



137 South New York Avenue, Suite 2
Atlantic City, New Jersey 08401
Phone (609) 300-5171
www.sciulloengineering.com

LETTER OF TRANSMITTAL

January 31, 2023

SCI 001.01

Carmella Malfara, Planning Board Secretary
City of Ventnor Planning Board
City Hall
6201 Atlantic Avenue
Ventnor, NJ 08406

RE: Giovanni Scipione
139 N. Newport Avenue
Block 169, Lot 31 & 41
City of Ventnor, Atlantic County, New Jersey

WE ARE SENDING YOU Attached via FedEx Second Day the following items:
 Prints Plans Specifications Other

Copies	Date	No.	Descriptions
17	01/31/2023		Site Plan prepared by Sciullo Engineering last revised 01/31/2023
17	01/13/2023		Architectural Plans prepared by Harry S. Harper dated 06/22/2022

THESE ARE TRANSMITTED as checked below:

- For approval
- For distribution
- As requested
- For office use
- For field use
- For submission
- For signatures, please return with appropriate fee if indicated
- For conceptual review, please return mark-up with comments if needed
- For preliminary review, please return mark-up with comments if needed
- For final review, please return mark-up with comments if needed
- For final review and agency signoff
- For field office / project site -

REMARKS: Revised to address Board comments

Sent by:
Jason T. Sciullo, P.E., P.P.
Principal Engineer
jsciullo@sciulloengineering.com

CITY OF VENTNOR CERTIFIED OWNER'S LIST WITHIN 200'

BLOCK	LOT	QUAIBER PROPERTY LOCATION	OWNER
146	17	441 SUNSET AVENUE	ADRIAN MICHAEL
146	18	441 SUNSET AVENUE	ADRIAN MICHAEL
146	19	441 SUNSET AVENUE	ADRIAN MICHAEL
146	20	441 SUNSET AVENUE	ADRIAN MICHAEL
146	21	441 SUNSET AVENUE	ADRIAN MICHAEL
146	22	441 SUNSET AVENUE	ADRIAN MICHAEL
146	23	441 SUNSET AVENUE	ADRIAN MICHAEL
146	24	441 SUNSET AVENUE	ADRIAN MICHAEL
146	25	441 SUNSET AVENUE	ADRIAN MICHAEL
146	26	441 SUNSET AVENUE	ADRIAN MICHAEL
146	27	441 SUNSET AVENUE	ADRIAN MICHAEL
146	28	441 SUNSET AVENUE	ADRIAN MICHAEL
146	29	441 SUNSET AVENUE	ADRIAN MICHAEL
146	30	441 SUNSET AVENUE	ADRIAN MICHAEL
146	31	441 SUNSET AVENUE	ADRIAN MICHAEL
146	32	441 SUNSET AVENUE	ADRIAN MICHAEL
146	33	441 SUNSET AVENUE	ADRIAN MICHAEL
146	34	441 SUNSET AVENUE	ADRIAN MICHAEL
146	35	441 SUNSET AVENUE	ADRIAN MICHAEL
146	36	441 SUNSET AVENUE	ADRIAN MICHAEL
146	37	441 SUNSET AVENUE	ADRIAN MICHAEL
146	38	441 SUNSET AVENUE	ADRIAN MICHAEL
146	39	441 SUNSET AVENUE	ADRIAN MICHAEL
146	40	441 SUNSET AVENUE	ADRIAN MICHAEL
146	41	441 SUNSET AVENUE	ADRIAN MICHAEL
146	42	441 SUNSET AVENUE	ADRIAN MICHAEL
146	43	441 SUNSET AVENUE	ADRIAN MICHAEL
146	44	441 SUNSET AVENUE	ADRIAN MICHAEL
146	45	441 SUNSET AVENUE	ADRIAN MICHAEL
146	46	441 SUNSET AVENUE	ADRIAN MICHAEL
146	47	441 SUNSET AVENUE	ADRIAN MICHAEL
146	48	441 SUNSET AVENUE	ADRIAN MICHAEL
146	49	441 SUNSET AVENUE	ADRIAN MICHAEL
146	50	441 SUNSET AVENUE	ADRIAN MICHAEL

