

City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406

Information can be found on City Website: www.ventnorcitcity.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: _____

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 Single Family R-8 _____ Single Family

R-9 _____ Single Family, High Rise, Townhouse R-10 _____ Environmental: Ventnor West

R-11 _____ Special Development District COMM _____ City Commercial District

CMU _____ Commercial Mixed Use DCD _____ Design Commercial District

3. Subject Lot:

Street Address (es) 5702 Edgewater Avenue

Block Number: 150 Lot Number (s): 7

Total Area (in Square Feet): _____

Lot Frontage: _____ Lot Depth: _____

4. Information about the Applicant

Full Name (s): Dante and Eleanora Vespertino

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

Property Address: 5702 Edgewater Ave., Ventnor Zip Code: 08406

Other Residence Address: 10 Bayside Ave. Margate, NJ Zip Code: 08402

Mailing Address (Address that all correspondence will get mailed to): 10 Bayside Avenue,

Margate, NJ Zip Code: 08402

Phone Number (s) (Include Area Code): _____

Home Address: _____ Cell Phone: (856) 685-3067

Business Address: _____ Best Number to call: (856) 685-3067

Email Address (s): dves@subaru.com

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: _____
- _____ By Agreement of Sale Dated: _____
- By Ownership of property since: 3/9/1995
- _____ 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: John Scott Abbott Phone: (609) 823-4495
Address: 9 S. Washington Avneue, Margate, NJ 08402
- Architect: Name: Thomas Baglivo Phone: (610) 277-7107
Address: 301 E. Germantown Pike, East Norriton, PA 19401
- _____ Engineer: Name: _____ Phone: _____
Address: _____
- Preparer of Sketch plot or Site Plan: (if different from above)
Name: Robert J. Catalano Phone: (609) 345-1887
Address: 12 S. Virginia Ave., Atlantic City, NJ 08401

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

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): single family home
- c. Proposed use of Lot (s) and/or Building (s): single family home
- d. Number of Bedrooms:
 - i. Current: 2
 - ii. Proposed: 3
- e. Number of Off-street parking:
 - i. Current: 0
 - ii. Proposed: 1
- 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
Lot area	2,000	1,804	1,804
Front yard setback	12'	(750 upland) 4.83'	(750 upland) 4.71', 3'
Side yard setback	4'+4'	3.40'*	
Parking	2	0	1

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. _____
- b. Detail any current and prior permits on the property that could be relevant to the application:
 - i. NJDEP Permit _____

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*

Waiver requested.

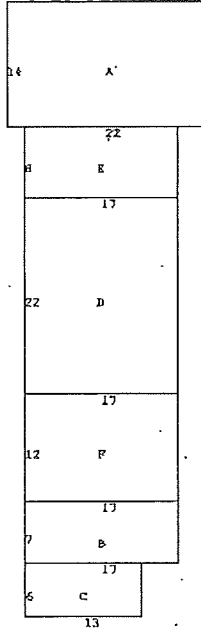
VESPERTINO, DANTE
10 BAYSIDE AVE
MARGATE, NJ 08402

Class: 2 --Curr. Values--
Zone: 07 Land: 165,300
Map: 26 Impr: 70,900
VCS: 109B Net: 236,200

--Sales History--
10/18/2019 1

Jun. 12. 2020 12:13PM

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)
Building Class 16	1st Story 833	FRONT FEET	25	Main Bldg Replacement Cost 96,284
ONE FAMILY · 2SF1G	Upper Stories 578	BAY FRONT	1	CCF:1.30,NetCond:.530,MktAdj:1.00 * .68900
2 STORY / COLONIAL	Half Stories 0	???????????	1742	Main Bldg Appraised Value = 66,340
Built: 1930 Eff Yr: 1970	Attic Area 0			Total Detached Item Value + 4,560
Fndatn: POST/PIER / BLK/CONCR	Basement Area 323			Total Improve Value (rounded) = 70,900
Roof: MANSARD / WOOD SHNGL	Sq. Foot Living 1,411			Total Land Value + 165,300
ExtFin: WOOD SIDNG	ATTACHED ITEMS			TOTAL NET VALUE: 236,200
Heat: GAS	WOOD DECK 308	A: WD 308sf		
FORCED AIR 1411	WOOD DECK 78	B: 1S-B 119sf		
Air: NONE 1411	WOOD DECK 136	C: WD 78sf		
IntFin: PLASTER	DETACHED ITEMS	D: 2S-PP 374sf		
FlrFin: MIXED	MARINA BLKHD 25	E: WD-1S-PP 136sf		
Plumb: 3FIX BATH 1	BOAT SLIP 1	F: 2S-B 204sf		
2FIX BATH 1				
OTHER ITEMS				
ELEVATED BASMT1				
* BEDROOMS 2				
BATHROOMS 1.5				
* TOTAL ROOMS 4				
CONDITION				
INT.: GOOD				
EXT.: FAIR				
LAYOUT: GOOD				
INFOBY: EST INTERIOR				
* For Informational Purposes Only				



