



**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: June 9, 2020
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 checked="" type="checkbox"/> Single Family     |  |
| R-9 <input 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) 720 N. Little Rock Avenue

Block Number: 339 Lot Number (s): 12

Total Area (in Square Feet): \_\_\_\_\_ Lot Depth: \_\_\_\_\_

Lot Frontage: \_\_\_\_\_

4. Information about the Applicant

Full Name (s): Cecilia DiFabio

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

Property Address: 720 N. Little Rock Avenue Zip Code: 08406

Other Residence Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Mailing Address (Address that all correspondence will get mailed to): 720 N. Little Rock Ave.  
Ventnor, NJ 08406 Zip Code: 08406

Phone Number (s) (Include Area Code): \_\_\_\_\_

Home Address: \_\_\_\_\_ Cell Phone: (609) 226-0254

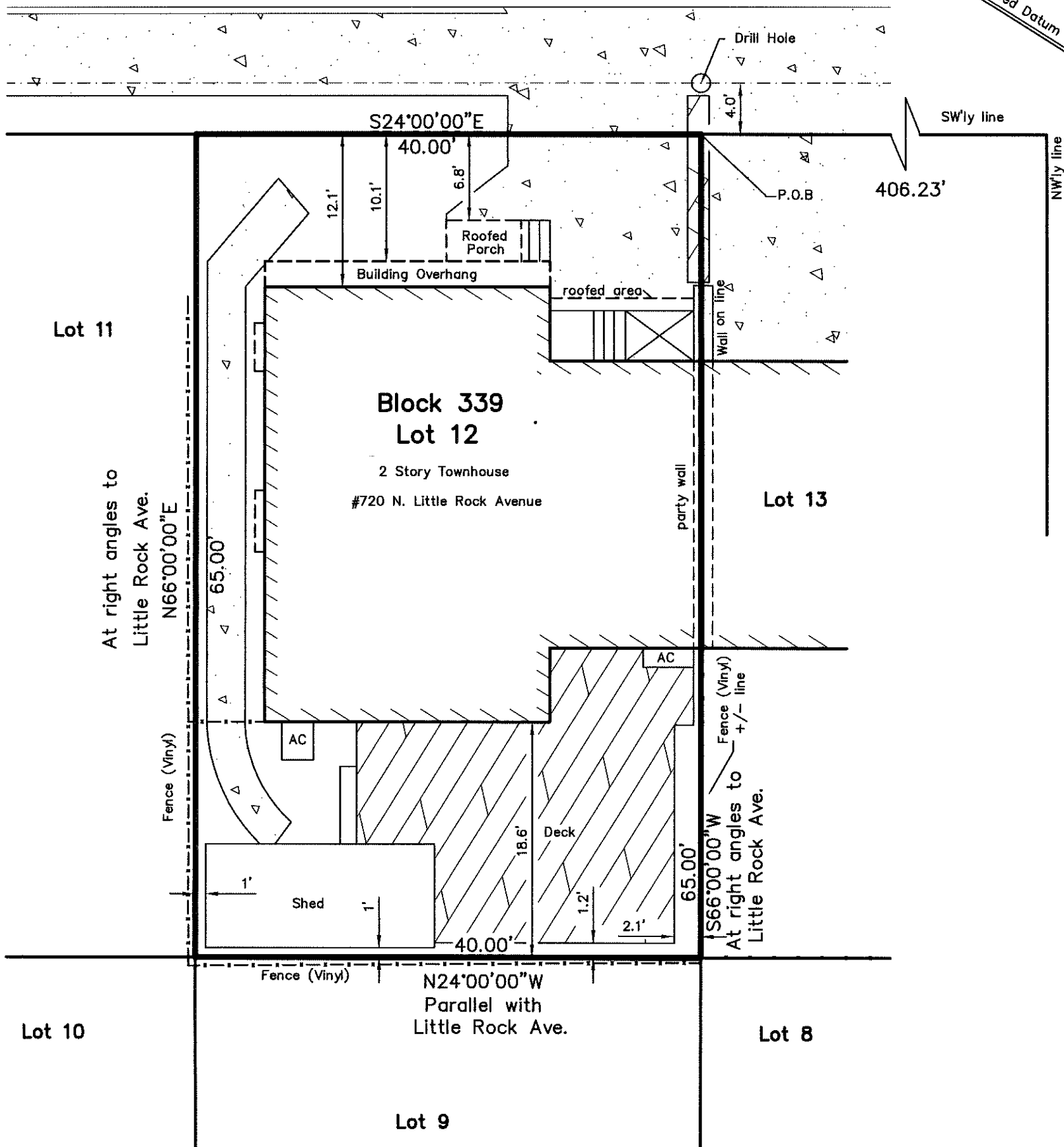
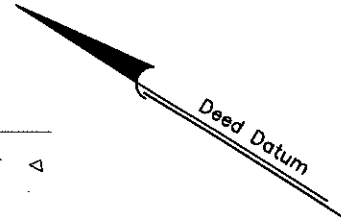
Business Address: \_\_\_\_\_ Best Number to call: \_\_\_\_\_

