

# 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: \_\_\_\_\_
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	<input checked="" type="checkbox"/> 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) 135-137 N. Surrey Avenue

Block Number: 149 Lot Number (s): 11 & 12

Total Area (in Square Feet): 5,625 sq. feet, upland 2,934, water 2,691

Lot Frontage: 75' Lot Depth: 75'

### 4. Information about the Applicant

Full Name (s): Joseph and Donna McGinty, h/w

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

Property Address: 135-137 N. Surrey Ave., Ventnor, NJ Zip Code: 08406

Other Residence Address: 36 WicklowDr., Tabernacle, NJ Zip Code: 08088

Mailing Address (Address that all correspondence will get mailed to): 36 Wicklow Drive, Tabernacle, NJ Zip Code: 08088

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

Home Address: \_\_\_\_\_ Cell Phone: (609) 472-5731

Business Address: \_\_\_\_\_ Best Number to call: (609) 472-5731

Email Address (s): jm9x23@comcast.net

Tax ID or Social Security Number (For Escrow Account – This must be filled in):  
To be provided



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 ground - prev. building demolished
- c. Proposed use of Lot (s) and/or Building (s): single family home
- d. Number of Bedrooms:
  - i. Current: 0
  - ii. Proposed: 5
- e. Number of Off-street parking:
  - i. Current: 0
  - ii. Proposed: 2
- 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
Depth	<u>62.50'</u>	<u>29.27'</u>	<u>29.27' (75' including water)</u>
Front Yard	<u>12'</u>	<u>0'</u>	<u>0'</u>
Rear Yard	<u>12'</u>	<u>0'</u>	<u>0'</u>
Lot Coverage	<u>75%</u>	<u>0'</u>	<u>78.5%</u>
_____	_____	_____	_____

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



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



Jun. 12. 2020 2:03PM

No. 5252 P. 1

City of Ventura Tax Office  
6231 Ave  
Ventura, CA 93406

I certify that the taxes are current on this property. 6/13/2020  
Margaret Fedunowicz  
Tax Collector

Tax Account Maintenance

Block 149 Lot 11

Owner: [REDACTED]

Project: 135 N. SURREY AVE

Account ID: 00043237

Assessed Value: [REDACTED] Additional: [REDACTED] Building Deduction: [REDACTED] Balance: [REDACTED] All Other Charges: [REDACTED] Other Delinquent Balances: [REDACTED]

Other Delinquent Balances: [REDACTED] Interest Date: 06/12/20 Per Month: [REDACTED] Last Payment Date: 05/17/2020

Other APR/Threshold Amt: [REDACTED] Per Month: [REDACTED] Last Payment Date: 05/17/2020

Year	Principal	Interest	Total
2020 3	1,012.19	.00	1,012.19
2020 2	1,161.96	.00	1,161.96
2020 1	1,161.96	.00	1,161.96
2020 Total	3,336.11	.00	3,336.11
2019 4	1,139.93	.00	1,139.93
2019 3	1,012.19	.00	1,012.19
2019 2	1,161.96	.00	1,161.96
2019 1	1,161.96	.00	1,161.96
2019 Total	4,476.06	.00	4,476.06

Misc Charges: [REDACTED] Interest: [REDACTED] Total: [REDACTED]

Principal: [REDACTED] Penalty: [REDACTED]

TOTAL TAXES PAID: [REDACTED]

Jun. 12. 2020 12:16PM

No. 5246 P. 1

INT. :  
EXT. :  
LAYOUT:  
INFOBY: AGENT  
\* For Informational Purposes Only

CONDITION

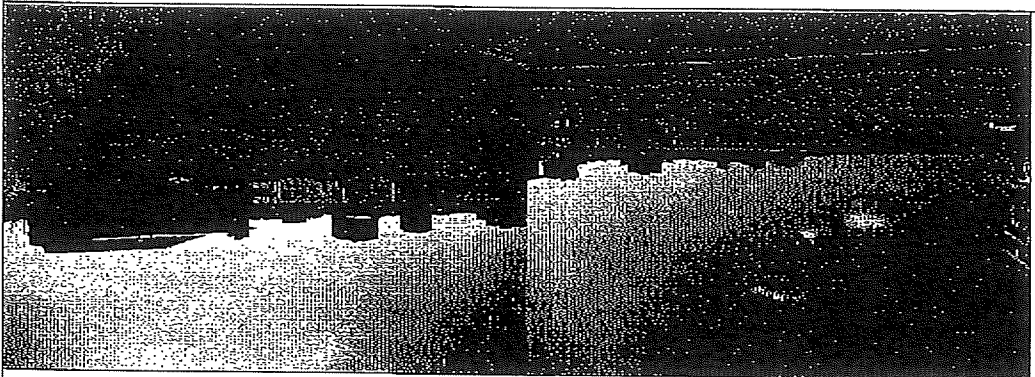
\* BEDROOMS 0  
\* BATHROOMS 10  
\* TOTAL ROOMS 0

OTHER ITEMS

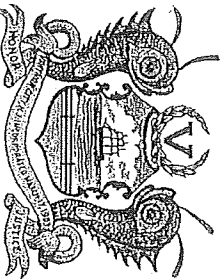
Building Class 2SFG  
Upper Stories  
Half Stories  
Attic Area  
Basement Area  
Sq. Foot Living  
Roof:  
ExtFin:

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS
1st Story	0	FRONT REET	25
Upper Stories	0	BAY FRONT	1
Half Stories	0	2222222222	1742
Attic Area	0		
Basement Area	0		
Sq. Foot Living	0		
ATTACHED ITEMS			
DETACHED ITEMS			
MARINA BLKHD			25

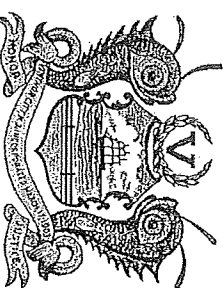
APPRAISED VALUES (COST APPROX)	TOTAL NET VALUE:
0	0
1,30000	1,30000
0	0
2,935	2,935
2,900	2,900
167,500	167,500
170,400	170,400



MCGINTY, JOSEPH & DONNA  
36 WICKLOW DR  
TABERNACLE, NJ 08088  
Class: 1  
Zone: 07  
Map: 25  
VCS: 109B  
Land: 167,500  
Impr: 0  
Net: 167,500  
--Sales History--  
06/01/2018 290,000  
09/26/2011 235,000  
PAGANO, PETER & PATRICIA



**City of Ventnor City**  
City Hall  
6201 Atlantic Avenue  
Ventnor City, New Jersey 08406



Ventnor City Tax Assessor  
609-823-7911

William Crowther, CTA

May 27, 2020

John Scott Abbott, ESQ  
9 South Washington Avenue  
Margate, NJ 08402

Re: Block(s): 149 Lot(s): 11

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,

A handwritten signature in black ink, appearing to read "William F. Crowther".

William F. Crowther, CTA  
Ventnor City Tax Assessor

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
149 6	113 N SURREY AVE	2	GALE, JOSEPH 628 LAMNFALL RD PLYMOUTH MEETING, PA
149 7	121 N SURREY AVE	2	PAGANO PETER D & PATRICIA A 11 LEOPARD RUN GLEN MILLS, PA
149 8	123 N SURREY AVE	2	PAGANO, PETER B, -JR & PATRICIA 11 LEOPARD RUN GLEN MILLS, PA
149 9	125 N SURREY AVE	2	PAGANO, PETER B, -JR & PATRICIA 11 LEOPARD RUN GLEN MILLS, PA
149 10	129 N SURREY AVE	2	PAGANO, PETER & PATRICIA 11 LEOPARD RUN GLEN MILLS, PA
149 11	135 N SURREY AVE	2	MCGINTY, JOSEPH & DONNA 36 WICKLOW DR TABERNACLE, NJ
149 12	137 N SURREY AVE	1	MCGINTY, JOSEPH F & DONNA J 36 WICKLOW DR TABERNACLE, NJ
149 13	139 N SURREY AVE	1	BAY ACRES CONDO ASSN 139 N SURREY AVE VENTNOR, NJ
149 13 C0001	139 N SURREY AVE CA OLD CA	2	BACHEN, JOSEPH 139 N SURREY AVE CA VENTNOR, NJ
149 13 C0002	139 N SURREY AVE CB OLD CB	2	CULIVER, KENNETH & RHONDA 139 N SURREY AVE CB VENTNOR, NJ
149 14.04	141 N SURREY AVE	2	GILBER, ALLEN L. 2444 COTTMAN AVE. PHILADELPHIA, PA.
149 15	223 N SURREY AVE	1	PAGANO, PETER & PATRICIA 11 LEOPARD RUN GLEN MILLS, PA
149 16	225 N SURREY AVE	2	TOCCO, PETER S. 225 N SURREY AVE. VENTNOR, NJ.
151 6	115 N SUFFOLK AVE	2	VITKO, RICHARD & ELIZABETH 459 MINE RD QUAKERTOWN, PA
151 7	117 N SUFFOLK AVE	2	GALLAGHER, RYAN F 2408 E CUMBERLAND ST PHILADELPHIA, PA
151 8	119 N SUFFOLK AVE	2	HEWITT, THOMAS & TIFFANY 119 N SUFFOLK AVE VENTNOR, NJ
151 9	121 N SUFFOLK AVE	2	CARLIN, THOMAS & MARGARET 121 N SUFFOLK AVE VENTNOR, NJ
151 10	5402 MONMOUTH AVE	2	SCHALL, DANIEL R 5402 MONMOUTH AVE VENTNOR, NJ

ADJACENT PROPERTY LISTING      TAXING DISTRICT 22      VENTNOR CITY      BLOCK 149 Lot 11      APPLICANT: BLOCK 149 Lot 11      COUNTY 01 ATLANTIC

PAGE 2

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
151 11	5400 MONMOUTH AVE	2	COLLINS, JOHN J 518 SPRUCE AVE. NORTHFIELD, NJ.	08225
151 12	132 N SURREY AVE	2	O'DONNELL, JOSEPH & CZEKAI, BRITTANY 132 N SURREY AVE VENTNOR, NJ	08406
151 13	128 N SURREY AVE	2	LUKAS, JENNIFER & THOMAS 30 ROTTERDAM RD E HOLLAND, PA	18966
151 14	126 N SURREY AVE	2	KJC SERVICES INC 128 S BUCKTHORNE AVE LANGHORNE, PA	19047
151 15	124 N SURREY AVE	2	PAYO, JOSEPH & DEBORAH MORACE 124 N SURREY AVE VENTNOR, NJ	08406
151 16	116 N SURREY AVE	2	PAGANO PETER D & PATRICIA A 11 LEOPARD RUN GLEN MILLS, PA	19342
199 19.01	200 N SURREY AVE	2	JEANNE CHITARDIO 200 N SURREY AVE VENTNOR, NJ	08406

I certify that the taxes are current on this property 6/12/2020  
 Margaret Parnowski  
 Tax Collector

City of Ventnor Tax Office  
 6201 Atlantic Ave  
 Ventnor, NJ 08408

Jun. 12. 2020 2:04PM

Block: 149 Lot: 12  
 Owner: MCGINTY, JOSEPH F & DONNA J  
 Property: 197 N SURREY AVE Account ID: 00003238  
 General Assessed Value: Additional Billing: Deductions: Balance: All Other Deductions:

Year	Due	Rate	Assessed Value	Additional Billing	Deductions	Balance
2020-3	1,531.61	1.53161	1,531.61	.00	.00	1,531.61
2020-2	1,518.69	1.51869	1,518.69	.00	.00	1,518.69
2020-1	1,518.69	1.51869	1,518.69	.00	.00	1,518.69
2020- Total	4,568.99		4,568.99	1,531.61	.00	1,531.61
2019-4	1,489.90			.00	.00	1,489.90

Other Delinquent Balances:  Interest Date: 05/12/20  
 Other APRT Inchoate Amt:  Pct Dem:  Last Payment Date: 04/17/2020  
 Total Tax Payer Due:  Penalty:  Misc Charges:  Total:

