

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: 12/20/2021

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) 8 N. CAMBRIDGE AVENUE

Block Number: 119 Lot Number (s): 29

Total Area (in Square Feet): 4,200 sq ft

Lot Frontage: 28' Lot Depth: 150

4. Information about the Applicant

Full Name (s): LYNNE M. BARAG

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

Property Address: 8 N. CAMBRIDGE AVE Zip Code: 08406
VENTNOR, NJ

Other Residence Address: 217 LAUREL AVE Zip Code: 08054
MT. LAUREL, NJ

Mailing Address (Address that all correspondence will get mailed to): 217 LAUREL AVE.
MT. LAUREL, NJ Zip Code: 08054

Phone Number (s) (Include Area Code):

Home Address: _____ Cell Phone: 856-986-9186

Business Address: _____ Best Number to call: _____

Email Address (s): LBARAG217@MSN.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: 8/6/2021

___ 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: N/A

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: N/A Phone: _____

Address: _____

___ Architect: Name: WALTER OLT Phone: 856-983-1720

Address: STE 210 - 36 RT. 70E, MARLTON, NJ 08053

___ Engineer: Name: N/A Phone: _____

Address: _____

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

Name: N/A 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: HOUSE

d. How will this be changed: N/A

e. Include all current and proposed off-street parking - Driveway

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): HOUSE

c. Proposed use of Lot (s) and/or Building (s): SAME

d. Number of Bedrooms:

i. Current: 3

ii. Proposed: 5

e. Number of Off-street parking:

i. Current: 4

ii. Proposed: 4

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>FRONT</u>	_____	<u>2 STORY</u> <u>w/ BASEMENT</u>	<u>3 STORY</u> <u>FILL IN BASEMENT</u>
<u>SIDE</u>	_____	↓	↓
<u>BACK</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. N/A

12. County Actions: Provide necessary dates and decisions

a. Site Plan:

NONE

b. Subdivision:

NONE

c. Other:

NONE

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*

SEE ATTACHED LANDSCAPE PLAN
FROM WALTER OLT

- i. Applicants have a 45 day appeal option for any and all hearings approved or denied
- h. The applicant must also, within 10 business days of the hearing date, give public notice via the local newspaper (the AC Press or other appropriate newspaper) of said hearing and dates thereof.

- X i. The verbiage of the public notices shall be as follows:

You are hereby notified that I have applied to the Ventnor Planning Board for (describe variance, subdivision, or plan) which will permit me to do the following:

Insert a brief description of what will be done to the property and what variances are being requested. Include the precise owners name, street address, and block and lot.

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 (Day and week) (Exact Date) and (Time of Meeting -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.

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:

CURRENT 3 BED/2 BATH WITH BASEMENT.
WE INTEND TO FILL IN BASEMENT TO
CREATE A TALL CRAWL SPACE w/ FLOOD VENTS.
WE WISH TO ADD A 3RD STORY CONSISTING
OF 3 BEDROOMS AND 2 BATHROOMS. ALL UTILITIES
WILL BE MOVED FROM BASEMENT TO
2ND FLOOR UTILIZING MIDDLE BEDROOM AS
UTILITY ROOM. WE WISH TO SQUARE OFF
FRONT OF HOUSE AND BUILD SECOND FLOOR
FRONT BEDROOM OUT TO CREATE A COVER
OVER 1ST FLOOR OPEN PORCH. WE WILL
CENTER THE GROUND STAIRCASE AND
TAKE IT AS CLOSE TO PROPERTY LINE AS
PERMITTED. BACK PROPERTY LAND - WOULD
LIKE TO ADD A POOL.
REASONS - EXPANDING FAMILY - COULD NOT FIND
AFFORDABLE EXISTING HOUSE IN VENTNOR - WHERE
WE WISH TO STAY.
NOTE - DRIVEWAY CAN ACCOMMODATE 4 CARS.
THIRD FLOOR USAGE - REQUEST 85% OF 2ND
FLOOR WHICH IS ABOVE CODE.

