

VENTNOR CITY TAX MAP



VENTNOR CITY ZONING MAP



FEMA PRELIMINARY FIRM MAP #34001C0453F

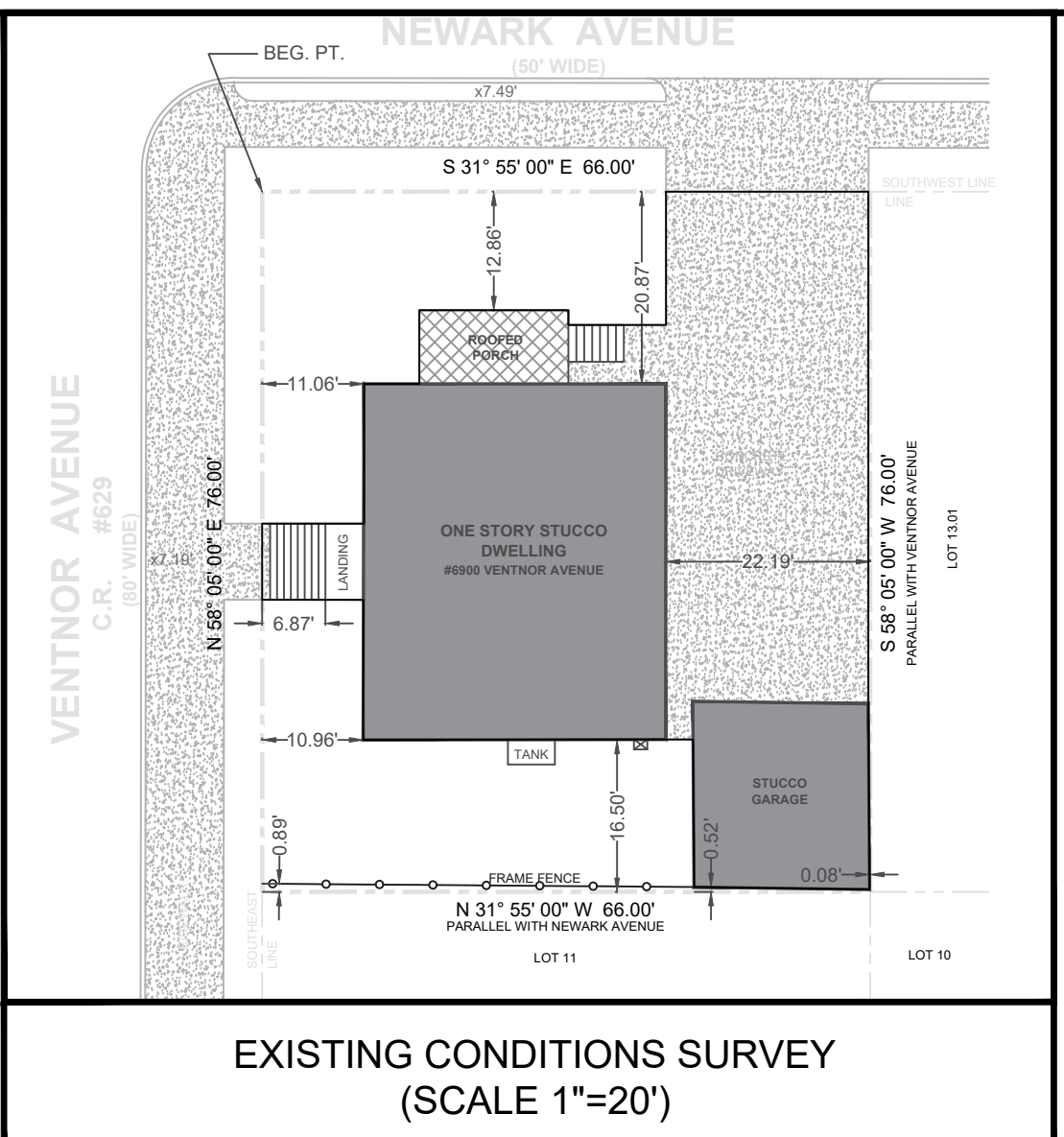


USGS QUAD MAP

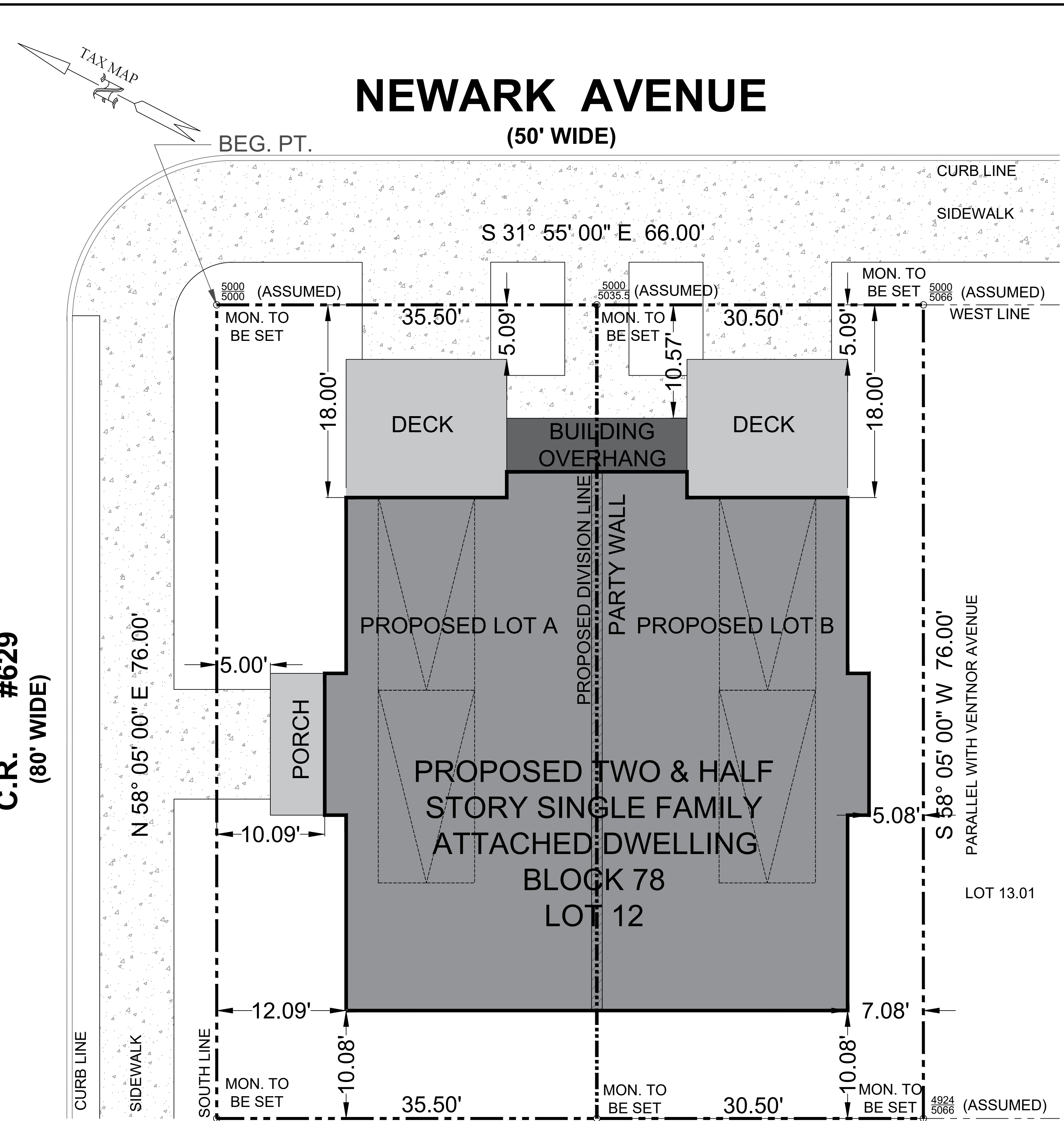
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ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND SAFETY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE HIGH VOLTAGE PROMOTIVE ACT, STATE OF NEW JERSEY, ADOPTED 7/21/88 AS P.L. 1048, § 349, THE NEW JERSEY INFORMAL CONSTRUCTION CODE, ICC, ASTM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

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EXISTING CONDITIONS SURVEY (SCALE 1"=20')



ZONING SCHEDULE (R-7 DISTRICT)

