



City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406

Information can be found on City Website: 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: November 4, 2019 & updated 8-19-20

2. Zoning District:

R-1 _____ Single Family	R-2 _____ Single Family	R-3 <input checked="" type="checkbox"/> 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) 115 S. Newport Ave.

Block Number: 27 Lot Number (s): Presently one lot - lot 1.03

Total Area (in Square Feet): 8,125 SF

Lot Frontage: 125' Lot Depth: 60' Stratford side
70' Newport side

4. Information about the Applicant

Full Name (s): JAB Development Corp.

If Business entity, Names of Officers or Principals (Subject disclosure statement if appropriate)
John Bertino, President Amy Bertino, Secretary

Property Address: 115 S. Newport Ave. Zip Code: 08406

Other Residence Address: 5 School Lane Voorhees, NJ Zip Code: 08043

Mailing Address (Address that all correspondence will get mailed to):
5 School Lane, Voorhees, NJ Zip Code: 08043

Phone Number (s) (Include Area Code):
Home Address: _____ Cell Phone: Amy Bertino cell 856-373-0910
Business Address: _____ Best Number to call: John Bertino 856-373-0911

Email Address (s): john@blacktleclassics.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: 2-16-18

____ By other Interest In Law (Describe): _____

6. If you do not own the subject property, provide the following regarding the owner:

a. Name (s): _____ n/a

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: James P. Swift Phone: 609-484-3300

Address: 1335 Tilton Road, Northfield, New Jersey 08226

____ Architect: Name: _____ Phone: _____

Address: _____

____ Engineer: Name: _____ Phone: _____

Address: _____

Preparer of Sketch plot or Site Plan: (If different from above)

Name: Arthur Ponzio Phone: 609-344-8194

Address: 400 N. Dover Ave. Atlantic City, New Jersey 08401

9. If Site plan action is required:

n/a

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: n/a

- a. Note: Properly sealed site plan must show all dimensions relevant to variance analysis
- b. Current use of Lot (s) and/or Building (s): _____
- c. Proposed use of Lot (s) and/or Building (s): _____
- 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
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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

12. County Actions: Provide necessary dates and decisions

a. Site Plan:

b. Subdivision:

c. Other:

13. Landscaping Plan: In accordance with article 102-118.4, Applicant must comply with City Landscaping Ordinance. Please include a detailed narrative of the landscaping plans to comply with this article:

Check here is requesting a waiver. Detail the reason for this waiver

n/a at this time

14. **Narrative:** Provide any information not otherwise set forth above which may be relevant to the application, including justifications, clarifications, and extenuating circumstances. Include a general narrative description of what is being proposed. This narrative should include a description of the current and proposed conditions of the property. Failure to include a complete narrative can constitute an incomplete application. Use another sheet if necessary;

Applicants request to subdivide one lot into two lots.

Lined area for narrative text, currently blank.

15. Signature of Applicant(s):

James P. Swift
James P. Swift, Attorney for
John & Amy Bertino, JAB Development Corp.

Date: 11/4/19 & 8-19-20

Date: _____

16. Notarized Statement by Applicant:

State of New Jersey)

ss.

County of Atlantic)