15. Signature of Applicant (s):

Lynne M. Barag
LYNNE M. BARAG

Date: 12/20/2021

Date:

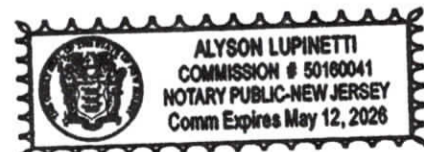
16. Notarized Statement by Applicant:

State of New Jersey)

ss.

County of Atlantic)

Alyson Lupinetti, 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 20
day of December 20 21.



Notary Seal

Alyson Lupinetti

FORM FOR PROOF OF SERVICE

STATE OF NEW JERSEY)

ss.

COUNTY OF ATLANTIC

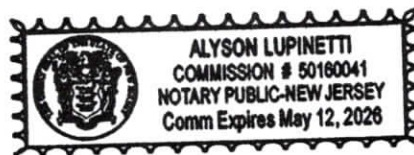
LYNNE M. BARAG of full age, being duly sworn according to the law, disposes and says, that he/she resides at 8 N. CAMBRIDGE AVENUE in the City of VENTNOR, County of ATLANTIC; and the State of NEW JERSEY that he/she is the applicant in a proceeding before the Planning/Zoning Board, Ventnor City, New Jersey, being an application under the City's Development Regulations, and which relates to the premises known as 8 N. CAMBRIDGE AVE, VENTNOR, NJ 08406, Block 119, Lot 29; 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 JANUARY 21, 20 22. A true copy of said notice is attached to this affidavit, together with the list of property owners upon whom same was served.

Lynne M. Barag
Applicant Signature

Sworn to before me on this

27 day of January, 20 22

[Signature]
Notary Public



Seal of Notary



City of Ventnor City Planning Board

Application Checklist

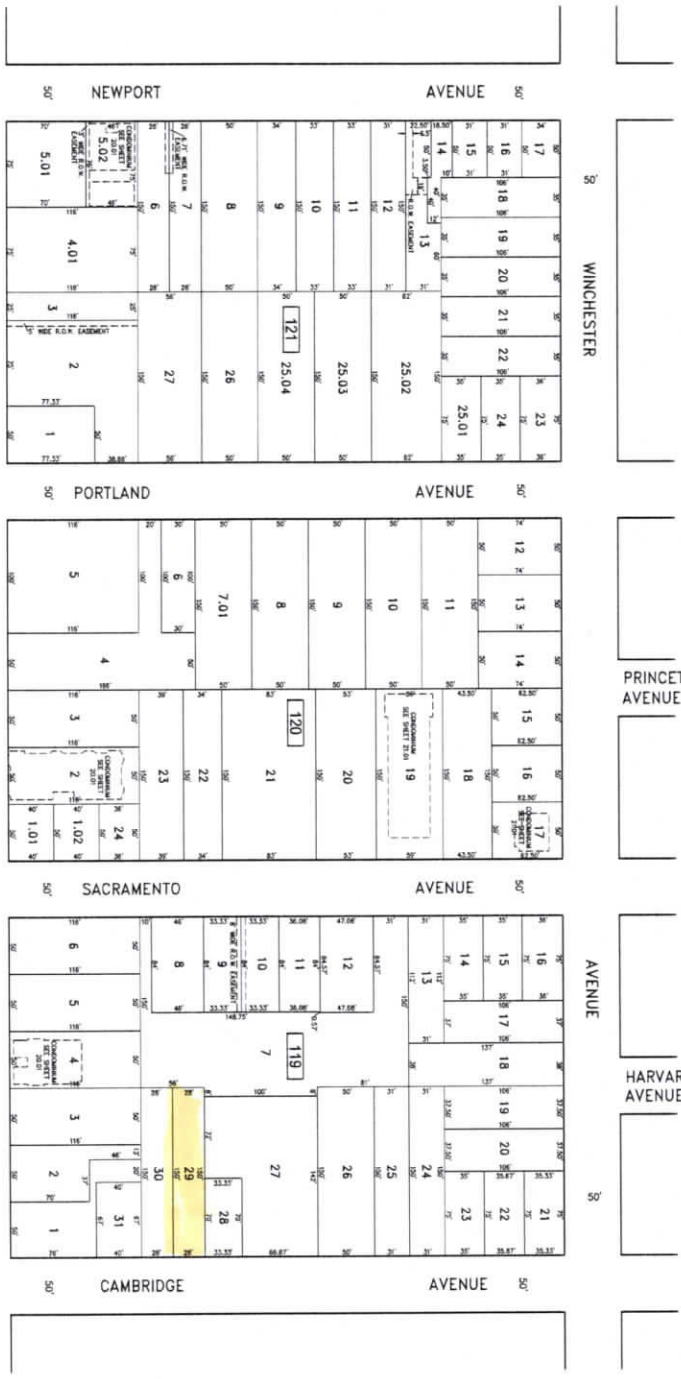
This list is for each and every copy submitted of application

