



# City of Ventnor City

City Hall  
6201 Atlantic Avenue  
Ventnor City, New Jersey 08406

Information can be found on City Website: [www.ventnorcity.org](http://www.ventnorcity.org)

Meetings held in Municipal Court Room at 6:30 pm on specified dates

## Application for Action by Planning Board

### Ventnor City, New Jersey

*Please Type or Print Clearly*

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

2. Zoning District:

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

3. Subject Lot:

Street Address (es) 107 South Newark Avenue

Block Number: 34 Lot Number (s): 3

Total Area (in Square Feet): 3,125

Lot Frontage: 50' Lot Depth: 62.5'

4. Information about the Applicant

Full Name (s): Gary A. and Linda D. Goldsmith

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

Property Address: 107 S. Newark Avenue, Ventnor NJ Zip Code: 08406

Other Residence Address: 430 Liberty Lane, Marlton NJ Zip Code: 08053

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

430 Liberty Lane, Marlton, NJ Zip Code: 08053

Phone Number (s) (include Area Code):

Home Address: 856-596-1523 Cell Phone: 609-335-0496

Business Address: 856-751-4747 Best Number to call: Cell: 609-335-0496

Email Address (s): GG59@aol.com

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

5. Interest in Subject Property (Supply copies of relevant documents with this application):

\_\_\_\_\_ By lease dated: \_\_\_\_\_

\_\_\_\_\_ By Agreement of Sale Dated: \_\_\_\_\_

By Ownership of property since: 10-2-2001

\_\_\_\_\_ By other Interest in Law (Describe): \_\_\_\_\_

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

a. Name (s): \_\_\_\_\_

b. Address: \_\_\_\_\_

c. Phone Number (Include Area Code):

i. Residence: \_\_\_\_\_

ii. Business: \_\_\_\_\_

d. Describe any contingency regarding the purchase or lease of the premises:

i. \_\_\_\_\_  
\_\_\_\_\_

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7. Type of Application Applied for (Check all applicable):

\_\_\_\_\_ Minor Site Plan

\_\_\_\_\_ Major Site Plan

\_\_\_\_\_ Minor Subdivision

\_\_\_\_\_ Major Subdivision

"C" Variance (s)

\_\_\_\_\_ Use or Density Variance (s) "D"

\_\_\_\_\_ Other (Explain): \_\_\_\_\_

\_\_\_\_\_ Conditional Use Permit

\_\_\_\_\_ Interpretation

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8. Professionals representing the applicant: (Check applicable professional and provide information)

\_\_\_\_\_ Attorney: Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_ Architect: Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_ Engineer: Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

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

Name: Jason Wilhelm Phone: 484-953-1934

Address: 40 E. Logan Avenue, 1st Floor, Glenolden, PA 19036

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9. If Site plan action is required:

- Provide on the Site Plan itself a detailed landscape plan, include types of ground materials and vegetation, including sizes and all pertinent information
- Provide, if applicable, details of finish materials for the building, including and signing or lighting
- What is present use: This is currently an open stairwell leading from main floor to lower level.
- How will this be changed: We propose to make this an enclosed stairwell.
- Include all current and proposed off-street parking



**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 Residence
- c. Proposed use of Lot (s) and/or Building (s): Single Family Residence
- d. Number of Bedrooms:
  - i. Current: 5
  - ii. Proposed: 5
- e. Number of Off-street parking:
  - i. Current: 2
  - ii. Proposed: 2
- f. If "D" or "USE" variance is required, Please explain: \_\_\_\_\_
- g. Dimensional Variances (Front, Side, Rear, Lot Coverage, etc.)

Variance Type	Zone requirement	Present Condition	Proposed Condition
<u>Rear Yard Setback</u>	<u>10'</u>	<u>2.2'</u>	<u>2.2'</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**11. Prior Actions:**

- a. Detail any prior hearing and/or decision relevant to this application. Supply date, name of Board, and results. If none, check here: \_\_\_\_\_
  - i. We applied for a similar variance (March 6, 2007) with the Ventnor City Planning Board and were subsequently denied. We have made design changes and are currently applying for a new variance.
- b. Detail any current and prior permits on the property that could be relevant to the application:
  - i. \_\_\_\_\_

**12. County Actions: Provide necessary dates and decisions**

- a. Site Plan:
  - None
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- b. Subdivision:
  - None
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- c. Other:
  - 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 if requesting a waiver. Detail the reason for this waiver*

We are not proposing any changes to the existing landscaping.

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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:

Our goal is to enclose our current stairwell that provides access to our basement. The current

conditions are as follows: Open air stairwell that is located between our first floor pantry connecting to our lower level basement. This stairwell has an awning located above it.