Email Address (s): Babiedean@msn.com

Tax ID or Social Security Number (For Escrow Account - This must be filled in): \_\_\_\_\_ W9

# LITTLE ROCK AVENUE

(50' wide)



**WELLINGTON AVENUE**  
(80' wide)

To: Cecelia Difabio

Date: |

Revision:

## GENERAL NOTES:

Offsets are shown only for checking compliance with deed restrictions and zoning regulations. Offsets shall not be used for any other purposes. Surveyor shall not have any responsibility or liability if the offsets shown are used other than as intended.

This property is subject to any documents of record, either recorded or unrecorded. Underground improvements, easements, property line agreements or other conditions unknown to the surveyor are not shown. Surveyor reserves the right to modify this survey should any such information become available.

Surveyor's signature and embossed seal signify that this survey was prepared in accordance with the current regulations adopted by the New Jersey State Board of Professional Engineers and Land Surveyors. Only signed and sealed copies of this survey shall be considered as true copies.

The illustration of riparian claims or regulated wetlands affecting subject property, if any, are not included as a part of surveyor's contract. Surveyor reserves the right to modify this survey should client specifically request these additional services.

This survey has been prepared only for the use of the named parties. Surveyor shall not have any responsibility or liability should this survey be used for resale of property, for use with survey affidavit, or for use by any other person or entity not specifically named, for any reasons other than as intended.

In consideration of the mutual covenants and promises contained in the agreement between the above named parties and the undersigned, the provisions of which are incorporated herein by reference, I declare that this plan is based on a field survey made on 06/10/2020 by me or under my immediate supervision in accordance with N.J.A.C. 13:40-5.1, and to the best of my professional knowledge, information and belief,

a) correctly represents the conditions found at and as of the date of the field survey, except such easements, if any, below the surface of the lands or on the surface of the lands and not visible,

b) except as shown on the plan, there are no discrepancies between the boundary lines of the subject property as shown on the plan and as described in the legal description of record.

This plan is made to provide information to the title insurer so that it may insure title to the lands shown herein and for the mortgage holder named above. This declaration is given solely to the above named parties for this transaction only and is not transferable, except as provided herein.

## SURVEY OF PREMISES

SITUATE IN  
CITY OF VENTNOR  
COUNTY OF ATLANTIC, N.J.  
#720 North Little Rock Avenue  
**BLOCK 339 LOT 12**

**PAUL KOELLING  
& ASSOCIATES, LLC**

PROFESSIONAL LAND SURVEYING  
2161 SHORE ROAD  
LINWOOD, NJ 08221

phone (609) 927-0279 fax (609) 927-0188  
CERTIFICATE OF AUTHORIZATION #24GA28256300


Date: June 11, 2020

By: KOMIS

Scale: 1" = 10'

Project No. 15762

Property is located in a F.E.M.A. Pre-FIRM  
ZONE "AE"; Base Flood Elevation 8 ft. (NAVD88)

  
**PAUL M. KOELLING**  
LAND SURVEYOR  
PLS; N.J. LICENSE NO. 24GS04328800

**VENTNOR CITY ZONING BOARD OF ADJUSTMENTS  
PUBLIC NOTICE**

**PLEASE TAKE NOTICE:**  
I am the owner of the above property. I have filed an application with the Ventnor City Zoning Board for a C variance (deck and shed) for certain provisions of the Ventnor City Zoning Ordinance.

