

December 7, 2021

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

RE: Application of JJCC Longport, LLC  
Block 30, Lot 7  
103 S. Troy Avenue  
Ventnor, New Jersey  
Our File No.: 11026-27

Dear Ms. Malfara:

Please be advised that I represent JJCC Longport, LLC, the Applicant to the City of Ventnor Planning Board for the development of a new flood-compliant single-family home at the above-referenced address which is within the R-3 zoning district

The existing site is a total area of 3000 SF. The Applicant submits that there is no detriment to either the neighboring properties or the zone plan and zoning ordinance of the City of Ventnor, since the development 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 single-family home.

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 architectural renderings prepared by Peter C. Weiss, RA, LLC, dated November 9, 2021, consisting of one (1) sheet1;
4. Two (2) surveys of the subject property prepared by Howard Transue, dated August 12, 2020;
5. Two (2) copies of the 200-foot neighborhood plan prepared by Howard Transue, dated November 22, 2021;

6. Copy of Deed between Susan R. Friedman, as Executrix of the Estate of Gail F. Lubeck, and JJCC Longport, LLC, dated August 12, 2020 and recorded on August 18, 2020 as Instrument 2020041613;

7. Copy of Residential Property Card;

8. 200' Property Owner's List; and

9. W-9.

The certification of paid taxes 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 \$250.00; and the escrow fee in the amount of \$600.00.

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:oem  
Enclosures  
cc: Karl Senseman (via email)

VENDOR NO	VENDOR NAME	CHECK NUMBER
231	City of Ventnor	7977

Trans Record	Reference	Date	Description	Gross Amount	Discount	Retainage	Previous	Balance	Net Amount
1221 10	120721B	12/07/21	zoning escrow	600.00	0.00	0.00	0.00	0.00	600.00
	SF4001BOTT-1		REORDER FROM YOUR LOCAL SAFEGUARD DISTRIBUTOR, IF UNKNOWN CALL 800-523-2422				CSW5LV0010000	B17SF018312	
<b>Vendor No.</b>				<b>Gross Amount</b>	<b>Discount</b>	<b>Retainage</b>	<b>Previous</b>	<b>Balance</b>	<b>Net Amount</b>
231				600.00	0.00	0.00	0.00	0.00	600.00

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER



55-471  
312

P.O. Box 295  
Linwood NJ 08221

Date  
12/07/21

Check No  
7977

Amount  
\$600.00

PAY \*\*\*Six hundred and xx / 100 Dollars\*\*\*

TO THE ORDER OF  
City of Ventnor  
6201 Atlantic Avenue  
Ventnor City NJ 08406

*[Handwritten Signature]*

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈007977⑈ ⑆031204710⑆ ⑆310000401296⑈

Security Features included. Details on back.



VENDOR NO	VENDOR NAME	CHECK NUMBER
231	City of Ventnor	7978

Trans Record	Reference	Date	Description	Gross Amount	Discount	Retainage	Previous	Balance	Net Amount
1221 11	120721A	12/07/21	zoning variance application	250.00	0.00	0.00	0.00	0.00	250.00
	SF4001BOTT-1		REORDER FROM YOUR LOCAL SAFEGUARD DISTRIBUTOR, IF UNKNOWN CALL 800-523-2422				CSW5LV0010000	B17SF018312	
<b>Vendor No.</b>				<b>Gross Amount</b>	<b>Discount</b>	<b>Retainage</b>	<b>Previous</b>	<b>Balance</b>	<b>Net Amount</b>
231				250.00	0.00	0.00	0.00	0.00	250.00

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER



55-471  
312

P.O. Box 295  
Linwood NJ 08221

Date  
12/07/21

Check No  
7978

Amount  
\$250.00

PAY **\*\*\*Two hundred fifty and xx / 100 Dollars\*\*\***

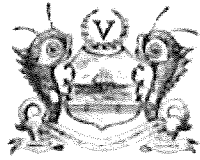
TO THE ORDER OF  
City of Ventnor  
6201 Atlantic Avenue  
Ventnor City NJ 08406

