

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: 12 / 21 / 21

2. Zoning District:

R-1 <input type="checkbox"/> Single Family	R-2 <input checked="" type="checkbox"/> Single Family	R-3 <input 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): 702 N Cambridge

Block Number: 348 Lot Number (s): 16

Total Area (in Square Feet): 1,985

Lot Frontage: 67 Lot Depth: 29 81

4. Information about the Applicant

Full Name (s): Richard + Rachael DiCioccio

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

Property Address: 702 Cambridge Zip Code: _____

Other Residence Address: _____ Zip Code: _____

Mailing Address (Address that all correspondence will get mailed to): 702 Cambridge
Zip Code: _____

Phone Number (s) (Include Area Code):

Home Address: _____ Cell Phone: 609-335-6993

Business Address: _____ Best Number to call: _____

Email Address (s): DiCioccio5@hotmail.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: 12/10/21

___ 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: _____ Phone: _____

___ Architect: Address: _____

Architect: Name: David Brand Phone: 262-532-6073

Address: 3 Su. Bork Ct

___ 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: side yard

d. How will this be changed: Covered Deck

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): Primary Residence
- c. Proposed use of Lot (s) and/or Building (s): _____
- d. Number of Bedrooms:
 - i. Current: 3
 - ii. Proposed: _____
- e. Number of Off-street parking:
 - i. Current: 4
 - ii. Proposed: _____
- 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>B</u> <u>Front Yard</u>	10'0" <u>10'0"</u>	10'0" <u>10'0"</u>	<u>12'0"</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. _____
- b. Detail any current and prior permits on the property that could be relevant to the application:
 - i. _____

12. County Actions: Provide necessary dates and decisions

- a. Site Plan:
 - _____
 - _____
 - _____
- b. Subdivision:
 - _____
 - _____
 - _____
- c. Other:
 - _____
 - _____
 - _____

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

The Architect has included 3 feet high shrubs surrounding the whole deck.

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:

See
Attached

15. Signature of Applicant (s):

Richard DiCiccio

Date: 12/21/2021

Date:

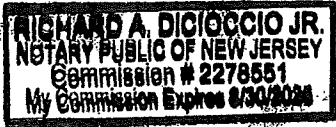
16. Notarized Statement by Applicant:

State of New Jersey)

ss.

County of Atlantic)

Richard D. DiCiccio Jr., 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 21st day of December 2021.



Notary Seal Richard DiCiccio Jr.

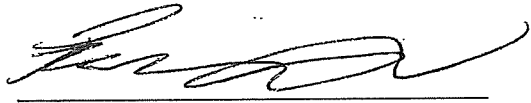
FORM FOR PROOF OF SERVICE

STATE OF NEW JERSEY)

ss.

COUNTY OF ATLANTIC

Richard Dicioccio of full age, being duly sworn according to the law, disposes and says, that he/she resides at 702 N Cambridge in the City of Ventnor, County of Atlantic; and the State of New Jersey 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 702 N Cambridge Ave, Block 349, Lot 16; 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