We would like to fully enclose this stairwell with a permanent roof and side walls.

The proposed enclosure dimensions would be as follows:

- 46 Square Feet
- 12'2" Long by 3'9" Wide

15. Signature of Applicant (s):

Gary A Goldsmith

Date: Sept 24, 2020

Date:

16. Notarized Statement by Applicant:

State of New Jersey )

ss.

County of Atlantic )

Gary A. Goldsmith, 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 23rd day of September 20 20.

Linda Dunn Goldsmith

Notary Seal



**FORM FOR PROOF OF SERVICE**

STATE OF NEW JERSEY )

ss.

COUNTY OF ATLANTIC

\_\_\_\_\_ of full age, being duly sworn according to the law, disposes and says, that he/she resides at

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

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

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

Sworn to before me on this

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

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

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

**City of Ventnor City Planning 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

↔ TAX ↔

↔ ASSESSMENT MAP ↔

OF THE

CITY

OF

VENTNOR

IN THE

COUNTY OF ATLANTIC  
NEW JERSEY



REMINGTON VERNICK & WALBERG ENGINEERS  
845 N. MAIN STREET, PLEASANTVILLE, N.J. 08232  
(609) 845-7700, FAX (609) 845-7078  
WEB SITE ADDRESS: WWW.RVW.COM

GA 278111



2020





107 South Newark Avenue  
Existing Condition Photos – Top View / Roof



107 South Newark Avenue  
Existing Condition Photos



Existing Condition Photos – Inside View



107 South Newark Avenue  
Existing Condition Photos



September 23, 2020

Gary A. Goldsmith  
107 S. Newark Ave.  
Ventnor City, NJ 08406

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Ventnor City Engineer  
City Hall  
6201 Atlantic Avenue  
Ventnor City, NJ 08406

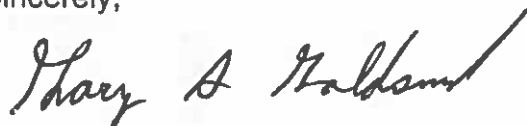
Re: Property Survey

To Whom It May Concern:

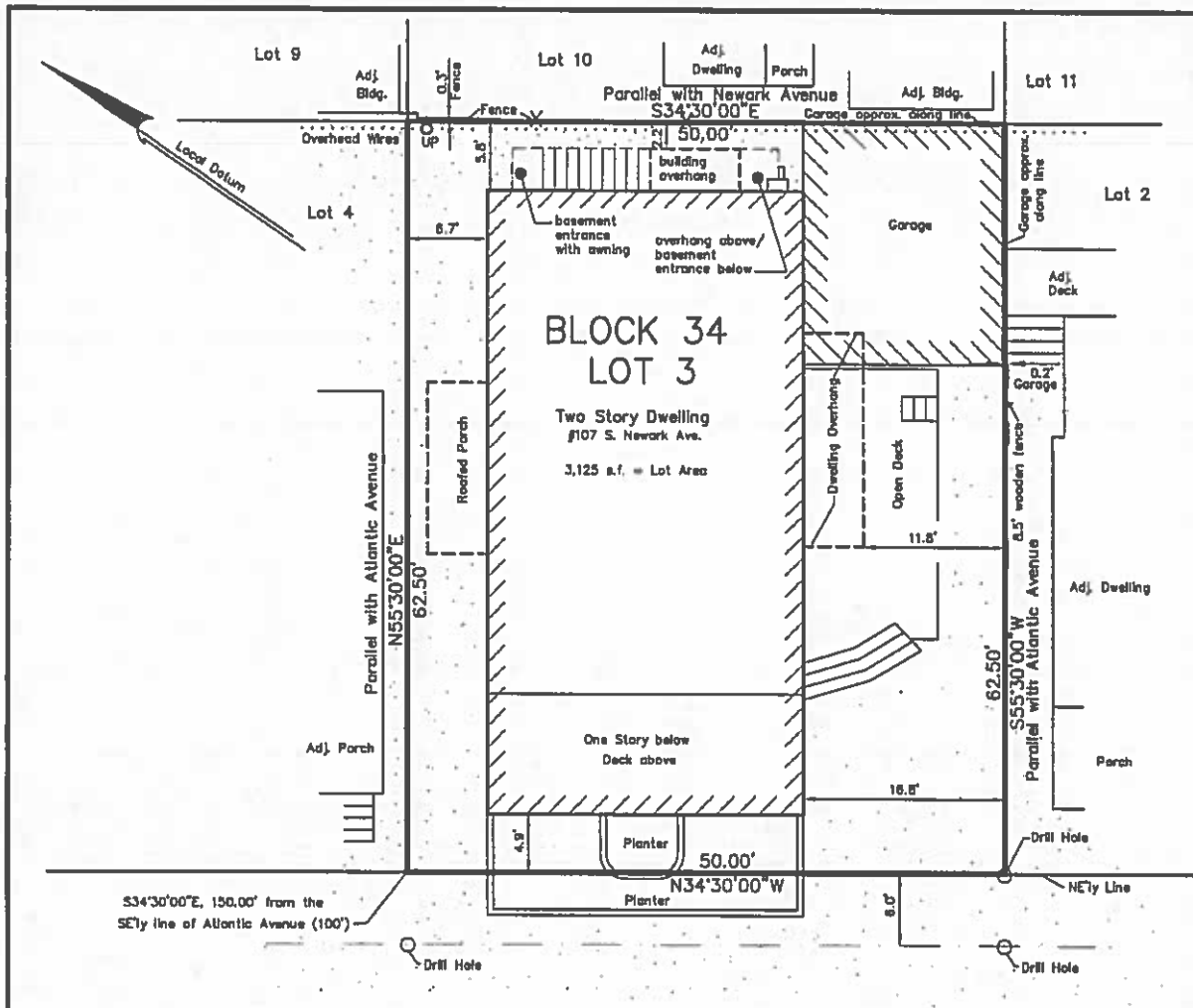
The Property Survey attached to this letter is for the property located at 107 S. Newark Avenue, Ventnor, New Jersey. The Survey accurately reflects the current state of the property and all aspects of the property are correctly indicated on the Property Survey.

