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October 9, 2025

VIA ECOURTS AND REGULAR MAIL

The Honorable Thomas C. Miller, A.J.S.C. (Ret.)
Affordable Housing Dispute Resolution Program
Richard J. Hughes Justice Complex
P.O. Box 037
Trenton, N.J. 08625

Re: I/M/O the Application of the City of Ventnor
Docket No.: ATL-L-160-25

Dear Judge Miller and Members of the Program:

Enclosed in response to the August 27, 2025 letter from Ashley J. Lee, Esquire of Fair Share Housing Center (FSHC), please find the following documents, which along with this letter comprise the response of the City of Ventnor, Atlantic County:

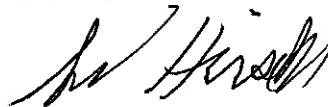
1. Report entitled: City of Ventnor, Atlantic County, Vacant Land Adjustment Supporting Documentation for the Adopted 2025 Housing Element and Fair Share Plan, prepared by Tiffany A. Morrissey, P.P., A.I.C.P., (responds to item 1 in the FSHC letter);
2. Six licenses for transitional housing provided by Hansen House, LLC submitted in response to item 2 in the FSHC letter. Please note that the City has taken credit for only one unit, but we have listed all of the facilities in the Housing Element and Fair Share Plan. Licenses included are for:
 - a. 1 S. Marion Ave., Unit A (licensed cap. 4);
 - b. 1 S. Marion Ave., Unit B (licensed cap. 8);
 - c. 103 S. Austin Ave., CSLR (licensed cap. 10);
 - d. 105 S. Austin Ave., CSLR (licensed cap. 10);
 - e. 228 N. Newark Ave., CSLR (licensed cap. 10);
 - f. 611 N. Dorset Ave., CSLR (licensed cap. 10).

The Honorable Thomas C. Miller, A.J.S.C. (Ret.)
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October 9, 2025
Page 2

3. The Affordable Housing Set-Aside Ordinance, which was mislabeled in the original submission as the Draft Development Fee Ordinance. This is provided in response to item 3 in the FSHC letter;
4. The City of Ventnor agrees that if it pursues a Market to Affordable Program, it will have to provide a manual and proof of sufficient funds prior to implementation of the Program. This is in response to item 4 in the FSHC letter;
5. The City of Ventnor agrees to provide an updated Fourth Round Spending Plan prior to expending any of the funds in the affordable housing trust fund and after the adoption of the proposed regulations at N.J.A.C. 5:99 ("UHAC"). A draft of the revised Plan will be provided to FSHC prior to adoption. This is in response to item 5 in the FSHC letter; and
6. The City of Ventnor agrees to update its Affordable Housing Ordinance, Development Fee Ordinance, Affirmative Marketing Plan, and other administrative documents in accordance with the proposed regulations at N.J.A.C. 5:80-26.1 et seq., and N.J.A.C. 5:99, after adoption of said regulations. The City of Ventnor will provide draft copies of these revised documents to FSHC prior to adoption. This is in response to item 6 in the FSHC letter.

We believe the enclosed, along with this letter, provide the information requested by Fair Share Housing Center. If there are any further comments or requests for documentation, kindly direct them to me.

Respectfully Submitted,



GULIET D. HIRSCH
Archer & Greiner, P.C.
Attorneys for the City of Ventnor

GDH:grz

231137290 v1

APPENDIX E

DRAFT AFFORDABLE HOUSING SET-ASIDE ORDINANCE CITY OF VENTNOR

New Section 102-183 Affordable Housing Set-Aside Ordinance

- a. All multifamily development of ten or more multi-family residential units in the City, other than such development permitted by the City's zoning or as part of an approved Redevelopment Plan as of the date of Insert Date of Ordinance Adoption, developed through Planning Board approval, Zoning Board approval, redevelopment or rehabilitation plan, shall require that an appropriate percentage of the residential units be set aside for low- and moderate-income households.
- b. This requirement shall not apply to residential expansions, additions, renovations, replacement, or any other type of residential development that does not result in a net increase in the number of dwellings of 10 or more.
- c. For inclusionary projects in which the low- and moderate-income units are to be offered for sale, the set-aside percentage shall be 20%; for projects in which the low- and moderate-income units are to be offered for rent, the set-aside percentage should be 15%.
- d. The developer shall provide that half of the low- and moderate-income units constructed be affordable by low-income households and that the remaining half be affordable by moderate-income households. At least 13% of all restricted units shall be very-low-income units (affordable to a household earning 30% or less of median income). The very-low-income units shall be counted as part of the required number of low-income units within the development.
- e. All such affordable units, including the required bedroom distribution, shall be governed by controls on affordability and affirmatively marketed in conformance with the Uniform Housing Affordability Controls ("UHAC"), N.J.A.C. 5:80-26.1 et seq., or any successor regulation, City ordinances, and all other applicable law.
- f. Nothing in this section precludes the City from imposing an affordable housing set-aside in a development not required to have a set-aside pursuant to this section, consistent with N.J.S.A. 52:27D-311(h) and other applicable law.
- g. This requirement does not create any entitlement for a property owner or applicant for a zoning amendment, variance, or adoption of a redevelopment plan or amended redevelopment plan in areas in need of redevelopment or rehabilitation or for approval of any particular proposed project.