21st day of DECEMBER, 20 21



Notary Public

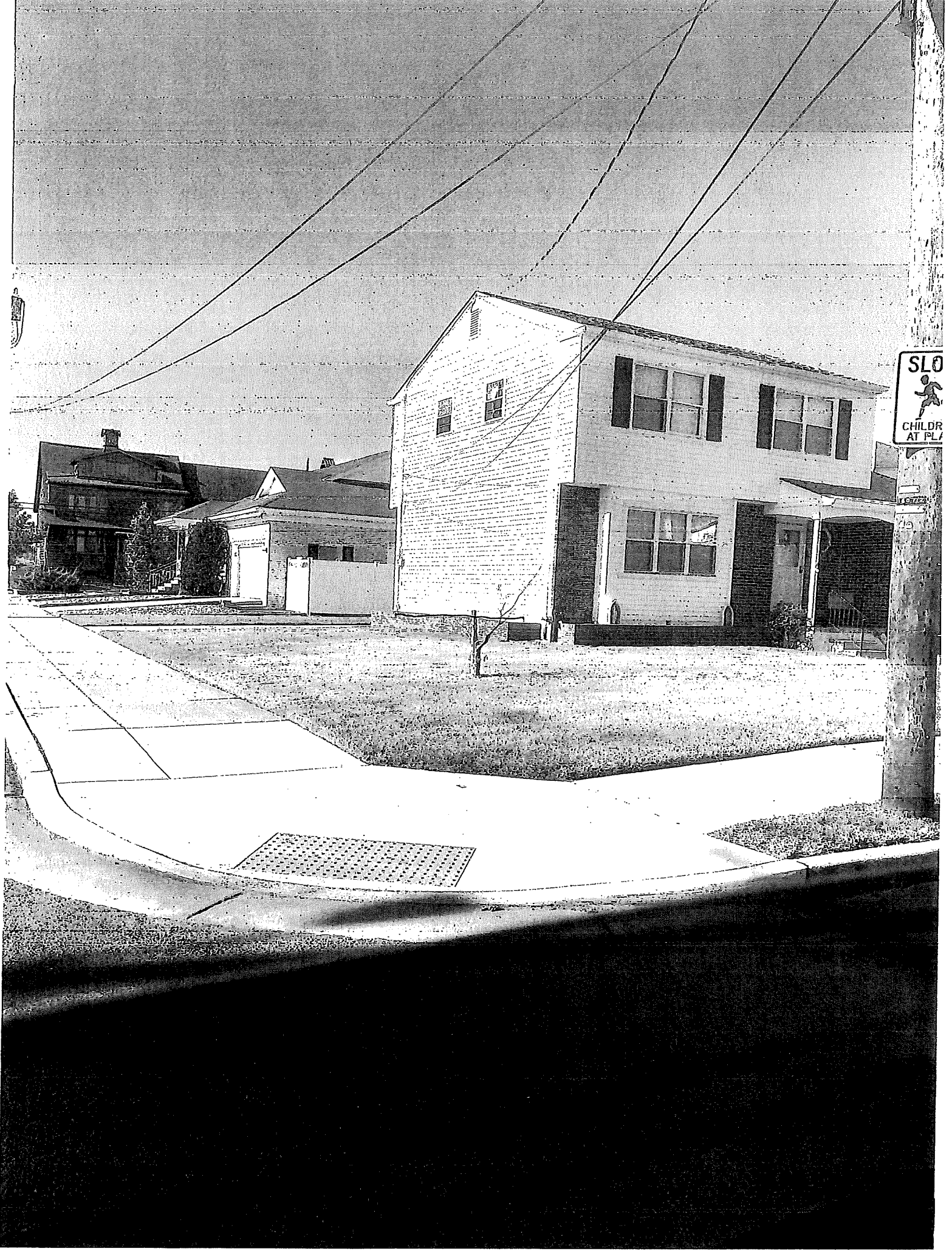
RICHARD A. DICIOCCIO JR.
NOTARY PUBLIC OF NEW JERSEY
Commission # 2278551
My Commission Expires 8/30/2026