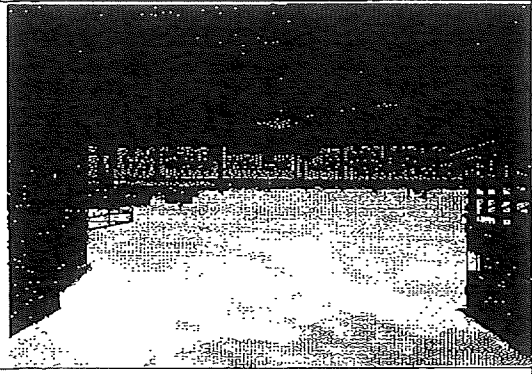
No. 5252 P. 2

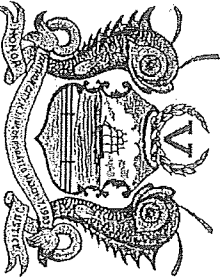
MCGINLEY, JOSEPH F & DONNA J  
 36 WICKLOW DR  
 TABERNACLE, NJ 08088

Class: 1  
 Zone: 07  
 Land: 235,000  
 Impr: 0  
 Net: 235,000  
 VCS: 109B

--Curr. Values--  
 --Sales History--  
 05/06/2019 170,000

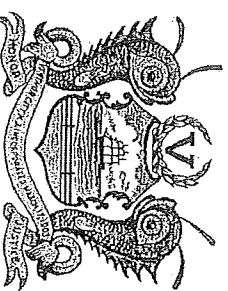
BUILDING DESCRIPTION		FLOOR AREAS		LAND DESC.	UNITS	APPRAISED VALUES (COST APPROX)
Building Class 10		1st Story	0	FRONT FEET	50	0
/		Upper Stories	0	BAY FRONT	1	1.30000
Built: 0000		Half Stories	0			0
Footn:		Attic Area	0			0
Roof:		Basement Area	0			0
Extn:		Sq. Foot Living	0			0
		ATTACHED ITEMS				
		DETACHED ITEMS				
		OTHER ITEMS				
		* BEDROOMS	0			
		* BATHROOMS	.0			
		* TOTAL ROOMS	0			
CONDITION						
INT.: GOOD						
EXT.: GOOD						
LAYOUT: GOOD						
INBOY: OWNER						
* For Informational Purposes Only						
		TOTAL NET VALUE:				235,000
		Main Bldg Replacement Cost				0
		CFI: 1.30, Netcond: 1.00, Mktdy: 1.00 *				1.30000
		Main Bldg Appraised Value				0
		Total Detached Item Value				0
		Total Improve Value (rounded)				0
		Total Land Value				235,000





## City of Ventnor City

City Hall  
6201 Atlantic Avenue  
Ventnor City, New Jersey 08406



Ventnor City Tax Assessor  
609-823-7911

William Crowther, CTA

May 27, 2020

John Scott Abbott, ESQ  
9 South Washington Avenue  
Margate, NJ 08402

Re: Block(s): 149 Lot(s): 12

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901 Leeds Ave  
Absecon, NJ 08201

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PO Box 996  
Pleasantville, NJ 08232

SJ Gas Company  
1 South Jersey Plaza Rte. 54  
Polsom, NJ 08037

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Sincerely,

William F. Crowther, CTA  
Ventnor City Tax Assessor

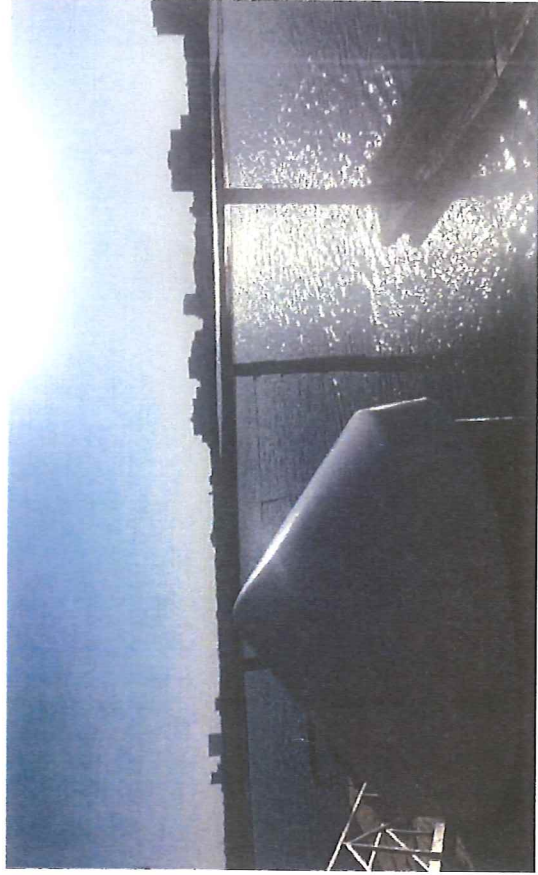
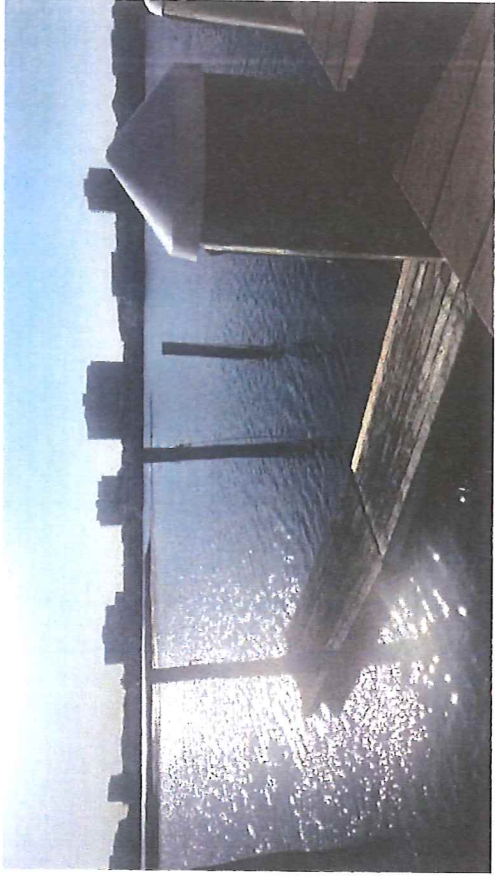
PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
149 6	113 N SURREY AVE	2	GALE, JOSEPH 628 LAMNFALL RD PLYMOUTH MEETING, PA 19462
149 7	121 N SURREY AVE	2	PAGANO PETER D & PATRICIA A 11 LEOPARD RUN GLEN MILLS, PA 19342
149 8	123 N SURREY AVE	2	PAGANO, PETER B,-JR & PATRICIA 11 LEOPARD RUN GLEN MILLS, PA 19342
149 9	125 N SURREY AVE	2	PAGANO, PETER B,-JR & PATRICIA 11 LEOPARD RUN GLEN MILLS, PA 19342
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149 13 C0002	139 N SURREY AVE CB OLD CB	2	CULVER, KENNETH & RHONDA 139 N SURREY AVE CB VENTNOR, NJ 08406
149 14.04	141 N SURREY AVE	2	GILBER, ALLEN L. 2444 COTTMAN AVE. PHILADELPHIA, PA. 19149
149 15	223 N SURREY AVE	1	PAGANO, PETER & PATRICIA 11 LEOPARD RUN GLEN MILLS, PA 19342
149 16	225 N SURREY AVE	2	TOCCO, PETER S. 225 N SURREY AVE. VENTNOR, NJ. 08406
149 17	227 N SURREY AVE	2	SANTANELLO, JENNIFER & MICH &ULLBERG 43 DENISE COURT AUDUBON, PA 19403
151 5	111 N SUFFOLK AVE	2	GANDHI, DEEPIKA S. & SANJAY K. 29 W LANDIS AVENUE VINELAND, NJ 08360
151 6	115 N SUFFOLK AVE	2	VITKO, RICHARD & ELIZABETH 459 NINE RD DUAKERTOWN, PA 18951
151 7	117 N SUFFOLK AVE	2	GALLAGHER, RYAN F 2408 E CUMBERLAND ST PHILADELPHIA, PA 19125
151 8	119 N SUFFOLK AVE	2	HEWITT, THOMAS & TIFFANY 119 N SUFFOLK AVE VENTNOR, NJ 08406

ADJACENT PROPERTY LISTING      APPLICANT: Block 149 Lot 12  
TAXING DISTRICT 22    VENTNOR CITY      COUNTY 01 ATLANTIC

PAGE 2

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151 14	126 N SURREY AVE	2	KJC SERVICES INC 128 S BUCKTHORNE AVE LANGHORNE, PA	19047
151 15	124 N SURREY AVE	2	PLAYO, JOSEPH & DEBORAH MORACE 124 N SURREY AVE VENTNOR, NJ	08406
151 16	116 N SURREY AVE	2	PAGANO PETER D & PATRICIA A 11 LEONARD RUN GLEN MILLS, PA	19342
151 17	112 N SURREY AVE	2	STINSON JONATHAN E & LINDSAY MAGEE 112 N SURREY AVE VENTNOR, NJ	08406
199 18	202 N SURREY AVE	2	CHANCE PROPERTIES LLC 231 N SURREY AVE VENTNOR, NJ	08406
199 19.01	200 N SURREY AVE	2	JEANNE CHIARDIO 200 N SURREY AVE VENTNOR, NJ	08406
199 19.02	5401 MONMOUTH AVE	2	FERRIS, PATRICK & JULIE 1519 SWAMP RD FURLONG, PA	18925

McGINTY APPLICATION  
135-137 N. SURRY AVENUE  
BLOCK 149, LOTS 11 & 12



McGINTY APPLICATION  
135-137 N. SURRY AVENUE  
BLOCK 149, LOTS 11 & 12





INST # 2019060510  
 RECORDED 12/19/2019 VOL 14707  
 RCPT # 1514819 RECD BY TM (8 PGS)  
 EDWARD P. McGETTIGAN, COUNTY CLERK  
 ATLANTIC COUNTY, NJ



### Atlantic County Document Summary Sheet

Return Name and Address ARTHUR W. PONZIO, CO. & ASSOC., INC. 400 NORTH DOVER AVENUE ATLANTIC CITY, NJ 08401		Official Use Only	
ATLANTIC COUNTY CLERK 5901 MAIN ST MAYS LANDING, NJ 08330	Submitting Company ARTHUR W. PONZIO, CO. & ASSOC., INC.	Document Date (mm/dd/yyyy) 11/21/2019	
	Document Type PERMIT	No. of Pages of the Original Signed Document (Including the cover sheet) 8	
	Consideration Amount (If applicable) <del>\$100.00</del>		
First Party (Grantor or Mortgagee or Assignor) (Enter up to five names)	Name(s) NJDEP	Address (Optional)	
	(Last Name, First Name Middle Initial, Suffix) (or Company Name as written)		
Second Party (Grantee or Mortgagee or Assignee) (Enter up to five names)	Name(s) JOSEPH & DONNA MCGINTY	Address (Optional) 36 WICKLOW DRIVE TABERNACLE, NJ 08022	
	(Last Name, First Name Middle Initial, Suffix) (or Company Name as written)		
Parcel Information (Enter up to three entries)	Municipality Ventnor	Block 149	Lot 11 & 12
	Qualifier	Property Address 135 & 137 N. SURREY <del>AVENUE</del>	
	Book Type Book	Beginning Page	Instrument No. Recorded/File Date
Reference Information (Enter up to three entries)			
*DO NOT REMOVE THIS PAGE*			
DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF ATLANTIC COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.			