Jennifer Swift

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 4 day of November, 2019

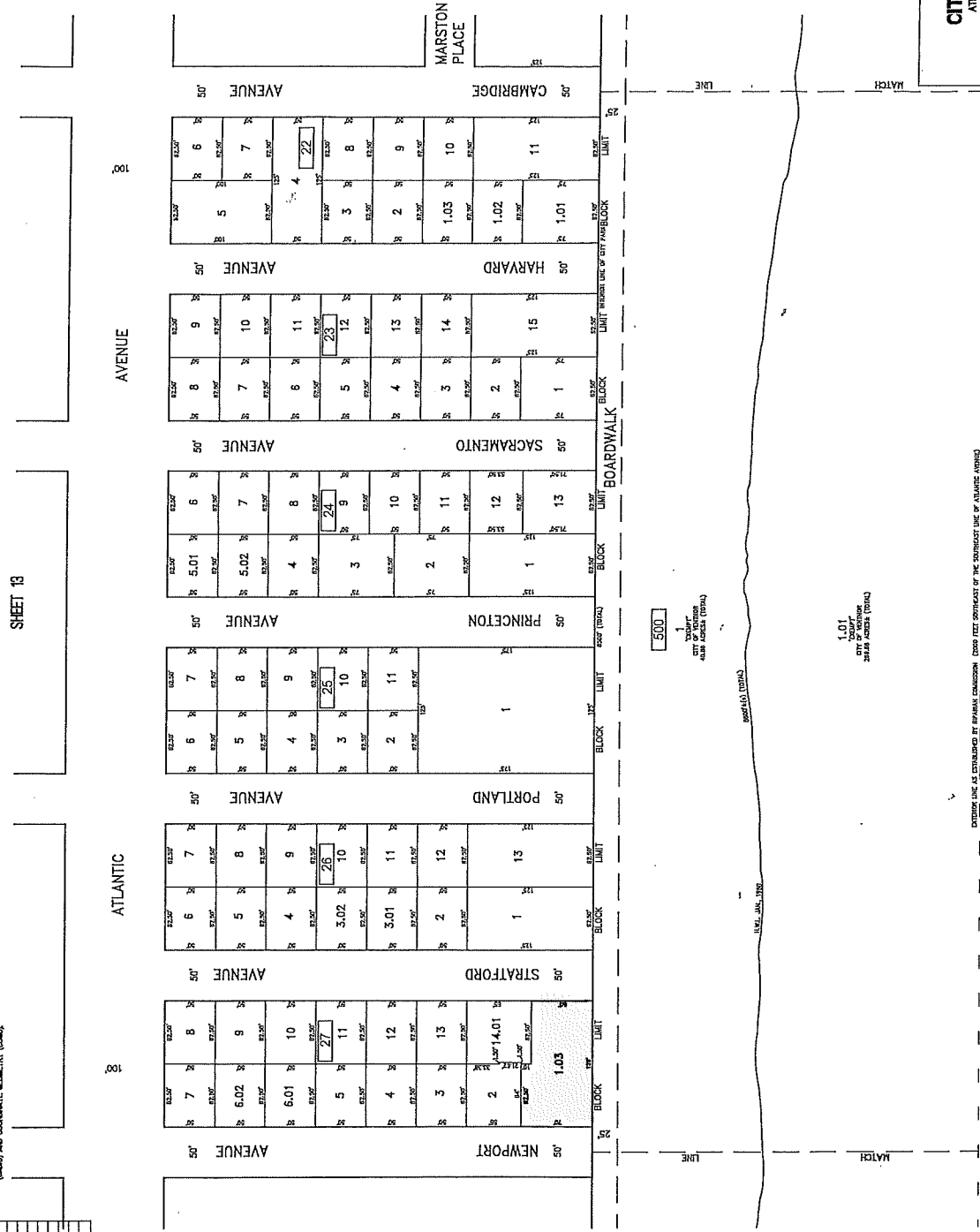
+ 8/19/20

JENNIFER SWIFT
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires June 20, 2021

Notary Seal _____

DATE	REVISIONS	NO.	BY
2-22-2018	CHARLES E. JONSON	2087	

NOTE
 THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING (CAD) AND COMPUTER ASSISTED DIMENSIONS (CAD) AND COMPUTER ASSISTED DIMENSIONS (CAD).



SHEET 6

SHEET 4

THIS TAX MAP SHEET HAS BEEN DIGITALLY REVISED USING COMPUTER-AIDED DRAFTING (CAD) AND COORDINATE ASSISTED DIMENSIONS (CAD). THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE BEARING THE OFFICIAL NEW JERSEY DIVISION OF REVENUE APPROVAL STAMP WITH APPROVAL DATE JULY 23, 2018, AND THE SIGNATURE OF ANDY P. MILLER, CIVIL ENGINEER AND PROPERTY ADMINISTRATION AND SHELLEY M. HARRIS, CIVIL ENGINEER AND SURVEYOR, IS THE ORIGINAL DIGITALLY DRAWN TAX MAP SHEET WITH THE OFFICIAL APPROVAL STAMP IS ON FILE WITH REMINGTON & VERNOCK ENGINEERS, INC.

TAX MAP
CITY OF VENTNOR
 ATLANTIC COUNTY NEW JERSEY
 SCALE: 1" = 50'
 DATE: 2-15-2018
CHARLES E. JONSON
 REGISTERED PROFESSIONAL ENGINEER
 440 N. MAIN STREET, #200, HANOVER, NJ 07930
 (908) 526-7300 FAX (908) 526-7300

TO SHOW CONDITIONS AS OF 2-15-2018









BLK: 27 LOT: 1.03
 JAB DEVELOPMENT CORPORATION
 5 SCHOOL LN
 VOORHEES, NJ 08043

CARD 01 OF 01 115 S NEWPORT AVE VENTNOR CITY
 Class: 1 --Curr. Values-- --Sales History--
 Zone: 03 Land: 1,527,500 02/16/2018 1,562,172
 Map: 05 Impr: 0 08/05/2016 999,000 BUCK, LISA & GARRY
 VCS: 103V Net: 1,527,500 08/05/2016 1,050,000 BUCK, LISA & GARRY