ITEM	REQUIRED	EXISTING	STATUS	PROPOSED (A)	STATUS	PROPOSED (B)	STATUS
LOT AREA	2,000 SF	5,016 SF	C	2,698 SF	C	2,318 SF	C
LOT WIDTH	60 FT (T) 30 FT (E)	66 FT	C	33.5 FT	C	30.5 FT	C
LOT DEPTH	62.5 FT	76 FT	C	76 FT	C	76 FT	C
PRINCIPAL SETBACKS							
FRONT YARD	12 FT	10.96 FT	ENC	10.09/10.57 FT	V/C	10.57 FT	V/C
SIDE YARD	7 FT	16.5 FT/20.87 FT	C	10.08 FT	C	5.08 FT	V
REAR YARD	12 FT	22.19 FT	C	10.08 FT	V	10.08 FT	V
PORCH							
FRONT YARD	7 FT	6.87 FT	ENC	5/5.09 FT	V/V	5.09 FT	V
COVERAGE							
BUILDING	60%	25.3%	C	45.0%	C	53.3%	C
LOT	75%	63.1%	C	60.7%	C	65.4%	C

LEGEND:  
 C - CONFORMING  
 V - VARIANCE  
 ENC - EXISTING NON-CONFORMING  
 N/A - NOT APPLICABLE

**VENTNOR AVENUE**  
 C.R. #629  
 (80' WIDE)

# NEWARK AVENUE

(50' WIDE)