STATE OF NEW JERSEY  
 DEPARTMENT OF ENVIRONMENTAL PROTECTION  
 DIVISION OF LAND USE REGULATION  
 Mail Code 501-02A, P.O. Box 420, Trenton, New Jersey 08625-0420  
 Telephone: (609) 777-0454 or Fax: (609) 777-3656  
 www.nj.gov/dep/landuse



**PERMIT**

<p>In accordance with the laws and regulations of the State of New Jersey, the Department of Environmental Protection hereby grants this permit to perform the activities described below. This permit is revocable with due cause and is subject to the terms, conditions, and limitations listed below and on the attached pages. For the purpose of this document, "permit" means "approval, certification, registration, authorization, waiver, etc." Violation of any term, condition, or limitation of this permit is a violation of the implementing rules and may subject the permittee to enforcement action.</p>	<p>Approval Date: 11/14/19                  Expiration Date: 11/13/24</p>
<p><b>Permit Number(s):</b>                  0122-07-0020.2 LUP190001</p>	<p><b>Type of Approval(s):</b>                  Waterfront Development Individual Permit                  CZGP5 Expansion or Reconstruction                  SFH/Duplex                  Water Quality Certificate                  SPGP-17</p>
<p><b>Permittee:</b>                  Joseph &amp; Donna McGinty                  36 Wicklow Drive                  Tabernacle, NJ 08088</p>	<p><b>Site Location:</b>                  Street Address: 135 &amp; 137 N. Surrey Avenue                  Block(s) &amp; Lot(s): [149, 11] [149, 12]                  Municipality: Ventnor City                  County: Atlantic</p>
<p><b>Description of Authorized Activities:</b>                  Reconstruct a 19' x 20' section of the dwelling over water; reconstruct approximately 89 linear feet of vinyl bulkhead no more than 24' waterward of the original alignment of the existing bulkhead as measured from the waterward face of the existing bulkhead to the waterward face of the replacement bulkhead; construct a 3' x 10' catwalk over water; a 10' x 23' deck over water; a 2' x 23' catwalk over water; a 3' x 18' ramp; a 6' x 20' floating dock and two 9' x 20' open boat lifts; and construct a single-family dwelling, driveway, decks, and associated improvements upland of the mean high water line. All works as shown on the approved plan referenced on the last page of this permit.                  To protect sensitive habitat for the State-listed Osprey, the permittee shall adhere to a seasonal restriction on the use of heavy construction equipment/machinery within 300 meters of any active osprey nest along the project limit of disturbance from April 1 through August 31 of each calendar year.                  This permit is authorized under, and in compliance with, the Coastal Zone Management Rules (N.J.A.C. 7:7-1.1, et seq.) as amended on July 15, 2019.</p>	<p><b>Enabling Statute(s):</b>                  N.J.S.A. 12:5-3 et seq. WFD                  N.J.S.A. 13:19 CAFRA                  N.J.S.A. 58:10A WPCA</p>
<p><b>Prepared by:</b>                  Dana Galbreath</p>	<p><b>Received and/or Recorded by County Clerk:</b></p>
<p>If the permittee undertakes any regulated activity, project, or development authorized under this permit, such action shall constitute the permittee's acceptance of the permit in its entirety as well as the permittee's agreement to abide by the requirements of the permit and all conditions therein.</p> <p><b>This permit is not valid unless authorizing signature appears on the last page.</b></p>	

#### STATEMENT OF AUTHORIZED IMPACTS:

This document authorizes the reconstruction of a 19' x 20' section of the dwelling over water; the reconstruction of approximately 89 linear feet of bulkhead no more than 24" seaward of the original alignment of the existing timber bulkhead; the construction of a 3' x 10' catwalk over water, a 10' x 23' deck over water, a 2' x 23' catwalk over water, a 3' x 18' ramp, a 6' x 20' floating dock, and two 9' x 20' open boat lifts; and the construction of a single-family dwelling, driveway, decks, and associated improvements upland of the mean high water line. The authorized activities allow for the permittee to undertake impacts to regulated areas as described below. Additional impacts to regulated areas without prior Department approval shall constitute a violation of the rules under which this document is issued and may subject the permittee and/or property owner to enforcement action.

#### SPECIAL CONDITIONS:

1. This permit is issued subject to compliance with the attached US Army-Corps of Engineers SFGP-17.
2. Records indicate that the work authorized via this permit may be located within a Tidelands Grant to Louis A. Jahn & Kathleen J. Vance, Liber X-10, pg 19, File 08-0068-T. The permittee must read the terms and conditions of the grant and licenses carefully to ensure the permitted activities are compliant with the grant/license; within the boundaries of the grant/license; and, that the permittee has rights to the granted/licensed area. Questions may be directed to the Division's Bureau of Tidelands Management at (609) 292-2573.
3. **To protect sensitive habitat for the State-listed Osprey, the permittee shall adhere to a seasonal restriction on the use of heavy construction equipment/machinery within 300 meters of any active osprey nest along the project limit of disturbance from April 1 through August 31 of each calendar year.** The initiation and implementation of work which generates disturbance (e.g., sound levels, visual interruption) that is out of character with what currently exists at or surrounding the anticipated work area during the restricted time period recommended above may result in the permittee being in violation of the "take" clause within State of New Jersey Endangered and Nongame Species Conservation Act (N.J.S.A. 23:2A-1). Please note that adherence to this seasonal restriction shall also be applied if nest building activity is observed at any given osprey nest location prior to April 1 of the given calendar year of work.
4. Prior to site preparation or construction of the upland structures and/or within **ninety (90) calendar days** of permit issuance, whichever is sooner, the permittee shall record a Shore Protection Structure Area conservation restriction governing the reconstruction of the existing bulkhead on the subject property, with the Office of the County Clerk (the Registrar of Deeds and Mortgages) in the county wherein the lands included in this permit are located. This conservation restriction shall comply with N.J.A.C. 7:7-18 and state that any reconstruction of the shore protection structure can be accomplished within the same location as the existing shore protection structure. The conservation restriction shall reflect exactly what is provided on the Division's website ([https://www.nj.gov/dep/landuse/download/tur\\_016.pdf](https://www.nj.gov/dep/landuse/download/tur_016.pdf)) and must accompany and reference a site plan identified at the end of this permit, with all restricted areas clearly delineated. **Within thirty (30) calendar days** of recordation, a copy of the recorded conservation restriction must be forwarded to the Division's project manager, Dana Galbreath, via email at [dana.galbreath@dep.nj.gov](mailto:dana.galbreath@dep.nj.gov). Said restriction shall run with the land and be binding upon all successive owners.
5. Consistent with Assembly Bill, No. 2804, P.L. 2007, CHAPTER 113 the use of creosote treated material (or other descriptive term from the law) in the construction of the authorized structure(s) is prohibited.

6. All backfill material for the proposed bulkhead shall be from an upland source and be free of any toxic contaminants. Dredging to obtain backfill material is **prohibited**.
7. The width of the dock or pier shall not exceed twice the clearance between the structure and the surface of the ground below or the water surface at mean high water (measured from the bottom of the stringers).
8. The boat lifts shall be open lifts. No decking/planking shall be installed on the lifts.
9. The structures are not to exceed the dimensions as specified on the approved plans. No more than four (4) vessels may be moored at any time. All structures and mooring areas shall be within the permittee's property line extension, within the designated mooring area and Tidelands License area. All as shown on the approved plan.
10. Space between horizontal planking is maximized and width of horizontal planking is minimized to the maximum extent practicable. Under normal circumstances, a minimum of 3/8-inch, 1/2-inch, 3/4-inch, or one-inch space is to be provided for 4-inch, 6-inch, 8 to 10-inch, or 12-inch plus wide planks, respectively.
11. This permit does not authorize dredging activities. If dredging is required in the future, a new Waterfront Development application showing compliance with 7:7-12.9 New Dredging will be required to be submitted to this Division.
12. Prior to commencement of construction, a silt fence shall be erected along the limits of disturbance of the development with a 10-foot return on each end. This fence must be maintained and remain in place until all construction and landscaping activities are completed.
13. Newly constructed driveways shall be covered with a permeable material or pitched to drain all runoff onto permeable areas of the site.
14. The use of plastic under landscaped or gravel areas are prohibited. All sub-gravel liners must be made of filter cloth or other permeable material.
15. All areas of temporary disturbance shall be restored to their pre-existing condition and grade.
16. All debris generated from construction activities is to be disposed of at an approved disposal site.
17. The Department has determined that this project is not a Major Development as defined in the Stormwater Management rules at N.J.A.C. 7:8-1.2. Therefore, the Department did not review the proposed project for compliance with these rules.
18. The Department has approved this permit because the project satisfies the requirements of the Flood Hazard Area Control Act Rules and Coastal Rules. The Department has not reviewed the proposed structure(s) to determine compliance with the International Building Code or any other local construction codes or flood ordinances. The proposed building(s) may therefore not fully comply with any such requirements. Please contact your municipal construction official for further information.
19. All foundations, slabs, footings and walls of the proposed structure(s) shall be designed to resist uplift, floatation, collapse and displacement due to hydrostatic and hydrodynamic forces resulting from flooding up to an elevation of 11.0 feet NAVD. Furthermore, all structural components shall be designed to resist the same forces.

20. The floor elevation of 11.0' NAVD shall be the minimum elevation of the lowest finished floor of the proposed building(s). The construction of any habitable area below this elevation, such as a basement, is prohibited.
21. The area below the lowest floor of all proposed building(s) shall remain open and accessible to the passage of floodwaters at all times. In order to relieve hydrostatic pressure on the proposed building(s) during flooding, permanent flood vents shall be constructed beneath the lowest finished floor to allow water to freely enter and exit during a flood as shown on the approved plan(s). These vents shall be maintained in good working order at all times and shall not be blocked under any circumstances.
22. In accordance with N.J.A.C. 7:13-12.5(p)3, the proper number of flood vents shall be installed in conformance with the Uniform Construction Code at N.J.A.C. 5:23.
23. The deed for the lot on which the enclosure below the building and/or garage are constructed must be modified to:
  - a. Explain that the enclosure is likely to be inundated by floodwaters, which may result in damage and/or inconvenience;
  - b. Disclose the depth of flooding that the enclosure would experience during the FEMA 100-year flood, if available, and the flood hazard area design flood;
  - c. Prohibit habitation of the enclosure; and
  - d. Explain that converting the enclosure into a habitable area may subject the property owner to enforcement under this chapter; and
  - e. The modified deed is recorded in the Office of the County Clerk or the registrar of deeds and mortgages of the county in which the building is located, and proof that the modified deed has been recorded is provided to the Department prior to the sooner of either:
    - i. The start of any site disturbance (including pre-construction earth movement, removal of vegetation or structures, or construction of the project); or
    - ii. The date that is 90 calendar days after the issuance of the permit.
24. The deed for the lot on which the driveway is constructed is modified to:
  - a. Explain that the driveway and any associated parking area is likely to be inundated by floodwaters, which may result in damage and/or inconvenience; and
  - b. Disclose the depth of flooding that the driveway and any associated parking area would experience during the FEMA 100-year flood, if available, and the flood hazard area design flood; and
  - c. The modified deed is recorded in the Office of the County Clerk or the registrar of deeds and mortgages of the county in which the single family home or duplex is located, and proof that the modified deed has been recorded is provided to the Department prior to the sooner of either:
    - i. The start of any site disturbance (including pre-construction earth movement, removal of vegetation or structures, or construction of the project); or
    - ii. The date that is 90 calendar days after the issuance of the permit.

**STANDARD CONDITIONS:**

- i. The issuance of a permit shall in no way expose the State of New Jersey or the Department to liability for the sufficiency or correctness of the design of any construction or structure(s). Neither the State nor the Department shall, in any way, be liable for any loss of life or property that may occur by virtue of the activity or project conducted as authorized under a permit.