Seal of Notary

City of Ventnor City Planning Board

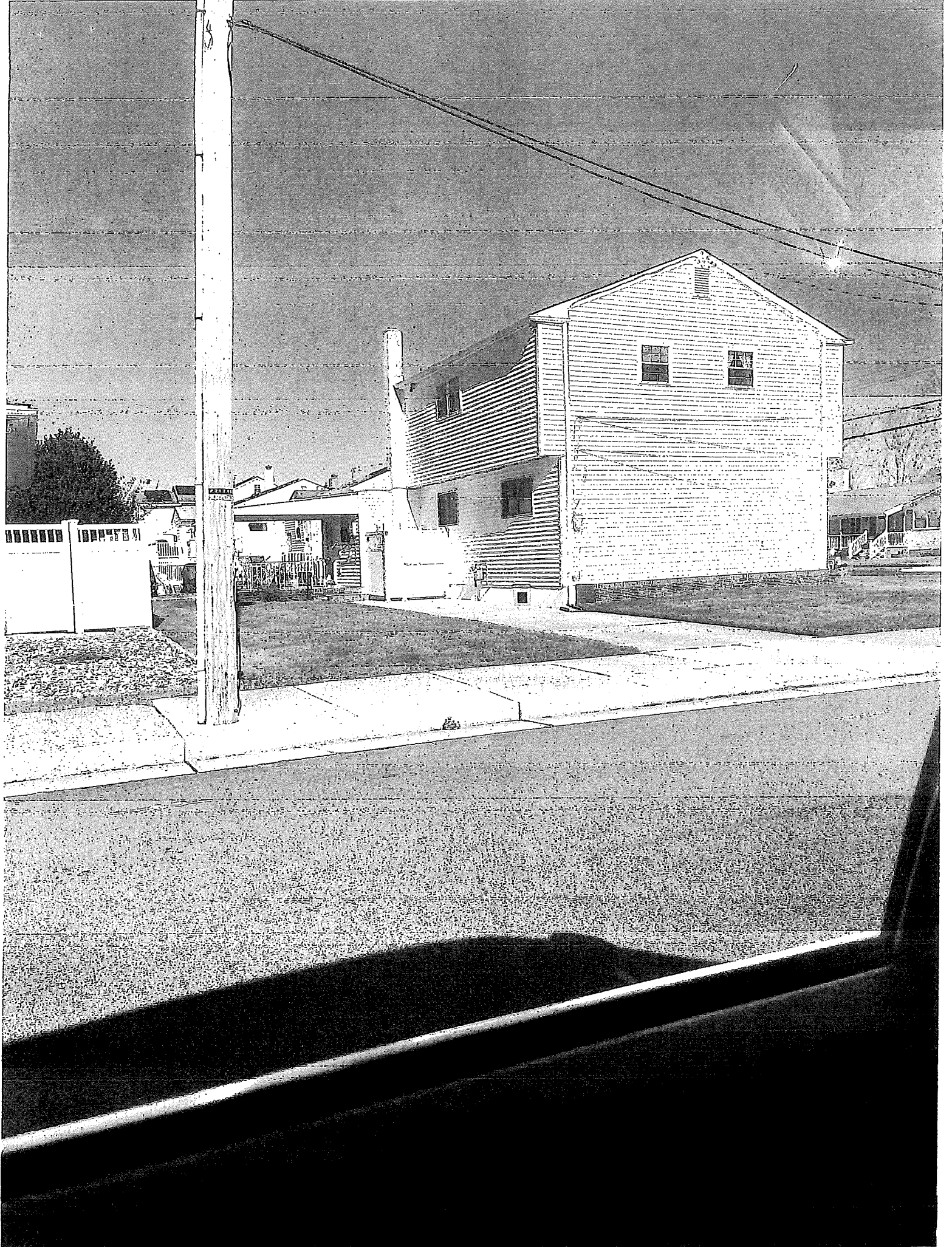
Application Checklist

- 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. 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. 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. 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



SLOW
CHILDREN
AT PLAY

712



Hello

We are applying for this variance so that we can add a 12 foot by 24 foot covered deck to our home. The deck will be accessible from our first floor living space and will be 3 feet short of our property line. The deck will allow us to view the intercoastal water way and give a great entertaining space . Shrubs and landscaping will be plated around the deck. It would be a great addition to our home .

Thank you

Richard & Rachael Dicioccio



ARTHUR W. PONZIO CO. & ASSOCIATES, INC.
CIVIL ENGINEERS-LAND SURVEYORS-PLANNERS
400 N. DOVER AVENUE, ATLANTIC CITY, NJ 08401
PHONE: (609) 344-8194; FAX: (609) 344-1594

November 29, 2021

METES AND BOUNDS DESCRIPTION

ALL that certain lot, tract, or parcel of land and premises situate, lying, and being in the City of Ventnor, County of Atlantic, and State of New Jersey, bounded and described as follows:

BEGINNING at the intersection of the northwest line of Wellington Avenue (80.00' wide) and the southwest line of Cambridge Avenue (50.00' wide) and extending thence

1. South 55° 05' 00" West, in and along the northwest line of Wellington Avenue a distance of 80.00' to the division line between Lot 1 and Lot 16, in Block 349; thence
2. North 31° 55' 00" West, parallel with Cambridge Avenue a distance of 67.50' to a point; thence
3. North 55° 05' 00" East, parallel with Wellington Avenue a distance of 80.00' to a point in the southwest line of Cambridge Avenue; thence
4. South 31° 55' 00" East, along said line a distance of 67.50' to the point and place of **BEGINNING**.

