

Direct Phone (609) 572-7500  
Direct Fax (609) 572-7501

**KENNETH J. CALEMMO, JR., CHIEF OPERATING OFFICER**  
EMAIL: [kcalemmo@cooperlevenson.com](mailto:kcalemmo@cooperlevenson.com)

**FILE NO. 54442/00004**

June 1, 2020

Via Hand Delivery

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

Re: 5903 Ventnor Avenue  
Block 114 Lot 2 [Subject]

Dear Ms. Malfara:

Enclosed please find my application to construct two accessory buildings on the property located above. The application requires variance relief for the size of the accessory structures.

In support of the application, enclosed please find the following for your review:

1. Original and one (1) copy of the Application Checklist;
2. Original and one (1) copy of the Application for Action by Planning Board;
3. Two (2) sets of plans prepared by Arthur W. Ponzio Co. & Associates, Inc. entitled "Conceptual Site Plan" consisting of one (1) sheet dated 12/26/19;
4. Two (2) sets of architectural plans prepared by Christian Rare Studio LLC, consisting of one sheet dated May 20, 2020;
5. Certification of Paid Taxes to be provided;
6. Copy of 200 foot property owners list;

Carmella Malfara, Secretary  
June 1, 2020  
Page 2

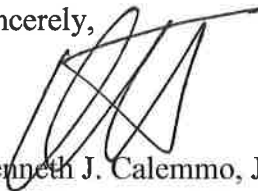
7. W-9 form; and
8. Checks in the amount of \$250 and \$600, representing the application and escrow fees, respectively.

Please review the enclosures and advise our office if you have deemed the application complete.

Please feel free to contact me should you have any questions or require any additional information.

Thank you for your attention to this matter.

Sincerely,



Kenneth J. Calemno, Jr.  
Chief Operating Officer

KJC/klk

Enclosures

cc: Nicholas F. Talvacchia



OFFICE OF  
**VENTNOR CITY ZONING BOARD**  
**VENTNOR CITY PLANNING BOARD**

CITY HALL  
 VENTNOR CITY, NEW JERSEY 08406  
 (609) 823-7987

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 or Zoning Board**  
**Ventnor City, New Jersey**  
*Please Type or Print Clearly*

1. Date of Application: \_\_\_\_\_

2. Application Made to (Check only One):

Planning Board: \_\_\_\_\_ Zoning Board:  X

3. **Zoning District:**

- |   |  |                         |
|---|--|-------------------------|
| R-1 <u> X </u> 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   |                         |

4. **Subject Lot:**

Street Address (es)  5903 Ventnor Ave.

Block Number:  114  Lot Number (s):  2

Total Area (in Square Feet):  9900 sf

Lot Frontage:  120 ft  Lot Depth:  82.5 ft

5. **Information about the Applicant**

Full Name (s):  Kenneth J. Calemno, Jr. and Kathleen Calemno

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

Property Address:  5903 Ventnor Ave., Ventnor, NJ  Zip Code:  08406

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

Mailing Address (Address that all correspondence will get mailed to):  1125 Atlantic Ave., 3rd Fl.

Atlantic City, NJ  Zip Code:  08401

Phone Number (s) (Include Area Code):

Home Address: \_\_\_\_\_ Cell Phone:  609-287-1716

Business Address:  609-572-7500  Best Number to call:  609-287-1716

Email Address (s):  kcalemno@cooperlevenson.com

Tax ID or Social Security Number (For Escrow Account – This must be filled in):  
 124-54-4374



11. **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 dwelling
- c. Proposed use of Lot (s) and/or Building (s): single family dwelling
- d. Number of Bedrooms:
  - i. Current: \_\_\_\_\_
  - ii. Proposed: \_\_\_\_\_
- e. Number of Off-street parking:
  - i. Current: \_\_\_\_\_
  - 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
Accessory Structure area	432 sf	_____	440 sf each new structure
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

12. 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: X
- i. \_\_\_\_\_
- b. Detail any current and prior permits on the property that could be relevant to the application:
  - i. \_\_\_\_\_