I am seeking a proposed plan for the construction of a composite deck 12" above grade to cover rear yard and add on shed in rear yard as follows:

The deck is high quality composite no maintenance 12" above grade. There is sufficient spacing between decking/planks to allow for water permeability and will have no effect on property run off. The shed is high quality treated wood framed construction with shingled roof and painted. Both deck and shed will be a vast improvement to the property.

This notice is sent to you as an owner of property within 200 feet of the property. A public hearing has been scheduled before the Ventnor City Zoning Board for July 27, 2020 via remote Zoom Meeting.

Topic: July 27, 2020 Planning Board Meeting  
Time: Jul 27, 2020 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting  
<https://zoom.us/j/92917195913?pwd=UT130XJlQnksS25vM0RlUNlJYWk9Cdz09>

Meeting ID: 929 1719 5913  
Password: 983301

Dial by your location  
+1 301 715 8392 US (Germantown)  
+1 929 205 6099 US (New York)

If you wish to make any comment on the application, when the case is called you may appear via zoom in person or by agent or attorney, and present any comments or objections which you may have regarding the relief requested in the application.

The following documents submitted with this application are on file in the office of the Zoning Board Secretary, City Hall, 6201 Atlantic Avenue, Ventnor City, NJ, and are available for your inspection upon calling Ventnor Zoning during their regular business hours.

- Application for Variance

This notice is sent to you by the applicant, as required by the Ventnor City Zoning Ordinance

Applicant: Ms. Cecilia DiFabio

Printer Fee: \$45.36  
Pub Date: July 10, 2020

Order #: 0000148032

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: Aug 28, 2017  
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. \_\_\_\_\_

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

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

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

Attorney: Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Architect: Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Engineer: Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_

Preparer of Sketch plot or Site Plan: (if different from above)  
Name: Lawrence Phillips LLC Phone: (609) 204-2461  
Address: 7030 English Creek Avenue  
E.H.T, NJ 08234

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

*Handwritten notes:*  
... surrounding deck along  
with potted flowers. Beautify my backyard  
a peaceful calming environment. All gre  
will be environment friendly. Green go  
...  
2

10. If Variance 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): Single Family Home
- c. Proposed use of Lot (s) and/or Building (s): Single Family Home
- d. Number of Bedrooms:
- i. Current: 3
- ii. Proposed: 3
- e. Number of Off-street parking:
- i. Current: 1
- ii. Proposed: \_\_\_\_\_
- 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
deck - Side yard	8'	8'	2"
hed - Rear yard	4'	19"	19"
Side yard	4'	18"	18"
Rear yard	3'	12"	12"

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. Parking Variance - Approved Jan. 2018
- 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: \_\_\_\_\_
- c. Other: \_\_\_\_\_

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

To comply with city landscaping, I propose low maintenance noninvasive slow growing shrubs (Ex. Small evergreen shrubs) to surround 18" - 20" of soil around perimeter of deck. pretty flowers surrounding deck along with potted flowers. Beautify my backyard for a peaceful calming environment. All greens will be environment friendly. Green gardening surrounding deck and yard.

Thank You C.D.

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.

We are seeking approval for the construction of a deck 12" above grade to cover the rear yard at dimensions described in the attached plans & also to have shed placed according to plans. There is sufficient spacing between decking planks to allow for water permeability & will have no effect on property run off. Deck material is high quality composite no maintenance and will be a vast improvement to the property. The shed is wood framed construction with shingled roof & stands no higher than 105".

Please take into consideration other properties on my street as well directly behind my property have decks, sheds, and concrete that cover entire backyard (grass) and line up to their fences (property lines) without 8' and 4' setbacks. Please see photographs to show what neighbors have done in their backyards. Please note these homes are identical to my property.

Also, for the record, I grew up on this street and have lived here for 35 years. I plan on living in my home God willing for another 35 plus years. My long term goal is to continue to beautify my home and maintain my property. I take pride in my home and plan to enjoy each day.