No. 5245 P. 1



Tax Account Maintenance

Block:

 Lot:

 Qualifier:

 Owner:

 Prop. Loc:
 Account Id:

Year	Per	Type	Billed	Pr. Inc. Paid	Balance	Interest	Total Balance
2020	3		1,539.43		1,539.43	.00	1,539.43
2020	2		1,526.44		.00	.00	.00
2020	1		1,526.45		.00	.00	.00
2020		Total	4,592.32		1,539.43	.00	1,539.43
2019	4		1,497.50		.00	.00	.00

Other Delinquent Balances: Interest Date:

Other ABR2 Threshold Amt: Per Diem: Last Payment Date:

TOTAL TAX BALANCE DUE

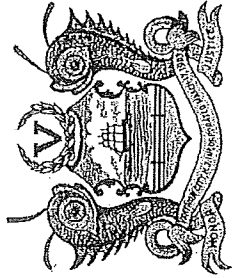
Principal:	<input type="text" value="00"/>	Penalty:	<input type="text" value="00"/>
Misc. Charges:	<input type="text" value="00"/>	Interest:	<input type="text" value="00"/>
Total:		<input type="text" value="00"/>	

The property taxes are current. 6/12/2020

City of Ventnor Tax Office
6201 Atlantic Ave
Ventnor, NJ 08406

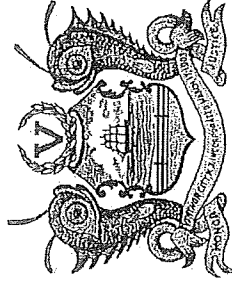
Margaret Pacanowski
Tax Collector

1991



City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406



William Crowther, CTA

Ventnor City Tax Assessor
609-823-7911

May 19, 2020

John Scott Abbott, Esq.
9 South Washington Avenue
Margate, NJ 08402

Re: Block(s): 150 Lot(s): 7

Dear Mr. Abbott,

Pursuant to *N.J.S.A. 40:55D-12*, enclosed please find the certified list of property owners within two hundred feet of the above referenced property.

Also to be included on the notification list is:

Connective Real Estate Department 5100 Harding Highway Suite 399 Mays Landing, NJ 08330	Comcast Cable 901 Leeds Ave Absecon, NJ 08201
Atlantic County Utilities Authority PO Box 996 Pleasantville, NJ 08232	SJ Gas Company 1 South Jersey Plaza Rte. 54 Folsom, NJ 08037

If you have any questions regarding this matter, please feel free to contact this office.