2. The issuance of a permit does not convey any property rights or any exclusive privilege.
3. The permittee shall obtain all applicable Federal, State, and local approvals prior to commencement of regulated activities authorized under a permit.
4. A permittee conducting an activity involving soil disturbance, the creation of drainage structures, or changes in natural contours shall obtain any required approvals from the Soil Conservation District or designee having jurisdiction over the site.
5. The permittee shall take all reasonable steps to prevent, minimize, or correct any adverse impact on the environment resulting from activities conducted pursuant to the permit, or from noncompliance with the permit.
6. The permittee shall immediately inform the Department of any unanticipated adverse effects on the environment not described in the application or in the conditions of the permit. The Department may, upon discovery of such unanticipated adverse effects, and upon the failure of the permittee to submit a report thereon, notify the permittee of its intent to suspend the permit.
7. The permittee shall immediately inform the Department by telephone at (877) 927-6337 (WARN DEP hotline) of any noncompliance that may endanger public health, safety, and welfare, or the environment. The permittee shall inform the Division of Land Use Regulation by telephone at (609) 777-0454 of any other noncompliance within two working days of the time the permittee becomes aware of the noncompliance, and in writing within five working days of the time the permittee becomes aware of the noncompliance. Such notice shall not, however, serve as a defense to enforcement action if the project is found to be in violation of this chapter. The written notice shall include:
  - i) A description of the noncompliance and its cause;
  - ii) The period of noncompliance, including exact dates and times;
  - iii) If the noncompliance has not been corrected, the anticipated length of time it is expected to continue; and
  - iv) The steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance.
8. Any noncompliance with a permit constitutes a violation of this chapter and is grounds for enforcement action, as well as, in the appropriate case, suspension and/or termination of the permit.
9. It shall not be a defense for a permittee in an enforcement action that it would have been necessary to halt or reduce the authorized activity in order to maintain compliance with the conditions of the permit.
10. The permittee shall employ appropriate measures to minimize noise where necessary during construction, as specified in N.J.S.A. 13:1G-1 et seq. and N.J.A.C. 7:29.
11. The issuance of a permit does not relinquish the State's tidelands ownership or claim to any portion of the subject property or adjacent properties.
12. The issuance of a permit does not relinquish public rights to access and use tidal waterways and their shores.
13. The permittee shall allow an authorized representative of the Department, upon the presentation of credentials, to:

- i) Enter upon the permittee's premises where a regulated activity, project, or development is located or conducted, or where records must be kept under the conditions of the permit;
  - ii) Have access to and copy, at reasonable times, any records that must be kept under the conditions of the permit; and
  - iii) Inspect, at reasonable times, any facilities, equipment, practices, or operations regulated or required under the permit. Failure to allow reasonable access under this paragraph shall be considered a violation of this chapter and subject the permittee to enforcement action.
14. The permittee shall not cause or allow any unreasonable interference with the free flow of a regulated water by placing or dumping any materials, equipment, debris or structures within or adjacent to the channel while the regulated activity, project, or development is being undertaken. Upon completion of the regulated activity, project, or development, the permittee shall remove and dispose of in a lawful manner all excess materials, debris, equipment, and silt fences and other temporary soil erosion and sediment control devices from all regulated areas.
  15. The permittee and its contractors and subcontractors shall comply with all conditions, site plans, and supporting documents approved by the permit.
  16. All conditions, site plans, and supporting documents approved by a permit shall remain in full force and effect, so long as the regulated activity, project, or development, or any portion thereof, is in existence, unless the permit is modified pursuant to the rules governing the herein approved permits.
  17. The permittee shall perform any mitigation required under the permit in accordance with the rules governing the herein approved permits.
  18. If any condition or permit is determined to be legally unenforceable, modifications and additional conditions may be imposed by the Department as necessary to protect public health, safety, and welfare, or the environment.
  19. Any permit condition that does not establish a specific timeframe within which the condition must be satisfied (for example, prior to commencement of construction) shall be satisfied within six months of the effective date of the permit.
  20. A copy of the permit and all approved site plans and supporting documents shall be maintained at the site at all times and made available to Department representatives or their designated agents immediately upon request.
  21. The permittee shall provide monitoring results to the Department at the intervals specified in the permit.
  22. A permit shall be transferred to another person only in accordance with the rules governing the herein approved permits.
  23. A permit can be modified, suspended, or terminated by the Department for cause.
  24. The submittal of a request to modify a permit by the permittee, or a notification of planned changes or anticipated noncompliance, does not stay any condition of a permit.
  25. Where the permittee becomes aware that it failed to submit any relevant facts in an application, or submitted incorrect information in an application or in any report to the Department, it shall promptly submit such facts or information.

26. The permittee shall submit written notification to the Bureau of Coastal and Land Use Compliance and Enforcement, 401 East State Street, 4th Floor, PO Box 420, Mail Code 401-04C, Trenton, NJ 08625, at least three working days prior to the commencement of regulated activities.
27. The permittee shall record the permit, including all conditions listed therein, with the Office of the County Clerk (the Registrar of Deeds and Mortgages, if applicable) of each county in which the site is located. The permit shall be recorded within 30 calendar days of receipt by the permittee, unless the permit authorizes activities within two or more counties, in which case the permit shall be recorded within 90 calendar days of receipt. Verified notice of this action shall be forwarded to Dana.Galbreath@dep.nj.gov immediately thereafter.

**APPROVED PLAN(S):**

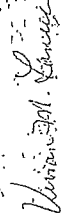
The drawing hereby approved is one (1) sheet prepared by Arthur W. Ponzio, Jr., P.P., P.L.S., of Arthur W. Ponzio Co. & Associates, Inc., dated August 27, 2019; last revised November 1, 2019, entitled: "COASTAL GENERAL PERMIT (GP5) AND WATERFRONT DEVELOPMENT APPLICATION PLAN, BLOCK 149, LOT 11 & 12, VENTNOR CITY, ATLANTIC COUNTY, NEW JERSEY".

**APPEAL OF DECISION:**

Any person who is aggrieved by this decision may submit an adjudicatory hearing request within 30 calendar days after public notice of the decision is published in the DEP Bulletin (available at [www.nj.gov/dep/bulletin](http://www.nj.gov/dep/bulletin)). If a person submits the hearing request after this time, the Department shall deny the request. The hearing request must include a completed copy of the Administrative Hearing Request Checklist (available at [www.nj.gov/dep/landuse/forms.html](http://www.nj.gov/dep/landuse/forms.html)). A person requesting an adjudicatory hearing shall submit the original hearing request to: NJDEP Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, Mail Code 401-04L, P.O. Box 402, 401 East State Street, 7th Floor, Trenton, NJ 08625-0402. Additionally, a copy of the hearing request shall be submitted to the Director of the Division of Land Use Regulation at the address listed on page one of this permit. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see [www.nj.gov/dep/odr](http://www.nj.gov/dep/odr) for more information on this process.

If you need clarification on any section of this permit or conditions, please contact Dana Galbreath of the Division of Land Use Regulation at (609) 633-2289.

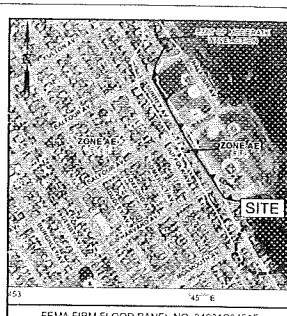
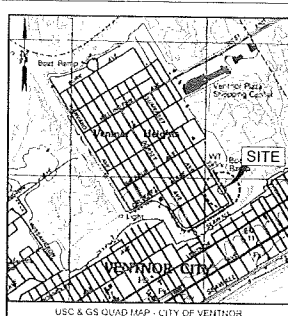
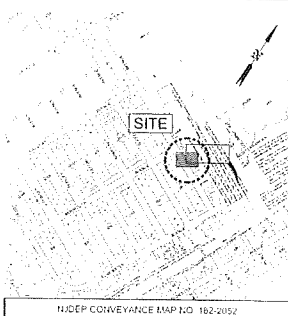
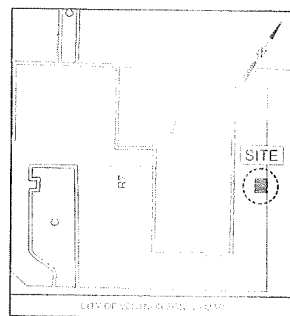
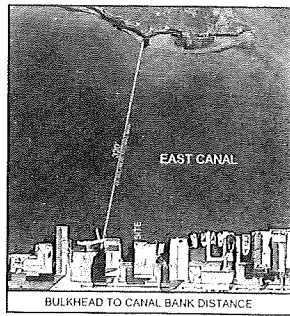
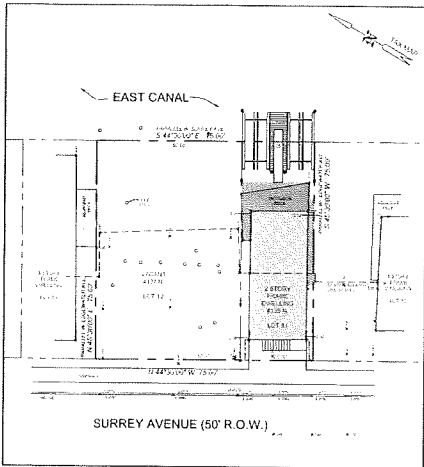
Approved By:



Digitally signed by Vivian M.  
Fanelli  
Date: 2019.11.14 12:15:24 -05'00'

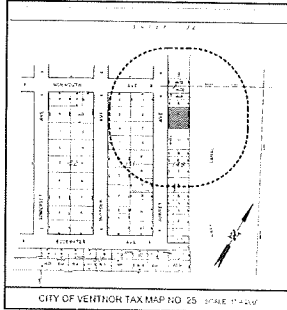
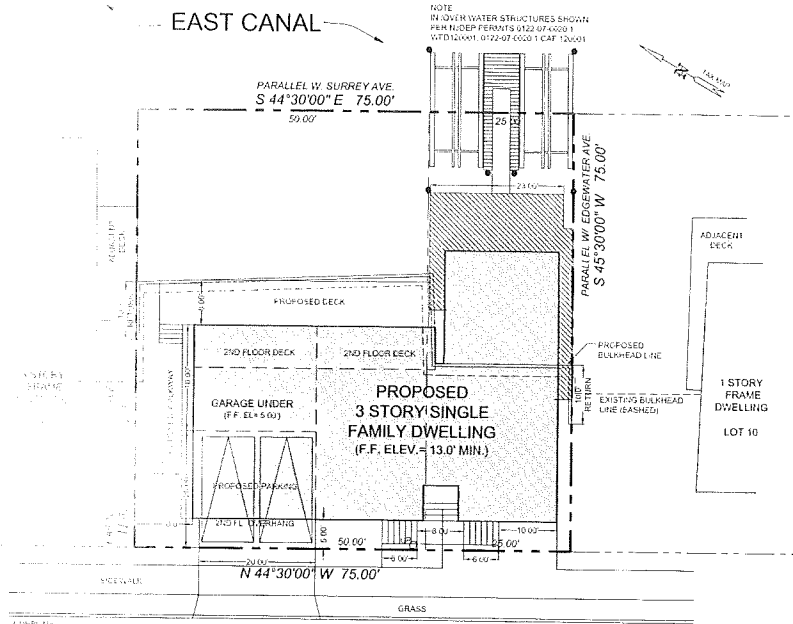
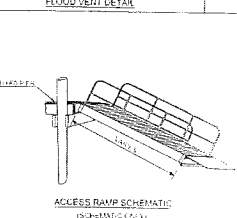
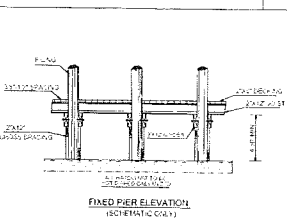
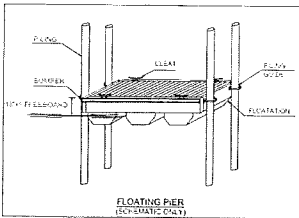
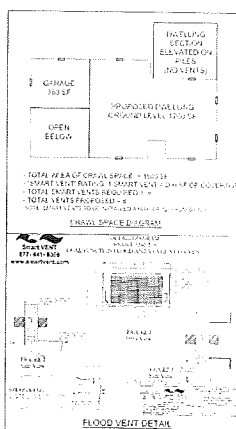
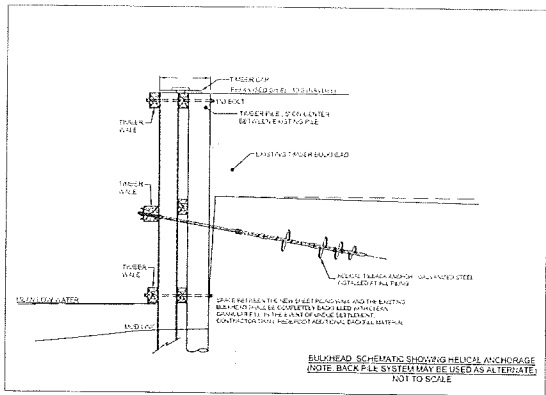
Vivian M. Fanelli, Environmental Specialist 3  
Bureau of Coastal Regulation  
Division of Land Use Regulation

C: Permittee  
Bureau of Coastal and Land Use Enforcement, Toms River (w/plan)  
Municipal Clerk & Construction Official (w/plan)  
Agent (original for recording)



