



# City of Ventnor City

City Hall  
6201 Atlantic Avenue  
Ventnor City, New Jersey 08406

Information can be found on City Website: [www.ventnorcity.org](http://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: September 7, 2024

2. Zoning District:

R-1 <input 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 checked="" 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) 108 S. Victoria Avenue

Block Number: 12 Lot Number (s): 8

Total Area (in Square Feet): 3,125 sq ft

Lot Frontage: 50 Lot Depth: 62.5

4. Information about the Applicant

Full Name (s): Nate Russo and Blake Barabuscio

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

Property Address: 108 S. Victoria Avenue, Ventnor, NJ Zip Code: 08406

Other Residence Address: 403 Helms Avenue, Swedesboro, NJ Zip Code: 08085

Mailing Address (Address that all correspondence will get mailed to): Same as above  
Zip Code: \_\_\_\_\_

Phone Number (s) (Include Area Code):

Home Address: \_\_\_\_\_ Cell Phone: 856-297-1390

Business Address: \_\_\_\_\_ Best Number to call: \_\_\_\_\_

Email Address (s): nrosso@russocorporation

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

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

\_\_\_\_\_ By lease dated: \_\_\_\_\_

X By Agreement of Sale Dated: 05-01-24

\_\_\_\_\_ 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): Ronald Plotka

b. Address: 29 Schooner Road, Marblehead, MA 01945

c. Phone Number (Include Area Code):

i. Residence: 781-424-5678

ii. Business: \_\_\_\_\_

d. Describe any contingency regarding the purchase or lease of the premises:

i. \_\_\_\_\_  
\_\_\_\_\_

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

X Minor Site Plan \_\_\_\_\_ Major Site Plan

\_\_\_\_\_ Minor Subdivision \_\_\_\_\_ Major Subdivision

X "C" Variance (s) \_\_\_\_\_ Use or Density Variance (s) "D"

\_\_\_\_\_ Other (Explain): \_\_\_\_\_

\_\_\_\_\_ Conditional Use Permit \_\_\_\_\_ Interpretation

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

X Attorney: Name: Brian J. Callaghan Phone: 609-348-5300  
Address: 101 N. Washington Avenue, Suite 14, Margate, NJ 08402

X Architect: Name: Craig Dothe Phone: 609-348-2236  
Address: 33 N. Brighton Avenue, Atlantic City, NJ 08401

X Engineer: Name: Arthur W. Ponzio & Company Phone: 609-344-8194  
Address: 400 N. Dover Avenue, Atlantic City, NJ 08401

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

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

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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: Vacant
- d. How will this be changed: Construction of a four-unit building.
- e. Include all current and proposed off-street parking

10. **If Variances are required:**

- a. Note: Properly sealed site plan must show all dimensions relevant to variance analysis
- b. Current use of Lot (s) and/or Building (s):         Vacant
- c. Proposed use of Lot (s) and/or Building (s):         Construction of a four-unit building.
- d. Number of Bedrooms:
  - i. Current:         0
  - ii. Proposed:         8
- e. Number of Off-street parking:
  - i. Current:         0
  - ii. Proposed:         8
- f. If "D" or "USE" variance is required, Please explain: \_\_\_\_\_
- g. Dimensional Variances (Front, Side, Rear, Lot Coverage, etc.)

Variance Type	Zone requirement	Present Condition	Proposed Condition
<u>SEE ZONING SCHEDULE PREPARED BY ARTHUR PONZIO.</u>			
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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11. **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: \_\_\_\_\_
  - i. See attached Decision and Resolutions, Z-12 and Z-13 of 2011, granting approval for a four-unit building.
- b. Detail any current and prior permits on the property that could be relevant to the application:
  - i. \_\_\_\_\_

12. **County Actions: Provide necessary dates and decisions**

- a. **Site Plan:**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- b. **Subdivision:**  
        None.          
\_\_\_\_\_  
\_\_\_\_\_
- c. **Other:**  
        None.          
\_\_\_\_\_  
\_\_\_\_\_

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*

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**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

## Narrative

The applicant is seeking to build a four-unit building on the property known as 108 S. Victoria Avenue, also known as: Block: 12, Lot: 8.

The building design and number of units and parking spaces was previously granted variance relief pursuant to Resolutions Z-12 and Z-13 of 2011, copies of which are attached as part of the application. The applicant is building a design within the same footprint, but meeting the current building codes. There have not been any zoning changes to the area that would affect the prior approvals previously granted. The applicant is still seeking "C" variance relief for setbacks, coverage, landscape buffers and design waivers for not having two street trees. The applicant believes that the property will satisfy both the positive and negative criteria as follows:

- a. With respect to the positive criteria, approval of the application will promote the free flow of traffic by providing eight off-street parking spaces.
- b. The approval will promote the general welfare by bringing the site into conformance with new fire, electric and plumbing codes of the City of Ventnor, and also brought into compliance with the FEMA regulations.
- c. The new structure will also be a significant aesthetic enhancement to the site.

With respect to the negative criteria, the applicant believes that the requested variance relief can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance for the following reasons:

- a. The applicant has designed this new facility in such a way to create a minimal impact on the surrounding properties.
- b. The proposed generous front yard, will maintain the view corridors to the beach and ocean of the neighboring properties.

Brian J. Callaghan

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