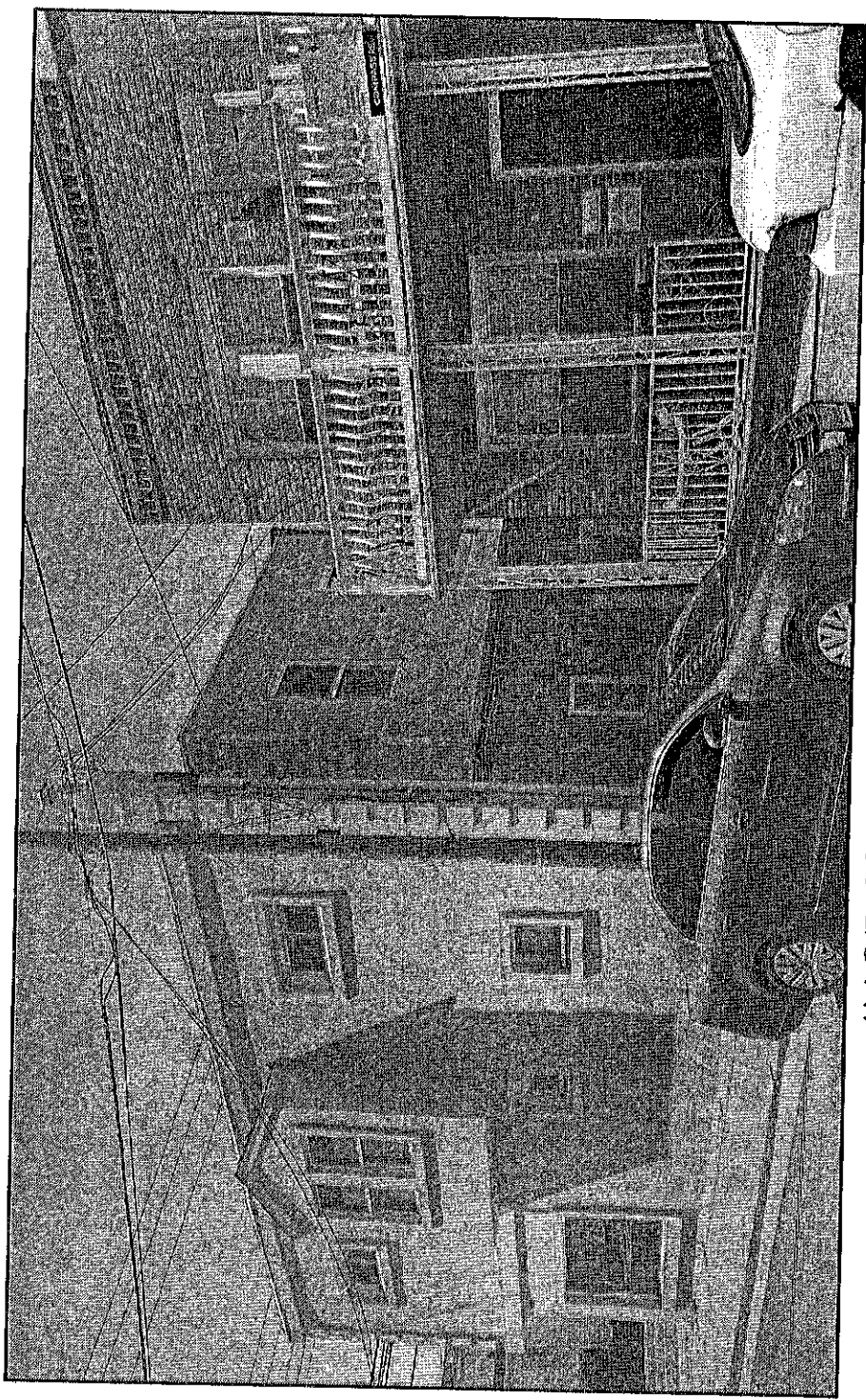
FRONT OBLIQUE VIEW



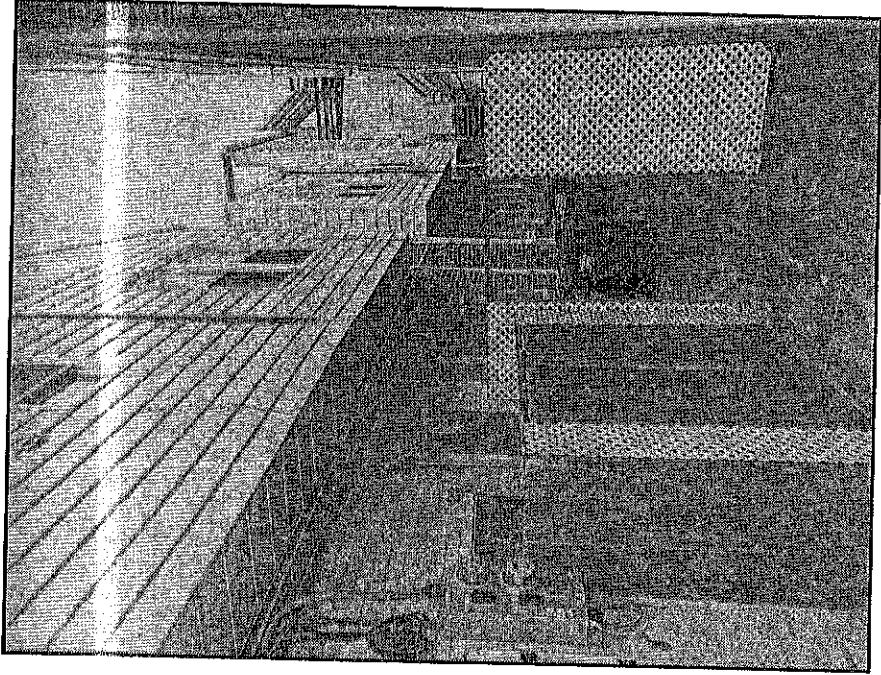
FRONT FACADE



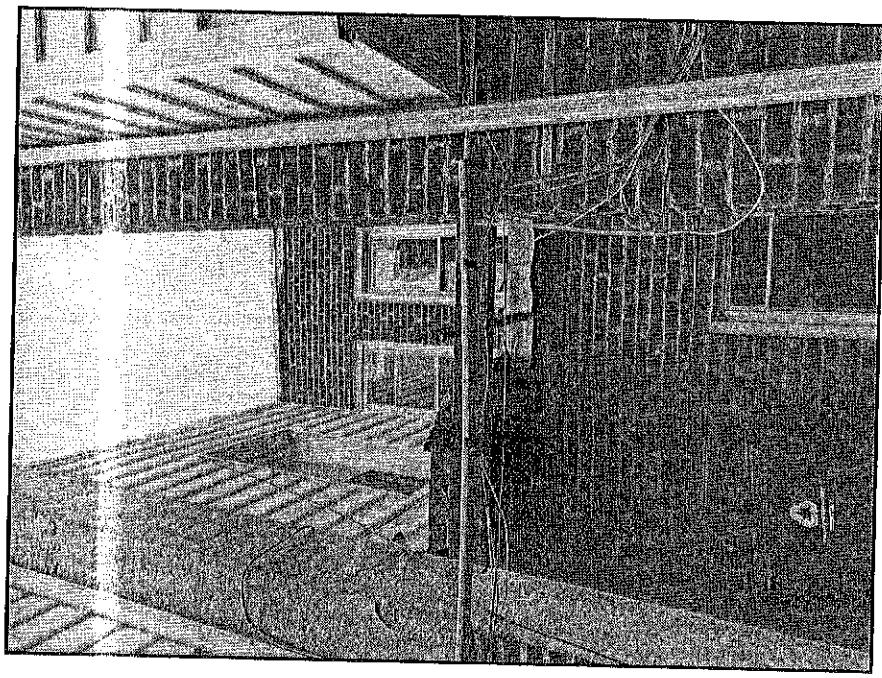
FRONT FACADE



INGRESS / EGRESS ALLEY



ALLEY VIEW



LIGHT WELL

Deed

This Deed is made on April 12 2021
BETWEEN

JOAN MARIE DeFEO

whose post office address is

8304 Placida Road, #303
Placida, FL 33946

referred to as the Grantor,

AND

FRANK BORDA AND TERESA BORDA, husband + wife

whose post office address is

4365 County Line Road

Chalfont, PA 18914

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 **\$ 250,000.00, Two Hundred Fifty Thousand Dollars and No Cents.**

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:26A-3) Municipality of **Ventnor** Block No. **75**, Lot No. **2**, Qualifier No. and 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)

BEING the same land and premises which became vested in Joan Marie DeFeo by Deed from Nicholas J. DeFeo and Joan Marie DeFeo dated April 6, 2005 and recorded April 6, 2005 in the Atlantic County Clerk's Office as Instrument No. 2005036186.