ELEVATION LEGEND  
 X - EXISTING SPOT ELEVATION (ELEV. THIS DATE)  
 F - FIRM FLOOD ELEVATION (ELEVATION)  
 A - FIRM FLOOD ELEVATION (ELEVATION)

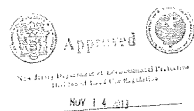
EXISTING CONDITIONS PROPERTY SURVEY  
 SCALE: 1" = 20'  
 NOTE: ELEVATIONS BASED ON NAVD88 DATUM



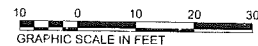
APPLICATION NOTES

- OWNER: JOSEPH & BONNIA MCINTY, 36 W. CALDWAY DRIVE, TAUNTON, NJ 08065
- PROPERTY INFORMATION: 135 S 137 NORTH SURREY AVENUE, VENTNOR CITY, NJ 08003, BLOCK 149, LOT 11 & 12, FLOOD ZONE AE-10
- PROPERTY SURVEY: ALL INFORMATION IS CORRECT ON THIS PLAN ACQUIRED FROM A PHYSICAL FIELD SURVEY BY ARTHUR W. PONZIO CO. ASSOC., INC. ALL ELEVATIONS INDICATED REFLECT NAVD88
- INTENT OF APPLICANT: DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW DWELLING TO REPLACE THE EXISTING STRUCTURE (IN PART) OVER THE WATER, AND EXPANSION OF THE DWELLING ON THE REAR PROPERTY. APPLICATION ALSO INCLUDES CONSTRUCTION OF MISCELLANEOUS WALKWAY IMPROVEMENTS, WALKWAY, DRIVEWAY AND PARKING AREAS ALONG WITH BULKHEAD LOCATED 24' OUTSIDE OF EXISTING AND INSTALLATION OF A NEW FLOATING AND FIXED PIER SITES FOR RECREATIONAL MOORING OF UP TO FOUR (4) VESSELS.
- PERMITS: PERMIT # 0122-07-0220-1

NOTE: THIS DRAWING IS INTENDED FOR APPROVAL PURPOSES AND NOT TO BE USED AS A CONSTRUCTION DOCUMENT.



SITE PLAN  
 SCALE: 1" = 10'



NO.	DATE	BY	DESCRIPTION
1	11/01/19	AWP	PER NDEP COMMENTS
2	10/21/19	BD	PER NDEP COMMENTS
3	10/11/19	BD	PER NDEP COMMENTS

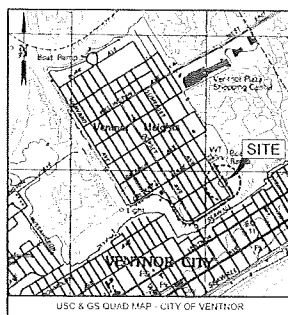
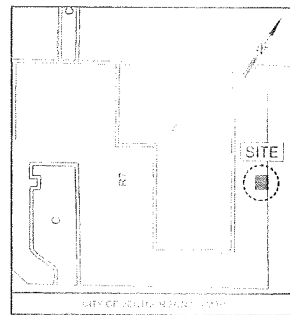
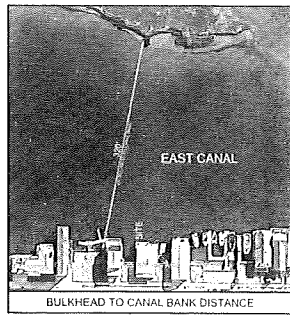
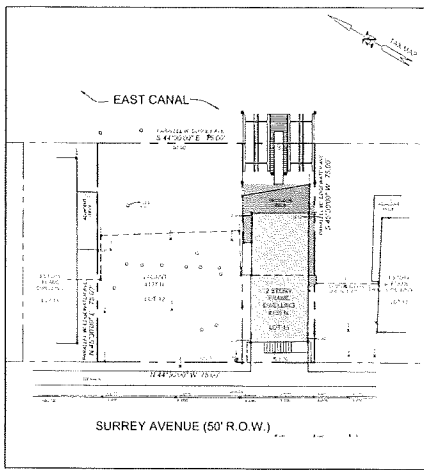
NO.	DATE	BY	DESCRIPTION
1	11/01/19	AWP	PER NDEP COMMENTS
2	10/21/19	BD	PER NDEP COMMENTS
3	10/11/19	BD	PER NDEP COMMENTS

**AWP**  
 ARTHUR W. PONZIO CO. & ASSOCIATES, INC.  
 SURVEYORS, PLANNERS, ENGINEERS  
 400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401  
 PHONE: 609-544-8194 FAX: 609-344-1594  
 NEW JERSEY STATE AUTH. NO. 41842104103

*Arthur W. Ponzio*  
**ARTHUR W. PONZIO, JR.**  
 PROFESSIONAL PLANNER N.J. NO. 33100267600  
 PROFESSIONAL LAND SURVEYOR N.J. NO. 24G502831400

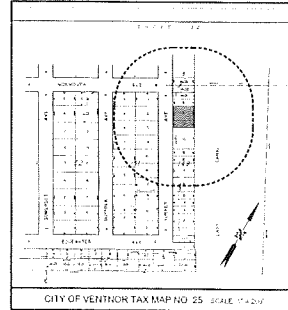
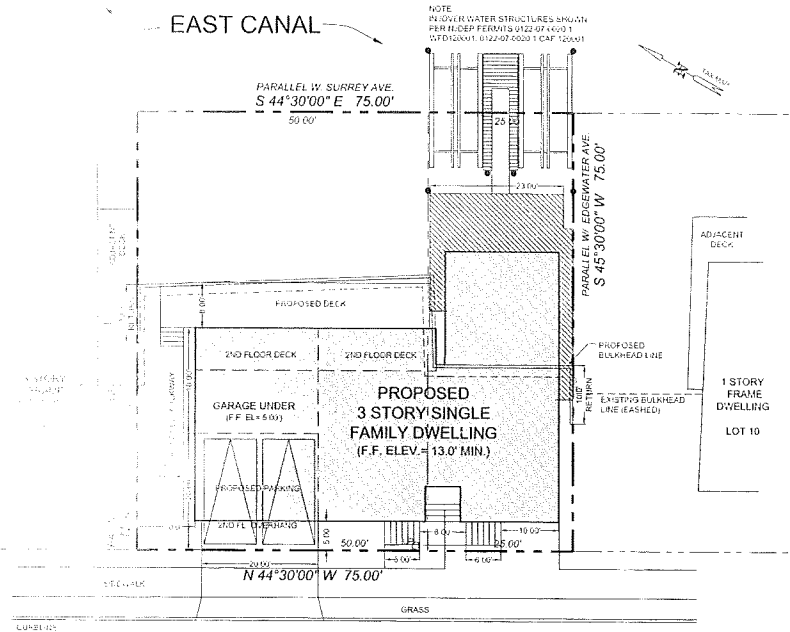
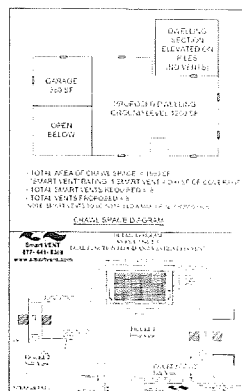
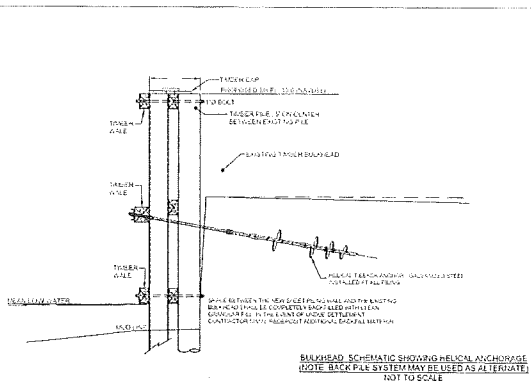
COASTAL GENERAL PERMIT (GP5) AND  
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 BLOCK 149 LOT 11 & 12  
 VENTNOR CITY ATLANTIC COUNTY NEW JERSEY  
 SCALE: AS NOTED BY: B. DANIELS  
 DATE: 08/27/2019 PROJ. NO.: 34636

SHEET NO  
**1**  
 1 of 1



**ELEVATION LEGEND**  
 1. 2' X 3' X 1' BULKHEAD TO CANAL BANK DISTANCE  
 2. 2' X 3' X 1' BULKHEAD TO CANAL BANK DISTANCE  
 3. 2' X 3' X 1' BULKHEAD TO CANAL BANK DISTANCE

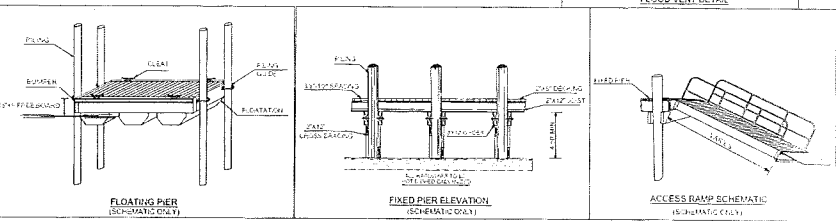
**EXISTING CONDITIONS PROPERTY SURVEY**  
 SCALE: 1" = 20'  
 NOTE: ELEVATIONS BASED ON NAVD88 DATUM



**APPLICATION NOTES**

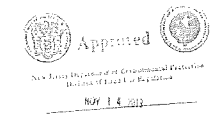
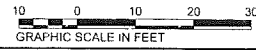
- OWNER: JOSEPH & DONNA MAGNITY, 30 W. CROWE DRIVE, TABERNACLE, NJ 08088
- PROPERTY INFORMATION: 149 & 137 NORTH SURREY AVENUE, VENTNOR CITY, NJ 08008, BLOCK 149, LOT 11 & 12, FLOOD ZONE 1 AE-10
- PROPERTY SURVEY: ALL INFORMATION SHOWN ON THIS PLAN ACQUIRED FROM A PHYSICAL FIELD SURVEY BY ARTHUR W. PONZIO CO., ASSOC., INC. ALL ELEVATIONS INDICATED REFLECT NAVD88.
- INTENT OF APPLICANT: DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW DWELLING TO REPLACE THE EXISTING STRUCTURE (IN PART) OVER THE WATER, AND EXPANSION OF THE DWELLING ON THE ADJACENT PROPERTY. APPLICATION ALSO INCLUDES CONSTRUCTION OF MISCELLANEOUS UPLAND IMPROVEMENTS: WALKS, DRIVEWAY AND PARKING AREAS ALONG WITH BULKHEAD LOCATED 24' OUTSIDE OF EXISTING AND INSTALLATION OF A NEW FLOATING AND FIXED PIER SYSTEM FOR RECREATIONAL MOORING OF UP TO FOUR (4) VESSELS.
- PRIOR PERMIT # 0122-07-0020-1

NOTE: THIS DRAWING IS INTENDED FOR APPROVAL PURPOSES AND NOT TO BE USED AS A CONSTRUCTION DOCUMENT.



SURREY AVENUE (50' R.O.W.)

**SITE PLAN**  
 SCALE: 1" = 10'



THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEW JERSEY. I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEW JERSEY AND THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT AND THE REGULATIONS OF THE BOARD OF LAND SURVEYING AND MAPPING.

