

March 17, 2021

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

RE: Application of Washington Beach, LLC
Block 43, Lot 12
110 S. Washington Avenue
Ventnor, NJ
Our File No.: 12349-1

Dear Ms. Malfara:

As you are aware, our office represents Washington Beach, LLC who is the Applicant to the City of Ventnor Planning Board for the construction of an enclosed deck on the second-floor of a single-family home at the above-referenced address within the R-3 zoning district.

In further support of this application, enclosed please find the following:

1. Fifteen (15) additional sets of the architectural plan prepared by Mark Petrella, A.I.A., dated February 19, 2021 consisting of one (1) sheet; and
2. Fifteen (15) additional sets of the Application for Action by Planning Board.

Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

BY: 

JESSICA R. WITMER

JRW
Enclosures
c: Washington Beach, LLC



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: February 23, 2021

2. Zoning District:

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

3. Subject Lot:

Street Address (es) 110 S. Washington Avenue

Block Number: 43 Lot Number (s): 12

Total Area (in Square Feet): 3,125 SF

Lot Frontage: 50 Ft. Lot Depth: 62.5 Ft.

4. Information about the Applicant

Full Name (s): Washington Beach, LLC

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

Pat Deon

Property Address: 110 S. Washington Avenue, Ventnor, NJ Zip Code: 08406

Other Residence Address: _____ Zip Code: _____

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

110 S. Washington Avenue, Ventnor, NJ Zip Code: 08406

Phone Number (s) (Include Area Code):

Home Address: _____ Cell Phone: _____

Business Address: _____ Best Number to call: 609-927-1177 (Atty. No.)

Email Address (s): c/o Eric Goldstein - egoldstein@ndglegal.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: 10/01/2019

____ 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: Eric S. Goldstein, Esq. Phone: 609-927-1177

Address: 4030 Ocean Heights Avenue, EHT, NJ 08234

Architect: Name: Mark Petrella, A.I.A. Phone: (609) 345-5222

Address: 1020 Atlantic Avenue, Atlantic City, NJ

____ Engineer: Name: _____ Phone: _____

Address: _____

____ 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

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 Home
- c. Proposed use of Lot (s) and/or Building (s): Single Family Home
- d. Number of Bedrooms:
 - i. Current: N/A
 - ii. Proposed: 4
- e. Number of Off-street parking:
 - i. Current: N/A
 - ii. Proposed: N/A
- 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>Deck Enclosure</u>	_____	_____	<u>Deck Enclosure</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. "C" Variance relief granted to construct a new set of exterior stairs at the property
- b. Detail any current and prior permits on the property that could be relevant to the application:
 - i. N/A

12. County Actions: Provide necessary dates and decisions

- a. Site Plan:
N/A

- b. Subdivision:
N/A

- c. Other:
N/A

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
