

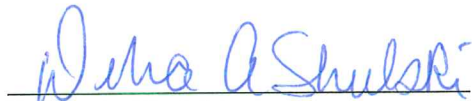
5. A copy of said notice sent to all property owners/parties is attached hereto and marked "Exhibit B."

6. Attached to this Affidavit and marked "Exhibit C" is a list of owners of property within 200 feet of the affected property who were served, showing the lot and block numbers of each property as same appear on the City of Ventnor Tax List, and list of additional required parties to be noticed. Notice of hearing was advertised in the *Atlantic City Press* on Monday, October 5, 2020. A copy of the proof of publication is attached as Exhibit "D".



Christopher H. Schubert, Esquire
Attorney at law of the
State of New Jersey

Sworn to and subscribed before me
this 6th day of October, 2020.



Debra A. Shulski
Attorney at Law of the
State of New Jersey

EXHIBIT A

7020 1810 0000 7988 2841

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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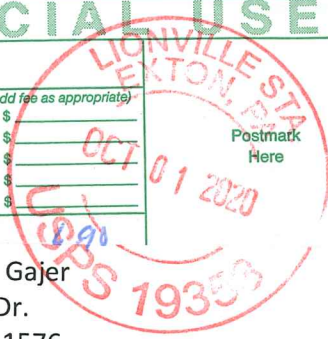
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Certified Mail Fee

\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/>	Return Receipt (hardcopy) \$
<input type="checkbox"/>	Return Receipt (electronic) \$
<input type="checkbox"/>	Certified Mail Restricted Delivery \$
<input type="checkbox"/>	Adult Signature Required \$
<input type="checkbox"/>	Adult Signature Restricted Delivery \$

Postmark
Here



Postage

\$

Total Postage

Reva & Paul Gajer
2 Partridge Dr.
Roslyn, NY 11576

Sent To

Street and

City, State

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7020 1810 0000 7988 2827

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/>	Return Receipt (hardcopy) \$
<input type="checkbox"/>	Return Receipt (electronic) \$
<input type="checkbox"/>	Certified Mail Restricted Delivery \$
<input type="checkbox"/>	Adult Signature Required \$
<input type="checkbox"/>	Adult Signature Restricted Delivery \$

Postmark
Here



Postage

\$

Total Postage and Fees

Laurence N. & Harriet Weiss
1706 Rittenhouse Sq. 2501
Philadelphia, PA 19103

Sent To

Street and

City, State

PS Form

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7020 1810 0000 7988 2834

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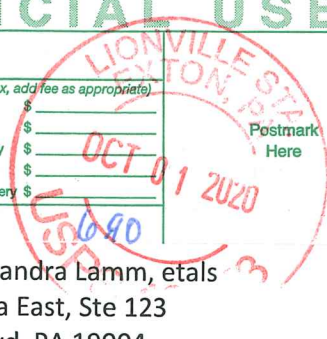
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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/>	Return Receipt (hardcopy) \$
<input type="checkbox"/>	Return Receipt (electronic) \$
<input type="checkbox"/>	Certified Mail Restricted Delivery \$
<input type="checkbox"/>	Adult Signature Required \$
<input type="checkbox"/>	Adult Signature Restricted Delivery \$

Postmark
Here



Postage

\$

Total Postage

Harvey & Sandra Lamm, etals
3 Bala Plaza East, Ste 123
Bala Cynwyd, PA 19004

Sent To

Street and

City, State

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7020 1810 0000 7988 3220

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/>	Return Receipt (hardcopy) \$
<input type="checkbox"/>	Return Receipt (electronic) \$
<input type="checkbox"/>	Certified Mail Restricted Delivery \$
<input type="checkbox"/>	Adult Signature Required \$
<input type="checkbox"/>	Adult Signature Restricted Delivery \$

Postmark
Here



Postage

\$

Total Postage

George & Kristen Mortelliti
606 Gates St.
Philadelphia, PA 19128

Sent To

Street and

City, State

PS Form

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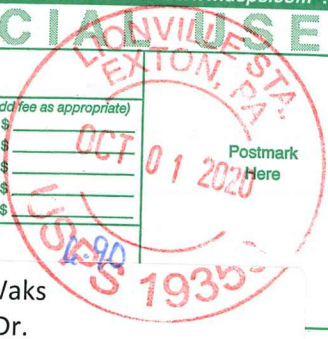
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Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/>	Return Receipt (hardcopy) \$
<input type="checkbox"/>	Return Receipt (electronic) \$
<input type="checkbox"/>	Certified Mail Restricted Delivery \$
<input type="checkbox"/>	Adult Signature Required \$
<input type="checkbox"/>	Adult Signature Restricted Delivery \$

Postmark
Here



Postage

\$

Total Postage

Robert & Beth Waks
132 Chinaberry Dr.
Lafayette Hills, PA 19444

Sent To

Street and

City, State

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7020 1810 0000 7988 3244

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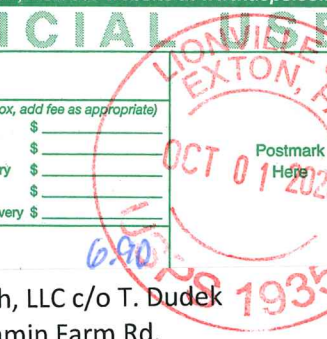
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Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/>	Return Receipt (hardcopy) \$
<input type="checkbox"/>	Return Receipt (electronic) \$
<input type="checkbox"/>	Certified Mail Restricted Delivery \$
<input type="checkbox"/>	Adult Signature Required \$
<input type="checkbox"/>	Adult Signature Restricted Delivery \$

Postmark
Here



Postage

\$

Total Postage

On the Beach, LLC c/o T. Dudek
2511 Mondamin Farm Rd.
Lancaster, PA 17601

Sent To

Street and

City, State

PS Form

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark Here

Postage

\$

Total Postage \$

Sent To

Street and

City, State

Bruce & Nadine Goldenberg
130 S. 18th St. #1603
Philadelphia, PA 19103

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark Here

Postage

\$

Total Postage \$

Sent To

Street

City, State

Gloria Z. Barnett Levin & Barnett Levin
522 Lindy Ln.
Bala Cynwyd, PA 19004

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark Here

Postage

\$

Total Postage \$

Sent To

Street

City

Jay H. & Sheryl Borish
107 S. Wissahickon Ave.
Ventnor, NJ 08406

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark Here

Postage

\$

Total Postage \$

Sent To

Street and

City, State

Stacey Kesselman
35 Sugar Maple Lane
Lafayette Hill, PA 19444

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Return Receipt (hardcopy) \$

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark Here

Postage

\$

Total Postage \$

Sent To

Street and

City, State

Henderson, WC JR Betty & Mary E
112 Chesley Dr. Suite 200
Media, PA 19063-1762

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark Here

Postage

\$

Total Postage \$

Sent To

Street

City, State

Don W. & Roslyn Waldman
8302 Old York Rd. B55
Elkins Park, PA 19027

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Total Postage and Fees \$

Sent To Joseph P. & Suzanne DiBlanca
414 Merlin Road
Street Newtown Square, PA 19073
City, State