Thank you for your time and consideration.  
 Cecilia D'Abis

15. Signature of Applicant (s):

Cecilia D'Abis

Date: June 9, 2020

Date: \_\_\_\_\_

16. Notarized Statement by Applicant:

State of New Jersey )

ss.

County of Atlantic )

\_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Notary Seal \_\_\_\_\_

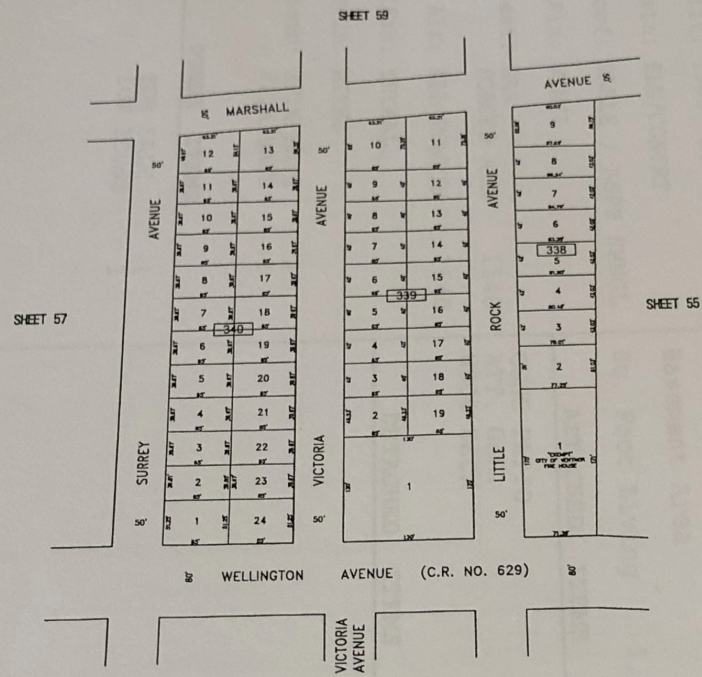


THIS MAP HAS BEEN DIGITALLY REVISED USING COMPUTER-AIDED DRAFTING DESIGN (CADD) & COORDINATE GEOMETRY (COGO). IT IS BASED ON THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE BEARING THE OFFICIAL NEW JERSEY DIVISION TAXATION APPROVAL STAMP WITH APPROVAL DATE JULY 20, 2018, SERIAL NUMBER 1070 AND SIGNATURE OF JUDY P. MILLER, CTA, CHIEF PROPERTY ADMINISTRATION AND SHELLY KELLY, CTA, PRINCIPAL FIELD REPRESENTATIVE. THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE WITH THE OFFICIAL APPROVAL STAMP IS ON FILE WITH REMINGTON & VERNICK ENGINEERS.

720 N. Little Rock Avenue

NO.	REVISION	DATE

NOTE: THIS MAP HAS BEEN DIGITALLY REVISED USING COMPUTER-AIDED DRAFTING DESIGN (CADD) & COORDINATE GEOMETRY (COGO). IT IS BASED ON THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE BEARING THE OFFICIAL NEW JERSEY DIVISION TAXATION APPROVAL STAMP WITH APPROVAL DATE JULY 20, 2018, SERIAL NUMBER 1070 AND SIGNATURE OF JUDY P. MILLER, CTA, CHIEF PROPERTY ADMINISTRATION AND SHELLY KELLY, CTA, PRINCIPAL FIELD REPRESENTATIVE. THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE WITH THE OFFICIAL APPROVAL STAMP IS ON FILE WITH REMINGTON & VERNICK ENGINEERS.



