



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: December 9, 2024

2. Zoning District:

R-1 <u>X</u> Single Family	R-2 _____ 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) 112 S. Surrey Avenue

Block Number: 13 Lot Number (s): 12.02

Total Area (in Square Feet): 5,625 sq ft

Lot Frontage: 45 Lot Depth: 125

4. Information about the Applicant

Full Name (s): Marc Silver and Barbara Frank

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

Property Address: 112 S. Surrey Avenue, Ventnor, NJ Zip Code: 08406

Other Residence Address: _____ Zip Code: _____

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

Zip Code: _____

Phone Number (s) (Include Area Code):

Home Address: _____ Cell Phone: _____

Business Address: _____ Best Number to call: _____

Email Address (s): silver9@comcast.net

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: September 9, 2014

____ 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: Brian J. Callaghan Phone: 609-348-5300

Address: 101 N. Washington Avenue, Suite 14, Margate, NJ 08402

Architect: Name: Craig Dothe Phone: 609-348-2236

Address: 33 N. Brighton Avenue, Atlantic City, NJ 08401

____ 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: n/a

d. How will this be changed: n/a

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): Single Family Home
- d. Number of Bedrooms:
 - i. Current: 6
 - ii. Proposed: 6
- e. Number of Off-street parking:
 - i. Current: 3
 - ii. Proposed: 3
- 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>C Variance</u>	<u>See attached narrative</u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
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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: X
 - 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:

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

See attached.

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 narrative.

Multiple horizontal lines for providing a narrative description.

15. Signature of Applicant (s):

Brian J. Callaghan

Date: 12/10/24

Two horizontal lines for additional signature information.

Date:

16. Notarized Statement by Applicant:

State of New Jersey)

ss.

County of Atlantic)

Brian J. Callaghan, 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 10th day of Dec. 20 24.

Notary Seal

Michael C. Leoni

Michael C. Leoni
Attorney at Law
State of New Jersey
ID #610901977

Narrative

The applicant is applying to the City of Ventnor Planning Board for the expansion of the existing third floor deck. The applicant, based on his age, has secured permits to construct a new elevator installation, which will run at the front of the property and take up a substantial part of the existing first and second floor decks. The new third floor deck expansion would provide the applicant with outside living area. The expansion will have no negative impact on the neighbors, as the properties at 104, 108 and 110 have similar decks. The duplexes across the street and several new homes on the beach block of Sussex Avenue all have various third floor decks. The deck will not block anyone's light, air and/or views and will have no negative impact on the streetscape and/or zoning plan.

Brian J. Callaghan

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Brian J. Callaghan

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