ZONING SCHEDULE

ORDINANCE SECTION	PT ZONE	PERMITTED OR REQUIRED	EXISTING	PROPOSED IMPROVEMENTS	COMPLIANCE STATUS
100-304(A)	USE	2.5 STORY	2.5 STORY	2.5 STORY	OK
	MIN. LOT SIZE	LOT 31	LOT 31	LOT 31	OK
	MIN. LOT WIDTH	LOT 31	LOT 31	LOT 31	OK
	MIN. LOT DEPTH	LOT 31	LOT 31	LOT 31	OK
	MAX. BLDG. COVERAGE	75%	75%	75%	OK
	MAX. STORY HEIGHT	35 FT	35 FT	35 FT	OK
	MIN. FRONT YARD	15 FT	15 FT	15 FT	OK
	MIN. SIDE YARD	5 FT	5 FT	5 FT	OK
	MIN. REAR YARD	10 FT	10 FT	10 FT	OK
	MIN. PARKING	2.5 SPACES	N/A	3	C

NOTE: PERMITTED TO 100-11. IF PARKING IS BELOW THE BALDING, BALDING HEIGHT IS REQUIRED FROM 8 FT FROM TOP OF CURB.

OWNER/ARCHITECT: GIOVANNI "JOHN" SCIPIONE, P.C. 139 N. NEWPORT AVENUE, VENTNOR, NJ 08088

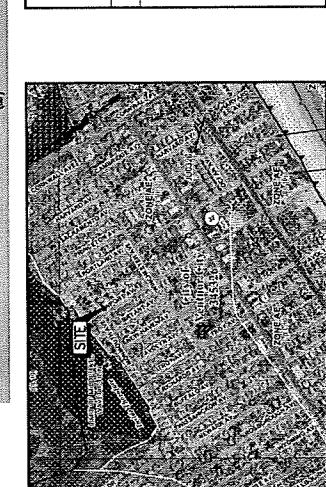
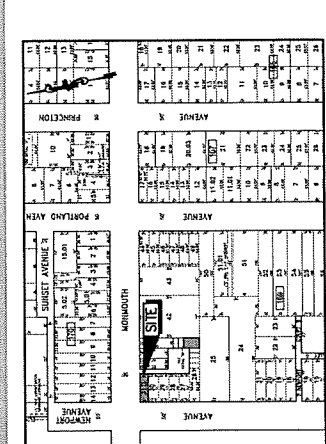
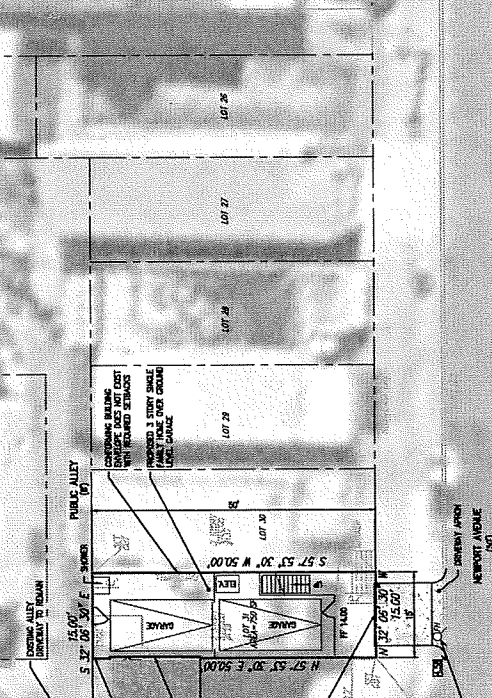
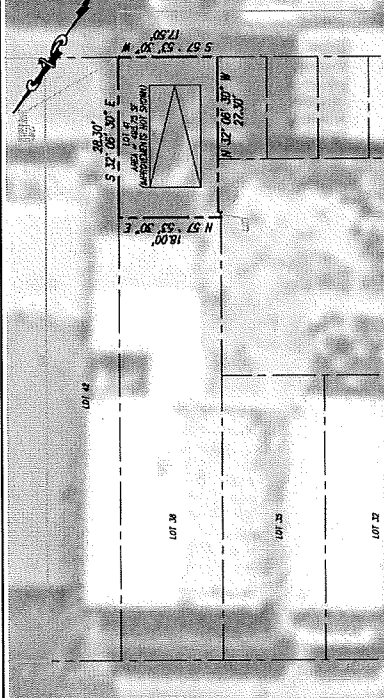
GENERAL NOTES: 1. THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

CERTIFICATION OF APPROVALS: I HEREBY CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY THE BOARD OF ZONING ADJUSTERS.