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7020 1810 0000 7988 3329

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Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Return Receipt (electronic)	\$
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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Total Postage and Fees \$

Sent To William & Kathryn Mosca, Jr.
30 Smoke Rise Lane
Street Bedminster, NJ 07921
City, State

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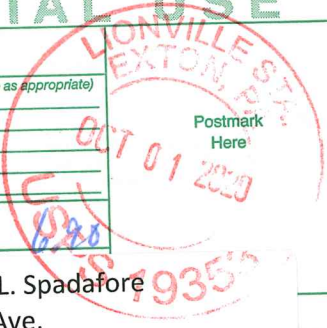
7020 1810 0000 7988 3336

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Total Postage and Fees \$

Sent To Charles A. & Lori L. Spadafore
18 Saint Charles Ave.
Street Wheeling, WV 26003
City, State

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

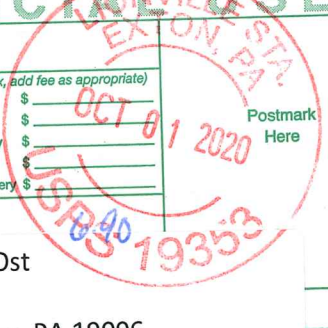
7020 1810 0000 7988 3350

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Total Postage and Fees \$

Sent To Richard & Beth Ost
137 Steele Way
Street Huntingdon Valley, PA 19006
City, State

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Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Total Postage and Fees \$

Sent To Joseph & Gayle M. Berenato
436 9th Street
Street Hammonton, NJ 08037
City, State

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Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Return Receipt (electronic)	\$
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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Total Postage and Fees \$

Sent To 110 S. Buffalo Ave., LLC
455 NE 5th Ave. #D144
Street Delray Beach, FL 33483
City, State

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Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Return Receipt (electronic)	\$
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Postage

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Total Postage

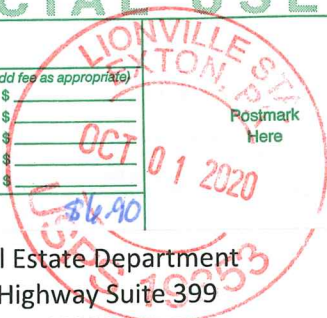
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Sent To

Street and

City, State

Conective Real Estate Department
5100 Harding Highway Suite 399
Mays Landing, NJ 08330



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<input type="checkbox"/> Return Receipt (electronic)	\$
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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

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Total Postage

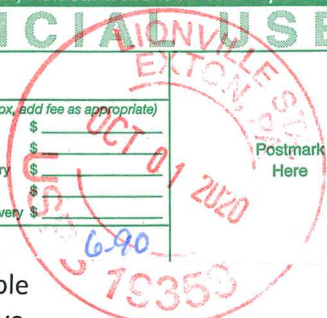
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Sent To

Street and

City, State

Comcast Cable
901 Leeds Ave.
Absecon, NJ 08201



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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

\$

Total Postage

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Sent To

Street and

City, State

Atlantic County Utilities Authority
PO Box 996
Pleasantville, NJ 08232



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<input type="checkbox"/> Return Receipt (electronic)	\$
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Postage

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Total Postage

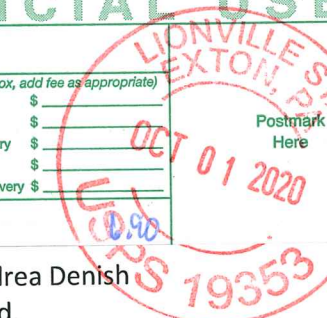
\$

Sent To

Street and

City, State

Adam & Andrea Denish
214 Cedar Rd.
Elkins Park, PA 19027



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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

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Total Postage

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Sent To

Street and

City, State

Barry L. & Judith K. Klein
35 Alexanders Ct.
Newtown, PA 18940-3640



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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

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Total Postage

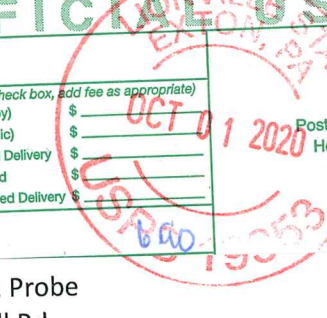
\$

Sent To

Street and

City, State

Timothy L. Probe
5 Springhill Rd.
Mantua, NJ 08051



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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

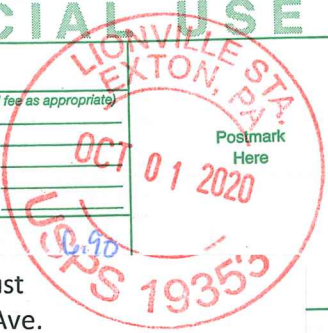
Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage

Total Price

Sent To: Mario Tomei Trust
100 S. Richards Ave.
Street: Ventnor, NJ 08406
City, State:



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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage

Total Price

Sent To: Steven S. & Beth V. Glickman
105 S. Richards Ave.
Street and: Ventnor, NJ 08406-2647
City, State:



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7020 1810 0000 7988 3183

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage

Total Price

Sent To: Marc & Cathy Backal
16 Knottingham Drive
Street: Voorhees, NJ 08043
City, State:



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7020 1810 0000 7988 3169

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage

Total Price

Sent To: Jules A. Freeman
105 S. Buffalo Ave.
Street and: Ventnor, NJ 08406
City, State:



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7020 1810 0000 7988 2872

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

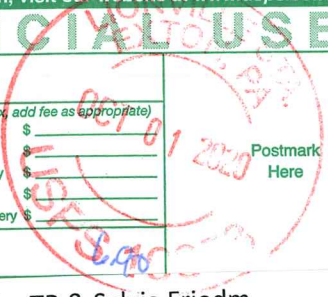
Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage

Total Price

Sent To: Joyce E. Rettig,-TR & Sylvia Friedm
536 Sprague Rd.
Street: Penn Valley, PA 19072
City, State:



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7020 1810 0000 7988 2858

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage

Total Price

Sent To: Michael & Leslie Fanikos
6 Prince St.
Street and: Bordentown, NJ 08505
City, State:



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7020 1810 0000 7988 2889

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Sent To **Louis T. & Martina Cozza**
 12808 Galdi Lane
 Philadelphia, PA 19154

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7020 1810 0000 7988 2926

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Sent To **Tranquility Road, LLC**
 4 Executive Blvd. #100
 Suffern, NY 10901

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7020 1810 0000 7988 2919

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Sent To **Philip D. & Jill A. Plotnick**
 114 Chinaberry Drive
 Lafayette Hill, PA 19444

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

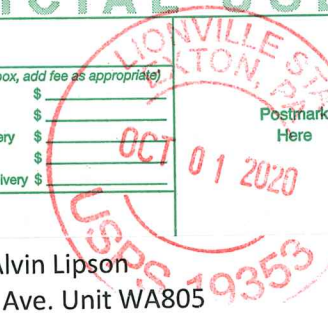
7020 1810 0000 7988 2957

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Sent To **Susan & Alvin Lipson**
 1001 City Ave. Unit WA805
 Wynnewood, PA 19096