Should you have any questions please do not hesitate to reach out.

Sincerely,



Gary A. Goldsmith  
*Cell Phone: 609-335-0496*  
*Email: GG59@aol.com*



<b>Lot Area:</b>	<b>3,125 sq. ft.</b>	
Main Building	1,375 sq. ft.	
Garage	336 sq. ft.	
Dwelling Overhang	88 sq. ft.	
Roofed Porch	72 sq. ft.	
Rear Overhangs	36 sq. ft.	
<b>Building Coverage:</b>	<b>1,907 sq. ft./</b>	<b>61.0%</b>
Open Deck & Concrete	1,095 sq. ft.	
<b>Existing Impervious Coverage :</b>	<b>3,002 sq. ft./</b>	<b>96.1%</b>
Planter	123 sq. ft.	
<b>Existing Pervious Coverage :</b>	<b>123 sq. ft./</b>	<b>3.9%</b>

**NEWARK AVENUE**  
(50' wide)



Gary Goldsmith

**GENERAL NOTES:**

Offsets are shown only for showing compliance with deed restrictions and zoning regulations. Offsets shall not be used for any other purposes. Surveyor shall not have any responsibility or liability if the offsets shown are used other than as intended.

This property is subject to any documents of record, other recorded or unrecorded, easements, encumbrances, or other conditions or restrictions of record, the provisions of which are incorporated herein by reference. I declare that this plan is based on a field survey made on 07/18/2018 by me or under my immediate supervision in accordance with N.J.A.C. 13-40-2.1, and to the best of my professional knowledge, information and belief.

a) surveyor represents the conditions found at and as of the date of the field survey, except such easements, if any, below the surface of the lands or on the surface of the lands and not visible.

b) except as shown on the plan, there are no discrepancies between the boundary lines of the subject property as shown on the plan and as described in the legal description of record.

The illustration of riparian elements or regulated wetlands affecting subject property, if any, are not included as a part of surveyor's contract. Surveyor reserves the right to modify this survey should client specifically request those additional services.

This survey has been prepared only for the use of the named parties. Surveyor shall not have any responsibility or liability should this survey be used for resale of property, for use with survey affidavits, or for use by any other person or entity not specifically named, for any reasons other than as intended.

In consideration of the mutual covenants and promises contained in the agreement between the above named parties and the undersigned, the provisions of which are incorporated herein by reference, I declare that this plan is based on a field survey made on 07/18/2018 by me or under my immediate supervision in accordance with N.J.A.C. 13-40-2.1, and to the best of my professional knowledge, information and belief.