HANSEN HOUSE, LLC
572 S. ODESSA AVENUE
EGG HARBOR CITY, NJ 08215-0000

**STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS**



LICENSE TO OPERATE
ISSUED TO: MARK KNAUL
LICENSE CAPACITY: 4
LICENSE ISSUED: May 21, 2025

FACILITY TYPE:
CSLR
FACILITY ADDRESS:
1 S. MARION AVENUE UNIT A
VENTNOR, NJ
FACILITY #: 0122-0026
EXPIRATION DATE May 31, 2026

This license is issued pursuant and subject to P.L. 1979, c. 496; N.J.S.A. 55:13B-1 et seq. and is valid only for the person or organization it is issued to and only to own and/or operate the facility indicated herein.

This renewal license is also subject to suspension or revocation, after opportunity for a hearing, in the event of non-compliance with applicable licensing requirements. Issuance of this renewal license is for the purpose of allowing continued operation and is not evidence of any determination that the facility is currently in compliance with applicable state regulations.

A handwritten signature in black ink, appearing to read "Bernard Raywood".

Bernard Raywood
Bureau of Rooming and Boarding House Standards

HANSEN HOUSE, LLC
4 E. JIMMIE LEEDS SUITE 5
GALLOWAY, NJ 08205

**STATE OF NEW JERSEY DEPARTMENT
OF COMMUNITY AFFAIRS DIVISION OF
CODES AND STANDARDS**



LICENSE TO OPERATE #2

ISSUED TO: MATTHEW LANGILL

LICENSE CAPACITY: 4

LICENSE ISSUED: MAY 21, 2025

FACILITY TYPE:

CSLR

FACILITY ADDRESS:

1 S. MARION AVENUE UNIT A
VENTNOR, NJ

FACILITY #: 0122-0026

EXPIRATION DATE: MAY 31, 2026

This license is issued pursuant and subject to P.L. 1979, c. 496; N.J.S.A. 55:13B-1 et seq. and is valid only for the person or organization it is issued to and only to own and/or operate the facility indicated herein.

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Bernard Raywood
Bureau of Rooming and Boarding House Standards

HANSEN HOUSE, LLC
572 S. ODESSA AVENUE
EGG HARBOR CITY, NJ 08215-0000

**STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS**

LICENSE TO OWN

ISSUED TO: HANSEN HOUSE, LLC

LICENSE CAPACITY: 4

LICENSE ISSUED: October 31, 2024



FACILITY TYPE:
CSLR

FACILITY ADDRESS:
1 S. MARION AVENUE UNIT A
VENTNOR, NJ

FACILITY #: 0122-0026

EXPIRATION DATE October 31, 2025

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Bernard Raywood
Bureau of Rooming and Boarding House Standards

HANSEN HOUSE, LLC
572 S. ODESSA AVENUE
EGG HARBOR CITY, NJ 08215

**STATE OF NEW JERSEY DEPARTMENT
OF COMMUNITY AFFAIRS DIVISION OF
CODES AND STANDARDS**

LICENSE TO OPERATE #2
ISSUED TO: DAMIEN LOATMAN
LICENSE CAPACITY: 8
LICENSE ISSUED: MAY 21, 2025



FACILITY TYPE:
CSLR
FACILITY ADDRESS:
1 S. MARION AVENUE, UNIT B
VENTNOR, NJ
FACILITY #: 0122-0027

EXPIRATION DATE: MAY 31, 2026

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Bureau of Rooming and Boarding House Standards

HANSEN HOUSE, LLC
572 S. ODESSA AVENUE
EGG HARBOR CITY, NJ 08215-0000

**STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS**

LICENSE TO OPERATE

ISSUED TO: HUNTER BELL

LICENSE CAPACITY: 8

LICENSE ISSUED: May 21, 2025



FACILITY TYPE:
CSLR

FACILITY ADDRESS:
1 S. MARION AVENUE UNIT B
VENTNOR, NJ

FACILITY #: 0122-0027

EXPIRATION DATE March 31, 2026

This license is issued pursuant and subject to P.L. 1979, c. 496; N.J.S.A. 55:13B-1 et seq. and is valid only for the person or organization it is issued to and only to own and/or operate the facility indicated herein.