**TAX MAP**  
**CITY OF VENTNO**  
 ATLANTIC COUNTY NEW JERSEY  
 SCALE: 1" = 30' DATE: 1-18-2019  
**CHARLES E. ADAMSON** PROFESSIONAL LAND SURVEYOR  
 REMINGTON, VERNICK & WALLER  
 200 S. 10th STREET, PLAZA BLDG. #10  
 PHILADELPHIA, PA 19106  
 TEL: 215-595-1000 FAX: 215-595-1001  
 WWW.RVWENR.COM  
 TO SHOW CONDITIONS AS OF 3-

VENTNOR CITY

720 N LITTLE ROCK AVE

CARD 01 OF 01

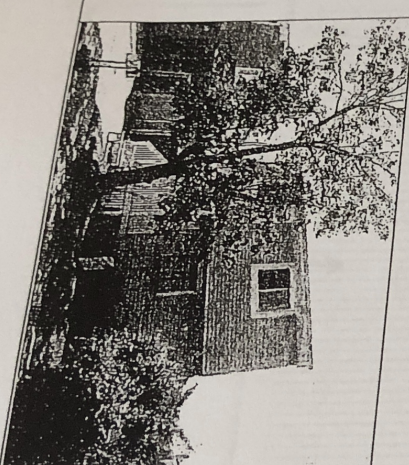
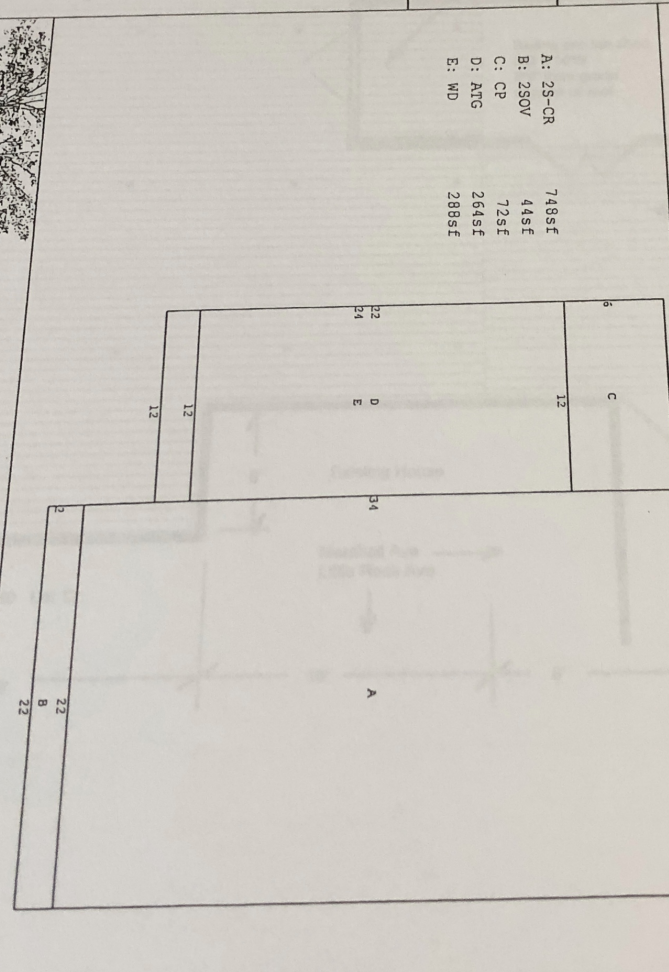
BLK: 339 LOT: 12