13. County Actions: Provide necessary dates and decisions

- a. Site Plan:
  - N/A
  - \_\_\_\_\_
  - \_\_\_\_\_
- b. Subdivision:
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- c. Other:
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_

14. **Landscaping Plan:** In accordance with article 102-118.4G, a minimum of two (2) street trees must be planted per dwelling. Please include a detailed narrative of the landscaping plans to comply with this article:

\_\_\_\_\_ **Check here is requesting a waiver of the street tree requirement. Detail the reason for this waiver**

N/A  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

15. **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:

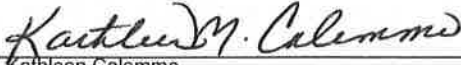
Applicant proposes the addition of two accessory structures a garage and a pool house. The structure will be 440 sf and adjoining with each other. The Applicant proposes to add a pool to the property and remove the existing driveway. A new driveway will be built leading to the proposed garage structure. There are no improvements proposed the existing principal structure. The aggregate coverage is still within the zoning requirements.

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16. Signature of Applicant (s):

  
\_\_\_\_\_  
Kenneth J. Calemmo, Jr.

Date: 5/29/2020

  
\_\_\_\_\_  
Kathleen Calemmo

Date: 5/29/2020

17. Notarized Statement by Applicant:

State of New Jersey )

ss.

County of Atlantic )

Laura M Newton, 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 29th day of MAY 2020

Notary Seal 

**FORM FOR PROOF OF SERVICE**

STATE OF NEW JERSEY )

ss.

COUNTY OF ATLANTIC

\_\_\_\_\_ of full age, being duly sworn according to the law,  
disposes and says, that he/she resides at \_\_\_\_\_ in the  
City of \_\_\_\_\_, County of \_\_\_\_\_; and the State of  
\_\_\_\_\_ that he/she is the applicant in a proceeding before the  
Planning/Zoning Board, Ventnor City, New Jersey, being an application under the City's Development  
Regulations, and which relates to the premises known as

\_\_\_\_\_  
Block \_\_\_\_\_, Lot \_\_\_\_\_; that he/she gave notice of this proceeding to each and all of the  
owners of property affected by said application according to the rules of the Ventnor City Development  
Regulations by personal service and/or by registered mail on \_\_\_\_\_, 20\_\_\_\_. A true  
copy of said notice is attached to this affidavit, together with the list of property owners upon whom same  
was served.

\_\_\_\_\_  
*Applicant Signature*

Sworn to before me on this

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

\_\_\_\_\_  
*Notary Public*

\_\_\_\_\_  
*Seal of Notary*

City of Ventnor City Planning/Zoning Board

Application Checklist

This list is for each and every copy submitted of application

- I.   X   Signed and Notarized application
- II.   X   Copy of Ventnor City Tax map highlighting the applicant property
- III.   N/A   Set of color photographs showing front, oblique, and rear views (if applicable)
  - a. Include photos of neighboring properties if applicable
- IV.   X   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.   X   Copies of professional plans or detailed sketches of proposed plans
- VI.   X   Detailed sketch (s) of current conditions
- VII.   X   Detailed Sketch (s) or plans of proposed plan
- VIII.   X   Statement of Existing and Proposed use of property
- IX.   TBP   Copy of Ventnor City Residential Property Card
  - a. This is available from the Ventnor City Tax Assessor
- X.   TBP   Certification that Property Taxes are current
  - a. This can be obtained from Tax Office
- XI.   X   Statement and/or drawings of existing and proposed Building heights
  - a. If applicable
- XII.   X   Statement and/or drawings of existing and proposed off-street parking
  - a. If applicable
- XIII.   X   Professional plans should include a signature space for Board Chairman, engineer, and Board Secretary.
  - a. If applicable
- XIV.   N/A   Detailed plan for landscaping or street trees as required
  - a. Notice if requesting a waiver for such
- XV.   X   Check for application fee as per fee structure. Check to include \$50 for final notice of Decision.
- XVI.   X   Check for Escrow fee as per fee structure
  - a. Need to include Tax ID # or Social Security # of name on check