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Bernard Raywood
Bureau of Rooming and Boarding House Standards

HANSEN HOUSE, LLC
572 S. ODESSA AVENUE
EGG HARBOR CITY, NJ 08215-0000

**STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS**

LICENSE TO OWN

ISSUED TO: HANSEN HOUSE, LLC

LICENSE CAPACITY: 8

LICENSE ISSUED: October 31, 2024



FACILITY TYPE:
CSLR

FACILITY ADDRESS:
1 S. MARION AVENUE UNIT B
VENTNOR, NJ

FACILITY #: 0122-0027

EXPIRATION DATE October 31, 2025

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Bernard Raywood
Bureau of Rooming and Boarding House Standards

APR 20 2024

HANSEN HOUSE, LLC
572 S. ODESSA AVENUE
EGG HARBOR CITY, NJ 08215-0000

**STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS**

LICENSE TO OPERATE

ISSUED TO: ELIZABETH STUECK

LICENSE CAPACITY: 10

LICENSE ISSUED: April 16, 2024

FACILITY TYPE:
CSLR

FACILITY ADDRESS:
103 S AUSTIN AVE
VENTNOR, NJ

FACILITY #: 0122-0017

EXPIRATION DATE March 31, 2025

This license is issued pursuant and subject to P.L. 1979, c. 496; N.J.S.A. 55:13B-1 et seq. and is valid only for the person or organization it is issued to and only to own and/or operate the facility indicated herein.

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Bureau of Rooming and Boarding House Standards

HANSEN HOUSE, LLC
572 S. ODESSA AVENUE
EGG HARBOR CITY, NJ 08215

**STATE OF NEW JERSEY DEPARTMENT
OF COMMUNITY AFFAIRS DIVISION OF
CODES AND STANDARDS**

LICENSE TO OPERATE #2

ISSUED TO: ASHLEY INGRAM

LICENSE CAPACITY: 10

LICENSE ISSUED: MAY 21, 2025



FACILITY TYPE:
CSLR

FACILITY ADDRESS:
103 S. AUSTIN AVENUE
VENTNOR, NJ

FACILITY #: 0122-0017

EXPIRATION DATE: MAY 31, 2026

This license is issued pursuant and subject to P.L. 1979, c. 496; N.J.S.A. 55:13B-1 et seq. and is valid only for the person or organization it is issued to and only to own and/or operate the facility indicated herein.

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572 S. ODESSA AVENUE
EGG HARBOR CITY, NJ 08215-0000

**STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS**

LICENSE TO OWN

ISSUED TO: HANSEN HOUSE, LLC

LICENSE CAPACITY: 10

LICENSE ISSUED: October 31, 2024



FACILITY TYPE:
CSLR

FACILITY ADDRESS:
103 S AUSTIN AVE
VENTNOR, NJ

FACILITY #: 0122-0017

EXPIRATION DATE October 31, 2025

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Bureau of Rooming and Boarding House Standards

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572 S. ODESSA AVENUE
EGG HARBOR CITY, NJ 08215-0000

**STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS**

LICENSE TO OPERATE

ISSUED TO: NATHAN CHISOM

LICENSE CAPACITY: 10

LICENSE ISSUED: October 31, 2024



FACILITY TYPE:
CSLR

FACILITY ADDRESS:
105 S. AUSTIN AVE
VENTNOR, NJ

FACILITY #: 0122-0011

EXPIRATION DATE October 31, 2025

This license is issued pursuant and subject to P.L. 1979, c. 496; N.J.S.A. 55:13B-1 et seq. and is valid only for the person or organization it is issued to and only to own and/or operate the facility indicated herein.