- I. Signed and Notarized application
- II. Copy of Ventnor City Tax map highlighting the applicant property
- III. 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 *+ 200 ft list*
- 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~~

*\$200.00 App \$900.00 8 W-9
2 checks*

DATE	REVISIONS
2-1-2018	CHARLES E. ADAMSON 42827
2-1-2018	CHARLES E. ADAMSON 42827
1-21-2018	CHARLES E. ADAMSON 42827
1-20-2018	CHARLES E. ADAMSON 42827

NOTE:
THIS SHEET HAS BEEN DRAWN USING COORDINATE AIDED SURVEYING (CAID) AND CONVENTIONAL SURVEYING METHODS.



SHEET 22

SHEET 28

SHEET 13

SHEET 20

THIS TAX MAP SHEET HAS BEEN DIGITALLY DRAWN FROM THE ORIGINAL COORDINATE GEOMETRY (COGO), IT IS BASED ON THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE AND IS NOT A REPRODUCTION OF THE ORIGINAL TAX MAP PLATE. THE ORIGINAL TAX MAP PLATE IS THE ORIGINAL SOURCE OF THE DATA FOR THIS SHEET. THE ORIGINAL SOURCE OF THE DATA FOR THIS SHEET IS THE ORIGINAL SOURCE OF THE DATA FOR THIS SHEET. THE ORIGINAL SOURCE OF THE DATA FOR THIS SHEET IS THE ORIGINAL SOURCE OF THE DATA FOR THIS SHEET.

TAX MAP
CITY OF VENTNOR
 ATLANTIC COUNTY NEW JERSEY
 SCALE: 1" = 50'
 DATE: 2-14-2018
CHARLES E. ADAMSON II REGISTERED LAND SURVEYOR, L.S. NO. 42827
REMNINGTON, VERNICK & WALLBERG ENGINEERS
 445 N. MAIN STREET, ROOM 201, VENTNOR, NJ 08087
 TEL: 609.666.1111 FAX: 609.666.1112
 WWW.REMNINGTON-VERNICK-AND-WALLBERG.COM
 TO SHOW CONDITIONS AS OF 2-10-2021

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

BARAG, LYNNE MERRILL
217 LAUREL AVE
MOUNT LAUREL, NJ

08057

DED AMT #OWN 01
BANK# MORT# SS#

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

PROP LOC: 8 N CAMBRIDGE AVE
PROPERTY CLASS 2 ACCOUNT#
BLDG DESC 2SF1G
LAND/ACRE 28X150
ADDITIONL LOTS

/ .09

ZONE 04 MAP 21 USER#1 #2
BULT 1920 UNITS 01 BCLASS 17
VCS 108V SFLA 01836

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

DATE BOOK PAGE PRICE PCD NU 4TYPE
CUR: 080621 15091 56037 505000 Z 10

-1:
-2:

-----TENANT REBATE-----
BASE YR TAXES FLAG
17 7806.30 N

-----VALUES-----

LAND 129100
IMPR 165700
EXM1
EXM2
EXM3
EXM4
NET 294800

-----TAXES-----
21 TOTAL 7629.42
22 HALF1 3814.71
22 TOTAL .00
23 HALF1 .00
SPTAX CDS:

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

EPL CD STAT.
FACILITY
INIT FILE FUR FILE
ASMT CODE

OLDID:

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

0122 BLOCK 119 LOT 29

QUAL.

UPDATED ON 101421

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

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217 LAUREL AVE
MOUNT LAUREL, NJ

08057

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