BEING KNOWN AS Block 328, Lot 16 as shown on the current official tax map for the City of Ventnor

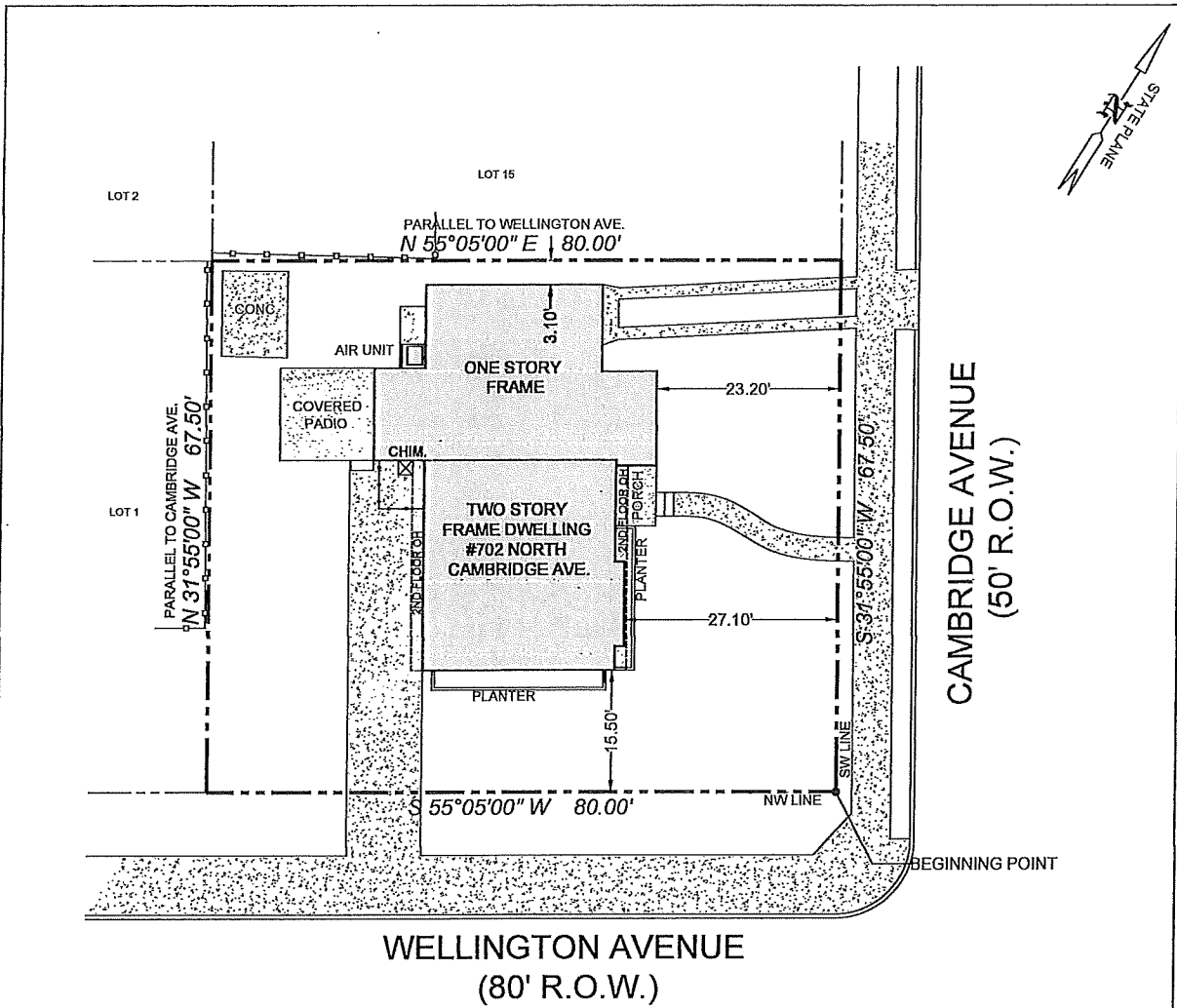
COMMONLY KNOWN AS 702 North Cambridge Avenue

CONTAINING an area of 5400 square feet

THIS description was made in accordance with a property survey prepared by Daniel J Ponzio Sr. dated 11/29/2021, Project #36167

A handwritten signature in black ink, appearing to read "Daniel J. Ponzio, Sr.", is written over a horizontal line.