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7020 1810 0000 7988 2902

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Sent To **David W. Fine**
 705 Canterbury Lane
 Villanova, PA 19085

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 1810 0000 7988 2940

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Sent To **6800 Boardwalk & Hawkeye Prop. Mgt**
 PO Box 3182
 Margate, NJ 08402

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7020 1810 0000 7988 2933

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Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage \$

Sent To Troy Avenue Owners, LLC
4 Executive Blvd 100
Suffern, NY 10901

Street and Apt
City, State, Z

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 1810 0000 7988 3107

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Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage \$

Sent To Roslyn D. Promisloff
516 Hoffman Dr.
Bryn Mawr, PA 19010

Street and Apt
City, State, Z

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 1810 0000 7988 3060

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Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage \$

Sent To Robert & Karen Schwartz
1010 Waverly Road
Gladwyne, PA 19035

Street and Apt
City, State, Z

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 1810 0000 7988 3091

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Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage \$

Sent To Robert Roman
111 S. Buffalo Ave. #406
Ventnor, NJ 08406

Street and Apt
City, State, Z

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 1810 0000 7988 3084

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Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage \$

Sent To Susan Roman & Teresa Suruda
32 Peasley Drive
Marlboro, NJ 07746

Street and Apt
City, State, Z

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 1810 0000 7988 3114

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Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage \$

Sent To Joan Millman
111 S. Buffalo Ave.
Ventnor, NJ 08406

Street and Apt
City, State, Z

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 1810 0000 7988 3121

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Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
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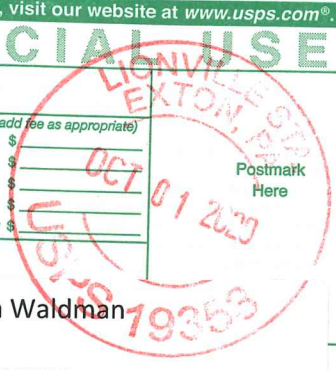
Postage
\$

Total Postage
\$

Sent To **Keith & Marcia Waldman**
 511 Knights Pl.
 Cherry Hill, NJ 08003

City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions



7020 1810 0000 7988 3138

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Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

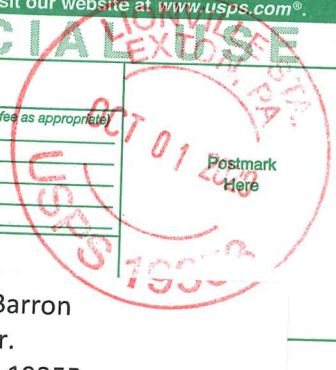
Postage
\$

Total Postage
\$

Sent To **Verna & Edward Barron**
 240 Montpelier Dr.
 Downingtown, PA 19355

City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions



7020 1810 0000 7988 3145

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Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage
\$

Sent To **Terry Rubinstein**
 6505 NW 39th Terrace
 Boca Raton, FL 33496

City, State, ZIP+4®

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7020 1810 0000 7988 3152

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Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage
\$

Sent To **Francis A. & Michele Carfagno Trust**
 107 S. Buffalo Ave.
 Ventnor, NJ 08406

City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions



7020 1810 0000 7988 2964

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Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage
\$

Sent To **Marsha Zell, Trustee**
 7513 Bayshore Dr.
 Margate, NJ 08402

City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions



7020 1810 0000 7988 2971

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Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage
\$

Sent To **William & Doris Cioffi**
 424 Pointsette Ave.
 Pitman, NJ 08071

City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions



7020 1810 0000 7988 2988

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Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

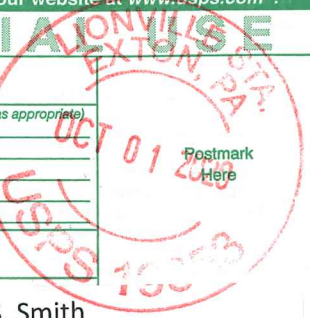
Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$



Sent To Paul A. & Janet S. Smith
666 W. Germantown Pk. 1602
Plymouth Meeting, PA 19462

Street and / City, State, ZIP

7020 1810 0000 7988 3008

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Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

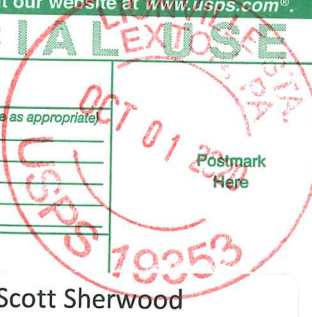
Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$



Sent To Heather Clark & Scott Sherwood
19 Ridgewood Ct.
Northfield, NJ 08225

Street and / City, State, ZIP

7020 1810 0000 7988 2995

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$



Sent To Ira & Flaura Koplin Winston
317 Merion Ave.
Narberth, PA 19072

Street and Apt. / City, State, ZIP

7020 1810 0000 7988 3022

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Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$



Sent To Selim & Sevket Yigiter
15 Woods Edge Dr.
Jackson, NJ 08527

Street and Apt. / City, State, ZIP

7020 1810 0000 7988 3015

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Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$



Sent To David & Michelle Lipshutz
8121 Hammond Rd.
Elkins Park, PA 19027

Street and Apt. / City, State, ZIP

7020 1810 0000 7988 3039

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Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$



Sent To Alfonso Castro & Shayna Gross
406 Penwyn Rd.
Wynnewood, PA 19016

Street and Apt. / City, State, ZIP

7020 1810 0000 7988 3046

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$
Total Postage	\$
Sent To	Brian O'Malley
Street and Apt	39 Huntingdon Way
City, State, Zip	Sewell, NJ 08080

7020 1810 0000 7988 3053

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$
Total Postage	\$
Sent To	Stephen J. & Ruth Haines
Street and Apt	807 E. Passyunk Ave.
City, State, Zip	Philadelphia, PA 19147-3018

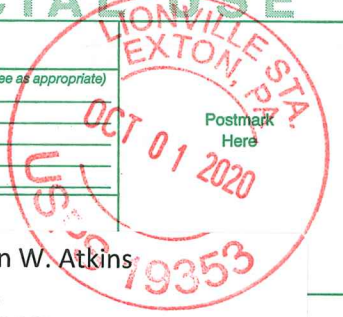
7020 1810 0000 7988 2896

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$
Total Postage	\$
Sent To	Elliot L. & Sharon W. Atkins
Street and Apt	7 Woodleigh Dr.
City, State, Zip	Cherry Hill, NJ 08003

7020 1810 0000 7988 3077

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$
Total Postage	\$
Sent To	Ronald Shapiro
Street and Apt	36 Nolan Circle
City, State, Zip	Voorhees, NJ 08043

EXHIBIT B

October 1, 2020

NOTICE OF HEARING

TO: Laurence N. & Harriet Weiss
1706 Rittenhouse Sq. 2501
Philadelphia, PA 19103

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 115 S. Richards Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

T-Mobile is seeking the following relief from the Planning Board to the extent required:

1. Grant of a d(1) use variance from the requirements of Section 102-29 of the Code of the City of Ventnor, to permit use of the Property for a wireless telecommunications facility involving the collocation of antennas on the rooftop of an existing structure within the Residential 3 zoning district, and supporting equipment mounted on an elevated platform above existing HVAC compressor units at the northern elevation of the building.
2. Grant of a d(6) height variance from the requirements of Section 102-118 of the Code of the City of Ventnor, to permit the placement of wireless telecommunication antennas on the rooftop of an existing structure to extend to an overall height of 92 feet above the ground, where the height of the existing penthouse of the building is 84 feet above the ground, and height of the upper roof deck of such building is 70.75 feet above the ground.
3. Waiver of minor site plan approval to the extent required given all the improvements are either on or inside the building and there are no external ground/site improvements except for the elevated equipment platform above existing building equipment. In the alternative, if the Planning Board believes that approval of a minor site plan is required, then T-Mobile required approval of its minor site plan along with a grant of any and all required or applicable waivers.