Sincerely,

William F. Crowther, CTA
Ventnor City Tax Assessor

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
150 1.13	5802 EDGEWATER AVE	2	SOOY, BARBARA JEAN 5804 EDGEWATER AVE VENTNOR, NJ 08406
150 2	5800 EDGEWATER AVE 2.01	2	LIPSKI, GERARD & FOX, RANDY 5800 EDGEWATER AVE VENTNOR, NJ 08406
150 3	5710 EDGEWATER AVE 3.01	2	VAN DUYN, JOHN L SR & THOMAS E, 111 N DUDLEY AVE VENTNOR, NJ 08406
150 4	5708 EDGEWATER AVE 4.01	2	VENZIE, ROLF 5708 EDGEWATER AVENUE VENTNOR, NJ 08406
150 5	5706 EDGEWATER AVE 5.01	2	HOWARD, WILLIAM B & ANN MARIE 3089 MANNHEIM AVE MAYS LANDING, NJ 08330
150 7	5702 EDGEWATER AVE 7.01	2	VESPertino, DANTE 10 BAYSIDE AVE MARGATE, NJ 08402
150 8.01	5700 EDGEWATER AVE 8.03	2	CONNELL, LAURENCE C 5700 EDGEWATER AVE VENTNOR, NJ 08406
150 8.02	5614 EDGEWATER AVE 8.04	2	GROSS, ROBERT 5614 EDGEWATER AVE VENTNOR, NJ 08406
150 9	5610 EDGEWATER AVE 9.01	2	WITTE, DAWN & JASON; DOUGHERTY, S & S 1638 MANLEY RD WEST CHESTER, PA 19380
150 10	5608 EDGEWATER AVE 10.01	2	PALMER, HORACE & KIMBERLY 815 WASHINGTON AVE WILLIAMSTOWN, NJ 08094
150 11	5604 EDGEWATER AVE 11.01	2	HEARD, JOSEPH D, -3RD 5604 EDGEWATER AVE VENTNOR, NJ 08406
153 1.01	5609 EDGEWATER AVE	2	JACOBY, NICOLE 5609 EDGEWATER AVE VENTNOR, NJ 08406
153 1.02	5611 EDGEWATER AVE	2	FRASCA, JOSEPH & TRACEY 5 BRADFORD WAY VOORHEES, NJ 08043
153 2	103 N OXFORD AVE	2	QUINN, HELEN & JEAN WEDGEWOOD 1 W HARTWELL LANE UNIT 4E PHILADELPHIA, PA 19118
153 3	105 N OXFORD AVE	2	FOCOSO, MICHAEL & LORI 105 N OXFORD AVE VENTNOR, NJ 08406
153 4	109 N OXFORD AVE	2	KORIN, RANDY H & NINA G 514 KINGS DR CHERRY HILL, NJ 08003
153 28	104 N SOMERSET AVE	2	DIFRANCESCO; JOSEPH, RITA, MARGARET 629 FOSS AVE. DREXEL HILL, PA. 19026
153 29	5601 EDGEWATER AVE	2	WALKER, KURT A & NANCY A. 36 CALIFORNIA AVE. CLEMENTON, NJ. 08021

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	08406
154 1	5709 EDGEWATER AVE	2	SUTOR, CAROL 5709 EDGEWATER AVE VENTNOR, NJ	08406
154 2	103 N DUDLEY AVE	2	PATCH, BARBARA 103 N DUDLEY AVE VENTNOR, NJ	08406
154 3	105 N DUDLEY AVE	2	NATALE, ANTHONY & PATRICIA 5 KINSINGTON CT SEWELL, NJ	08080
154 4	107 N DUDLEY AVE	2	ROSE, SEAN 500 CINDY CR BLUE BELL, PA	19422
154 5.01	111 N DUDLEY AVE	2	VAN DUYN, THOMAS & BETTY ANN 111 N DUDLEY AVENUE VENTNOR, NJ	08406
154 20	110 N OXFORD AVE	2	TKACHUCK-MALIVASI, DEBORAH 215 N LAFAYETTE AVE VENTNOR, NJ	08406
154 21	104 N OXFORD AVE	2	MALIK, RIZWAN & RAHAT 104 N OXFORD AVE 2ND FL VENTNOR, NJ	08406
154 22	100 N OXFORD AVE	2	GLUCK, DONALD J. & TAMY 8502 VENTNOR AVE MARGATE, NJ	08402.2433
155 20	106-108 N DUDLEY AVE	2	FETTER, VINCENT 106 N DUDLEY AVE 1ST-FL VENTNOR, NJ	08406
155 21	104 N DUDLEY AVE	2	CSW, LLC 611 OXBOW DR MYRTLE BEACH, SC	29579
155 22	102 N DUDLEY AVE	1	SOOY, BARBARA 5804 EDGEWATER AVE VENTNOR, NJ	08406