Daniel J. Ponzio, Sr.
New Jersey License No. GS37603




SURVEY REFERENCE
 TRIDENT LAND TRANSFER TITLE COMMITMENT # 21NJ04648
 VENTNOR CITY TAX MAP PAGE 58
 FIELD SURVEY 11/29/2021
 ATLANTIC COUNTY DEED BOOK 4819 PAGE 329

PROPERTY SURVEY

CITY OF VENTNOR
 BLOCK 349 LOT 16
 ATLANTIC COUNTY, NEW JERSEY

- | | |
|---|---|
| <p>1. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 5400 SF</p> <p>2. PERMANENT MARKERS HAVE BEEN SET</p> <p>3. OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.</p> <p>4. THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, EITHER RECORDED OR UNRECORDED. UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.</p> <p>5. SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.</p> | <p>6. THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.</p> <p>7. THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.</p> <p>8. THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.</p> |
|---|---|

RICHARD A. DICICCO & RACHAEL M. DICICCO
 CALIBER HOME LOANS, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR
 TRIDENT LAND TRANSFER COMPANY (SNJ) LLC.


DANIEL J. PONZIO, SR.
 PROFESSIONAL LAND SURVEYOR N.J. NO. 6837603

ARTHUR W. PONZIO CO.
& ASSOCIATES
 SURVEYING-ENGINEERING-PLANNING



400 NORTH DOVER AVENUE
 ATLANTIC CITY, NEW JERSEY 08401
 PHONE (609) 344-8194 FAX (609) 344-1594
 NEW JERSEY AUTH. NO.: 24GA28001300

DATE: 11/29/2021
 SCALE: 1" = 15'

DRAWN BY: DJ PONZIO SR.
 PROJECT NO.: 36167

-
-
-
-
-
-
-
-
-

Notes Exist

Block: 349
 Lot: 16
 Qualifier:
 Owner: CHANDLER, JOSEPH B, -JR, -TR & THIRD,
 Prop Loc: 702 N CAMBRIDGE AVE
 Account Id: 00006202

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance	Notes
2022	2		1,681.55	1,679.85	.00	1,679.85	
2022	1		1,681.56	.00	.00	.00	
2022		Total	3,363.11	1,679.85	.00	1,679.85	
2021	4		1,679.60	.00	.00	.00	
2021	3		1,679.60	.00	.00	.00	
2021		Total	3,359.20	1,679.60	.00	1,679.60	

Other Delinquent Balances: Interest Date: 01/04/22

Other APR2 Threshold Amt: Per Diem: Last Payment Date: 12/22/2021

TOTAL TAX BALANCE DUE

Principal: Penalty: .00

Misc Charges: Interest: .00 Total: .00

The taxes are current as of 1/4/22 on
 702 N Cambridge Ave.

Margaret Parnowski
 Tax Collector

City of Ventnor Tax Office
 6201 Atlantic Ave
 Ventnor, NJ 08406

0122 BLOCK 349 LOT 16

QUAL.

UPDATED ON 120920

-----OWNER INFORMATION-----

CHANDLER, JOSEPH B, -JR, -TR & THIRD,
13525 GRANIT ROCK DR
CHANTILLY, VA 20151

-----PROPERTY INFORMATION-----

PROP LOC: 702 N CAMBRIDGE AVE
PROPERTY CLASS 2 ACCOUNT#
BLDG DESC 2SF1G
LAND/ACRE 67.5X80 / .12
ADDITIONL LOTS

DED AMT #OWN 02
BANK# MORT# SS#

ZONE 02 MAP 58 USER#1 #2
BULT 1975 UNITS 01 BCLASS 17

-----SALES INFORMATION-----

DATE BOOK PAGE PRICE PCD NU 4TYPE
CUR: 102020 14894 59629 Z 04
-1:
-2:

VCS 110V SFLA 01755

-----TENANT REBATE-----
BASE YR TAXES FLAG
17 6882.15 N

---VALUES---

LAND 107600
IMPR 152300

-----TAXES-----

21 TOTAL 6726.21
22 HALF1 3363.11
22 TOTAL .00
23 HALF1 .00

-----EXEMPT PROPERTY DATA-----

EPL CD STAT.
FACILITY
INIT FILE FUR FILE
ASMT CODE

EXM1
EXM2
EXM3
EXM4
NET 259900

SPTAX CDS:

OLDID:

NEXT ACCESS: BLK LOT QUAL
EN=CHANGE F1=NO ACTION F3=ASSMT HISTORY F5=RECORD CARD F7=MORE


CHANDLER, JOSEPH B, -JR, -TR & THIRD, Class: 2 --Curr. Values--
 13525 GRANITE ROCK DR Zone: 02 Land: 107,600 --Sales History--
 CHANTILLI, VA 20151 Map: 58 Impr: 152,300 10/20/2020 0
 VCS: 110V Net: 259,900

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)
Building Class 17	1st Story 1,055	FRONT FEET	68	Main Bldg Replacement Cost 141,149
ONE FAMILY 2SFLG	Upper Stories 700	SITE VALUE	1	CCF: 1.30, NetCond: .830, MktAdj: 1.00 * 1,07900
2 STORY / COLONIAL	Half Stories 0	PRIMARY SF	5400	Main Bldg Appraised Value = 152,300
Built: 1975 Eff Yr: 2000	Attic Area 0			Total Detached Item Value 0
Fndatn: BLK/CONCRT	Basement Area 0			Total Improve Value (Rounded) = 152,300
Roof: GABLE / ASPH SHNGL	Sq. Foot Living 1,755			Total Land Value + 107,600
ExtFin: VINYL				TOTAL NET VALUE: 259,900
Heat: GAS				
FORCED AIR 1755	ATTACHED ITEMS			
Air: ALL COMBIN 1755	OPEN PORCH 132	A: 2S-CR 625SF		
IntFin: DRYWALL	ATT. GAR. 242	B: 1S-CR 420SF		
FlrFin: MIXED	OPEN PORCH 40	C: 2SOV 50SF		
Plumb: 3FIX BATH 1	DETACHED ITEMS	D: OP 132SF		
2FIX BATH 1		E: ATG 242SF		
		F: OP 40SF		
		G: 1SOV 10SF		
		H: 2SOV 25SF		
OTHER ITEMS				
1STY FP 1				
LOW FOUND 1				
* BEDROOMS 3				
* BATHROOMS 1.5				
* TOTAL ROOMS 7				

CONDITION

INT.: GOOD
 EXT.: GOOD
 LAYOUT: GOOD
 INFOBY: OWNER

* For Informational Purposes Only



FORM FOR PROOF OF SERVICE

STATE OF NEW JERSEY)

ss.

COUNTY OF ATLANTIC

Richard Dicioccio of full age, being duly sworn according to the law, disposes and says, that he/she resides at 702 N Cambridge in the City of Ventnor, County of Atlantic; and the State of New Jersey 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 702 N Cambridge Ave, Block 349, Lot 16; 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

21st day of December, 20 21

Notary Public

RICHARD A. DICIOCCIO JR.
NOTARY PUBLIC OF NEW JERSEY
Commission # 2278551
My Commission Expires 8/30/2026

Seal of Notary

Richard & Rachael DiCioccio
702 N. Cambridge Avenue
Ventnor, NJ 08406

January 13, 2022

Re: 702 N Cambridge Avenue

You are hereby notified that I have applied to the Ventnor Planning Board for a front yard setback which will permit me to do the following:

We are requesting a front yard setback to construct a 12-foot by 25-foot, first floor covered deck. The deck when complete will be inside the property line with surrounding landscape.

APPLICANTS: RICHARD AND RACHAEL DICIOCCIO

PROJECT NAME: DECK ON SIDE YARD

PROJECT STREET ADDRESS: 702 NORTH CAMBRIDGE AVENUE, VENTNOR, NJ

BLOCK 349, LOT 16

MUNICIPALITY: CITY OF VENTNOR

COUNTY: ATLANTIC

The requested action includes, in addition, any such variances, waivers, and exceptions as might otherwise be deemed necessary by the Board. A public hearing on my application will be held by the Planning Board on Tuesday, February 9, 2022 at 6:30 pm in the Municipal Court Room in Ventnor City Hall at 6201 Atlantic Avenue, Ventnor City, NJ. Copies of the application are on file in the City Building Department for review by the public prior to the scheduled hearing. If you have any objection to the granting of this (these) variance(s), please attend the meeting and you will be heard.