DIREPJO, CECILIA  
720 N LITTLE ROCK AVE  
VENTNOR, NJ 08406

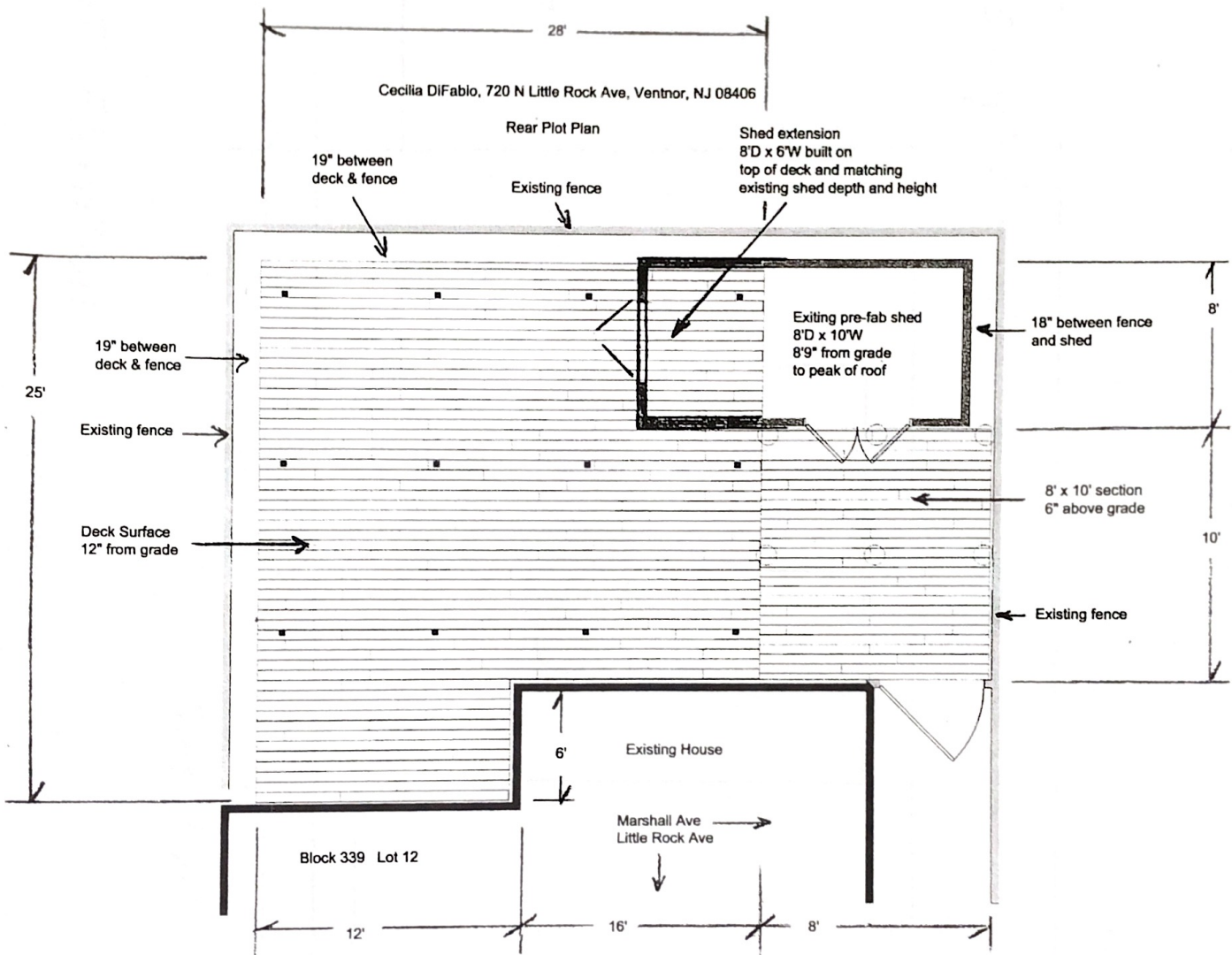
Class: 2	--Curr. Values--	--Sales History--	
Zone: 08	78,200	08/28/2017	230,000
Map: 56	81,900	09/23/2016	90,000
VCS: 110V	160,100	07/25/1994	112,000
			BHAROOCHA, HANEEF & SUMI

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROX)
Building Class 27	1st Story 748	FRONT FEET	40	80,769
ONE FAMILY 2SF	Upper Stories 792	SITE VALUE	1	1,01400
2 STORY / TWIN	Half Stories 0	PRIMARY SF	2600	81,900
Built: 1980 Eff Yr: 1995	Attic Area 0			0
Fndam: BLK/CONCRT	Basement Area 0			
Roof: GABLE / ASPH SHINGL	Sq. Foot Living 1,540			
ExtFin: VINYL	ATTACHED ITEMS			
Heat: GAS	CONC PATTIO 72	A: 2S-CR	748sf	
FORCED AIR 1540	ATT. GAR. 264	B: 2SOV	44sf	
Air: ALL COMBIN 1540	WOOD DECK 288	C: CP	72sf	
IntFin: DRYWALL	DETACHED ITEMS	D: ATG	264sf	
FltFin: MIXED		E: WD	288sf	
Plumb: 3FIX BATH 2				
2FIX BATH 1				
OTHER ITEMS				
FOR SALE 1				
LOW FOUND 1				