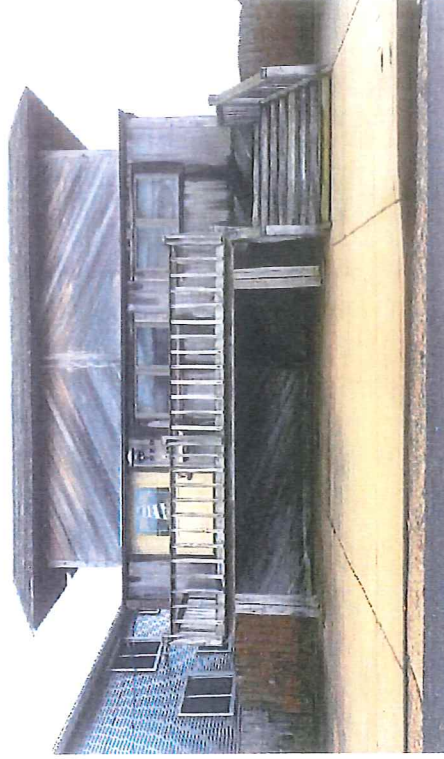
VESPERTINO APPLICATION

5702 EDGEWATER AVE., BLOCK 150, LOT 7

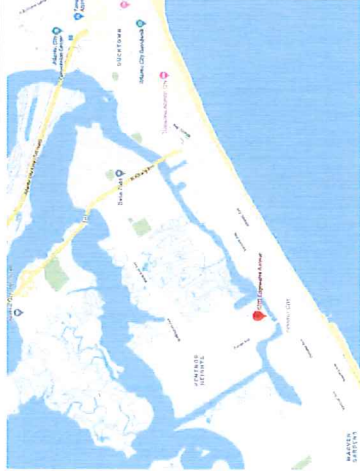


VESPertino APPLICATION

5702 EDGEWATER AVE., BLOCK 150, LOT 7



LOCATION MAP



SCHEDULE OF DRAWINGS

- C&S COVER SHEET/SITE PLAN
- C&Z COVER SHEET - GENERAL NOTES & SPECIFICATIONS
- A-1 ARCHITECTURAL PLANS
- A-2 ELEVATIONS

CODES

CODE USED	2010 IRC CODE, 11 EDITION
	2010 INTERNATIONAL CODE
	2010 NATIONAL STANDARD PLUMBING CODE
TYPE OF CONSTRUCTION	SB

2020 EDGEWATER AVE	ZONING DISTRICT R-1	MIN. BLDG. HEIGHT	MIN. LOT AREA
REGULATION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SQ. FT.)	2000 SF	1000 SF	1000 SF
MIN. FRONT YARD SETBACK	5 FT. MIN. (AS SHOWN)	20 FT.	20 FT.
MIN. SIDE YARD SETBACK	5 FT. (AS SHOWN)	5 FT. (AS SHOWN)	5 FT. (AS SHOWN)
TOTAL LOT COVERAGE	70%	VARIES	EXISTING TO REMAIN
FRONT YARD BALCONY	4'	VARIES	EXISTING TO REMAIN
REAR YARD	4'	VARIES	EXISTING TO REMAIN
MAX. BUILDING HEIGHT	37' ABOVE ELEV. OF FINISH 2ND	-----	37' ABOVE ELEV. OF FINISH 2ND
MAX. STORY HEIGHT	10'	-----	10'
MAX. NUMBER OF STORIES	3 EXCEPT 2 CAR GARAGE	NONE	NONE
MIN. FRONT YARD LANDSCAPE	5% (111.97) x 50 SF	-----	251 SF
MIN. TOTAL LOT LANDSCAPE	20% (221 SF)	-----	251 SF

LOADS

	LIVE [PSF]	DEAD [PSF]
LIVING AREAS	40	10
SLEEPING AREAS	30	10
ROOF	20	10
STAIRS	40	10
GARAGE	50	20
MECHANICAL	20	10
EXTERIOR BALCONY	60	10
ATTIC IN STORAGE	20	---

WIND - 10 MPH WIND
 GROUND BALLS - 200 LBS. ALONG TOP MEMBERS AT ANY POINT AND ORIENTATION.
 RAIL BY GROUND BALLS - 50 LBS. ON 10 SF. AREA AT ANY POINT.

SQUARE FOOTAGE

GROUND FLOOR COMPONENTS	600 SF	600 SF
ROOF	200 SF	200 SF
THIRD FLOOR (UNFINISHED)	200 SF	200 SF
TOTAL COMPONENTS	1000 SF	1000 SF

INSULATION VALUES

EXTERIOR WALLS - R-15 (R-10 PROVIDED)
 ROOFS - R-15 (R-10 PROVIDED) WHERE USED ON ROOF OF ROOF.
 FLOORS OVER UNCONDITIONED SPACE - R-15 (R-10 PROVIDED)

FIRE PROTECTION

- 1 HOUR RATING ON ALL WALLS, PARTIAL ON PROPERTY LINES

NOTE: ORIGINAL SITE PLAN
 PREPARED BY
 ROBERT J. CATALANO AND ASSOCIATES P.A.
 DATED: JULY 20TH, 2010

NOTICE: The Engineer shall verify and be responsible for the design of the foundation and shall verify the design of the foundation and shall verify the design of the foundation with the project.

