

May 3, 2021

VIA UPS GROUND

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

RE: Application of Nickole LaRussa, Crecenzo Ciliberto,
Edwin Matias & Marie Matias
Block 199, Lot 4
215 N. Suffolk Avenue
Ventnor, New Jersey
Our File No.: 12649-1

Dear Ms. Malfara:

Please be advised that I represent Nickole LaRussa, Crecenzo Ciliberto, Edwin Matias and Marie Matias, who are the Applicants to the City of Ventnor Planning Board for the construction of a two-family home at the above-referenced address within the R-4 zoning district.

The existing site is a buildable lot of record with a total area of 4,400 SF. The Applicants submit that there is no detriment to either the neighboring properties or the zone plan and zoning ordinance of the City of Ventnor, since the construction of the two-family home will in all respects be a marked improvement over the existing condition of the property.

Of particular importance is the overall general compliance of the structure.

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

1. Original and one (1) copy of the Application for Action by Planning Board;
2. City of Ventnor Planning Board Application Checklist;
3. Two (2) sets of the Architectural plan prepared by Robert J. Lolio, Architect, dated April 2, 2021 consisting of five (5) sheets along with a survey prepared by Arthur W. Ponzio, Jr., Professional Planner and Surveyor, incorporated on the plan;

4. Copy of Tax Map Sheet 32, highlighting the property;

5. Copy of Deed between Mary F. Donnelly and Edward J. Donnelly to Nickole LaRussa, Crescenzo Ciliberto, Edwin Matias, and Marie Matias, dated August 7, 2020, recorded August 27, 2020;

The certification of paid taxes, 200' Property Owner's List, and residential property card have been requested and will be provided under separate cover.

Please file this application in the normal course of business, and notify me as to when the application has been deemed complete. Thereafter, once the application has been deemed complete, please notify my office of the hearing date, and I will provide you with the required public notices and additional copies of the application in advance of the hearing.

Finally, enclosed please find two checks payable to the City of Ventnor which represent the application fee in the amount of \$300.00; and the escrow fee in the amount of \$1,100.00.

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

Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

BY: 

ERIC S. GOLDSTEIN

ESG:jrw
Enclosures
c: Applicant

NICKOLE M LARUSSA
1422 SURREY LANE
WYNNEWOOD, PA 19096

2949

3-50/310 7449
1010264632847

4/21/21

DATE

PAY TO THE
ORDER OF

City of Ventnor
Four hundred fifty

\$ 450.00

DOLLARS



Security
Features
Details on
Back



Wells Fargo Bank, N.A.
Pennsylvania
wellsfargo.com

FOR

215 N. Suffolk Ave Ventnor

N Larussa

MP

⑆03 ⑆000503⑆ ⑆0 ⑆0264632847⑆02949

NICKOLE M LARUSSA
1422 SURREY LANE
WYNNEWOOD, PA 19096

2950

3-50/310 7449
1010264632847

4/21/21

DATE

PAY TO THE
ORDER OF

City of Ventnor
One thousand dollars

\$ 1100.00

DOLLARS



Security
Features
Details on
Back



Wells Fargo Bank, N.A.
Pennsylvania
wellsfargo.com

FOR

215 N. Suffolk Ave Ventnor

N Larussa

MP

⑆03 ⑆000503⑆ ⑆0 ⑆0264632847⑆02950



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: April 30, 2021

2. Zoning District:

R-1 <input type="checkbox"/> Single Family	R-2 <input type="checkbox"/> Single Family	R-3 <input type="checkbox"/> Single Family
R-4 <input checked="" 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) 215 N. Suffolk Avenue

Block Number: 199 Lot Number (s): 4

Total Area (in Square Feet): 4,400 SF

Lot Frontage: 55 Lot Depth: 80

4. Information about the Applicant

Full Name (s): Nickole LaRussa, Crecenzo Ciliberto, Edwin Matias and Marie Matias

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

Property Address: 215 N. Suffolk Avenue, Ventnor, NJ Zip Code: 08406

Other Residence Address: 3200 Pietro Way, Philadelphia, PA Zip Code: 19145

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

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: 08/07/2020

___ 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: Robert J. Lolio, Architect Phone: 856-322-6476

Address: 299 White Horse Pike, Atco, 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): Two Family Home
- d. Number of Bedrooms:
 - i. Current: N/A
 - ii. Proposed: N/A
- e. Number of Off-street parking:
 - i. Current: N/A
 - ii. Proposed: N/A
- f. If "D" or "USE" variance is required, Please explain: Seek to build a Two-Family Home
- g. Dimensional Variances (Front, Side, Rear, Lot Coverage, etc.)

Variance Type	Zone requirement	Present Condition	Proposed Condition
<u>Use</u>	<u>Single Family</u>	<u>Single Family</u>	<u>Two-Family</u>
<u>Building Coverage</u>	<u>50%</u>	<u></u>	<u>51.95%</u>
<u></u>	<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></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

City of Ventnor City Planning Board

Application Checklist

This list is for each and every copy submitted of application

- I. X Signed and Notarized application
- II. X 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. Waiver 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. X Copies of professional plans or detailed sketches of proposed plans
- VI. X Detailed sketch (s) of current conditions
- VII. X Detailed Sketch (s) or plans of proposed plan
- VIII. X Statement of Existing and Proposed use of property
- IX. To be supplied Copy of Ventnor City Residential Property Card
 - a. This is available from the Ventnor City Tax Assessor
- X. To be supplied Certification that Property Taxes are current
 - a. This can be obtained from Tax Office
- XI. N/A Statement and/or drawings of existing and proposed Building heights
 - a. If applicable
- XII. X Statement and/or drawings of existing and proposed off-street parking
 - a. If applicable
- XIII. N/A 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. X Check for application fee as per fee structure. Check to include \$50 for final notice of Decision.
- XVI. X Check for Escrow fee as per fee structure
 - a. Need to include Tax ID # or Social Security # of name on check