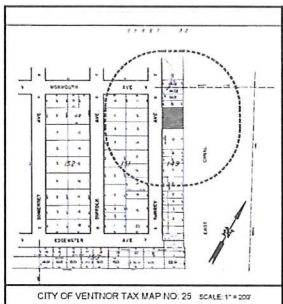
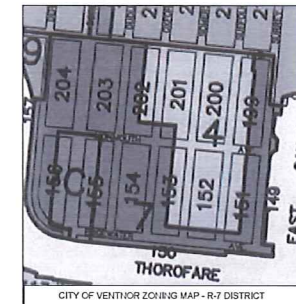
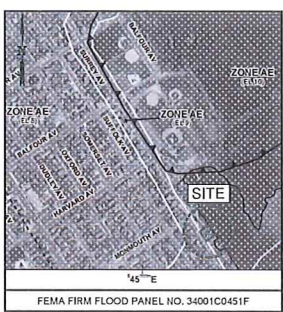
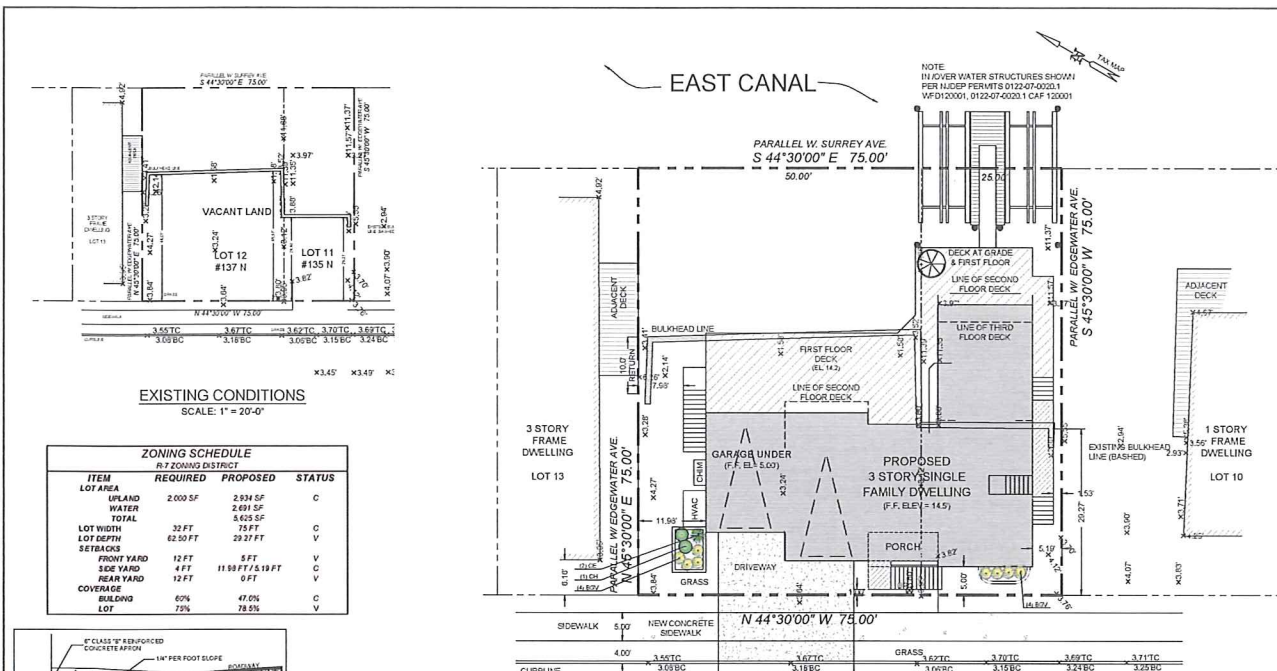
NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
1	11/10/19	AWP	PER NJDEP COMMENTS	1	11/10/19	AWP	PER NJDEP COMMENTS
2	10/23/19	AWP	PER NJDEP COMMENTS	2	10/23/19	AWP	PER NJDEP COMMENTS
3	11/04/19	AWP	PER NJDEP COMMENTS	3	11/04/19	AWP	PER NJDEP COMMENTS

**AWP**  
**ARTHUR W. PONZIO CO. & ASSOCIATES, INC.**  
 SURVEYORS, PLANNERS, ENGINEERS  
 409 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08201  
 PHONE: 609-344-8124 FAX: 609-344-1534  
 NEW JERSEY STATE AUTH. NO. 24G02831400

**ARTHUR W. PONZIO, JR.**  
 PROFESSIONAL LAND SURVEYOR N.J. NO. 33100267600  
 PROFESSIONAL LAND SURVEYOR N.J. NO. 24G02831400

**COASTAL GENERAL PERMIT (GP5) AND WATERFRONT DEVELOPMENT APPLICATION PLAN**  
 BLOCK 149 LOT 11 & 12  
 VENTNOR CITY ATLANTIC COUNTY NEW JERSEY  
 SCALE: AS NOTED BY: B. DANIELS  
 DATE: 08/27/2019 PROJ. NO.: 34636

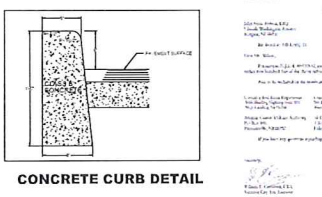
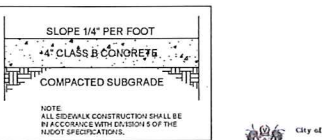
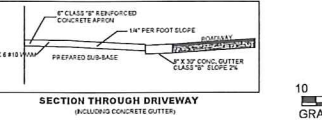
SHEET NO. **1**  
 OF 1



**EXISTING CONDITIONS**

**SCALE: 1" = 20'-0"**

ZONING SCHEDULE				
R-7 ZONING DISTRICT				
ITEM	REQUIRED	PROPOSED	STATUS	
LOT AREA				
WATER	2,000 SF	2,094 SF	C	
TOTAL		5,625 SF		
LOT WIDTH	33 FT	75 FT	V	
LOT DEPTH	62.50 FT	29.27 FT	V	
SETBACKS				
FRONT YARD	12 FT	5 FT	V	
SIDE YARD	4 FT	11.99 FT / 5.19 FT	C	
REAR YARD	12 FT	0 FT	V	
COVERAGE				
BUILDING	60%	47.0%	C	
LOT	75%	78.5%	V	



**SURREY AVENUE (50' R.O.W.)**

**PROPOSED SITE PLAN**

**SCALE: 1" = 10'-0"**

**LANDSCAPE REQUIREMENTS**

ITEM	REQUIRED	PROPOSED	STATUS
SHRUB	1 SHRUB/2 FT WIDTH = 38 SHRUBS MINUS 3 FOR GOVERNOR STRIP	11 SHRUBS	V

**Proposed Plant Schedule**

Key	Common Name	Size	Quant.
BDV	GREEN VELVET BOXWOOD	18"-24"	5
CH	CHINESE HOLLY	36" HT	1
CE	COTONEASTER	24" / 3 Gal.	2

**NOTE:** ALL LANDSCAPE AREAS TO CONTAIN AN IRRIGATION SYSTEM W/ RAIN SENSORS.

- APPLICATION NOTES**
- OWNER: JOSEPH & DONNA MAGNITY, 38 WISCONSIN DRIVE, TABERNACLE, NJ 08008
  - PROPERTY INFORMATION: 135 & 137 NORTH SURREY AVENUE, VENTNOR CITY, NJ 08005, BLOCK 149, LOT 11 & 12, ZONING = R-7, FLOOD ZONE = AE-10
  - PROPERTY SURVEY: ALL INFORMATION SHOWN ON THIS PLAN ACQUIRED FROM A PHYSICAL FIELD SURVEY BY ARTHUR W. PONZIO CO. ASSOC., INC. ALL ELEVATIONS INDICATED REFLECT NAVD83.
  - INTENT OF APPLICANT: CONSTRUCT A NEW, 3-STORY, SINGLE FAMILY DWELLING.
  - MISCELLANEOUS: CAFRA PERMIT NUMBER 0122-07-0020.2, LUP19001, WATERFRONT DEVELOPMENT INDIVIDUAL PERMIT, CE2P - EXPANSION OR RECONSTRUCTION SPINDURLEX.

**APPROVALS:**

OFFICER: \_\_\_\_\_ DATE

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

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

NONOFFICIAL: \_\_\_\_\_ DATE

ARTHW. PONZIO & ASSOCIATES, INC. IS A REGISTERED PROFESSIONAL ENGINEERING FIRM. THE ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED FOR ALL PERMITS. THE ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED FOR ALL PERMITS. THE ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED FOR ALL PERMITS.

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
REVISIONS							

**AWP**

**ARTHUR W. PONZIO CO. & ASSOCIATES, INC.**

**SURVEYORS, PLANNERS, ENGINEERS**

400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401

PHONE: 609-344-8194 FAX: 609-344-1194

NEW JERSEY STATE AUTH. NO.: 216022091300

**Thomas A. Dase**

**ARTHUR W. PONZIO, JR.**

**PROFESSIONAL PLANNER N.J. NO. 331006281500**

**PROFESSIONAL ENGINEER N.J. NO. GE48387**

**PROFESSIONAL LAND SURVEYOR N.J. NO. 246502831400**

**VARIANCE PLAN**

**BLOCK 149 LOT 11 & 12**

**VENTNOR ATLANTIC COUNTY NEW JERSEY**

**SCALE: 1" = 10'-0"**

**DATE: 5/12/2020**

**BY: T DASE**

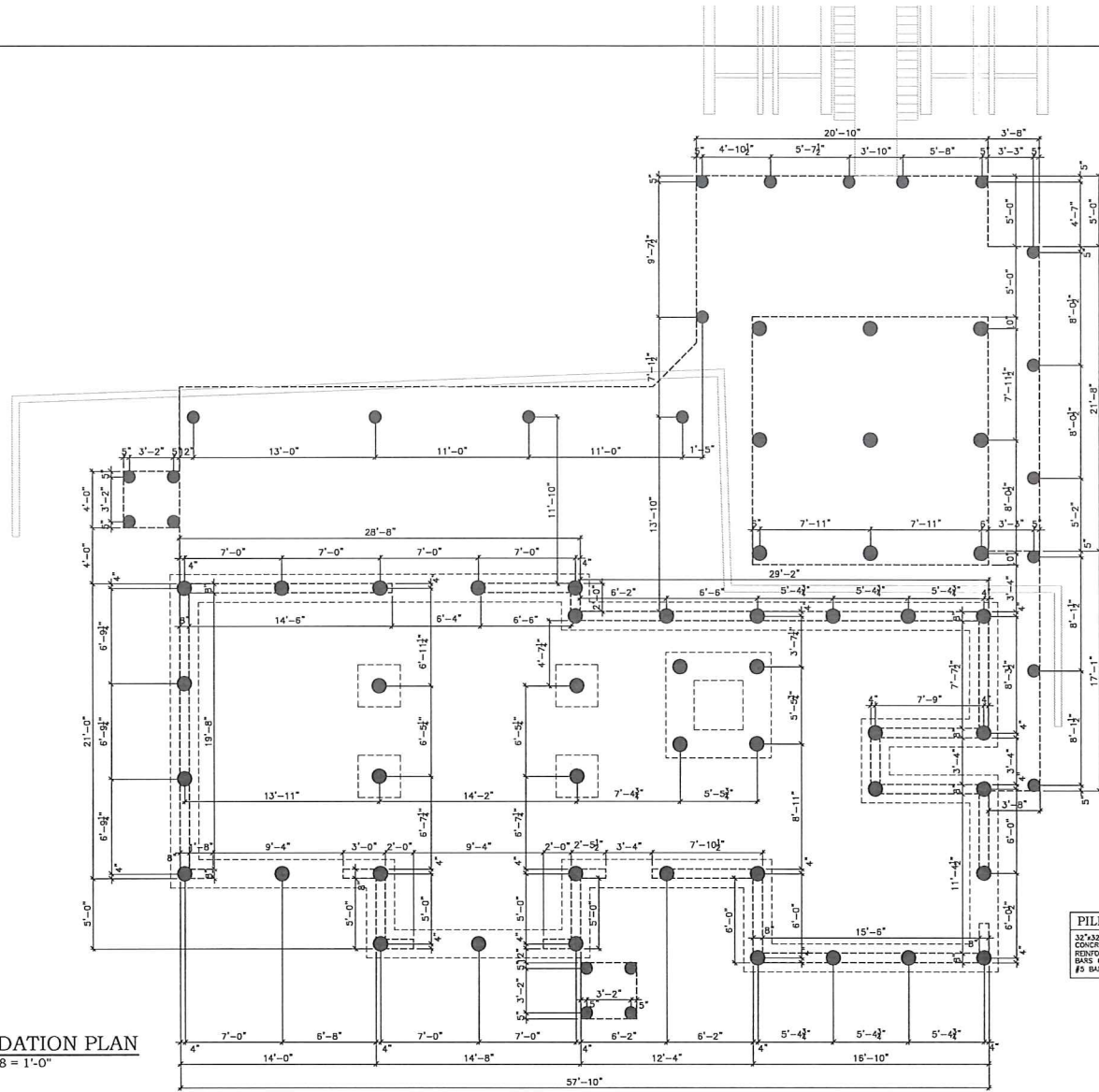
**PROJ. NO. 34636**

**SHEET NO.**

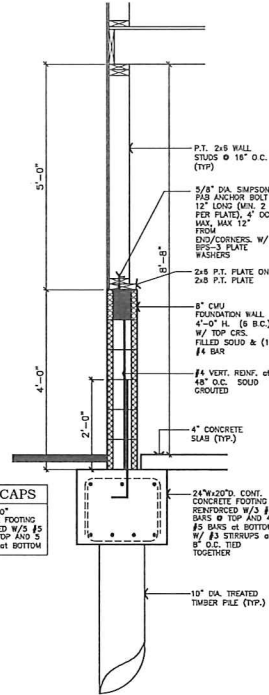
**C-1**

**OF 1 OF 1**

FOUNDATION PLAN  
SCALE 1/8" = 1'-0"



PILE CAPS  
32"x32"x20"  
CONCRETE FOOTING  
REINFORCED W/ #3 #5  
BARS @ TOP AND #3  
#5 BARS AT BOTTOM



WALL DETAIL  
SCALE N.T.S.