# City of Ventnor City

City Hall  
6201 Atlantic Avenue  
Ventnor City, New Jersey 08406

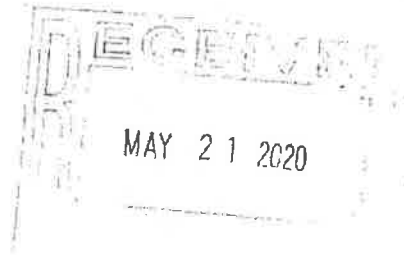


William Crowther, CTA

Ventnor City Tax Assessor  
609-823-7911

May 19, 2020

Nicholas F. Talvacchia, Esq.  
1125 Atlantic Avenue 3<sup>rd</sup> Floor  
Atlantic City, NJ 08401



Re: Block(s): 114 Lot(s): 2

Dear Mr. Talvacchia,

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	
61 7	5808 VENTNOR AVE	2	FORD, MARIE SUE & JEFFREY 297 REECEVILLE ROAD COATESVILLE, PA	19320
62 8	3 S DERBY AVE	2	WARE, READE G 3 S DERBY AVE VENTNOR, NJ	08406
62 9	5906 VENTNOR AVE	2	SCHWARTZ, LOIS GARBER 1901 WALNUT STREET PHILADELPHIA, PA	19103.4643
62 10	5904 VENTNOR AVE	2	ASHLEY;W ANDRES;D (TRUSTEES) 7470 FRANKLIN AVE LOS ANGELES, CA	90046
62 11	5902 VENTNOR AVE	2	MERSKY, SANDFORD S & TOBY P P O BOX 928 VOORHEES, NJ	08043.0928
62 12	2 S DORSET AVE	2	BULKIN , TAMMY & DAVID A 37 MUSTANG CT HOLLAND, PA	18966.2938
62 13	6 S DORSET AVE	2	BROOKSTEIN, GARY & ERSKINE NANCY 19 LANGFORD ST PHILADELPHIA, PA	19136
63 10	6004 VENTNOR AVE	2	FLORIN, JOHN S & GRAHAM DONNA M 6004 VENTNOR AVE VENTNOR, NJ	08406
63 11	2 S DERBY AVE	2	SALAMON, MARION & TERESA 2 S DERBY AVE VENTNOR, NJ	08406
113 2.01	5811 VENTNOR AVE	2	PAWLICZEK, PATRICK & FOSTER, DONNA 601 POPIAR ST PHILADELPHIA, PA	19123
113 2.02	5813 VENTNOR AVE	2	POULATHAS, SIMEON & DEBBIE 5813 VENTNOR AVE VENTNOR, NJ.	08406
113 3	5 N DORSET AVE	2	PETROGOLO, DARIO 635 JOHNSON RD SICKLERVILLE, NJ	08081
113 4.01	7 N DORSET AVE	2	PETROGOLO, AMEDEO PO BOX 1483 BLACKWOOD, NJ	08012
113 4.02	19 N DORSET AVE	2	DORSET BAY LLC PO BOX 1483 BLACKWOOD, NJ	08012
114 1	5901 VENTNOR AVE	2	PACITTI, RICHARD & ROBIN 12 CALDWELL RD CHERRY HILL, NJ	08034
114 2	5903 VENTNOR AVE	2	CALEMMO JR, KENNETH & KATHLEEN 5903 VENTNOR AVE VENTNOR, NJ	08406
114 3	1 N DERBY AVE	2	ZWILLENBERG, DAVID & DIANE F. 225 S 4TH ST APT 105 PHILA., PA	19106
114 4	3 N DERBY AVE	2	FRANKEL, STEPHEN & CLAIRE 3 N DERBY AVE VENTNOR, N J	08406

