

17 S. Gordon's Alley, Suite 3
Atlantic City, New Jersey 08401
Phone (609) 300-5171
www.sciulloengineering.com

LETTER OF TRANSMITTAL

January 29, 2021

BER 001.01

Carmella Malfara, Planning Board Secretary
City of Ventnor Planning Board
City Hall
6201 Atlantic Avenue
Ventnor, NJ 08406

RE: Joseph Berenato
106 S. Buffalo Avenue
Block 10, Lot 33
City of Ventnor, Atlantic County, New Jersey

WE ARE SENDING YOU Attached via FedEx Second Day the following items:
 Prints Plans Specifications Other

Copies	Date	No.	Descriptions
1			Ventnor City Planning board Application Checklist
1	01/15/2021	1651	Check No. 1651- \$900.00 (Escrow Fee)
1	01/15/2021	1650	Check No. 1650- \$250.00 (Application Fee)
2	01/15/2021		Planning Board Application- Signed and Notarized (1 original, 1 copy)
2			Ventnor City Residential Property Card
2			Proof of Taxes Paid
2	11/16/2020		Plan of Survey prepared by Robert J. Monson dated 11/16/2020, no revisions
2	01/29/2021		Site Plan prepared by Sciullo Engineering dated 01/29/2021, no revisions

THESE ARE TRANSMITTED as checked below:

- For approval
- For distribution
- As requested
- For office use
- For field use
- For submission
- For signatures, please return with appropriate fee if indicated
- For conceptual review, please return mark-up with comments if needed
- For preliminary review, please return mark-up with comments if needed
- For final review, please return mark-up with comments if needed
- For final review and agency signoff
- For field office / project site -

REMARKS:

Sent by:
Jason T. Sciullo, P.E., P.P.
Principal Engineer
jsciullo@sciulloengineering.com



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: _____

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) 106 S. Buffalo Avenue

Block Number: 10 Lot Number (s): 33

Total Area (in Square Feet): 3,125

Lot Frontage: 50 Lot Depth: 62.5

4. Information about the Applicant

Full Name (s): Joe Berenato

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

Property Address: 106 S. Buffalo Avenue, Ventnor NJ Zip Code: 08406

Other Residence Address: 14 Twelfth Street, Hammonton, NJ Zip Code: 08037

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

14 Twelfth Street, Hammonton, NJ Zip Code: 08406

Phone Number (s) (Include Area Code):

Home Address: 106 S. Buffalo Ave Cell Phone: 609-517-3186

Business Address: 14 Twelfth Street Best Number to call: Cell

Email Address (s): joeboy14@comcast.net

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: 2005

____ 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. _____

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

____ Minor Site Plan

____ Major Site Plan

____ Minor Subdivision

____ Major Subdivision

"C" Variance (s)

____ Use or Density Variance (s) "D"

____ Other (Explain): _____

____ Conditional Use Permit

____ Interpretation

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

____ Attorney: Name: _____ Phone: _____

Address: _____

____ Architect: Name: _____ Phone: _____

Address: _____

Engineer: Name: Jay Sciallo
Sciallo Engineering Serv. Phone: 609-300-5171

Address: 17 S. Gordon's Alley, Ste.3, Atlantic City, NJ 08401

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

Name: _____ Phone: _____

Address: _____

9. If Site plan action is required:

a. Provide on the Site Plan itself a detailed landscape plan, include types of ground materials and vegetation, including sizes and all pertinent information

b. Provide, if applicable, details of finish materials for the building, including and signing or lighting

c. What is present use: _____

d. How will this be changed: _____

e. Include all current and proposed off-street parking

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:

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

Work is proposed over existing paved surface.
Site landscaping is compliant and is not changing

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:

The applicant proposes a building addition to create a covered parking area (car port) with a deck above it level with the second floor of the existing house. The variances requested for building coverage and principal structure side setback are for the carport and deck. No new enclosed living space is proposed.

15. Signature of Applicant (s):

[Signature] Date: 1/15/21
Joseph Berenato

[Signature] Date: 1/15/21
Giusepe Berenato

16. Notarized Statement by Applicant:

State of New Jersey)
ss.
County of Atlantic)

Roberta Mauro, 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 15th day of January 20 21.