4. To the extent minor site plan is required, T-Mobile seeks certain completeness and design waivers as included with this Application or as otherwise determined applicable by the City Engineer.

5. Any other variances, waivers, or other relief that the Board deems

Any person or persons affected by this application may have an opportunity to be heard at the hearing of the Planning Board to be held **October 14, 2020**, at 6:30 p.m. Said hearing will take place at the City Hall of the City of Ventnor, 6201 Atlantic Avenue, Ventnor City, New Jersey 08406. The public is invited to attend this meeting. In addition, the public may participate electronically by way of ZOOM, as this will be a hybrid meeting. Details for access to the virtual meeting are as follows:

Ventnor City Planning Board is inviting you to a scheduled Zoom meeting.

Topic: Planning Board - October 14, 2020

Time: Oct 14, 2020 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/92711943789?pwd=QVINWFNpQkVHcXVrOVQ2QzluV0l3Zz09>

Meeting ID: 927 1194 3789

Passcode: 444722

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

You may also call the Planning Board Secretary, Carmella Malfara, at (609) 823-7987 or email her at cmalfara@ventnorcity.org for more information.

All documents relating to this application and all plans relative thereto have been filed with the City of Ventnor and are available for physical inspection by the public during normal business hours in the City Hall of the City of Ventnor, 6201 Atlantic Avenue, Ventnor City, New Jersey 08406.

CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Harvey & Sandra Lamm, etals
3 Bala Plaza East, Ste 123
Bala Cynwyd, PA 19004

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 111 S. Richards Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

T-Mobile is seeking the following relief from the Planning Board to the extent required:

1. Grant of a d(1) use variance from the requirements of Section 102-29 of the Code of the City of Ventnor, to permit use of the Property for a wireless telecommunications facility involving the collocation of antennas on the rooftop of an existing structure within the Residential 3 zoning district, and supporting equipment mounted on an elevated platform above existing HVAC compressor units at the northern elevation of the building.
2. Grant of a d(6) height variance from the requirements of Section 102-118 of the Code of the City of Ventnor, to permit the placement of wireless telecommunication antennas on the rooftop of an existing structure to extend to an overall height of 92 feet above the ground, where the height of the existing penthouse of the building is 84 feet above the ground, and height of the upper roof deck of such building is 70.75 feet above the ground.
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Topic: Planning Board - October 14, 2020

Time: Oct 14, 2020 06:30 PM Eastern Time (US and Canada)

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<https://zoom.us/j/92711943789?pwd=QVINWFNpQkVHcXVrOVQ2QzluV0l3Zz09>

Meeting ID: 927 1194 3789

Passcode: 444722

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

You may also call the Planning Board Secretary, Carmella Malfara, at (609) 823-7987 or email her at cmalfara@ventnorcity.org for more information.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Reva & Paul Gajer
2 Partridge Dr.
Roslyn, NY 11576

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 109 S. Richards Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Michael & Leslie Fanikos
6 Prince St.
Bordentown, NJ 08505

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 107 S. Richards Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Steven S. & Beth V. Glickman
105 S. Richards Ave.
Ventnor, NJ 08406-2647

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 105 S. Richards Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

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Meeting ID: 927 1194 3789

Passcode: 444722

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Joyce E. Rettig,-TR & Sylvia Friedm
536 Sprague Rd.
Penn Valley, PA 19072

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 103 S. Richards Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Louis T. & Martina Cozza
12808 Galdi Lane
Philadelphia, PA 19154

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 6704 Atlantic Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Elliot L. & Sharon W. Atkins
7 Woodleigh Dr.
Cherry Hill, NJ 08003

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 106 S. Troy Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: David W. Fine
705 Canterbury Lane
Villanova, PA 19085

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 108 S. Troy Ave.

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You may also call the Planning Board Secretary, Carmella Malfara, at (609) 823-7987 or email her at cmalfara@ventnorcitey.org for more information.

All documents relating to this application and all plans relative thereto have been filed with the City of Ventnor and are available for physical inspection by the public during normal business hours in the City Hall of the City of Ventnor, 6201 Atlantic Avenue, Ventnor City, New Jersey 08406.

CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Philip D. & Jill A. Plotnick
114 Chinaberry Drive
Lafayette Hill, PA 19444

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 110 S. Troy Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

T-Mobile is seeking the following relief from the Planning Board to the extent required:

1. Grant of a d(1) use variance from the requirements of Section 102-29 of the Code of the City of Ventnor, to permit use of the Property for a wireless telecommunications facility involving the collocation of antennas on the rooftop of an existing structure within the Residential 3 zoning district, and supporting equipment mounted on an elevated platform above existing HVAC compressor units at the northern elevation of the building.
2. Grant of a d(6) height variance from the requirements of Section 102-118 of the Code of the City of Ventnor, to permit the placement of wireless telecommunication antennas on the rooftop of an existing structure to extend to an overall height of 92 feet above the ground, where the height of the existing penthouse of the building is 84 feet above the ground, and height of the upper roof deck of such building is 70.75 feet above the ground.
3. Waiver of minor site plan approval to the extent required given all the improvements are either on or inside the building and there are no external ground/site improvements except for the elevated equipment platform above existing building equipment. In the alternative, if the Planning Board believes that approval of a minor site plan is required, then T-Mobile required approval of its minor site plan along with a grant of any and all required or applicable waivers.

4. To the extent minor site plan is required, T-Mobile seeks certain completeness and design waivers as included with this Application or as otherwise determined applicable by the City Engineer.