PROJECTED BY: 01/15/14, 01/15/14, 01/15/14, 01/15/14, 01/15/14
 PROJECTED BY: 01/15/14, 01/15/14, 01/15/14, 01/15/14, 01/15/14

BAGLIO & ASSOCIATES
 301 East Greenwood Pike, Fourth Floor
 P. 910.277.7107 F. 94-801.2000
 www.baggiobuilders.com

ISSUED FOR REVIEW: 04.28.2022
 ISSUED FOR PERMIT: 05.08.2022

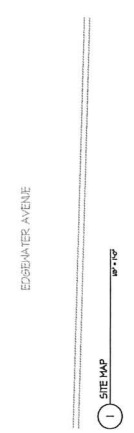
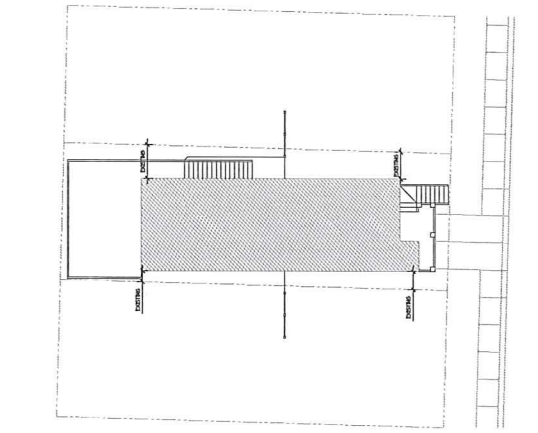
ATTENTION: It is the responsibility of the Engineer to verify the design of the foundation and shall verify the design of the foundation with the project. It is the responsibility of the Engineer to verify the design of the foundation and shall verify the design of the foundation with the project.



PROJECT: NORTH
VESPERTINO RESIDENCE
 5709 EDGEWATER AVE.
 VENTNOR CITY, NJ 08406

FILE NAME: 5709 Edgewater Ave_C&Z_05/08/2022.dwg
 DATE: 05.08.2022
 DRAWN BY: DME/SVK
 PROJECT NUMBER: 2018-003
 SHEET NUMBER: COVER SHEET

Drawn Number: CS1



NOTE: The architect is not responsible for the field dimensions and conditions and shall not be liable with this permit.

PA 150028 04/15/24 CH 12729 K77251 DC 12283

NO 15241 FL 22225 NC 22225.5 NC 15224

BAGLIVO & ASSOCIATES
 ARCHITECTURAL, INTERIOR & EXTERIOR
 201 East Germantown Pike, Fourth Floor
 Charlotte, NC 28202
 P: 612.277.7107 F: 444.801.2028
 www.baglivoassociates.com

ISSUED FOR REVIEW 05.08.2020
 ISSUED FOR PERMIT 05.08.2020

Nothing is to be construed as the full and complete design of the project. The architect shall be responsible for the design of the project. The architect shall be responsible for the design of the project. The architect shall be responsible for the design of the project.

Project: NORTH
 VESPERTINO RESIDENCE

5702 EDGEWATER AVE.
 VENTNOR CITY, NJ 08406

File Name: 5702 Edgewater Ave., CIV., 05/08/2020.dwg
 Scale: AS NOTED
 Date Plotted: 05/08/2020
 Drawn By: DMB/SVK
 Project Number: 2019-033
 Drawing Title: ARCHITECTURAL PLANS
 Drawing Number: A1

The drawing set includes the following views:

- 1. GROUND FLOOR PLAN** (Scale: 1/8" = 1'-0")
- 2. FIRST FLOOR PLAN** (Scale: 1/8" = 1'-0")
- 3. SECOND FLOOR PLAN** (Scale: 1/8" = 1'-0")
- 4. THIRD FLOOR PLAN** (Scale: 1/8" = 1'-0")
- 5. FRONT ELEVATION** (Scale: 1/8" = 1'-0")
- 6. REAR ELEVATION** (Scale: 1/8" = 1'-0")
- 7. SIDE ELEVATION** (Scale: 1/8" = 1'-0")
- 8. SIDE ELEVATION** (Scale: 1/8" = 1'-0")

City of Ventnor City Planning/Zoning 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. ~~waiver~~ ^{required} 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. *To be supplied*
- XVI. Check for Escrow fee as per fee structure
 - a. Need to include Tax ID # or Social Security # of name on check
To be supplied