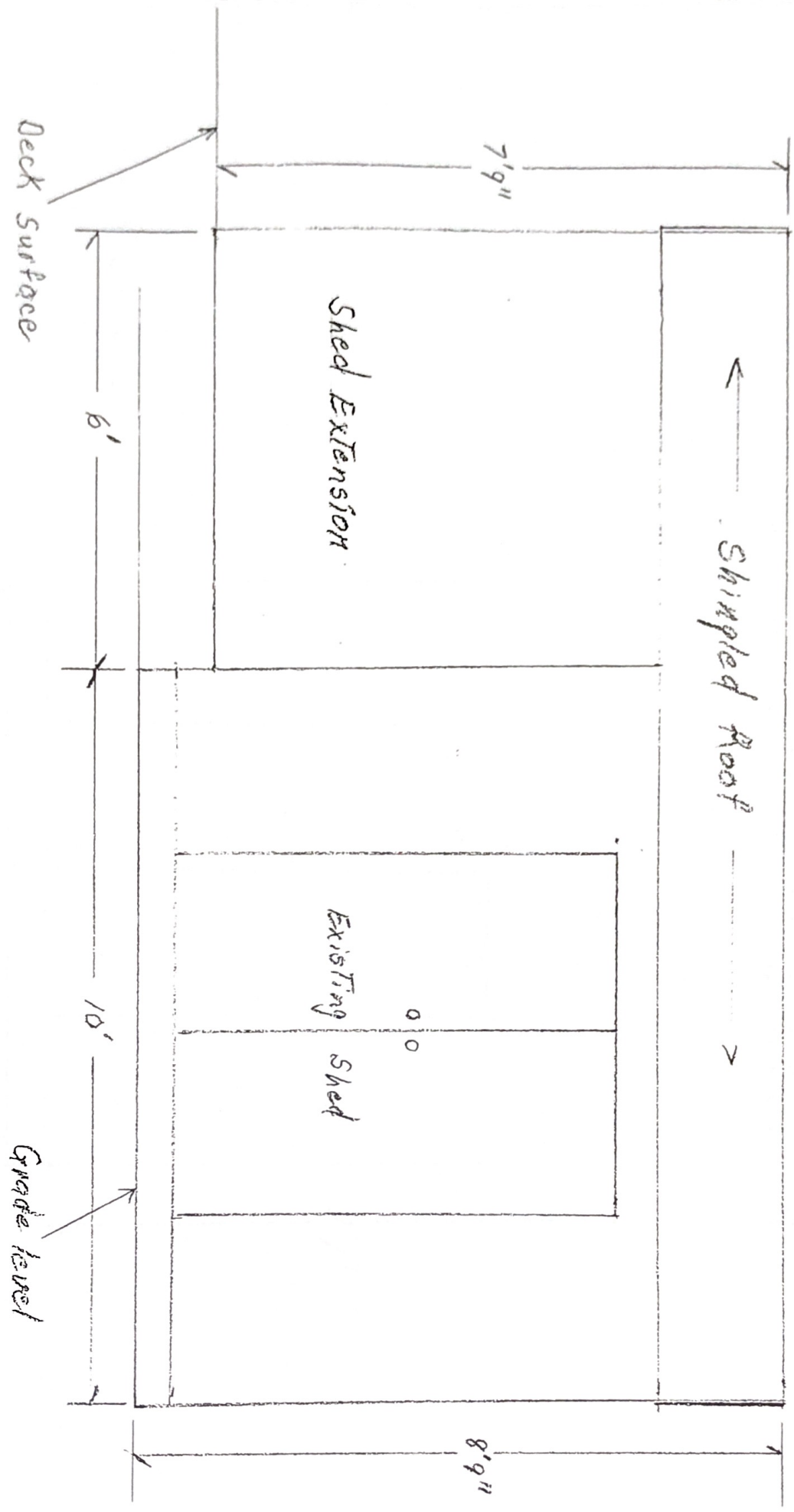
CONDITTON	FOR SALE 1	LOW FOUND 1
INT.: GOOD		
EXT.: GOOD		
LAYOUT: GOOD		
INFOBY: EST INTERIOR		
* For International Purposes Only		