DATE: _____

DATE: _____

DATE: _____



CITY OF VENTNOR TAX MAP SHEET 28
 1-2007 (LAST REVISED 3-4-2007)

PRELIMINARY FEMA FLOOD MAP
 PANEL 34001C04536, 5/30/2014
 1-2007

SE SCULLO ENGINEERS, LLC
 175 SOUTH NEW YORK AVENUE, SUITE 2
 PHILADELPHIA, PA 19103
 PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 240000000
 PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 240000000

GIOVANNI "JOHN" SCIPIONE
 139 N. NEWPORT AVENUE
 VENTNOR, NEW JERSEY 08088
 SITE PLAN

PROPOSED CUSTOM HOME FOR:
 SCIPIONE RESIDENCE
 139 N. NEWPORT AVENUE
 VENTNOR, NEW JERSEY

HARRY S. HARPER
 ARCHITECT & PLANNER
 100 N. JERSEY AVENUE
 KENILWORTH, N.J. 07033
 PHONE: 908-466-2544
 FAX: 908-466-2545
 H.S.H. 01/11/2022

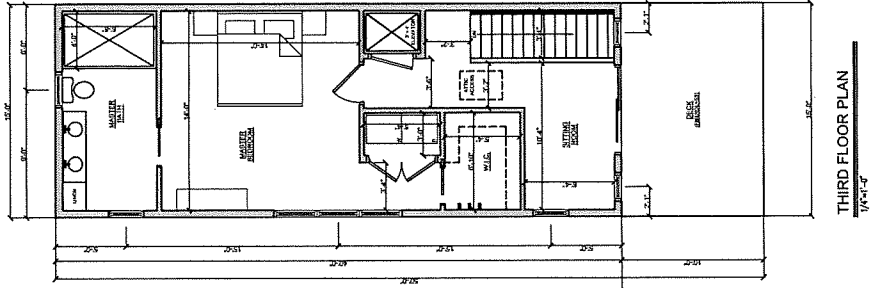
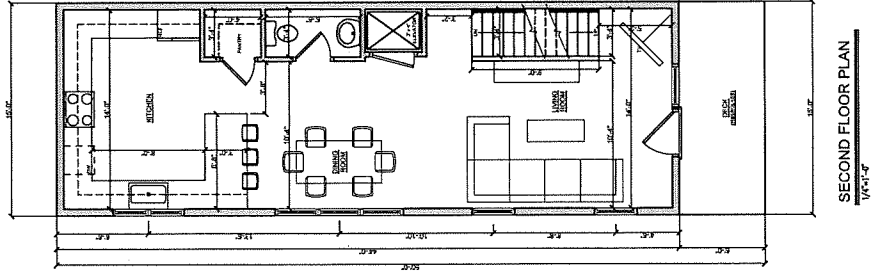
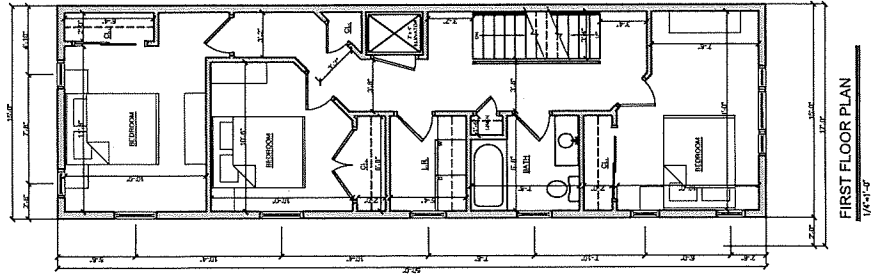
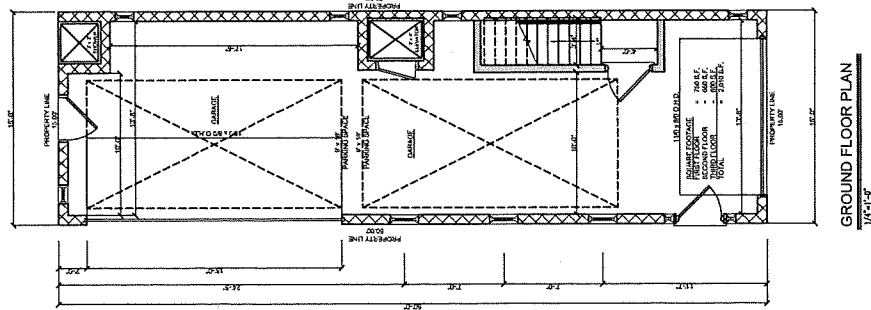


