



City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406

Information can be found on City Website: www.ventnorcity.org
Meetings held in Municipal Court Room at 6:30 pm on specified dates

Application for Action by Planning Board

Ventnor City, New Jersey

Please Type or Print Clearly

1. Date of Application: August 8, 2020

2. Zoning District:

- | | | |
|---|--|-------------------------|
| R-1 _____ Single Family | R-2 _____ Single Family | R-3 _____ Single Family |
| R-4 <u>X</u> Single Family | R-5 _____ Single Family | R-6 _____ Single Family |
| R-7 _____ Single Family | R-8 _____ Single Family | |
| R-9 _____ Single Family, High Rise, Townhouse | R-10 _____ Environmental: Ventnor West | |
| R-11 _____ Special Development District | COMM _____ City Commercial District | |
| CMU _____ Commercial Mixed Use | DCD _____ Design Commercial District | |

3. Subject Lot:

Street Address (es): 5501 Winchester Avenue

Block Number: 108

Lot Number (s): 1

Total Area (in Square Feet): 4167 sf

Lot Frontage: 35

Lot Depth: 120.2 (110.27 to bulkhead)

4. Information about the Applicant

Full Name (s): Jacob S. Winograd 2007 Residence Trust

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

Property Address: 411 Walnut Street, Unit 15909, Green Cove, Springs, Florida

Zip Code: _____

Other Residence Address: _____

Zip Code: _____

Mailing Address (Address that all correspondence will get mailed to): _____

Zip Code: _____

Phone Number (s) (Include Area Code):

Home Address: 215-850-0200

Cell Phone: _____

Business Address: _____

Best Number to call: _____

Email Address (s): jwinograd@jswdevelopment.com

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

146-68-1917

10. If Variances are required:

- a. Note: Properly sealed site plan must show all dimensions relevant to variance analysis
- b. Current use of Lot (s) and/or Building (s): single family
- c. Proposed use of Lot (s) and/or Building (s): single family
- d. Number of Bedrooms:
 - i. Current: _____
 - ii. Proposed: 4
- e. Number of Off-street parking:
 - i. Current: 4
 - ii. Proposed: 4
- f. If "D" or "USE" variance is required, please explain: _____
- g. Dimensional Variances (Front, Side, Rear, Lot Coverage, etc.) _____

Variance Type	Zone requirement	Present Condition	Proposed Condition
See Zoning on Author Ponzio Plans			
1			
2			
3			
4			
5			
6			

11. Prior Actions: N/A

- a. Detail any prior hearing and/or decision relevant to this application. Supply date, name of Board, and results. If none, check here: _____
- b. Detail any current and prior permits on the property that could be relevant to the application: _____

12. County Actions: Provide necessary dates and decisions

- a. Site Plan: _____
None: _____
- b. Subdivision: _____
None: _____
- c. Others: _____
None: _____

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

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

See attached Plan*

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

See attached Narrative

15. Signature of Applicant(s):

Brian J. Callaghan

Date: 8/20/2020

Date: _____

16. Notarized Statement by Applicant:

State of New Jersey)

ss.

County of Atlantic)

Brian J. Callaghan for
Jacob S. Wintergrad 2007 Residence Trust

being duly sworn according to the law, deposes and says, that the statements contained in the above application and the statements contained in the papers submitted herewith are true. Sworn to and subscribed before me this 10th day of August 2020.

Notary Seal

Linda M. Smith

LINDA M. SMITH
Commission # 50070076
Notary Public, State of New Jersey
My Commission Expires
October 15, 2022

NARRATIVE FOR
JACOB S. WINIGRAD 2007 RESIDENCE TRUST
5501 WINCHESTER AVENUE
BLOCK 108 LOT 1

The Applicant is going to demolish the existing single-family home that he has owned for the past 13 years and construct a new single-family home. The Applicant would be seeking "C1 & C2" Variances as follows: Front yard setback off Suffolk Avenue in that the requirement is 12 feet and the existing is 7.50 feet and the proposed is 6 feet; porch setback along Suffolk require is 7 feet and proposed is 1 foot; Deck setbacks to the bulkhead second floor deck 0.91 feet and third floor deck 1.23 feet.