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Bureau of Rooming and Boarding House Standards

HANSEN HOUSE, LLC
572 S. ODESSA AVENUE
EGG HARBOR CITY, NJ 08215-0000

**STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS**

LICENSE TO OWN

ISSUED TO: HANSEN HOUSE, LLC

LICENSE CAPACITY: 10

LICENSE ISSUED: October 31, 2024



FACILITY TYPE:
CSLR

FACILITY ADDRESS:
105 S. AUSTIN AVE
VENTNOR, NJ

FACILITY #: 0122-0011

EXPIRATION DATE October 31, 2025

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EGG HARBOR CITY, NJ 08215-0000

**STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS**



LICENSE TO OPERATE
ISSUED TO: RONALD GADSBY
LICENSE CAPACITY: 10
LICENSE ISSUED: May 21, 2025

FACILITY TYPE:
CSLR
FACILITY ADDRESS:
228 N NEWARK AVE
VENTNOR, NJ
FACILITY #: 0122-0020
EXPIRATION DATE May 31, 2026

This license is issued pursuant and subject to P.L. 1979, c. 496; N.J.S.A. 55:13B-1 et seq. and is valid only for the person or organization it is issued to and only to own and/or operate the facility indicated herein.

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572 S. ODESSA AVENUE
EGG HARBOR CITY, NJ 08215

**STATE OF NEW JERSEY DEPARTMENT
OF COMMUNITY AFFAIRS DIVISION OF
CODES AND STANDARDS**



LICENSE TO OPERATE #2

ISSUED TO: BRUCE SIMPSON

LICENSE CAPACITY: 10

LICENSE ISSUED: MAY 21, 2025

FACILITY TYPE:
CSLR

FACILITY ADDRESS:
228 N. NEWARK AVENUE
GALLOWAY, NJ

FACILITY #: 0122-0020

EXPIRATION DATE: AUGUST 31, 2025

This license is issued pursuant and subject to P.L. 1979, c. 496; N.J.S.A. 55:13B-1 et seq. and is valid only for the person or organization it is issued to and only to own and/or operate the facility indicated herein.

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572 S. ODESSA AVENUE
EGG HARBOR CITY, NJ 08215-0000

STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS

LICENSE TO OWN

ISSUED TO: HANSEN HOUSE, LLC

LICENSE CAPACITY: 10

LICENSE ISSUED: October 31, 2024

FACILITY TYPE:
CSLR

FACILITY ADDRESS:
228 N NEWARK AVE
VENTNOR, NJ

FACILITY #: 0122-0020

EXPIRATION DATE October 31, 2025

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**STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS**

LICENSE TO OPERATE

ISSUED TO: KIMBERLY MAURER

LICENSE CAPACITY: 10

LICENSE ISSUED: November 26, 2024



FACILITY TYPE:
CSLR

FACILITY ADDRESS:
611 N DORSET AVE
VENTNOR, NJ

FACILITY #: 0122-0019

EXPIRATION DATE October 31, 2025

This license is issued pursuant and subject to P.L. 1979, c. 496; N.J.S.A. 55:13B-1 et seq. and is valid only for the person or organization it is issued to and only to own and/or operate the facility indicated herein.

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Bureau of Rooming and Boarding House Standards

HANSEN HOUSE, LLC
572 S. ODESSA AVENUE
EGG HARBOR CITY, NJ 08215

**STATE OF NEW JERSEY DEPARTMENT
OF COMMUNITY AFFAIRS DIVISION OF
CODES AND STANDARDS**

LICENSE TO OPERATE #2

ISSUED TO: JESSICA MYLES

LICENSE CAPACITY: 10

LICENSE ISSUED: MAY 21, 2025



FACILITY TYPE:
CSLR

FACILITY ADDRESS:
611 N. DORSET AVENUE
VENTNOR, NJ

FACILITY #: 0122-0019

EXPIRATION DATE: MAY 31, 2026

This license is issued pursuant and subject to P.L. 1979, c. 496; N.J.S.A. 55:13B-1 et seq. and is valid only for the person or organization it is issued to and only to own and/or operate the facility indicated herein.

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EGG HARBOR CITY, NJ 08215-0000

**STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS**

LICENSE TO OWN
ISSUED TO: HANSEN HOUSE, LLC
LICENSE CAPACITY: 10
LICENSE ISSUED: October 31, 2024



FACILITY TYPE:
CSLR
FACILITY ADDRESS:
611 N DORSET AVE
VENTNOR, NJ
FACILITY #: 0122-0019
EXPIRATION DATE October 31, 2025

This license is issued pursuant and subject to P.L. 1979, c. 496; N.J.S.A. 55:13B-1 et seq. and is valid only for the person or organization it is issued to and only to own and/or operate the facility indicated herein.

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