5. Any other variances, waivers, or other relief that the Board deems

Any person or persons affected by this application may have an opportunity to be heard at the hearing of the Planning Board to be held **October 14, 2020**, at 6:30 p.m. Said hearing will take place at the City Hall of the City of Ventnor, 6201 Atlantic Avenue, Ventnor City, New Jersey 08406. The public is invited to attend this meeting. In addition, the public may participate electronically by way of ZOOM, as this will be a hybrid meeting. Details for access to the virtual meeting are as follows:

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Topic: Planning Board - October 14, 2020

Time: Oct 14, 2020 06:30 PM Eastern Time (US and Canada)

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<https://zoom.us/j/92711943789?pwd=QVINWFNpQkVHcXVrOVQ2QzluV0l3Zz09>

Meeting ID: 927 1194 3789

Passcode: 444722

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Tranquility Road, LLC
4 Executive Blvd. #100
Suffern, NY 10901

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 112 S. Troy Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Troy Avenue Owners, LLC
4 Executive Blvd 100
Suffern, NY 10901

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 114 S. Troy Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: 6800 Boardwalk & Hawkeye Prop. Mgt
PO Box 3182
Margate, NJ 08402

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 111 S. Buffalo Ave.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Susan & Alvin Lipson
1001 City Ave. Unit WA805
Wynnewood, PA 19096

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 111 S. Buffalo Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Marsha Zell, Trustee
7513 Bayshore Dr.
Margate, NJ 08402

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 111 S. Buffalo Ave.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: William & Doris Cioffi
424 Pointsette Ave.
Pitman, NJ 08071

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 111 S. Buffalo Ave.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Paul A. & Janet S. Smith
666 W. Germantown Pk. 1602
Plymouth Meeting, PA 19462

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 111 S. Buffalo Ave.

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Meeting ID: 927 1194 3789

Passcode: 444722

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

You may also call the Planning Board Secretary, Carmella Malfara, at (609) 823-7987 or email her at cmalfara@ventnorcitey.org for more information.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Ira & Flaura Koplin Winston
317 Merion Ave.
Narberth, PA 19072

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 111 S. Buffalo Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

T-Mobile is seeking the following relief from the Planning Board to the extent required:

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2. Grant of a d(6) height variance from the requirements of Section 102-118 of the Code of the City of Ventnor, to permit the placement of wireless telecommunication antennas on the rooftop of an existing structure to extend to an overall height of 92 feet above the ground, where the height of the existing penthouse of the building is 84 feet above the ground, and height of the upper roof deck of such building is 70.75 feet above the ground.
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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Heather Clark & Scott Sherwood
19 Ridgewood Ct.
Northfield, NJ 08225

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 111 S. Buffalo Ave.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: David & Michelle Lipshutz
8121 Hammond Rd.
Elkins Park, PA 19027

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 111 S. Buffalo Ave.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Selim & Sevket Yigiter
15 Woods Edge Dr.
Jackson, NJ 08527

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 111 S. Buffalo Ave.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Alfonso Castro & Shayna Gross
406 Penwyn Rd.
Wynnewood, PA 19016

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 111 S. Buffalo Ave.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Brian O'Malley
39 Huntingdon Way
Sewell, NJ 08080

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Your Property: 111 S. Buffalo Ave.

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Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Stephen J. & Ruth Haines
807 E. Passyunk Ave.
Philadelphia, PA 19147-3018

Re: Property located at 111 S. Buffalo Avenue, Ventnor
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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Robert & Karen Schwartz
1010 Waverly Road
Gladwyne, PA 19035

Re: Property located at 111 S. Buffalo Avenue, Ventnor
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2. Grant of a d(6) height variance from the requirements of Section 102-118 of the Code of the City of Ventnor, to permit the placement of wireless telecommunication antennas on the rooftop of an existing structure to extend to an overall height of 92 feet above the ground, where the height of the existing penthouse of the building is 84 feet above the ground, and height of the upper roof deck of such building is 70.75 feet above the ground.
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Meeting ID: 927 1194 3789

Passcode: 444722

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Ronald Shapiro
36 Nolan Circle
Voorhees, NJ 08043

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 111 S. Buffalo Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Susan Roman & Teresa Suruda
32 Peasley Drive
Marlboro, NJ 07746

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 111 S. Buffalo Ave.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Robert Roman
111 S. Buffalo Ave. #406
Ventnor, NJ 08406

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 111 S. Buffalo Ave.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Roslyn D. Promisloff
516 Hoffman Dr.
Bryn Mawr, PA 19010

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 111 S. Buffalo Ave.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Joan Millman
111 S. Buffalo Ave.
Ventnor, NJ 08406

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 111 S. Buffalo Ave.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Keith & Marcia Waldman
511 Knights Pl.
Cherry Hill, NJ 08003

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 111 S. Buffalo Ave.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Verna & Edward Barron
240 Montpelier Dr.
Downingtown, PA 19355

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 111 S. Buffalo Ave.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Terry Rubinstein
6505 NW 39th Terrace
Boca Raton, FL 33496

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 111 S. Buffalo Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

T-Mobile is seeking the following relief from the Planning Board to the extent required:

1. Grant of a d(1) use variance from the requirements of Section 102-29 of the Code of the City of Ventnor, to permit use of the Property for a wireless telecommunications facility involving the collocation of antennas on the rooftop of an existing structure within the Residential 3 zoning district, and supporting equipment mounted on an elevated platform above existing HVAC compressor units at the northern elevation of the building.
2. Grant of a d(6) height variance from the requirements of Section 102-118 of the Code of the City of Ventnor, to permit the placement of wireless telecommunication antennas on the rooftop of an existing structure to extend to an overall height of 92 feet above the ground, where the height of the existing penthouse of the building is 84 feet above the ground, and height of the upper roof deck of such building is 70.75 feet above the ground.
3. Waiver of minor site plan approval to the extent required given all the improvements are either on or inside the building and there are no external ground/site improvements except for the elevated equipment platform above existing building equipment. In the alternative, if the Planning Board believes that approval of a minor site plan is required, then T-Mobile required approval of its minor site plan along with a grant of any and all required or applicable waivers.

4. To the extent minor site plan is required, T-Mobile seeks certain completeness and design waivers as included with this Application or as otherwise determined applicable by the City Engineer.

5. Any other variances, waivers, or other relief that the Board deems

Any person or persons affected by this application may have an opportunity to be heard at the hearing of the Planning Board to be held **October 14, 2020**, at 6:30 p.m. Said hearing will take place at the City Hall of the City of Ventnor, 6201 Atlantic Avenue, Ventnor City, New Jersey 08406. The public is invited to attend this meeting. In addition, the public may participate electronically by way of ZOOM, as this will be a hybrid meeting. Details for access to the virtual meeting are as follows:

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Topic: Planning Board - October 14, 2020

Time: Oct 14, 2020 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/92711943789?pwd=QVINWFNpQkVHcXVrOVQ2QzluV0l3Zz09>

Meeting ID: 927 1194 3789

Passcode: 444722

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

You may also call the Planning Board Secretary, Carmella Malfara, at (609) 823-7987 or email her at cmalfara@ventnorcitey.org for more information.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Francis A. & Michele Carfagno Trust
107 S. Buffalo Ave.
Ventnor, NJ 08406

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 107 S. Buffalo Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Jules A. Freeman
105 S. Buffalo Ave.
Ventnor, NJ 08406

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 105 S. Buffalo Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Adam & Andrea Denish
214 Cedar Rd.
Elkins Park, PA 19027

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 103 S. Buffalo Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

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Meeting ID: 927 1194 3789

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chris@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Marc & Cathy Backal
16 Knottingham Drive
Voorhees, NJ 08043