PROPOSED CUSTOM HOME FOR:
 SCIPIONE RESIDENCE
 139 N. NEWPORT AVENUE
 VENTNOR, NEW JERSEY

NO.	REVISIONS

DATE	BY	REVISION

SCALE: 1/8" = 1'-0"
 1 of 2

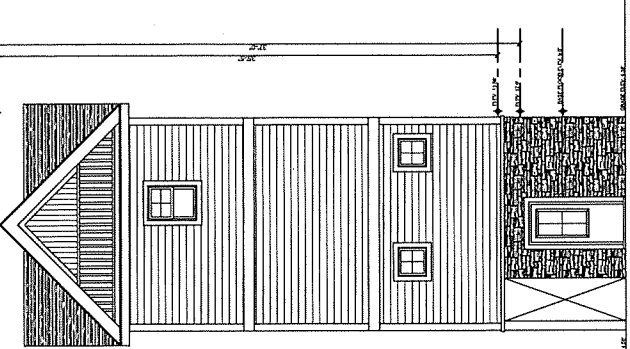


DATE	01/13/22
DRAWN BY	EH
CHECKED BY	EK
DATE	02/11/22
REVISIONS	

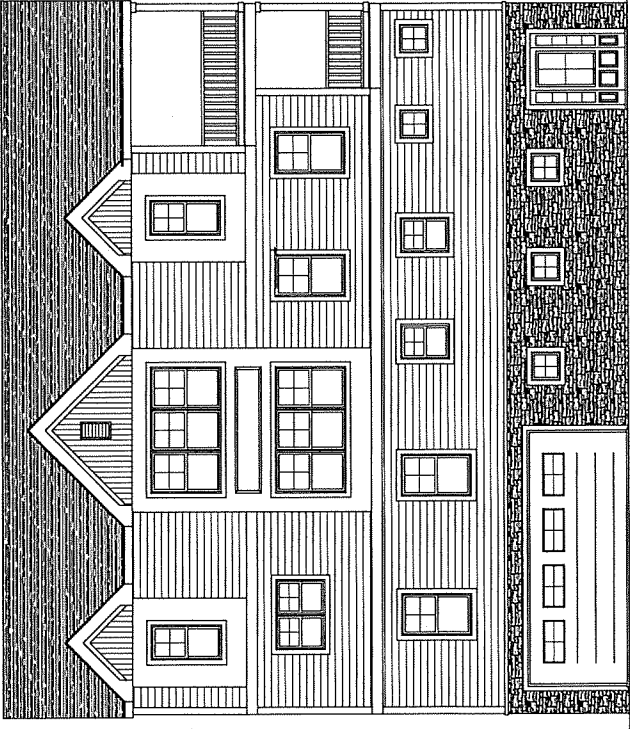
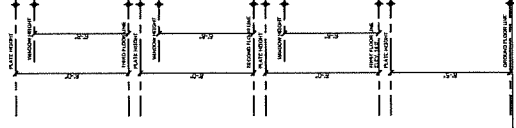
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 SCIPIONE RESIDENCE
 139 N. NEWPORT AVENUE
 VENTNOR, NEW JERSEY



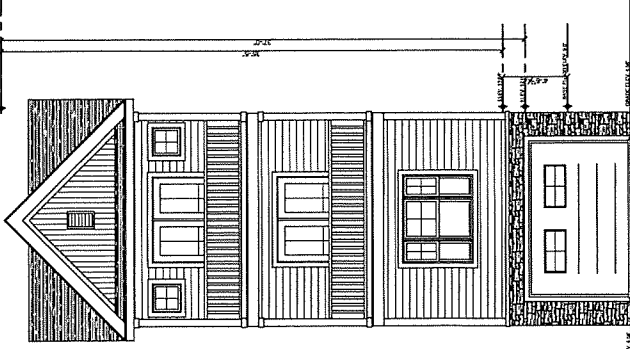
HARRY S. HARPER
 ARCHITECT & PLANNER
 800 NEW JERSEY TURNPIKE
 SUITE 1000
 HADDONFIELD, NJ 08033
 PHONE: 856-665-3944
 FAX: 856-665-3945
 H.S.H. ARCHITECTURE, LLC
 NJ REG. ARCHITECT NO. 13-00023



REAR ELEVATION
 1/4" = 1'-0"



SIDE ELEVATION
 1/4" = 1'-0"



FRONT ELEVATION
 1/4" = 1'-0"