Roberta Mauro

ROBERTA MAURO
ID # 2353796
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 12/21/2021

Notary Seal _____

City of Ventnor City Planning Board

Application Checklist

This list is for each and every copy submitted of application

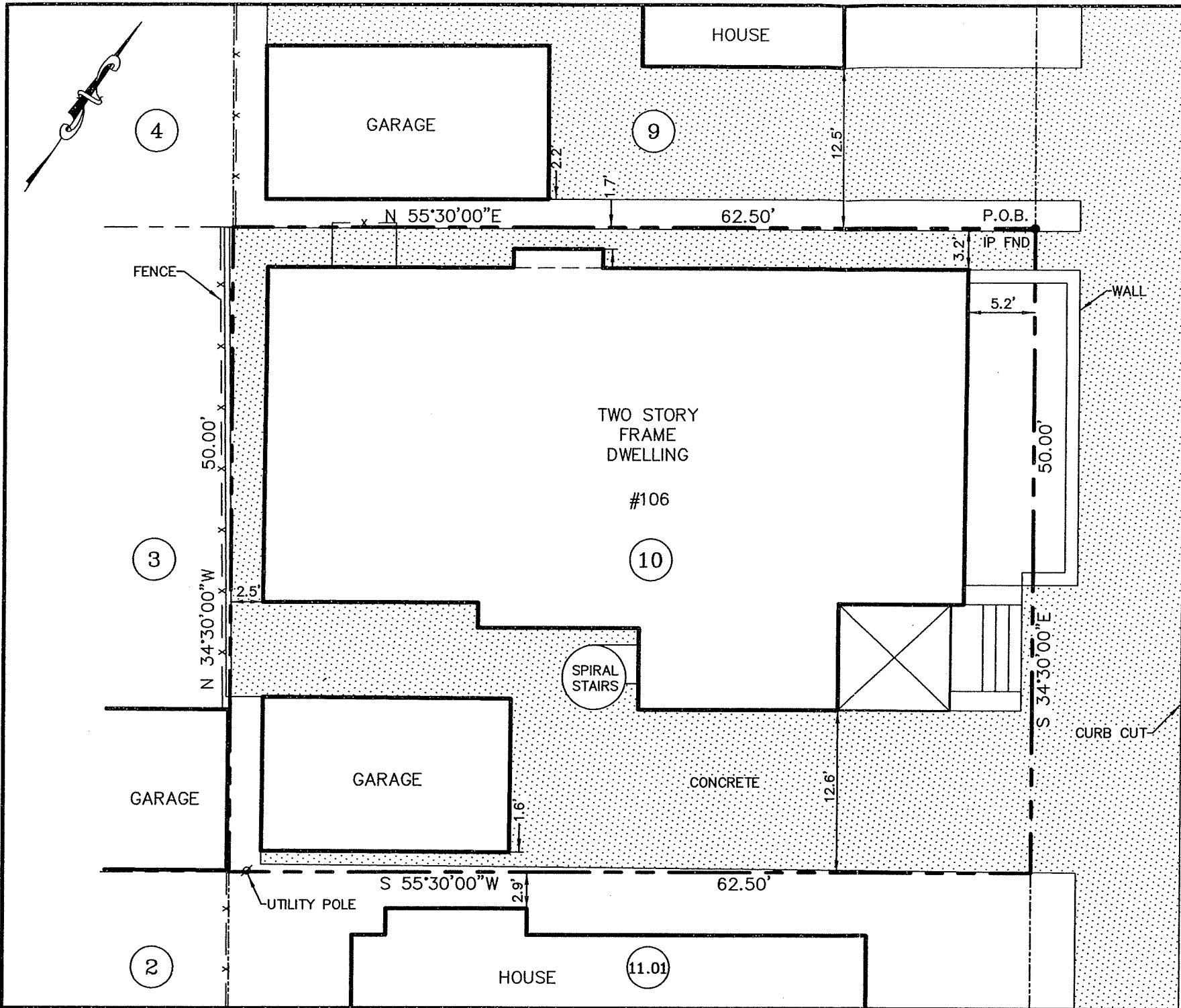
- I. Signed and Notarized application
- II. Copy of Ventnor City Tax map highlighting the applicant property
- III. Set of color photographs showing front, oblique, and rear views (if applicable)
 - a. Include photos of neighboring properties if applicable
- IV. Sealed copy of property survey that is 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. W Statement and/or drawings of existing and proposed Building heights
 - a. If applicable (No Change)
- 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. N/A Detailed plan for landscaping or street trees as required
 - a. Notice if requesting a waiver for such (No Change)
- XV. Check for application fee as per fee structure. Check to include \$50 for final notice of Decision. \$200 +
\$250
- XVI. Check for Escrow fee as per fee structure \$900
 - a. Need to include Tax ID # or Social Security # of name on check

