



Law Office of Richard M. King, Jr.

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Richard M. King, Jr. Esq.

Amanda R. Moscillo, Esq.

September 3, 2020

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

RE: IMO 103 Cornwall Avenue/6006 Atlantic Avenue
Block 19, Lots 4 & 5
PLANNING BOARD APPLICATION FOR COMPLETENESS REVIEW
Our File No. RMK-349 (Tye)

Dear Ms. Malfara:

In connection with the above matter, and this firm's representation of Applicant, Deborah Tye-Feith, enclosed please find two (2) copies of the following materials being submitted for a completeness review pertaining to a Planning Board Application regarding Block 19, Lots 4 & 5:

- 1) City of Ventnor City Planning Board Application Checklist;
- 2) Application to Planning Board;
- 3) Ventnor City Tax Map highlighting the Applicant's properties;
- 4) Ventnor City Residential Property Card re Block 19, Lot 4;
- 5) Ventnor City Residential Property Card re Block 19, Lot 5;
- 6) Certification from Ventnor City Tax Office re Property Taxes re Block 19, Lot 4;
- 7) Certification from Ventnor City Tax Office re Property Taxes re Block 19, Lot 5;
- 8) Proposed plans;
- 9) \$250 check re Application Fees; and
- 10) \$600 check re Escrow Fees.

I ask that this matter be reviewed for completeness, and we be advised of any scheduled hearing so we may provide appropriate notice.

Of course, if there is any deficiency, or any question, I remain available at your convenience.

Thank you.

Sincerely,

LAW OFFICE OF RICHARD M. KING, JR., LLC


Richard M. King, Jr., Esquire

RMK/ka
Enclosures: Itemized above

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



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: 09/03/2020

2. **Zoning District:**

R-1 <input checked="" type="checkbox"/> 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) 103 S. Cornwall Avenue & 6006 Atlantic Avenue

Block Number: 19 Lot Number (s): 4 & 5

Total Area (in Square Feet): 12,500 SF

Lot Frontage: 100 FT Lot Depth: 125 FT

4. **Information about the Applicant**

Full Name (s): Deborah Tye-Feith

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

Property Address: 103 S. Cornwall Avenue Zip Code: 08406

Other Residence Address: 6006 Atlantic Avenue Zip Code: 08406

Mailing Address (Address that all correspondence will get mailed to): c/o Richard M. King, Jr., Esquire
5 MacArthur Boulevard, Suite B, Somers Point, NJ Zip Code: 08244

Phone Number (s) (Include Area Code):

Home Address: _____ Cell Phone: (215) 901-8243

Business Address: _____ Best Number to call: _____

Email Address (s): debft@comcast.net

Tax ID or Social Security Number (For Escrow Account - This must be filled in): XXXXXXXXXX

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): 2 Lots, 2 Residences
- c. Proposed use of Lot (s) and/or Building (s): 1 Lot, 1 Residence, 1 Poolhouse
- d. Number of Bedrooms:
 - i. Current: _____
 - ii. Proposed: _____
- e. Number of Off-street parking:
 - i. Current: 2
 - ii. Proposed: 6
- f. If "D" or "USE" variance is required, Please explain: Height and Accessory should not be necessary
- g. Dimensional Variances (Front, Side, Rear, Lot Coverage, etc.)

Variance Type	Zone requirement	Present Condition	Proposed Condition
<u>See Zoning Chart</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. N/A
- 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:

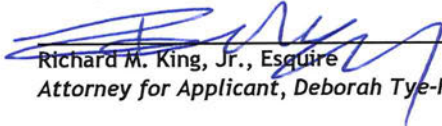
_____ *Check here is requesting a waiver. Detail the reason for this waiver*

A Landscaping Plan has been provided.

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 has demolished an existing ill-maintained residence on a lot recently purchased next to the Applicant's home. The demolished single-family home is being replaced with a pool that will comply with all zoning requirements. The reason a variance is required is that a new structure is being constructed in the footprint of the existing garage with a partial second floor, and it will exceed the height limitations of an accessory structure (but of course not a principal structure). The structure is not being relocated and remains in its pre-existing non-conforming location. The proposed project adds 4 parking spaces to the properties, it eliminates a non-conforming side for the demolished home, it reduces the density in the block, it creates light, air and open space, it presents a substantial architectural and landscaping improvement, and it brings the combined properties into conformance with the lot coverage requirements both as to the principal structure and the impervious materials on the site. The project advances purposes of zoning as defined in N.J.S.A. 40:55D-2 including but not limited to subsections (a) general welfare by eliminating non-conformities, (c) promoting light, air and open space, (e) establishing appropriate densities, (h) assisting traffic by creating parking and (i) presenting a positive visual environment through architectural features and substantial landscaping. The project does not negatively impact the neighbors or neighborhood, as there are several similar double-lot pools in the area, and does not substantially impair the Zone Plan or Zoning Ordinance, as the proposed use is permitted in the Zone.

15. Signature of Applicant (s):


Richard M. King, Jr., Esquire
Attorney for Applicant, Deborah Tye-Feith

Date: 9.3.2020

16. Notarized Statement by Applicant:

State of New Jersey)

ss.

County of Atlantic)

Richard M. King, 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 _____ day of _____, 2020.