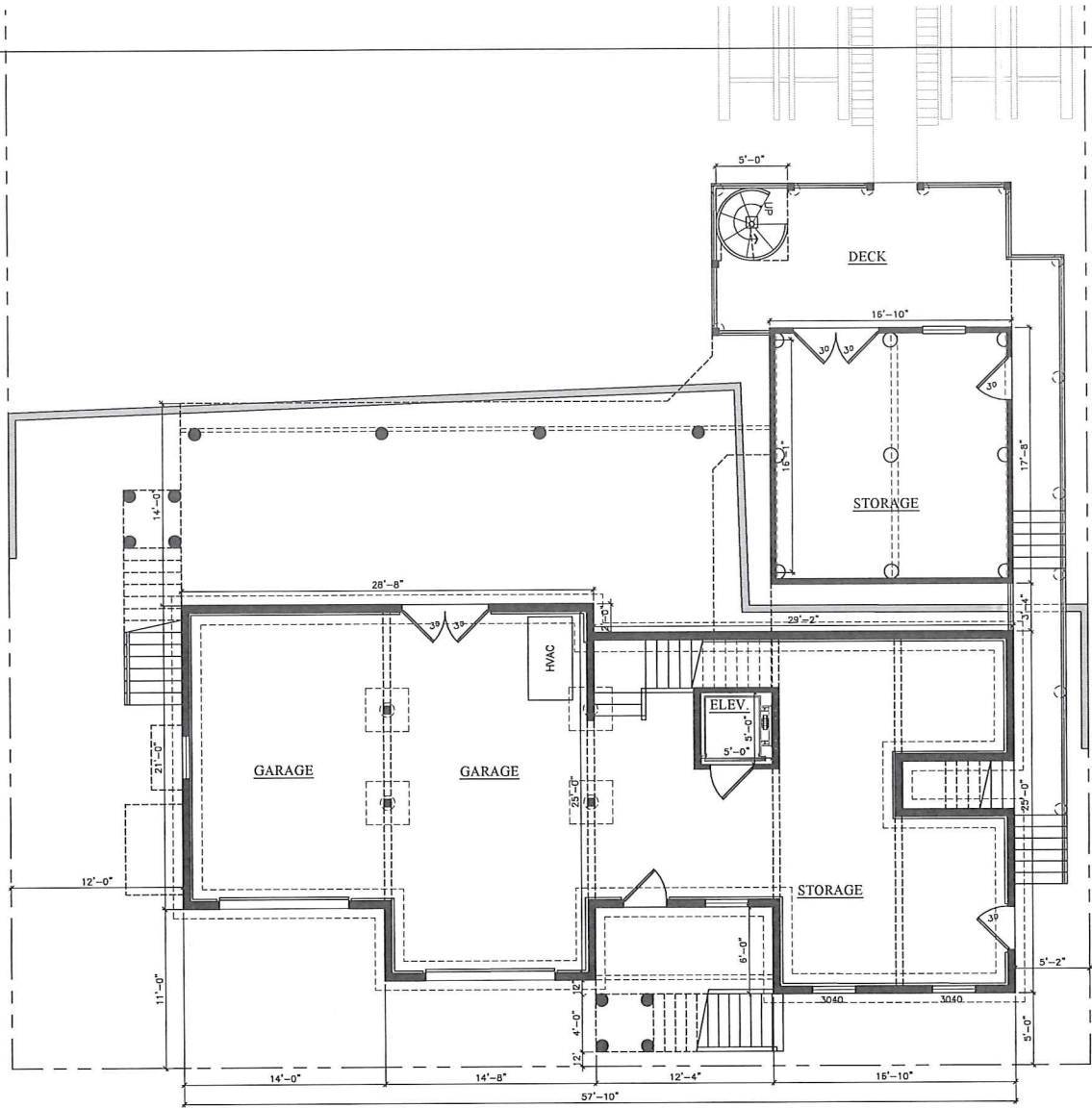
**GRIMALDI ARCHITECTURE**  
ARCHITECT CONSULTANT STRUCTURAL DESIGNER  
222B Hornham Rd. Hornham, PA 19044 (215) 674-1611



McGinty Residence  
135&137 N. Surrey Ave.  
Ventnor, NJ 08406  
Lot #11&12 Block #149

drawn by	GES
checked by	Piero Grimaldi
date	2/10/20
revised	

sheet title  
FLOOR PLAN  
sheet no.  
**A-1**



**GROUND FLOOR PLAN**  
SCALE 1/8" = 1'-0"

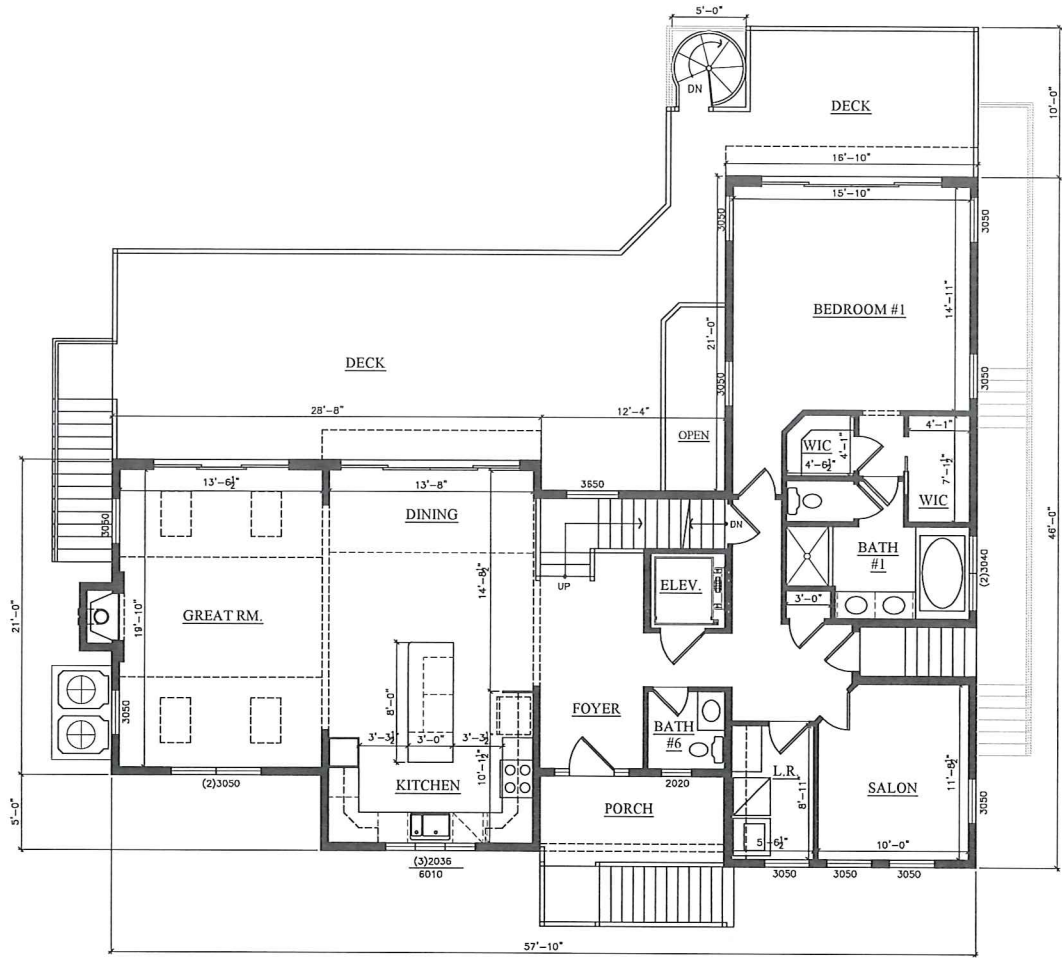
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Ventnor, NJ 08406  
Lot #11&12 Block #149

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checked by	Piera Ortolini
date	2/10/20
revised	

sheet title  
**FLOOR PLAN**  
sheet no.  
**A-2**



**FIRST FLOOR PLAN**  
 SCALE 1/8" = 1'-0"  
 1658 SQ. FT. LIVING



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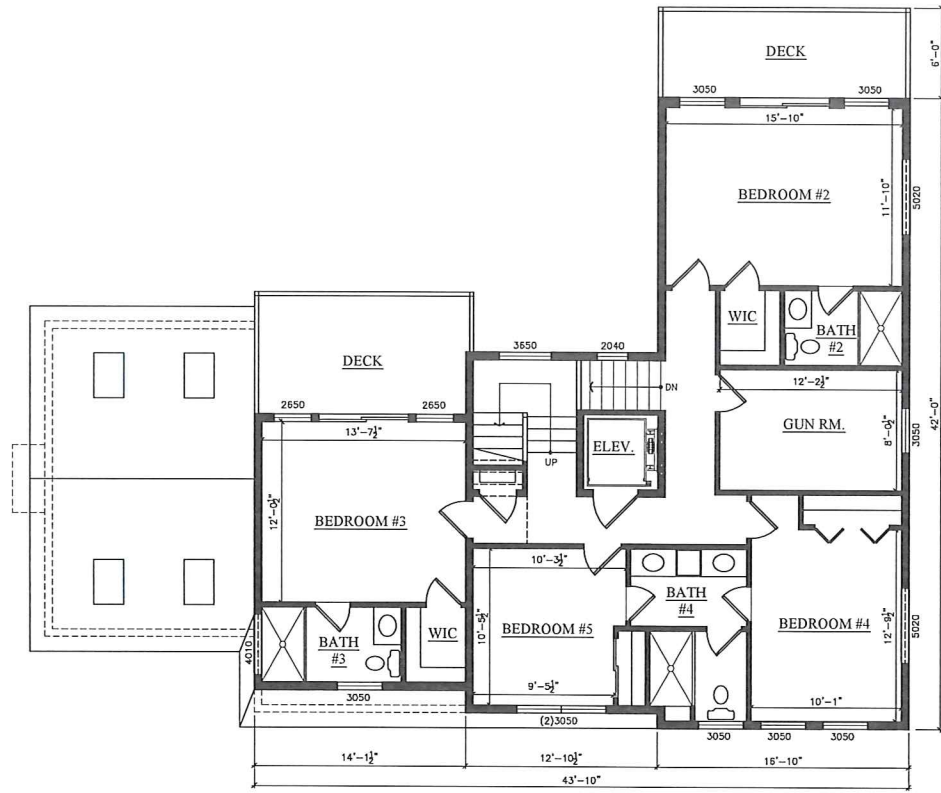


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 Ventnor, NJ 08406  
 Lot #11&12 Block #149

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 checked by Piero Grimaldi  
 date 2/10/20  
 revised

sheet title FLOOR PLAN  
 sheet no.