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 101 S. Buffalo Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Mario Tomei Trust
100 S. Richards Ave.
Ventnor, NJ 08406

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 100 S. Richards Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Timothy L. Probe
5 Springhill Rd.
Mantua, NJ 08051

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 102 S. Richards Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Barry L. & Judith K. Klein
35 Alexanders Ct.
Newtown, PA 18940-3640

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 104 S. Richards Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

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You may also call the Planning Board Secretary, Carmella Malfara, at (609) 823-7987 or email her at cmalfara@ventnorcitey.org for more information.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: George & Kristen Mortelliti
606 Gates St.
Philadelphia, PA 19128

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 106 S. Richards Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

T-Mobile is seeking the following relief from the Planning Board to the extent required:

1. Grant of a d(1) use variance from the requirements of Section 102-29 of the Code of the City of Ventnor, to permit use of the Property for a wireless telecommunications facility involving the collocation of antennas on the rooftop of an existing structure within the Residential 3 zoning district, and supporting equipment mounted on an elevated platform above existing HVAC compressor units at the northern elevation of the building.
2. Grant of a d(6) height variance from the requirements of Section 102-118 of the Code of the City of Ventnor, to permit the placement of wireless telecommunication antennas on the rooftop of an existing structure to extend to an overall height of 92 feet above the ground, where the height of the existing penthouse of the building is 84 feet above the ground, and height of the upper roof deck of such building is 70.75 feet above the ground.
3. Waiver of minor site plan approval to the extent required given all the improvements are either on or inside the building and there are no external ground/site improvements except for the elevated equipment platform above existing building equipment. In the alternative, if the Planning Board believes that approval of a minor site plan is required, then T-Mobile required approval of its minor site plan along with a grant of any and all required or applicable waivers.

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5. Any other variances, waivers, or other relief that the Board deems

Any person or persons affected by this application may have an opportunity to be heard at the hearing of the Planning Board to be held **October 14, 2020**, at 6:30 p.m. Said hearing will take place at the City Hall of the City of Ventnor, 6201 Atlantic Avenue, Ventnor City, New Jersey 08406. The public is invited to attend this meeting. In addition, the public may participate electronically by way of ZOOM, as this will be a hybrid meeting. Details for access to the virtual meeting are as follows:

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Topic: Planning Board - October 14, 2020

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Meeting ID: 927 1194 3789

Passcode: 444722

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Robert & Beth Waks
132 Chinaberry Dr.
Lafayette Hills, PA 19444

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 108 S. Richards Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: On the Beach, LLC c/o T. Dudek
2511 Mondamin Farm Rd.
Lancaster, PA 17601

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 110 S. Richards Ave.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Bruce & Nadine Goldenberg
130 S. 18th St. #1603
Philadelphia, PA 19103

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 111 S. Wissahickon Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Gloria Z. Barnett Levin & Barnett Levin
522 Lindy Ln.
Bala Cynwyd, PA 19004

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 109 S. Wissahickon Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Jay H. & Sheryl Borish
107 S. Wissahickon Ave.
Ventnor, NJ 08406

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 107 S. Wissahickon Ave.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Stacey Kesselman
35 Sugar Maple Lane
Lafayette Hill, PA 19444

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Your Property: 105 S. Wissahickon Ave.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Henderson, WC JR Betty & Mary E
112 Chesley Dr. Suite 200
Media, PA 19063-1762

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 103 S. Wissahickon Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

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Any person or persons affected by this application may have an opportunity to be heard at the hearing of the Planning Board to be held **October 14, 2020**, at 6:30 p.m. Said hearing will take place at the City Hall of the City of Ventnor, 6201 Atlantic Avenue, Ventnor City, New Jersey 08406. The public is invited to attend this meeting. In addition, the public may participate electronically by way of ZOOM, as this will be a hybrid meeting. Details for access to the virtual meeting are as follows:

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Time: Oct 14, 2020 06:30 PM Eastern Time (US and Canada)

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<https://zoom.us/j/92711943789?pwd=QVINWFNpQkVHcXVrOVQ2QzluV0l3Zz09>

Meeting ID: 927 1194 3789

Passcode: 444722

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

You may also call the Planning Board Secretary, Carmella Malfara, at (609) 823-7987 or email her at cmalfara@ventnorcity.org for more information.

All documents relating to this application and all plans relative thereto have been filed with the City of Ventnor and are available for physical inspection by the public during normal business hours in the City Hall of the City of Ventnor, 6201 Atlantic Avenue, Ventnor City, New Jersey 08406.

CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Don W. & Roslyn Waldman
8302 Old York Rd. B55
Elkins Park, PA 19027

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 6802 Atlantic Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

T-Mobile is seeking the following relief from the Planning Board to the extent required:

1. Grant of a d(1) use variance from the requirements of Section 102-29 of the Code of the City of Ventnor, to permit use of the Property for a wireless telecommunications facility involving the collocation of antennas on the rooftop of an existing structure within the Residential 3 zoning district, and supporting equipment mounted on an elevated platform above existing HVAC compressor units at the northern elevation of the building.
2. Grant of a d(6) height variance from the requirements of Section 102-118 of the Code of the City of Ventnor, to permit the placement of wireless telecommunication antennas on the rooftop of an existing structure to extend to an overall height of 92 feet above the ground, where the height of the existing penthouse of the building is 84 feet above the ground, and height of the upper roof deck of such building is 70.75 feet above the ground.
3. Waiver of minor site plan approval to the extent required given all the improvements are either on or inside the building and there are no external ground/site improvements except for the elevated equipment platform above existing building equipment. In the alternative, if the Planning Board believes that approval of a minor site plan is required, then T-Mobile required approval of its minor site plan along with a grant of any and all required or applicable waivers.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Joseph P. & Suzanne DiBlanca
414 Merlin Road
Newtown Square, PA 19073

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 6800 Atlantic Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: William & Kathryn Mosca, Jr.
30 Smoke Rise Lane
Bedminster, NJ 07921

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 102 S. Buffalo Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Charles A. & Lori L. Spadafore
18 Saint Charles Ave.
Wheeling, WV 26003

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 104 S. Buffalo Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Joseph & Gayle M. Berenato
436 9th Street
Hammonton, NJ 08037

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 106 S. Buffalo Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Richard & Beth Ost
137 Steele Way
Huntington Valley, PA 19006

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 108 S. Buffalo Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: 110 S. Buffalo Ave., LLC
455 NE 5th Ave. #D144
Delray Beach, FL 33483

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property: 110 S. Buffalo Ave.

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Conective Real Estate Department
5100 Harding Highway Suite 399
Mays Landing, NJ 08330

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property:

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2. Grant of a d(6) height variance from the requirements of Section 102-118 of the Code of the City of Ventnor, to permit the placement of wireless telecommunication antennas on the rooftop of an existing structure to extend to an overall height of 92 feet above the ground, where the height of the existing penthouse of the building is 84 feet above the ground, and height of the upper roof deck of such building is 70.75 feet above the ground.
3. Waiver of minor site plan approval to the extent required given all the improvements are either on or inside the building and there are no external ground/site improvements except for the elevated equipment platform above existing building equipment. In the alternative, if the Planning Board believes that approval of a minor site plan is required, then T-Mobile required approval of its minor site plan along with a grant of any and all required or applicable waivers.