BLK: 33 LOT: 10
 BERENATO, JOSEPH & GAYLE M
 436 9TH STREET
 HAMMONTON, NJ 08037

CARD 01 OF 01
 Class: 2 --Curr. Values-- --Sales History--
 Zone: 03 Land: 587,000 06/08/2005 795,000
 Map: 07 Impr: 66,500
 VCS: 103V Net: 653,500

VENTNOR CITY

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)
Building Class 16 ONE FAMILY 2SF1G 2 STORY / COLONIAL Built: 1935 Eff Yr: 1965 Fndatn: BLK/CONCRT Roof: GABLE / ASPH SHNGL ExtFin: VINYL Heat: GAS HOTWTR BB 2742 Air: ALL SEPART 2742 IntFin: DRYWALL FlrFin: MIXED Plumb: 3FIX BATH 3 OTHER ITEMS 2STY FP 1 LOW FOUND 1 * BEDROOMS 4 * BATHROOMS 3.0 * TOTAL ROOMS 8	1st Story 1,610 Upper Stories 1,057 Half Stories 0 Attic Area 188 (Fin. Attic) 188 Basement Area 0 Sq. Foot Living 2,742 ATTACHED ITEMS WOOD DECK 128 WOOD DECK 72 OPEN PORCH 72 DETACHED ITEMS DET. GAR. 228	FRONT FEET 50 PRIME SFT 3125 BEACH BLOCK 1		Main Bldg Replacement Cost 165,948 CCF:1.30,NetCond:.480,MktAdj:.60 * .37440 Main Bldg Appraised Value = 62,131 Total Detached Item Value + 4,369 Total Improve Value (rounded) = 66,500 Total Land Value + 587,000 TOTAL NET VALUE: 653,500
				<p>Diagram labels: A, B, C, D, E, F, I. Dimensions: 9, 26, 17, 1, 47, 47, 16, 8, 9, 8, 2, 22, 2.</p>
				<p>A: 1S-CR 234 B: WD-1S- 128 C: 1SOV 10 D: 2SOV 7 E: 2SOV-1 16 F: WD-OP 72 G: A-1S-C 94 H: A-1S-C 94 I: 2S-CR 1034</p>
CONDITION				
INT.: GOOD EXT.: GOOD LAYOUT: GOOD INFOBY: OWNER				



LOT AND BLOCK NUMBERS REFER TO THE CITY OF VENTNOR TAX MAP.

AREA = 3,125 SQ. FT.

THE POINT OF BEGINNING BEING S 34°30'00"E A DISTANCE OF 150.00 FEET FROM THE INTERSECTION OF THE SOUTH-WESTERLY LINE OF BUFFALO AVENUE WITH THE SOUTHEASTERLY LINE OF ATLANTIC AVENUE (100' WIDE).

BUFFALO AVENUE
(A.K.A. S. BUFFALO AVENUE) (50' WIDE)

To: Any Insurer of Title relying hereon and any other party in interest: "In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insurer of title to insure the title to the lands and premises shown thereon. This responsibility limited to the current matter as of the date of this survey."

Only copies from the original of this survey clearly marked with an original of the land surveyor's embossed seal shall be considered to be valid copies.

This certification is made only to the current parties for purchase and/or mortgage of herein delineated property. No responsibility or liability is assumed by the Surveyor for use of survey for survey affidavit, resale of property, or any other person, either directly or indirectly.