The Applicant believe that these variances can be granted as the Applicant is having two front yards. Due to the narrowness of the lot the variance along Suffolk are warranted. The decks to the bulkhead are technically deminimis as the Applicant owns an additional 10 feet into the waterway and the decks will not block anyone light, air or views. From a positive point of view, it will be an aesthetic enhancement to the street; it will be FEMA compliant; and it will take an older home and bring it up to code. With respect to the negative criteria the Applicant believe that there will be no substantial detriments to the public good and/or character of the neighborhood as it will be adding an aesthetic enhancement along a waterway that has seen significant improvements over the last number of year along with being a single family home with off street parking which will meet the Zoning intent of the master plan; nor will there be substantial impairment of the Zoning Plan and Zoning Ordinances.

Date _____

8/10/2010

Brian J Callaghan

Brian J. Callaghan, Esquire
Attorney for Applicant

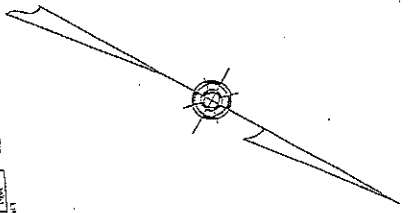
City of Ventnor City Planning Board

Application Checklist

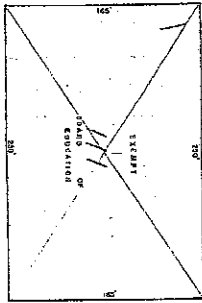
This list is for each and every copy submitted of application

- I. Signed and Notarized application
- II. Copy of Ventnor City Tax map highlighting the applicant property
- III. Set of color photographs showing front, oblique, and rear views (if applicable)
 - a. Include photos of neighboring properties if applicable
- IV. Sealed copy of property survey that is not older than 2 years
 - a. Any survey older must be updated or a signed statement noting no changes
- V. Copies of professional plans or detailed sketches of proposed plans
- VI. Detailed sketch (s) of current conditions
- VII. Detailed Sketch (s) or plans of proposed plan
- VIII. Statement of Existing and Proposed use of property
- IX. Copy of Ventnor City Residential Property Card
 - a. This is available from the Ventnor City Tax Assessor
- X. Certification that Property Taxes are current
 - a. This can be obtained from Tax Office
- XI. Statement and/or drawings of existing and proposed Building heights
 - a. If applicable
- XII. Statement and/or drawings of existing and proposed off-street parking
 - a. If applicable
- XIII. Professional plans should include a signature space for Board Chairman, engineer, and Board Secretary.
 - a. If applicable
- XIV. Detailed plan for landscaping or street trees as required
 - a. Notice if requesting a waiver for such
- XV. Check for application fee as per fee structure. Check to include \$50 for final notice of Decision.
- XVI. Check for Escrow fee as per fee structure
 - a. Need to include Tax ID # or Social Security # of name on check

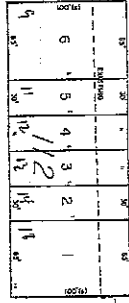
INSIDE THOROFARE



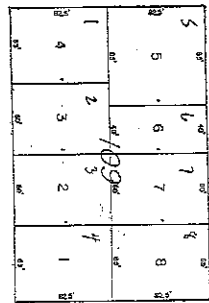
DUDLEY



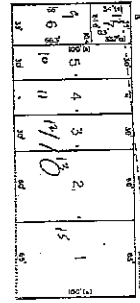
PL.