4. To the extent minor site plan is required, T-Mobile seeks certain completeness and design waivers as included with this Application or as otherwise determined applicable by the City Engineer.

5. Any other variances, waivers, or other relief that the Board deems

Any person or persons affected by this application may have an opportunity to be heard at the hearing of the Planning Board to be held **October 14, 2020**, at 6:30 p.m. Said hearing will take place at the City Hall of the City of Ventnor, 6201 Atlantic Avenue, Ventnor City, New Jersey 08406. The public is invited to attend this meeting. In addition, the public may participate electronically by way of ZOOM, as this will be a hybrid meeting. Details for access to the virtual meeting are as follows:

Ventnor City Planning Board is inviting you to a scheduled Zoom meeting.

Topic: Planning Board - October 14, 2020

Time: Oct 14, 2020 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/92711943789?pwd=QVINWFNpQkVHcXVrOVQ2QzluV0I3Zz09>

Meeting ID: 927 1194 3789

Passcode: 444722

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

You may also call the Planning Board Secretary, Carmella Malfara, at (609) 823-7987 or email her at cmalfara@ventnorcity.org for more information.

All documents relating to this application and all plans relative thereto have been filed with the City of Ventnor and are available for physical inspection by the public during normal business hours in the City Hall of the City of Ventnor, 6201 Atlantic Avenue, Ventnor City, New Jersey 08406.

CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Comcast Cable
901 Leeds Ave.
Absecon, NJ 08201

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property:

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given to you that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

T-Mobile is seeking the following relief from the Planning Board to the extent required:

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: Atlantic County Utilities Authority
PO Box 996
Pleasantville, NJ 08232

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property:

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CHRISTOPHER H. SCHUBERT, ESQUIRE
Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
chriss@rrhc.com

October 1, 2020

NOTICE OF HEARING

TO: SJ Gas Company
1 South Jersey Plaza Rte. 54
Folsom, NJ 08037

Re: Property located at 111 S. Buffalo Avenue, Ventnor
Your Property:

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Attorney for Applicant T-Mobile Northeast LLC
(610) 283-7440
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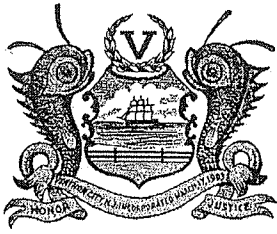
EXHIBIT C

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
31 1	115 S RICHARDS AVE	2	WEISS, LAURENCE N & HARRIET 1706 RITTENHOUSE SQ, 2501 PHILADELPHIA, PA 19103
31 2.01	111 S RICHARDS AVE	2	LAMM, HARVEY & SANDRA ETALS 3 BALA PLAZA EAST,STE 123 BALA CYNWD, PA 19004
31 2.02	109 S RICHARDS AVE	2	GAJER, REVA & PAUL 2 PARTRIDGE DR ROSLYN, NY 11576
31 3	107 S RICHARDS AVE	2	FANIKOS, MICHAEL & LESLIE 6 PRINCE ST BORDENTOWN, NJ 08505
31 4	105 S RICHARDS AVE	2	GLICKMAN, STEVEN S & BETH V 105 S RICHARDS AVE VENTNOR, NJ 08406.2647
31 5	103 S RICHARDS AVE	2	RETIG, JOYCE E,-TR & SYLVIA, FRIEDM 536 SPRAGUE RD PENN VALLEY, PA 19072
31 6	6704 ATLANTIC AVE	2	COZZA, LOUIS T. & MARTINA 12808 GALDI LANE PHILADELPHIA, PA. 19154
31 9	106 S TROY AVE	2	ATKINS, ELLIOT L & SHARON W 7 WOODLEIGH DR CHERRY HILL, N J 08003
31 10	108 S TROY AVE	2	FINE, DAVID W 705 CANTERBURY LANE VILLANOVA, PA 19085
31 11	110 S TROY AVE	2	PLOTNICK, PHILIP D & JILL A 114 CHINABERRY DRIVE LAFAYETTE HILL, PA 19444
31 12	112 S TROY AVE	2	TRANQUILITY ROAD LLC 4 EXECUTIVE BLVD #100 SUFFERN, NY 10901
31 13	114 S TROY AVE	2	TROY AVENUE OWNERS LLC 4 EXECUTIVE BLVD 100 SUFFERN, NY 10901
32 1	111 S BUFFALO AVE	1	6800 BOARDWALK @ HAWKEYE PROP MGT PO BOX 3182 MARGATE, NJ 08402
32 1 C0101	111 S BUFFALO AVE	2	LIPSON, SUSAN & ALVIN 1001 CITY AVE UNIT WA805 WYNNEWOOD, PA 19096
32 1 C0102	111 S BUFFALO AVE	2	ZELL, MARSHA, TRUSTEE 7513 BAYSHORE DR. MARGATE, NJ. 08402
32 1 C0104	111 S BUFFALO AVE	2	CIOFFI, WILLIAM & DORIS 424 POINTSETTE AVE PITMAN, NJ 08071
32 1 C0105	111 S BUFFALO AVE	2	SMITH PAUL A. & JANET S. 666 W GERMANTOWN PK, 1602 PLYMOUTH MEETING, PA 19462
32 1 C0201	111 S BUFFALO AVE	2	WINSTON, IRA & FLAURA KOPLIN 317 MERION AVE NARBERTH, PA 19072