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
114 5	5908 WINCHESTER AVE	2	WOLOSHIN, DONNA & MICHAEL 20 SHAWNEE CT. MEDFORD, NJ.	08055
114 6	5904 WINCHESTER AVE	2	GLATTLY, KATHLEEN 5904 WINCHESTER AVENUE VENTNOR, NJ	08406
114 7	4 N DORSET AVE	2	SELFON DAVID & ROSEANNE M. 3232 GRANDE OAK PLACE LANCASTER, PA.	17601
115 1	5901 WINCHESTER AVE	2	STONEHILL, MAXINE 5901 WINCHESTER AVE VENTNOR CITY, NJ .	08406
115 2.01	5903 WINCHESTER AVE	2	SOBIESKI, CELESTE & THEODORE H. 30 COVINGTON LANE VOORHEES, NJ.	08043
115 2.02	5905 WINCHESTER AVE	2	KRUPNICK, L A & JOAN 473 BYBERRY RD HUNTINGDON VALLEY, PA	19006
115 2.03	5907 WINCHESTER AVE	2	SANTABARBARA, GARY C/O A WALLACE 420 BROOK LANE GALLOWAY, NJ.	08205.2918
115 2.04	5909 WINCHESTER AVE 2.041	2	RIOS, CARLOS B & CYNTHIA 143 TANNERY RUN CIRCLE BERWYN, PA	19312
115 2.05	5911 WINCHESTER AVE	2	EATON, JEFFREY C & SHARON M 5911 WINCHESTER AVENUE VENTNOR, NJ	08406
115 3	11 N DERBY AVE	2	ZAPP, BERNARD 11 N DERBY AVE VENTNOR, NJ	08406
116 1	6001 VENTNOR AVE	2	SELGRATH, LOUIS 6001 VENTNOR AVE VENTNOR, NJ	08406
116 2	6003 VENTNOR AVE	2	FOREMAN, JOSEPH MICHAEL & RICCA, AM 125 FAIR MEADOW DRIVE DOUGLASSVILLE PA	19518
116 7	6 N DERBY AVE	2	MORRIN, THOMAS E & SHIRLEY 6 N DERBY AVE. VENTNOR, NJ.	08406
116 8	4 N DERBY AVE	2	RICH, DAVID & STACEY 4 N DERBY AVE VENTNOR, NJ	08406
116 9	2 N DERBY AVE	2	TRIPICIAN, MICHAEL & LISA 2 N DERBY AVENUE VENTNOR, NJ	08406

# Request for Taxpayer Identification Number and Certification

**Give Form to the  
 requester. Do not  
 send to the IRS.**

Print or type  
 See Specific Instructions on page 2.

**1** Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.  
**Kenneth J. Calemmo, Jr.**

**2** Business name/disregarded entity name, if different from above

**3** Check appropriate box for federal tax classification; check only **one** of the following seven boxes:  
 Individual/sole proprietor or single-member LLC   
  C Corporation   
  S Corporation   
  Partnership   
  Trust/estate  
 Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ \_\_\_\_\_  
**Note.** For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.  
 Other (see instructions) ▶ \_\_\_\_\_

**4** Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  
 Exempt payee code (if any) \_\_\_\_\_  
 Exemption from FATCA reporting code (if any) \_\_\_\_\_  
*(Applies to accounts maintained outside the U.S.)*

**5** Address (number, street, and apt. or suite no.)  
**5903 Ventnor Avenue**

**6** City, state, and ZIP code  
**Ventnor, NJ 08406**

**7** List account number(s) here (optional)

Requester's name and address (optional)

### Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number										
1	2	4	-	5	4	-	4	3	7	4
or										
Employer identification number										
			-							

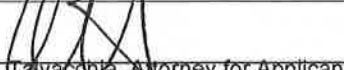
**Note.** If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

### Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

**Sign Here**      Signature of U.S. person ▶       Date ▶ 6/1/2020

Nicholas F. Lavacchia, Attorney for Applicant

### General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at [www.irs.gov/fw9](http://www.irs.gov/fw9).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
  - Form 1099-C (canceled debt)
  - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding? on page 2.*

By signing the filled-out form, you:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
- Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.