OXFORD

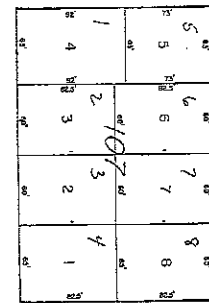


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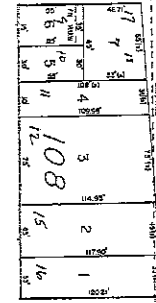


WINCHESTER 27

SOMERSET

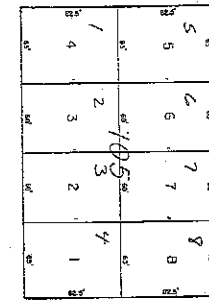


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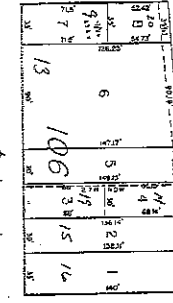


AVE 26

SUFFOLK

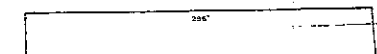


PL.



21

SURREY



PL.

VENTNOR

AVE.

1220

SHEET 11

TAX MAP
 OF
 VENTNOR CITY
 ATLANTIC CO., N.J.
 PREPARED BY
 THOMAS WOOD JR. P.E. D.L.E. 855
 428 SPRINGFIELD AVE.
 428 HUNTSVILLE, N.J.
 SCALE 1" = 40' 1980

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Est. \$512,600

View up to 3 home estimates



4,158 sq ft 5,362 sqft lot

35 mins

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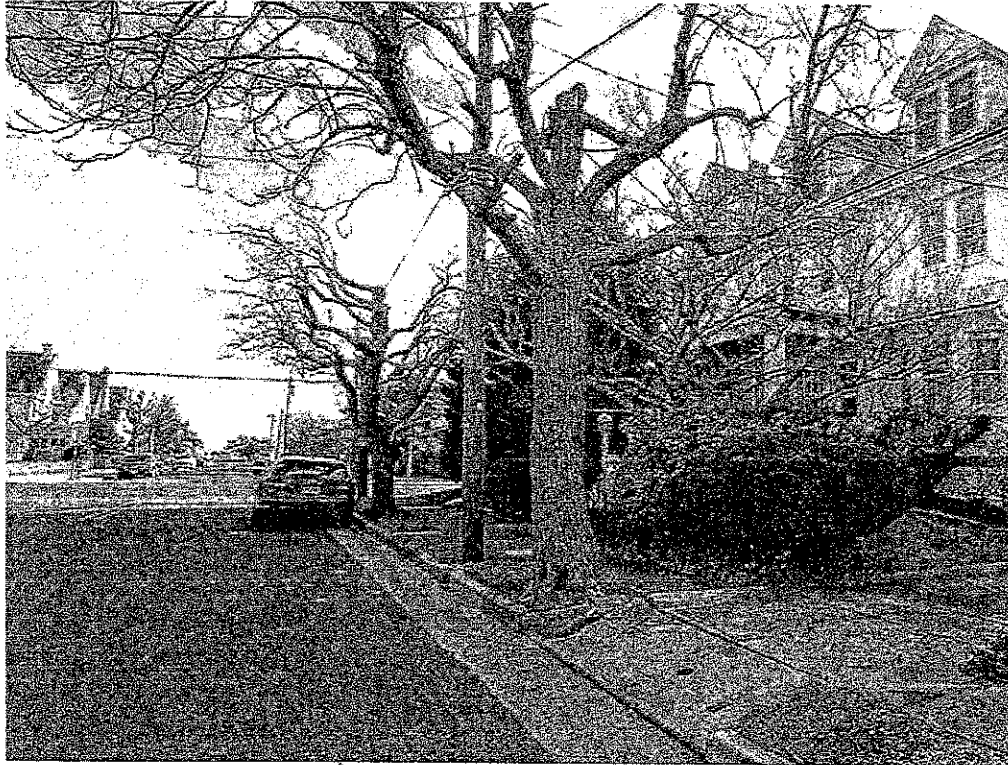
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< Ventnor City, NJ x Q

Public

Owner



1 / 25

Est. **\$512,600**



View up to 3 home estimates



4,158 **5,362**
sq ft sqft lot

35 mins

5501 Ventnor Ave, Ventnor City, NJ 08406

Prepared by:

Douglas S. Stanger, Esquire
FLASTER/GREENBERG
A Professional Corporation

DEED

This Deed is made on Aug. 10, 2007,

BETWEEN Stephen J. Hefferen, M.D., a single man, whose post office address is 5501 Winchester Ave., Ventnor, New Jersey 08406-2351 referred to as Grantor,

AND The Jacob S. Winigrad 2007 Residence Trust, whose post office address is 1107 Buttonwood Dr., Cherry Hill, New Jersey 08003, referred to as Grantee.