TAXING DISTRICT	PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
22	32 1 C0202	111 S BUFFALO AVE	2	CLARK, HEATHER, & SHERWOOD, SCOTT 19 RIDGEWOOD CT. NORTHFIELD, NJ. 08225
	32 1 C0204	111 S BUFFALO AVE	2	LIPSHUTZ, DAVID & MICHELLE 8121 HAMMOND RD ELKINS PARK, PA 19027
	32 1 C0301	111 S BUFFALO AVE	2	YIGITER, SELIM & SEVKET 15 WOODS EDGE DR JACKSON, NJ 08527
	32 1 C0303	111 S BUFFALO AVE	2	CASTRO, ALFONSO & GROSS, SHAYNA 406 PENWYN RD WYNNEWOOD, PA 19016
	32 1 C0305	111 S BUFFALO AVE	2	OMALLEY, BRIAN 39 HUNTINGDON WAY SEWELL, NJ 08080
	32 1 C0306	111 S BUFFALO AVE	2	HAINES, STEPHEN J & RUTH 807 E PASSYUNK AVE PHILADELPHIA, PA 19147.3018
	32 1 C0401	111 S BUFFALO AVE	2	SCHWARTZ, ROBERT & KAREN 1010 WAVERLY RD GALDYNE, PA 19035
	32 1 C0403	111 S BUFFALO AVE	2	SHAPIRO, RONALD 36 NOLAN CIRCLE VOORHEES, NJ 08043
	32 1 C0405	111 S BUFFALO AVE	2	ROMAN, SUSAN, & SURUDA, TERESA 32 PEASLEY DRIVE MARLBORO, NJ 07746
	32 1 C0406	111 S BUFFALO AVE	2	ROMAN, ROBERT 111 S BUFFALO AVE #406 VENTNOR, NJ. 08406
	32 1 C0501	111 S BUFFALO AVE	2	PROMISLOFF, ROSLYN D 516 HOFFMAN DR BRYN MAWR, PA 19010
	32 1 C0503	111 S BUFFALO AVE	2	MILLMAN, JOAN 111 S BUFFALO AVE VENTNOR, NJ 08406
	32 1 C0505	111 S BUFFALO AVE	2	WALDMAN, KEITH & MARCIA 511 KNIGHTS PL CHERRY HILL, NJ 08003
	32 1 C0506	111 S BUFFALO AVE	2	BARRON, VERNA & EDWARD 240 MONTEPELIER DR. DOWNINGTOWN, PA. 19355
	32 1 C0601	111 S BUFFALO AVE	2	RUBINSTEIN, TERRY 6505 NW 39TH TERRACE BOCA RATON FL 33496
	32 2	107 S BUFFALO AVE	2	CARFAGNO, FRANCIS A & MICHELE TRUST 107 S BUFFALO AVE VENTNOR, NJ 08406
	32 3	105 S BUFFALO AVE	2	FREEMAN, JULES A 105 S BUFFALO AVE VENTNOR, NJ 08406
	32 4	103 S BUFFALO AVE	2	DENISH, ADAM & ANDREA 214 CEDAR RD ELKINS PARK, PA 19027

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
32 5	101 S BUFFALO AVE	2	BACKAL, MARC & CATHY 16 KNOTTINGHAM DRIVE VOOHREES, NJ	08043
32 6	100 S RICHARDS AVE	2	TOMEI, MARIO TRUST 100 S RICHARDS AVE VENTNOR, NJ	08406
32 7	102 S RICHARDS AVE	2	PROBE, TIMOTHY L 5 SPRINGHILL RD MANTUA, NJ	08051
32 8	104 S RICHARDS AVE	2	KLEIN, BARRY L & JUDITH K 36 ALEXANDERS CT NEWTOWN, PA	18940.3640
32 9	106 S RICHARDS AVE	2	MORTELLITI, GEORGE & KRISTEN 606 GATES ST PHILADELPHIA, PA	19128
32 10	108 S RICHARDS AVE	2	WAKS ROBERT & BETH 132 CHINABERRY DR. LAFAYETTE HILLS PA.	19444
32 11	110 S RICHARDS AVE	2	ON THE BEACH, LLC.C/O T. DUDEK 2511 MONDAMIN FARM RD. LANCASTER, PA.	17601
33 1	111 S WISSAHICKON AVE	2	GOLDENBERG, BRUCE & NADINE 130 S 18TH ST # 1603 PHILADELPHIA, PA.	19103
33 2	109 S WISSAHICKON AV	2	LEVIN, BARNETT GLORIA Z & BARNETT, 522 LINDY LN BALA CYNWYD, PA	19004
33 3	107 S WISSAHICKON AVE	2	BORISH, JAY H & SHERYL 107 S WISSAHICKON AVE VENTNOR, N J	08406
33 4	105 S WISSAHICKON AVE	2	KESSELMAN, STACEY 35 SUGAR MAPLE LANE LAFAYETTE HILL, PA	19444
33 5	103 S WISSAHICKON AV	2	HENDERSON, W C JR BETTY & MARY E 112 CHESLEY DR, SUITE 200 MEDIA, PA	19063.1762
33 6	6802 ATLANTIC AVE	2	WALDMAN, DON W & ROSLYN 8302 OLD YORK RD B55 ELKINS PARK, PA.	19027
33 7	6800 ATLANTIC AVE	2	DIBLANCA, JOSEPH P & SUZANNE 414 MERLIN ROAD NEWTOWN SQUARE, PA	19073
33 8	102 S BUFFALO AVE	2	MOSCA JR, WILLIAM & KATHRYN 30 SMOKE RISE LN BEDMINSTER, NJ	07921
33 9	104 S BUFFALO AVE	2	SPADAFORE, CHARLES A & LORI L 18 SAINT CHARLES AVE WHEELING, WV	26003
33 10	106 S BUFFALO AVE	2	BERENATO, JOSEPH & GAYLE M 436 9TH STREET HAMMONTON, NJ	08037
33 11.01	108 S BUFFALO AVE	2	OST, RICHARD & BETH 137 STEELE WAY HUNTINGTON VALLEY, PA	19006

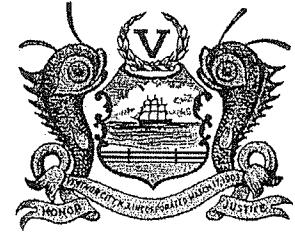
PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
33 11.02	110 S BUFFALO AVE	2	110 SOUTH BUFFALO AVENUE LLC. 455 NE 5TH AVE #D144 DELRAY BEACH, FL. 33483



William Crowther, CTA

City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406



Ventnor City Tax Assessor
609-823-7911

August 19, 2020

Christopher H. Schubert
P.O. Box 1265
Exton, PA 19341

Re: Block(s): 32 Lot(s): 1

Dear Mr. Schubert,

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

EXHIBIT D

**THE
PRESS
OF ATLANTIC CITY**
**CERTIFICATION
Proof of Publication**

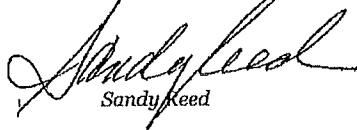
Sandy Reed of lawful age, acting in her capacity as an employee of The Press of Atlantic City, a daily newspaper printed and published c/o 1000 West Washington Avenue, Pleasantville, New Jersey 08232, and distributed in the following counties: Atlantic, Camden, Cape May, Cumberland, Gloucester, and Ocean and mailed to various parts of the State of New Jersey, the United States, and foreign countries, does hereby certify that the Notice this Certification was published in The Press of Atlantic City on :

Ad# 153133 October 5, 2020

All interested parties may rely upon the representations contained herein limited solely to the authenticity of the Notice accompanying this Certification to be an accurate reproduction of the same and the date upon which it was published.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Date 10/12/2020


Sandy Reed

NOTICE OF HEARING

In compliance with the Code of the City of Ventnor, New Jersey, notice is hereby given that T-Mobile Northeast LLC ("T-Mobile") has filed an application with the City of Ventnor Planning Board concerning property that is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lpt 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. T-Mobile is proposing to place a telecommunication facility on the Property consisting of the collocation of nine (9) panel antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north side of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

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+1 301 715 8592 US (Germantown)

You may also call the Planning Board Secretary, Carmella Malfara, at (609) 823-7987 or email her at cmalfara@ventnorcity.org for more information.

All documents relating to this application and all plans relative thereto have been filed with the City of Ventnor and are available for physical inspection by the public during normal business hours in the City Hall of the City of Ventnor, 6201 Atlantic Avenue, Ventnor City, New Jersey 08406.

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