Robert J. Monson

ROBERT J. MONSON
PROFESSIONAL LAND SURVEYOR
NJ LICENSE NO. 35389

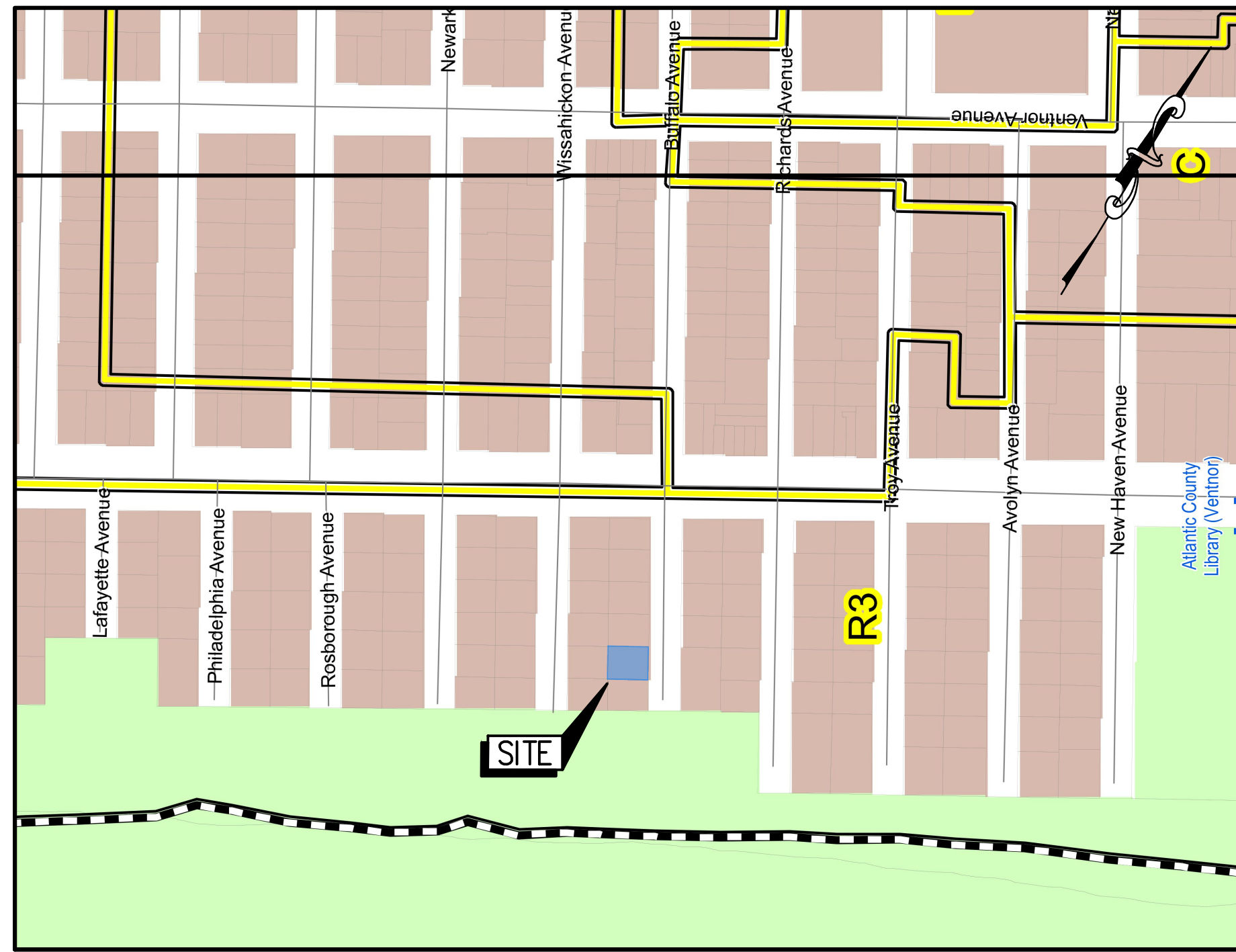
PLAN OF SURVEY

106 S. BUFFALO AVENUE
LOT 10, BLOCK 33, PLATE 7
CITY OF VENTNOR
ATLANTIC COUNTY, NEW JERSEY

SCALE: 1"=10' DATE: 11/16/2020

DRAWN BY: RJM DRAWING NO. 11792

ROBERT J. MONSON, P.L.S.
800 ROSETREE DRIVE
WILLIAMSTOWN, NJ 08094
PHONE: (856) 728-1974 FAX: (856) 728-3038



OFFICIAL ZONING MAP OF VENTNOR

SCALE: 1" = 200'



OFFICIAL TAX MAP OF VENTNOR

SCALE: 1" = 100'