Throughout this document the words "Grantor" and "Grantee" shall refer to all Grantors and Grantees listed above.

TRANSFER OF OWNERSHIP. The Grantor grants and transfers or conveys the property described below to the Grantee. This transfer is made for the sum of \$945,288.00 (Nine Hundred Forty-Five Thousand Two Hundred and Eighty-Eight) Dollars.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) BEING Block 108, Lot 1, City of Ventnor, County of Atlantic, State of New Jersey.

PROPERTY. ALL THAT CERTAIN LOT, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Ventnor, County of Atlantic, State of New Jersey, being more particularly described as follows:

BEGINNING at the Intersection of the Westerly line of Suffolk Avenue (56.25 feet wide) and the Northerly line of Winchester Avenue (50 feet wide) and extending from said beginning point; thence

1. South 58 degrees 05 minutes 00 seconds West, in and along the Northerly line of Winchester Avenue, a distance of 35.00 feet to a point; thence
2. North 31 degrees 55 minutes 00 seconds West, parallel with Suffolk Avenue, a distance of 117.90 feet to a point in Inside Thorofare; thence
3. North 54 degrees 18 minutes 26 seconds East, in and along Inside Thorofare, a distance of 35.08 feet to a point in the aforesaid Westerly line of Suffolk Avenue; thence
4. South 31 degrees 55 minutes 00 seconds East, in and along same, a distance of 120.21 feet to the point and place of beginning.

ATLANTIC COUNTY, NJ EDWARD P. MCGILLIGAN, COUNTY CLERK
 VOL 12681 REC'D 08/23/2007 11:21:23 AM RCPT# 697823
 REC FEE 70.00 RIF 8,942.80 CONSID 945,288.00
 MARGINAL NOTATION 0.00
 INST# 2007078457
 REC BY cathys

LO70448

IN compliance with Chapter 157, Laws of 1977 premises herein are known as Lot 1 in Block 108 on the official tax map of Ventnor, NJ.

BEING the same premises which Louis P. Roncase by a deed dated March 23, 1990 and recorded on April 4, 1990 in Atlantic County in Deed Book 5062 Page 5 granted and conveyed unto Dr. Stephen Hefferen in fee.

SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s) Dr. Stephen Hefferen		
Current Resident Address:		
City, Town, Post Office	State	Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s) 108	Lot(s) 1	Qualifier
Street Address 5501 Winchester Avenue		
City, Town, Post Office Ventnor	State New Jersey	Zip Code 08406
Seller's Percentage of Ownership 100	Consideration \$943,000.00	Closing Date August 17, 2007

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Non-Residents)

1. I am a resident taxpayer (individual, estate or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq. Off
7. The gain from the sale will not be recognized for Federal Income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale.
8. Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

8/17/07
Date

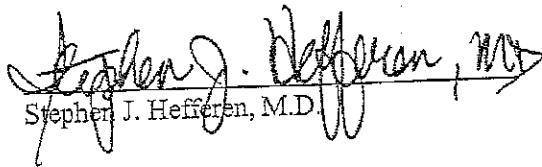
Stephen Hefferen, MD
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

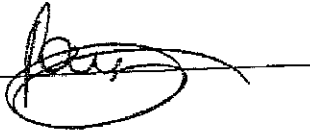
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

PROMISES BY GRANTOR. The Grantor promises that the Grantor has done nothing to encumber the property. This is promise known as a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

SIGNATURES. The Grantor signs this Deed as of the date at the top of the first page.