**A-3**



**SECOND FLOOR PLAN**  
 SCALE 1/8" = 1'-0"  
 1275 SQ. FT. LIVING



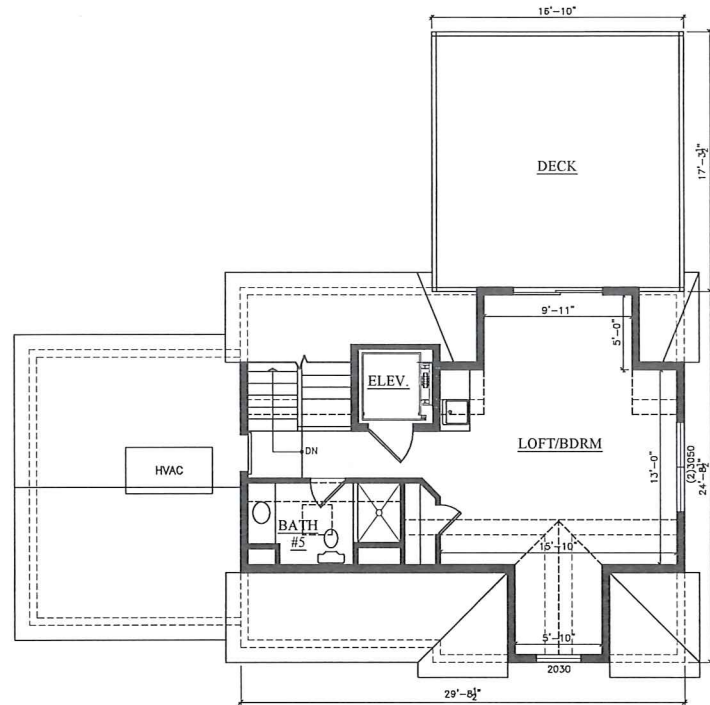
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 date 2/10/20  
 revised

sheet title  
 FLOOR PLAN  
 sheet no.  
**A-4**



**THIRD FLOOR PLAN**  
 SCALE 1/8" = 1'-0"  
 355 SQ. FT. LIVING ABOVE 7'  
 134 SQ. FT. LIVING BELOW 7'



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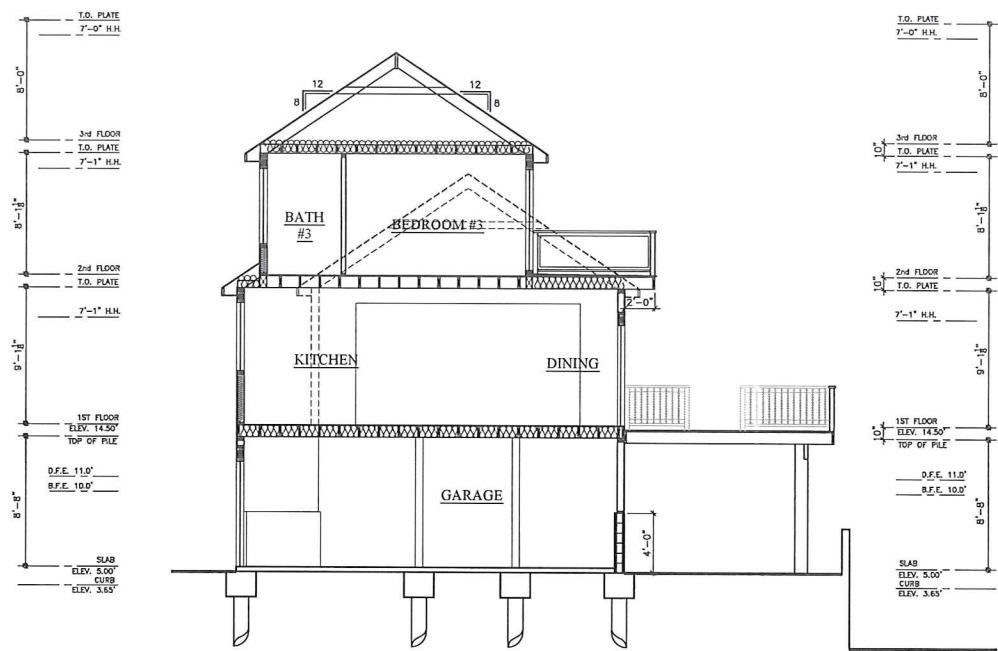


McGinty Residence  
 135&137 N. Surrey Ave.  
 Ventnor, NJ 08406  
 Lot #11&12 Block #149

drawn by	GES
checked by	Flora Ortolini
date	2/10/20
revised	

sheet title	FLOOR PLAN
sheet no.	

**A-5**



**BUILDING SECTION A**  
SCALE 1/8" = 1'-0"

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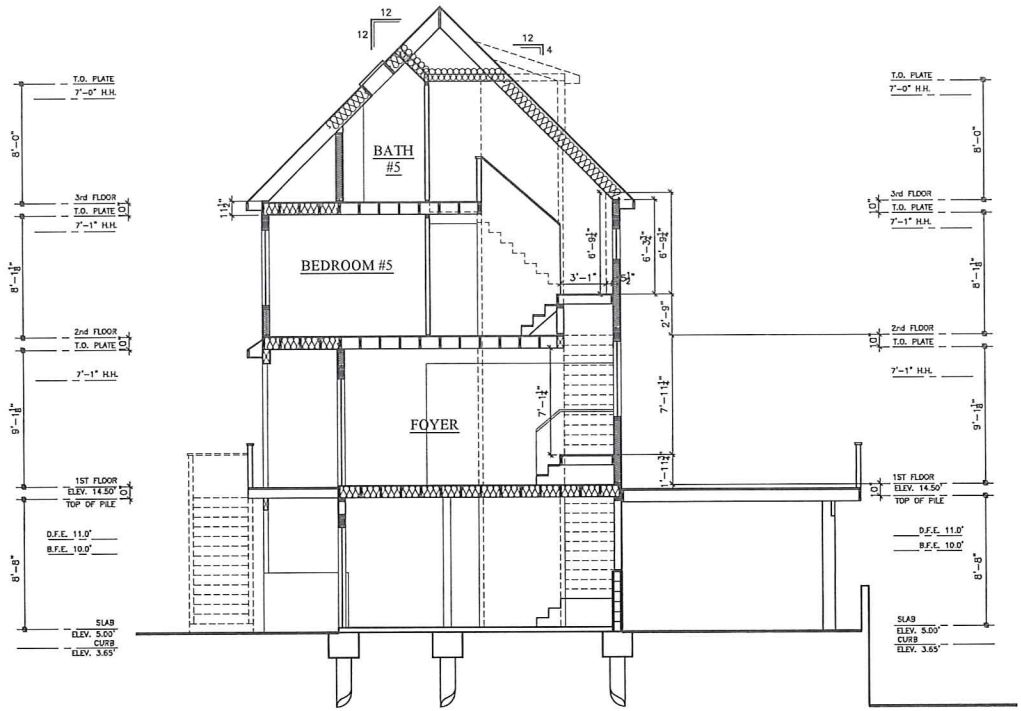


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 Ventnor, NJ 08406  
 Lot #11&12 Block #149

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 checked by Piero Grimaldi  
 date 2/10/20  
 revised

sheet title SECTION  
 sheet no.

**A-6**



**BUILDING SECTION B**  
SCALE 1/8" = 1'-0"



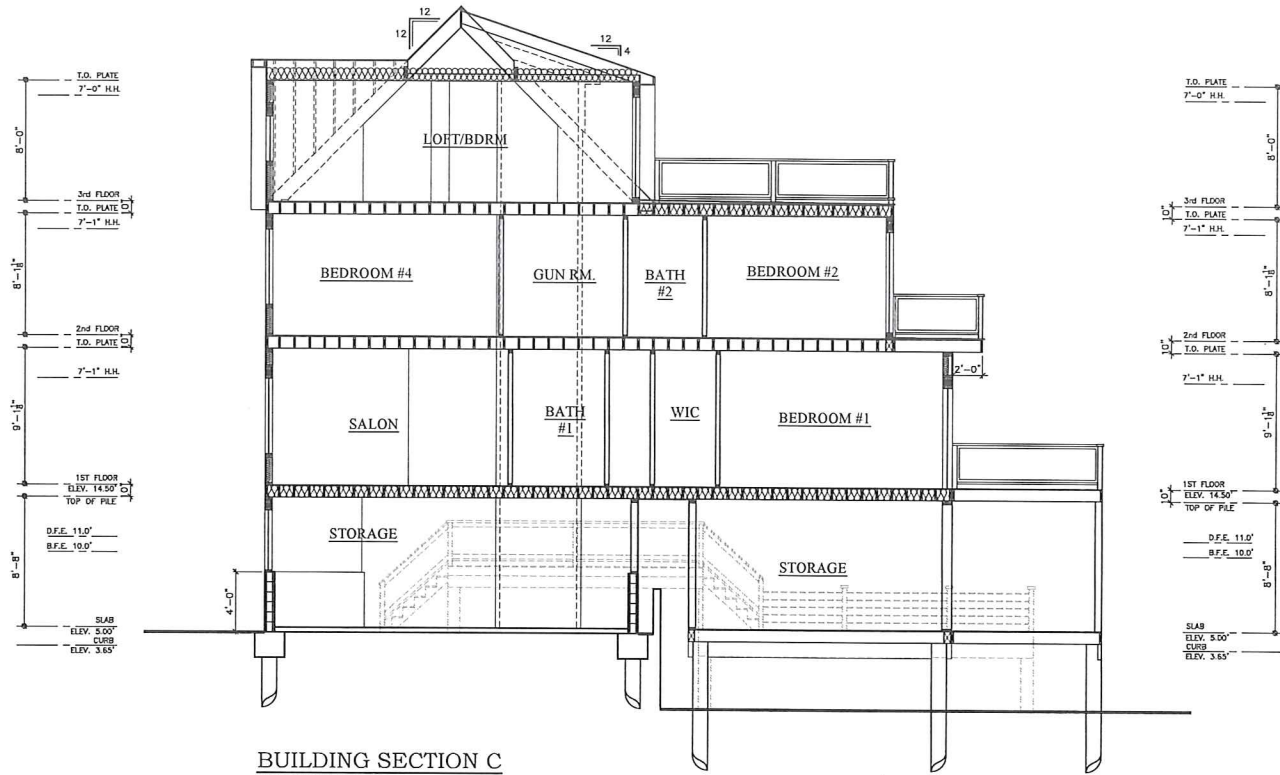
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Ventnor, NJ 08406  
Lot #11&12 Block #149

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date 2/10/20  
revised

sheet title SECTION  
sheet no. A-7



**BUILDING SECTION C**  
SCALE 1/8" = 1'-0"



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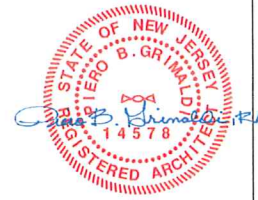
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Lot #11&12 Block #149

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checked by Flavio Grimaldi  
date 2/10/20  
revised

sheet title SECTION  
sheet no. **A-8**



FRONT ELEVATION  
SCALE 1/8" = 1'-0"



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McGinty Residence  
 135&137 N. Surrey Ave.  
 Ventnor, NJ 08406  
 Lot #11&12 Block #149

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sheet title  
ELEVATION  
sheet no.  
**A-9**



RIGHT ELEVATION  
SCALE 1/8" = 1'-0"

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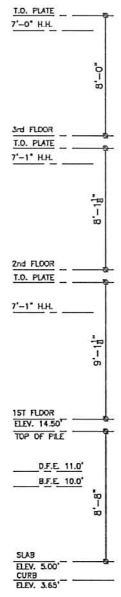


McGinty Residence  
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Ventnor, NJ 08406  
Lot #11&12 Block #149

drawn by GES  
checked by Piero Grimaldi  
date 2/10/20  
revised

sheet title ELEVATION  
sheet no.

A-10



LEFT ELEVATION  
SCALE 1/8" = 1'-0"

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McGinty Residence  
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 Ventnor, NJ 08406  
 Lot #11&12 Block #149

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Date	2/10/20
Revised	

Sheet Title	ELEVATION
Sheet No.	A-11



REAR ELEVATION  
SCALE 1/8" = 1'-0"

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McGinty Residence  
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Ventnor, NJ 08406  
Lot #11&12 Block #149

Drawn by	GES
Checked by	Flora Orlandi
Date	2/10/20
Revised	

Sheet Title  
ELEVATION  
Sheet no.  
A-12