



Eric S. Goldstein
Managing Partner

egoldstein@ndglegal.com

4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

t 609 927 1177

f 609 926 9721

May 6, 2021

VIA HAND DELIVERY

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

RE: Application of JJCC Longport, LLC
Block 215, Lot 3.03
5800 Balfour Avenue
Ventnor, New Jersey
Our File No.: 11026/23

Dear Ms. Malfara:

As you know, I represent JJCC Longport, LLC which is the Applicant to the City of Ventnor Planning Board for the subdivision of an existing oversized lot into two new lots and the development of a new flood-compliant single-family home on each of the to be created lots at the above-referenced address within the R-2 zoning district.

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

1. Fifteen (15) additional sets of the Application for Action by Planning Board;
2. Fifteen (15) additional sets of the Minor Subdivision Plan prepared by Arthur W. Ponzio, Jr., Professional Planner, dated February 12, 2021 consisting of one (1) sheet;
3. One (1) copy of the Certified Property Owners List; and
4. One (1) Certification of Paid Taxes.

Should you have any further questions or require any additional documentation in advance of the hearing date, please do not hesitate to contact me.


Carmella Malfara
Planning Board Administrator
May 6, 2021
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Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

BY:



ERIC S. GOLDSTEIN

ESG:jls

Enclosures

c: JJCC Longport, LLC

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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: March 15, 2021

2. Zoning District:

- R-1 Single Family R-2 X Single Family R-3 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) 5800 Balfour Avenue
Block Number: 215 Lot Number (s): 3.03
Total Area (in Square Feet): 8,000 SF
Lot Frontage: 80 Lot Depth: 100

4. Information about the Applicant

Full Name (s): JJCC Longport, LLC

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

Property Address: 15800 Balfour Avenue, Ventnor, NJ Zip Code: 08406

Other Residence Address: Zip Code:

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

PO Box 295, Linwood, NJ Zip Code: 08221

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: 1/29/21

____ 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: _____ Phone: _____

Address: _____

____ Engineer: Name: _____ Phone: _____

Address: _____

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

Name: Arthur W. Ponzio, Jr. Phone: 609-344-8194

Address: 400 North Dover Avenue, Atlantic City, New Jersey 08401

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): After subdivision, two single family homes (one on each new lot)
- d. Number of Bedrooms:
 - i. Current: N/A
 - ii. Proposed: _____
- e. Number of Off-street parking:
 - i. Current: N/A
 - ii. Proposed: 4 (for each lot)
- 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>Lot Area</u>	<u>4800 SF</u>	<u>N/A</u>	<u>4000 SF</u>
<u>Lot Width (Min.)</u>	<u>60 FT</u>	<u>N/A</u>	<u>50 FT</u>
<u>Front Yard (E/W)(Proposed Lot A) - Building</u>	<u>15 FT</u>	<u>N/A</u>	<u>8.18 FT</u>
<u>Front Yard (E/W)(Proposed Lot A) - Parch</u>	<u>10 FT</u>	<u>N/A</u>	<u>8.18 FT</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: N/A
 - i. _____
- 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
 - _____
 - _____
 - _____

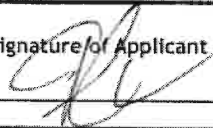
13. **Landscaping Plan:** In accordance with article 102-118.4, Applicant must comply with City Landscaping Ordinance. Please include a detailed narrative of the landscaping plans to comply with this article:

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

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 current property consists of an older single family home on an oversized lot. The applicant proposes to subdivide the existing lot into two new lots and to demolish the older single family home and replace it with new fully-flood compliant single-family homes on each lot. A variance is requested for the lot area and lot width on both proposed new lots along with a front yard (E/W)(porch & building) setback variance for proposed Lot A.

15. Signature of Applicant (s):



Date: 3-15-2021

Date:

16. Notarized Statement by Applicant:

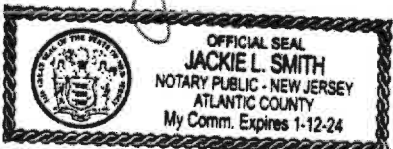
State of New Jersey)

ss.

County of Atlantic)

Eric S. Goldskin, 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 March 20 21.

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. N/A 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. N/A 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. ^{To be provided} 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. N/A 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