BEING the same lands and premises vested in Nicholas DeFeo and Joan DeFeo, husband and wife, By Deed from Charles A. Ginnetti, Inc., a Corporation of the State of New Jersey, dated May 19, 1975 and recorded May 21, 1975 in Deed Book 2937, page 36 in the Atlantic County Clerk's Office.

Prepared by:

Brian J. Callaghan, Esquire

(For Recordors Use Only)

SCHEDULE C

The Land is described as follows:

ALL that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Ventnor, County of Atlantic, and State of New Jersey and is bounded and described as follows:

BEGINNING in the Northerly line Atlantic Avenue 18 feet Westwardly of Richards Avenue; and extending thence

1. Northwardly in part thru party or partition wall and parallel with Richard Avenue 46.5 feet; thence
 2. Westwardly parallel with Atlantic Avenue 16 feet; thence
 3. Southwardly in part thru party or partition wall and parallel with Richards Avenue 46.5 feet to Northerly line of Atlantic Avenue; thence
 4. Eastwardly along same 16 feet to place of BEGINNING.
- TOGETHER WITH and subject to a right-of-way for ingress and egress in, over and along the following, further described as follows:
- BEGINNING in Westerly line of Richards Avenue 46.5 feet Northwardly of Atlantic Avenue; and extending thence
1. Westwardly parallel with Atlantic Avenue 82 feet; thence