Stephen J. Hefferen, M.D.

Witnessed:




STATE OF NEW JERSEY, COUNTY OF ATLANTIC: SS

I CERTIFY that on Aug 16, 2007 Stephen J. Hefferen, M.D., personally came before me and acknowledged under oath to my satisfaction, that they:

- (a) are named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed \$945,288.00 (Nine Hundred Forty-Five Thousand Two Hundred and

Eighty-Eight) Dollars as the full and actual consideration, as defined in N.J.S.A. 46:15-5, paid or to be paid for the transfer of title.


Notary Public

Beth A. Metzger
Notary Public of NJ
My Commission Expires 2/19/08

Record And Return:
Commonwealth Land
Insurance Co.
650 New Road
Linwood NJ 08221
Acct #120

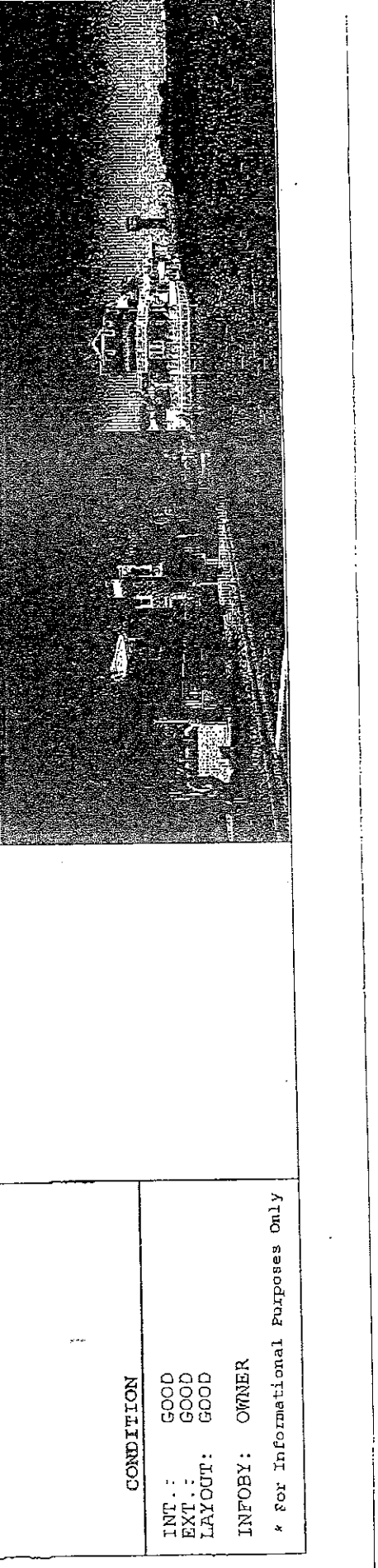
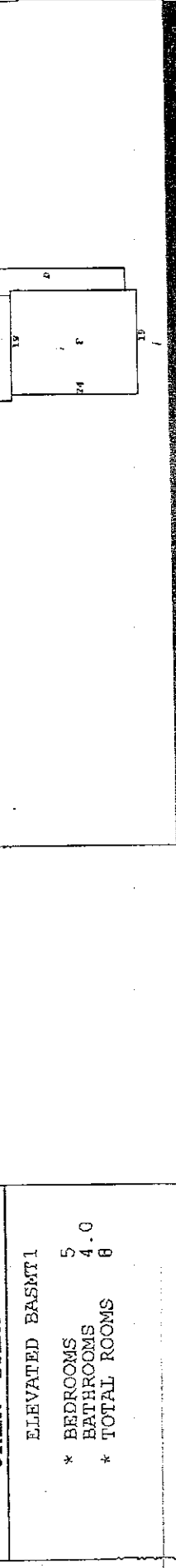
BLK: 108 LOT: 1 CARD 01 OF 01