720 N. Little Rock

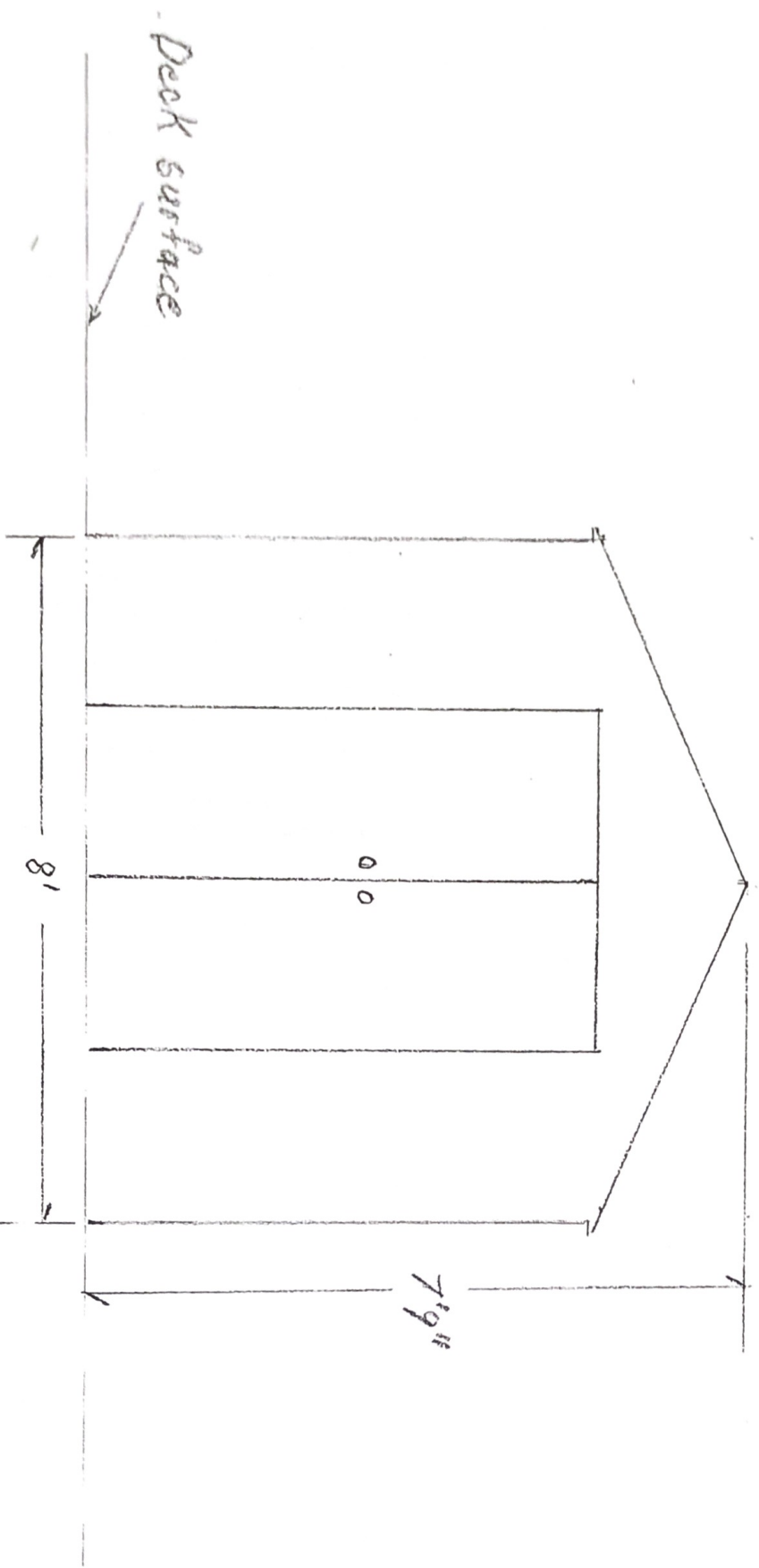


Cecelia DiFabio, 720 N. Little Rock



FRONT ELEVATION

Cecelia DiFabio, 720 N. Little Rock



Left Side Elevation - Shed Extension

**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 \* Survey is being updated
  - 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

W9 Form