*[Handwritten Signature]*



THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈007978⑈ ⑆031204710⑆ 1310000401296⑈



# City of Ventnor City

City Hall  
6201 Atlantic Avenue  
Ventnor City, New Jersey 08406

Information can be found on City Website: [www.ventnorcity.org](http://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: December 7, 2021

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) 103 South Troy Ave

Block Number: 30 Lot Number (s): 7

Total Area (in Square Feet): 3000 SF

Lot Frontage: 50 FT Lot Depth: 60 FT

4. **Information about the Applicant**

Full Name (s): JJCC Longport, LLC

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

Chester J. Ottinger, Jr., Sole Owner and Representative of JJCC Longport, LLC

Property Address: P.O. Box 295, Linwood Zip Code: 08221

Other Residence Address: \_\_\_\_\_ Zip Code: 08221

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: 08/12/2020

\_\_\_\_\_ 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: Peter C. Weiss, RA Phone: 609-822-9616

Address: 101 N. Washington Ave, Suite 8, Margate, NJ 08402

\_\_\_\_\_ 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





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*

---

---

---

---

---

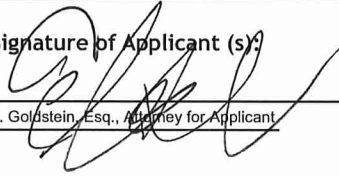
14. **Narrative:** Provide any information not otherwise set forth above which may be relevant to the application, including justifications, clarifications, and extenuating circumstances. Include a general narrative description of what is being proposed. This narrative should include a description of 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 Applicant proposes to construct a flood-compliant single-family home on the lot.

The Applicant requests a variance for a minimum front-yard deck.

The proposed flood-compliant home will meet or exceed all requirements for the City of Ventor and FEMA's base flood elevations.

15. **Signature of Applicant (s):**

  
Eric S. Goldstein, Esq., Attorney for Applicant

Date: 12-8-2021

Date:

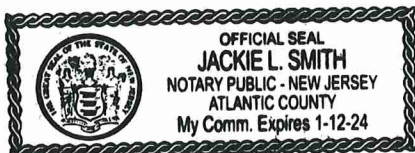
16. **Notarized Statement by Applicant:**

State of New Jersey )

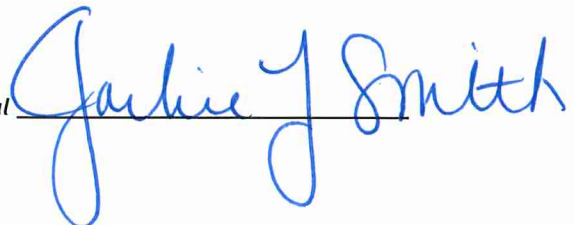
ss.

County of Atlantic )

Eric S. Goldstein \_\_\_\_\_, 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 8<sup>th</sup> day of December 20 21.



Notary Seal



**FORM FOR PROOF OF SERVICE**

STATE OF NEW JERSEY     )

ss.

COUNTY OF ATLANTIC

\_\_\_\_\_ of full age, being duly sworn according to the law, disposes and says, that he/she resides at \_\_\_\_\_ in the City of \_\_\_\_\_, County of \_\_\_\_\_; and the State of \_\_\_\_\_ that he/she is the applicant in a proceeding before the Planning/Zoning Board, Ventnor City, New Jersey, being an application under the City's Development Regulations, and which relates to the premises known as \_\_\_\_\_, Block \_\_\_\_\_, Lot \_\_\_\_\_; that he/she gave notice of this proceeding to each and all of the owners of property affected by said application according to the rules of the Ventnor City Development Regulations by personal service and/or by registered mail on \_\_\_\_\_, 20 \_\_\_\_\_. A true copy of said notice is attached to this affidavit, together with the list of property owners upon whom same was served.

\_\_\_\_\_  
Applicant Signature

Sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Seal of Notary

**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.  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.  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.  N/A 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