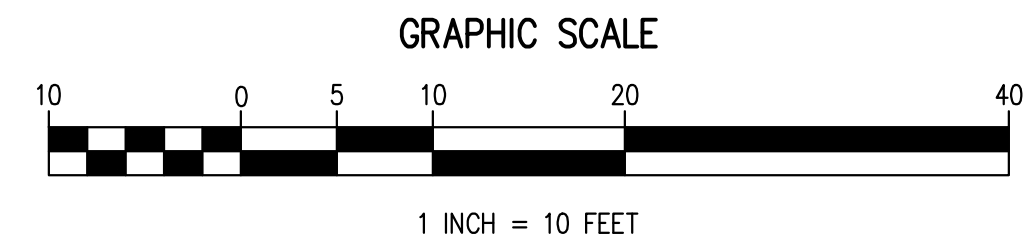
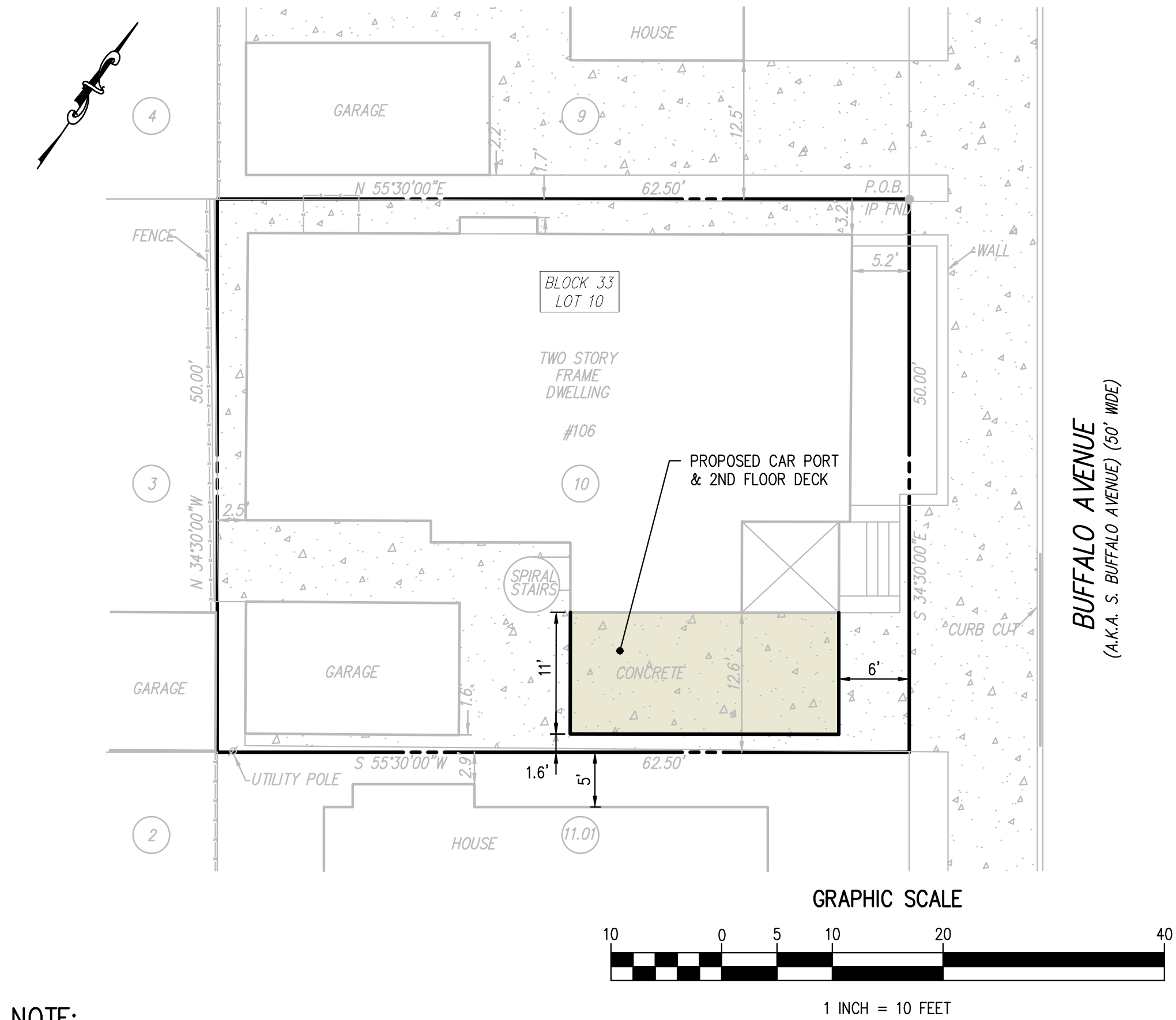
AERIAL PHOTO

SCALE: 1" = 60'



STREET VIEW - FACING WEST

SCALE: NTS



NOTE:

EXISTING CONDITIONS ARE AS TAKEN FROM A PLAN ENTITLED "PLAN OF SURVEY, 106 S. BUFFALO AVENUE, LOT 10, BLOCK 33, PLATE 7, CITY OF VENTNOR, ATLANTIC COUNTY, NEW JERSEY" BY ROBERT J. MONSON, DATED 11/16/2020, NO REVISIONS

ZONING SCHEDULE

ORDINANCE SECTION	R-3 ZONE (RESIDENTIAL)	PERMITTED OR REQUIRED	EXISTING	PROPOSED IMPROVEMENTS	CONFORMITY STATUS		
102-29A(1)	USE	SINGLE FAMILY DETACHED DWELLINGS	SINGLE FAMILY DETACHED DWELLINGS	SINGLE FAMILY DETACHED DWELLINGS	C		
102.30	A	MIN. LOT SIZE	3,000 SF	3,125 SF	C		
	B	MIN. LOT WIDTH	50 FT	50 FT	C		
	C	MIN. LOT DEPTH	60 FT	62.5 FT	C		
	D(1)	MAX. BLDG. COVERAGE	50%	57%	DNC VARIANCE REQUIRED		
	D(2)	MAX. LOT COVERAGE	75%	94%	ENC		
	E	MIN. FRONT YARD	12 FT	5.2 FT	5.2 FT	ENC	
	F	MIN. SIDE YARD	PRINCIPAL	NORTH 5 FT	1.7 FT	1.7 FT	ENC
			ACCESSORY	5 FT	1.6 FT	1.6 FT	DNC VARIANCE REQUIRED
G	MIN. REAR YARD	PRINCIPAL	10 FT	2.5 FT	2.5 FT	ENC	
		ACCESSORY	3 FT	2.5 FT	2.5 FT	ENC	
H	MAX. HEIGHT (102-118)	PRINCIPAL	35 FT	35 FT	35 FT	C	
		ACCESSORY	12 FT	12 FT	12 FT	C	
102-118.6 A(2)	MIN. PARKING	4 BR 2.5 SPACES	3	3	C		

C = CONFORMS
 DNC = DOES NOT CONFORM, VARIANCE REQUIRED
 ENC = EXISTING NON-CONFORMING

CERTIFICATION OF APPROVALS

I HEREBY CERTIFY THAT THIS SITE PLAN HAS BEEN APPROVED BY RESOLUTION _____ OF THE CITY OF VENTNOR LAND USE BOARD.

BOARD CHAIRPERSON _____ DATE _____
 BOARD ENGINEER _____ DATE _____
 BOARD SECRETARY _____ DATE _____

ALL DOCUMENTS PREPARED BY SCIULLO ENGINEERING SERVICES, LLC ARE INSTRUMENTS OF SERVICE IN RESPECT TO THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY USE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY SCIULLO ENGINEERING SERVICES, LLC. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE, LOSS, INJURY, LIABILITY OR LEGAL EXPOSURE TO SCIULLO ENGINEERING SERVICES, LLC AND SHALL INDEMNIFY AND HOLD HARMLESS SCIULLO ENGINEERING SERVICES, LLC FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

JASON T. SCIULLO, P.E., P.P.
 PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 246E0456000
 PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33100628400
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 PHONE: (609) 300-5171
 www.sciulloengineering.com
 NJ CERTIFICATE OF AUTHORIZATION NO. 24CA28280700

106 S. BUFFALO AVENUE
 BLOCK 10, LOT 33
 CITY OF VENTNOR, ATLANTIC COUNTY, NEW JERSEY

SITE PLAN

JOE BERENATO
 14 TWELFTH STREET
 HAMMONTON, NEW JERSEY 08037

DATE: 1/29/2021
 INITIAL RELEASE: _____
 SUBMISSION/REVISION: _____

JTS
 BY: APRR

PROJECT NO. BER 001.01
 SCALE: AS SHOWN
 SHEET: 1 OF 1
 DRAWING NO. C0101

1. EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FURNISHED BY THE UTILITY COMPANIES AND/OR THE SURVEYOR AND THE ACCURACY THEREOF IS NOT THE RESPONSIBILITY OF SCIULLO ENGINEERING SERVICES, LLC. IT IS THE RESPONSIBILITY OF THE OWNERS AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

2. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL "ISSUED FOR CONSTRUCTION" APPEARS IN THE TITLEBLOCK.