 2. Southwardly parallel with Richards Avenue 8 feet; thence
 3. Eastwardly parallel with Atlantic Avenue 82 feet to Westerly line of Richards Avenue; thence
 4. Northwardly along same 8 feet to the place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 2, in Tax Block 75, on the Official Tax Map of the City of Ventnor.

FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 6711 Atlantic Avenue, Ventnor, New Jersey 08406.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

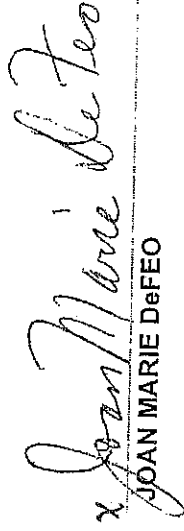
NEW JERSEY LAND TITLE
INSURANCE RATING BUREAU

NJRB 3-09
Last Revised: 09/01/19
806200-NF

The street address of the Property is:
6711 Atlantic Avenue, Ventnor

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 or Attested by:


JOAN MARIE DeFEO (Seal)

(Seal)

STATE OF FLORIDA, COUNTY OF Charlotte SS:
I CERTIFY that on April 8, 2021
JOAN MARIE DeFEO

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 **\$ 250,000.00** 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

TCJ



Emily Massey
State of Florida
My Commission Expires 10/20/2023
Commission No. GG 364838



EMILY MASSEY
NOTARY PUBLIC

Print name and title below signature