Notary Seal _____

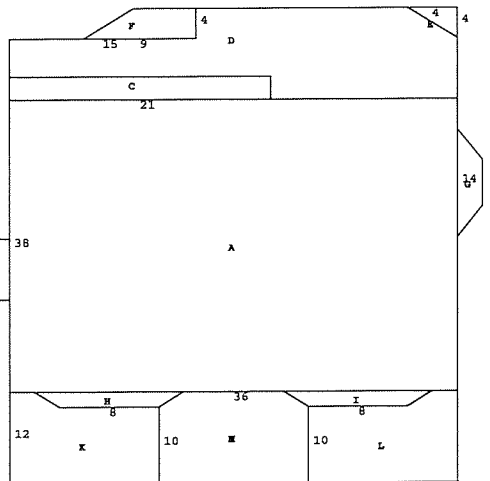
BLK: 19 LOT: 4
 TYE, DEBORAH FEITH
 1830 RITTENHOUSE SQ 4A
 PHILADELPHIA, PA 19103

CARD 01 OF 01
 Class: 2
 Zone: 01
 Map: 04
 VCS: 102V

103 S CORNWALL AVE
 --Curr. Values-- --Sales History--
 Land: 580,000 03/10/2020 615,000
 Impr: 218,900 12/26/2018 1,000
 Net: 798,900 10/16/2017

VENTNOR CITY
 WELLS FARGO BK NA
 TZIMOULIS, BASIL C/O PREN

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)
Building Class	1st Story 0	FRONT FEET	50	Main Bldg Replacement Cost 0
3SF2G	Upper Stories 0	BEACH BLOCK	1	CCF:1.30,NetCond:1.000,MktAdj:1.00 * 1.30000
/	Half Stories 0	PRIME SFT	6250	Main Bldg Appraised Value = 0
Built: 0000	Attic Area 0			Total Detached Item Value + 0
Fndatn:	Basement Area 0			Total Improve Value (rounded) = 0
Roof:	Sq. Foot Living 0			Total Land Value + 580,000
ExtFin:	ATTACHED ITEMS			TOTAL NET VALUE: 580,000
	DETACHED ITEMS			
OTHER ITEMS				
* BEDROOMS 0				
* BATHROOMS .0				
* TOTAL ROOMS 0				
CONDITION				
INT.:				
EXT.:				
LAYOUT:				
INFOBY: AGENT				



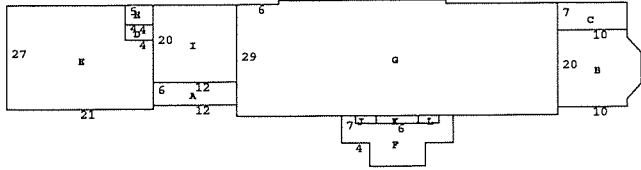
A: 3S-B 1368 B: 2SOV 16 C: 2S-B 63 D: 1S-B 301 E: 1SOV 8
 F: OP 28 G: 2SOV-1 20 H: 2SOV 20 I: 2SOV 20 J: OP 140
 K: WD 126 L: WD 126 M: OP-R 432



BLK: 19 LOT: 5
 TYE, DEBORAH FEITH
 1830 RITTENHOUSE SQ 4A
 PHILADELPHIA, PA 19103

CARD 01 OF 01 6006 ATLANTIC AVE VENTNOR CITY
 Class: 2 --Curr. Values-- --Sales History--
 Zone: 01 Land: 551,000 00/00/0000
 Map: 04 Impr: 375,200
 VCS: 102V Net: 926,200

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)
Building Class 18	1st Story 1,918	FRONT FEET	50	Main Bldg Replacement Cost 378,200
ONE FAMILY 2SS2G	Upper Stories 1,622	BEACH BLOCK	1	CCF:1.30,NetCond:.780,MktAdj:.95 * .96330
2.5 STORY / COLONIAL	Half Stories 1,358	PRIME SFT	6250	Main Bldg Appraised Value = 364,320
Built: 1951 Eff Yr: 1995	Attic Area 0			Total Detached Item Value + 10,880
Fndatn: BLK/CONCRT	Basement Area 1,906			Total Improve Value (rounded) = 375,200
Roof: HIP / TILE	Sq. Foot Living 4,207			Total Land Value + 551,000
ExtFin: STUCCO				TOTAL NET VALUE: 926,200
Heat: GAS FORCED AIR 4207	ATTACHED ITEMS			
Air: ALL COMBIN 4207	OPEN PORCH 72			
IntFin: DRYWALL	WOOD DECK 224			
FlrFin: MIXED	CONC PATIO 70			
Plumb: 3FIX BATH 4	OPEN PORCH 16			
2FIX BATH 2	CONC PATIO 531			
	CONC PATIO 136			
	ATT SHED 20			
	BI ENCL PR 12			
	DETACHED ITEMS			
OTHER ITEMS	DET. GAR. 440			
2STY FP 1	F SHED 1STY 440			
LAND ADJ 1				
MARKET ADJ 1				
ELEVATED BASMTL				
* BEDROOMS 7				
* BATHROOMS 5.0				
* TOTAL ROOMS 12				
CONDITION				
INT.: GOOD				
EXT.: GOOD				
LAYOUT: GOOD				
INFOBY: EST INTERIOR				



- A: OP-1S- 72 B: WD-1S- 224 C: CP 70 D: OP 16 E: CP 531
- F: CP 136 G: 2.5S-B 1358 H: ATSH 20 I: 2S-B 240 J: 2S-B 6
- K: 2S-BTE 12 L: 2S-B 6