5501 WINCHESTER AVE VENTNOR CITY

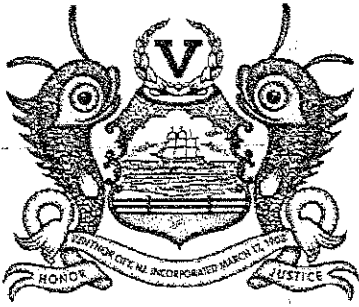
WINIGRAD, JACOB S RESIDENCE TRUST Class: 2 --Curr. Values-- 294,253
 36 SOUTHWOOD DR. Zone: 04 Land: 315,800 08/10/2007 945,288
 CHERRY HILL, NJ 08003 Map: 19 Impr: 362,300
 Net: 678,100 VCS: 108B

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)
Building Class 18	1st Story 1,798	FRONT FEET	120	Main Bldg Replacement Cost 294,253
ONE FAMILY 2SF1G	Upper Stories 1,948	???????????	4207	CCF:1.30,NetCond:.930,MktAdj:1.00 *
2 STORY / COLONIAL	Half Stories 0	BAY FRONT	1	Main Bldg Appraised Value = 355,752
Built: 1936 Eff Yr: 2010	Attic Area 0			Total Detached Item Value = 6,548
Endatn: BLK/CONCRT / POST/P	Basement Area 0			Total Improve Value (rounded) = 362,300
Roof: GABLE / ASPH SHNGL	BuiltIn Area -456			Total Land Value = 315,800
ExtFin: VINYL	Sq. Foot Living 3,290			TOTAL NET VALUE: 678,100
Heat: GAS FORCED AIR 3290				
Air: ALL COMBIN 3290				
IntFin: DRYWALL				
FlrFin: MIXED				
Plumb: 4FIX BATH 1				
3FIX BATH 3				
OTHER ITEMS				

ATTACHED ITEMS	DETACHED ITEMS
WOOD DECK 379	DOCK 55
OPEN PORCH 247	MARINA BLKHD 35
WOOD DECK 138	BOAT SLIP 1
BI GARAGE 456	



CONDITION
 INT.: GOOD
 EXT.: GOOD
 LAYOUT: GOOD
 INFOBY: OWNER
 * For Informational Purposes Only



Ventnor City

New Jersey

Block/Lot/Qual:	108. 1.	Tax Account Id:	2625
Property Location:	5501 WINCHESTER AVE	Property Class:	2 - Residential
Owner Name/Address:	WINIGRAD, JACOB S RESIDENCE TRUST 36 SOUTHWOOD DR. CHERRY HILL, NJ 08003	Land Value:	315,800
		Improvement Value:	362,300
		Exempt Value:	0
		Total Assessed Value:	678,100
Special Taxing Districts:		Additional Lots:	None
		Deductions:	

Taxes Utilities

		Make a Payment	View Tax Rates	View Current Bill	Project Interest			
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status	
2020	02/01/2020	Tax	4,382.23	0.00	0.00	0.00	PAID	
2020	05/01/2020	Tax	4,382.22	0.00	0.00	0.00	PAID	
2020	08/01/2020	Tax	4,419.52	0.00	0.00	0.00	PAID	
Total 2020			13,183.97	0.00	0.00	0.00		
2019	02/01/2019	Tax	4,465.29	0.00	0.00	0.00	PAID	
2019	05/01/2019	Tax	4,465.29	0.00	0.00	0.00	PAID	
2019	08/01/2019	Tax	4,299.16	0.00	0.00	0.00	PAID	
2019	11/01/2019	Tax	4,299.15	0.00	0.00	0.00	PAID	
Total 2019			17,528.89	0.00	0.00	0.00		
2018	02/01/2018	Tax	4,489.03	0.00	0.00	0.00	PAID	
2018	05/01/2018	Tax	4,489.02	0.00	0.00	0.00	PAID	
2018	08/01/2018	Tax	4,441.55	0.00	0.00	0.00	PAID	
2018	11/01/2018	Tax	4,441.55	0.00	0.00	0.00	PAID	
Total 2018			17,861.15	0.00	0.00	0.00		

Last Payment: 07/15/20

[Return to Home](#)