Property is located in a F.E.M.A. Pre-FIRM ZONE "x-unshaded"; Base Flood Elevation N/A ft. (NAVD88)

*Paul M. Koelling*  
**PAUL M. KOELLING**  
LAND SURVEYOR  
PLS; N.J. LICENSE NO. 24GS04328800

**SURVEY OF PREMISES**

SITUATE IN  
CITY OF VENTNOR  
COUNTY OF ATLANTIC, N.J.  
#107 South Newark Avenue  
**BLOCK 34 LOT 3**

**PAUL KOELLING & ASSOCIATES, LLC**  
PROFESSIONAL LAND SURVEYING  
2161 SHORE ROAD  
LINWOOD, NJ 08221  
phone (808) 927-0279  
CERTIFICATE OF AUTHORIZATION #24GA28258300

Date: July 19, 2018 by: KOELLING  
Scale: 1" = 10' Project No. 4826

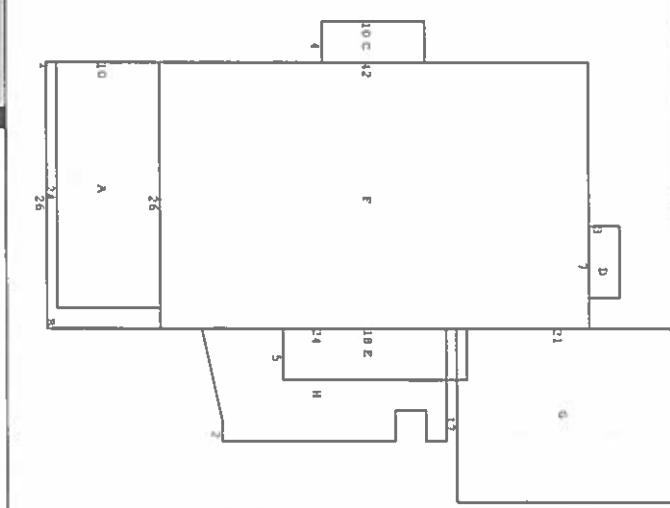


GOLDSMITH, GARY & LINDA  
 430 LIBERTY LANE  
 MARLTON, NJ 08053

Class: 2 --Curr. Values--  
 Zone: 03 Land: 587,000  
 Map: 07 Impr: 147,500  
 VCS: 103V Net: 734,500

--Sales History--  
 00/00/0000

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)
Building Class 17	1st Story 1,399	FRONT FEET	50	Main Bldg Replacement Cost 244,529
ONE FAMILY 2SFLG	Upper Stories 1,182	PRIME SFT	3125	CCF: 1.30, NetCond: .580, MktAdj: .80 * .60320
2.5 STORY / COLONIAL	Half Stories 1,092	BEACH BLOCK	1	Main Bldg Appraised Value = 147,500
Built: 1920 Eff Yr: 1975	Attic Area 0			Total Detached Item Value + 0
Fndatn: BLK/CONCRT	Basement Area 1,092			Total Improve Value (rounded) = 147,500
Roof: GABLE / ASPH SHNGL	Sq. Foot Living 3,127			Total Land Value + 587,000
ExtFin: STUCCO				<b>TOTAL NET VALUE: 734,500</b>
Heat: OIL		A: WD-1S-CR 240sf		
HOTWTR BB 3127	WOOD DECK 240	B: 1S-CR 46sf		
Air: ALL SEPART 3127	OPEN PORCH 40	C: OP 40sf		
IntFin: DRYWALL	ATT SHED 357	D: 1S-CR 21sf		
FlrFin: MIXED	WOOD DECK 242	E: 2SOV 90sf		
Plumb: 3FIX BATH 3		F: 2.5S-B 1092sf		
2FIX BATH 1		G: ATSH 357sf		
		H: WD 242sf		
<b>OTHER ITEMS</b>	<b>DETACHED ITEMS</b>			
LOW FOUND 1				
ADDED SF/A 1				
* BEDROOMS 4				
* BATHROOMS 3.5				
* TOTAL ROOMS 10				
<b>CONDITION</b>				
INT.: GOOD				
EXT.: GOOD				
LAYOUT: GOOD				
INFOBY: OWNER				
* For Informational Purposes Only				



BLQ: 34. 3.  
Owner Name: GOLDSMITH, GARY & LINDA

Tax Year: 2020 to 2020  
Property Location: 107 S NEWARK AVE

Tax Year: 2020	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	4,746.71	4,746.71	4,787.10	0.00	14,280.52
Payments:	4,746.71	4,746.71	4,787.10	0.00	14,280.52
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2020 Prin Balance
		Description								
		Original Billed						14,280.52		14,280.52
01/23/20	1	Payment	001		CK	21428	14 LERETA	4,746.71	0.00	9,533.81
05/11/20	2	Payment	001		CK	22000	13 LERETA2	4,746.71	0.00	4,787.10
		LERETA 2								
07/31/20	3	Payment	001		CK	22381	188 CORELOGI	4,787.10	0.00	0.00
		CORELOGIC								

Total Principal Balance for Tax Years in Range: 0.00