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)	
Building Class 10 / Built: 0000 Fndatn: Roof: ExtFin: OTHER ITEMS * BEDROOMS 0 BATHROOMS .0 * TOTAL ROOMS 0 CONDITION INT.: GOOD EXT.: GOOD LAYOUT: GOOD	1st Story	0	FRONT FEET	126	
	Upper Stories	0	BEACH FRONT	1	
	Half Stories	0			
	Attic Area	0			
	Basement Area	0			
	Sq. Foot Living	0			
	ATTACHED ITEMS				
	DETACHED ITEMS				
					Main Bldg Replacement Cost 0 CCF:1.30,NetCond:1.000,MktAdj:1.00 * 1.30000 Main Bldg Appraised Value = 0 Total Detached Item Value + 0 Total Improve Value (rounded) = 0 Total Land Value + 1,527,500 TOTAL NET VALUE: 1,527,500

Notes Exist

Block: 27
 Lot: 1.03
 Qualifier:

Owner: JAB DEVELOPMENT CORPORATION

Prop. Loc: 115 S NEWPORT AVE Account Id: 00007754

Year	QTR	Type	Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
			Prin	Total	Prin	Interest	Total	Total		
2020	3		9,955.48				.00	.00		
2020	2		9,871.47				.00	.00		
2020	1		9,871.47				.00	.00		
2020		Total	29,698.42				.00	.00		
2019	4		9,684.35				.00	.00		

Other Delinquent Balances: Interest Date: 08/19/20
 Other APR2 Threshold Amt: Per Diem: Last Payment Date: 08/18/2020

TOTAL TAX BALANCE DUE

Principal: Penalty:
 Misc. Charges: Interest: Total:

The taxes for B27L1.03 115 S Newport Ave are current as of 8/19/2020.

Margaret Sasnowski
 Tax Collector

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



William Crowther, CTA

City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406



Ventnor City Tax Assessor
609-823-7911

September 9, 2020

James P. Swift, Esq.
1335 Tilton Road
Northfield, NJ 08406

Re: Block(s): 27 Lot(s): 1.03

Dear Mr. Swift,

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	
26 1	113 S STRATFORD AVE	2	BILLOW, JEFFREY & ARLENE 116 SANDERINGHAM RD CHERRY HILL, NJ	08003
26 2	111 S STRATFORD AVE	2	WOLKOFF, MARK & SHERRY 44 HIBISCUS DR MARLTON, NJ	08053
26 3.01	109 S STRATFORD AVE	2	BUCKMAN, TERRY & AMY 25 E PRINCETON ROAD BALA CYNWYD, PA	19004
26 3.02	107 S STRATFORD AVE	2	DUBB, JEFFREY & RUTH ANN 107 S STRATFORD AVE VENTNOR, NJ	08406
26 10	108 S PORTLAND AVE	2	TOLAN, MEREDITH ETAL 467 ATHENS AVE WYNNEWOOD, PA	19096
26 11	110 S PORTLAND AVE	2	ECONOMOU, PHILIP & GALE 110 S PORTLAND AVE VENTNOR, NJ.	08406
26 12	112 S PORTLAND AVE	2	ALTMAN FAMILY INVESTMENTS 12833 HUNTSMAN WAY POTOMAC, MD	20854
26 13	114 S PORTLAND AVE	1	GEVINSON, MITCHELL & TERI 3299 HARRINGTON DRIVE BOCA RATON, FL	33496
27 1.03	115 S NEWPORT AVE	1	JAB DEVELOPMENT CORPORATION 5 SCHOOL LN VOORHEES, NJ	08043
27 2	113 S NEWPORT AVE	2	REINBERG, JACALYN 113 S NEWPORT AVE VENTNOR, NJ	08406
27 3	111 S NEWPORT AVE	2	CHRISTIAN, EMILY M CLAIR BOHDAN M. 111 S NEWPORT AVE VENTNOR CITY, NJ	08406
27 4	109 S NEWPORT AVE	2	RUBINO, STEPHEN & HELEN PO BOX 117 WESTON, VT	05161
27 5	107 S NEWPORT AVE	2	TOPIOL, JACK & FLORENCE 107 S NEWPORT AVE VENTNOR, NJ	08406
27 11	106 S STRATFORD AVE	2	KAPLAN, PERRY & MARLENE 7 CLARK DRIVE CHERRY HILL, N J	08034
27 12	110 S STRATFORD AVE	2	GINSBURG, JAY H & SHERRY 1504 GYPSY HILL RD.BOX484 GWYNEDD VALLEY, PA	19437.0484
27 13	112 S STRATFORD AVE	2	JAFFE, ALLAN & ELAINE 502 RED OAK DR. ELKINS PARK, PA.	19027.1348
27 14.01	114 S STRATFORD AVE	2	ROSENBERG, MEL 738 SANSOM ST PHILADELPHIA, PA	19106
28 1	6500 ATLANTIC AVE	15C	CITY OF VENTNOR 6201 ATLANTIC AVENUE VENTNOR, NJ	08406