**GENERAL NOTES**

- APPLICANT / OWNER  
 6900 VENTNOR RKPZ  
 C/O NICHOLAS TALIVACCHIA  
 6900 VENTNOR AVENUE  
 VENTNOR, NEW JERSEY 08406
- PROPERTY INFORMATION  
 6900 VENTNOR AVENUE  
 VENTNOR, NEW JERSEY 08406  
 BLOCK 78 LOT 12  
 FLOOD ZONE: AE (EL. 10)  
 ZONING DISTRICT: R-7 - SINGLE FAMILY  
 EXISTING USE: 1 STORY SINGLE FAMILY DWELLING TO BE DEMOLISHED AND A 2 1/2 STORY SINGLE FAMILY ATTACHED DWELLING TO BE CONSTRUCTED  
 LOT AREA: 5,016 SF
- NOTE: ANY BROKEN OR DAMAGED CURB, GUTTER AND SIDEWALK ALONG PROPERTY FRONTAGES TO BE REPLACED.
- NOTE: A STREET OPENING PERMIT WILL BE REQUIRED FOR THE INSTALLATION OF PROPOSED CURB CUTS / DRIVEWAYS. A PERFORMANCE BOND MUST BE REVIEWED AND APPROVED BY THE CITY ENGINEER AND THE ESCROW MUST BE POSTED WITH THE CITY FOR IMPROVEMENTS WITHIN THE RIGHT-OF-WAY
- NOTE: ALL LOT GRADING SHALL BE DONE IN A MANNER THAT DIRECTS STORMWATER RUNOFF TO THE STREETS AND NOT ONTO ADJACENT PROPERTIES.

**CERTIFICATIONS**

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED NOVEMBER 01, 2022, MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN SET.

I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.

ARTHUR W. PONZIO, JR. \_\_\_\_\_ DATE  
 PROFESSIONAL LAND SURVEYOR  
 N.J. LICENSE NO. 24GS02831400

IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF THIS MAP IS HEREBY GIVEN.

BY: \_\_\_\_\_ DATE  
 OWNER

BY: \_\_\_\_\_ DATE  
 OWNER

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW", RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

\_\_\_\_\_  
 MUNICIPAL ENGINEER DATE

THE MONUMENTS SHOWN ON THIS MAP HAVE BEEN SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW", P.L. 1975c291 (C.40:55D-1 ET. SEQ.) OR LOCAL ORDINANCE

I CERTIFY THAT THE PUBLIC STREETS OR OTHER WAYS SHOWN HEREON HAVE BEEN APPROVED AS TO LOCATION, WIDTH, AND NAMES BY THE PROPER AUTHORITY.

\_\_\_\_\_  
 CITY CLERK DATE

IT IS HEREBY CERTIFIED THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW AND WAS DULY APPROVED BY RESOLUTION OF THE MARGATE PLANNING BOARD AT AN OFFICIAL MEETING HELD \_\_\_\_\_

IT IS FURTHER CERTIFIED THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY. THIS MAP SHALL BE FILED WITH THE ATLANTIC COUNTY RECORDING OFFICER ON OR BEFORE \_\_\_\_\_ (190 DAYS FROM DATE OF MEMORIALIZATION OF RESOLUTION).

**APPROVALS:**

CITY ENGINEER \_\_\_\_\_ DATE

BOARD CHAIRPERSON \_\_\_\_\_ DATE

BOARD SECRETARY \_\_\_\_\_ DATE

MUNICIPAL CLERK \_\_\_\_\_ DATE

BOARD ENGINEER \_\_\_\_\_ DATE

**ATLANTIC COUNTY APPROVALS**

OFFICE OF POLICY, PLANNING & ECONOMIC DEVELOPMENT

SUBDIVISION REVIEW  
 SITE PLAN REVIEW

DATE RECEIVED	FINDINGS COUNTY ROAD OR DRAINAGE FACILITIES AFFECTED YES <input type="checkbox"/> NO <input type="checkbox"/>	FILE NO.

COUNTY PLANNING BOARD	FINDINGS <input type="checkbox"/> APPROVED <input type="checkbox"/> DISAPPROVED <input type="checkbox"/> FAVORABLE <input type="checkbox"/> UNFAVORABLE <input type="checkbox"/> RECOMMENDATIONS	DATE OF ACTION	SIGNATURE

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION

**ARTCO** ARTHUR PONZIO CO.  
 ENGINEERS & SURVEYORS  
 PLANNERS

400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401  
 PHONE: 609-344-8194 FAX: 609-344-1594  
 NEW JERSEY STATE AUTH. NO. 24GA28001300

ARTHUR W. PONZIO, JR.  
 PROFESSIONAL PLANNER N.J. NO. 33L100267600  
 PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

VARIANCE PLAN/ MINOR SUBDIVISION  
 BLOCK 78 LOT 12  
 VENTNOR CITY ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 6'  
 DATE: 11/01/2022

BY: WER  
 PROJ. NO.: 40385

SHEET NO. 1