

City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406

Information can be found on City Website: www.ventnorcitny.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: _____

2. Zoning District:

- | | | |
|---|--|-------------------------|
| R-1 _____ Single Family | R-2 _____ Single Family | R-3 _____ Single Family |
| R-4 _____ Single Family | R-5 _____ Single Family | R-6 _____ Single Family |
| R-7 <input checked="" type="checkbox"/> 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) 24 N. Rosborough Ave

Block Number: 129 Lot Number (s): 15

Total Area (in Square Feet): 2274 (living space); 2888 (total lot)

Lot Frontage: 76' Lot Depth: 38'

4. Information about the Applicant

Full Name (s): Bruce A. + Marcia D. Tomar

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

Property Address: 24 N. Rosborough Ave Zip Code: 08406

Other Residence Address: _____ Zip Code: _____

Mailing Address (Address that all correspondence will get mailed to): 24 N. Rosborough Ave
Ventnor, NJ Zip Code: 08406

Phone Number (s) (Include Area Code):

Home Address: 24 N. Rosborough Ave Cell Phone: 609-560-1787
Ventnor, NJ 08406

Business Address: _____ Best Number to call: _____

Email Address (s): batomar1@hotmail.com ; md1023@gmail.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: 2010

_____ 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: _____

Address: _____

_____ Architect: Name: _____ Phone: _____

Address: _____

_____ Engineer: Name: _____ Phone: _____

Address: _____

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

Name: Scott Ritter Phone: 215-783-1223 or 609-541-0984

Address: 1790 Oakwynne Rd
Huntingdon Valley, Pa 19006

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: porch on one side / lawn on other side of front door

d. How will this be changed: decking on both sides of front door - with

e. Include all current and proposed off-street parking landscaping in front

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): _____
- c. Proposed use of Lot (s) and/or Building (s): _____
- d. Number of Bedrooms:
 - i. Current: _____
 - ii. Proposed: _____
- e. Number of Off-street parking:
 - i. Current: _____
 - 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>Frontyard setback</u>	<u>7'3"</u>	<u>0'</u>	<u>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

Current landscaping in front of existing porch will stay
Matching landscaping will be added in front of new section of 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

Lined area for narrative text.

15. Signature of Applicant (s):

[Signature]

Date: 9/1/2020

Marcia D Tomar

Date: 9/1/2020

16. Notarized Statement by Applicant:

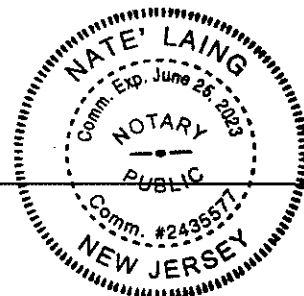
State of New Jersey)

ss.

County of Atlantic)

Nate Laing, 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 1st day of September 2020.

Notary Seal



FORM FOR PROOF OF SERVICE

STATE OF NEW JERSEY)

ss.

COUNTY OF ATLANTIC

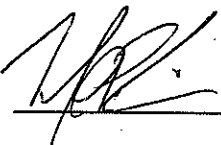
Bruce A. Tamat of full age, being duly sworn according to the law,
disposes and says, that he/she resides at 24 N. Rosborough Ave in the
City of Ventnor, County of Atlantic; and the State of
New Jersey that he/she is the applicant in a proceeding before the
Planning/Zoning Board, Ventnor City, New Jersey, being an application under the City's Development
Regulations, and which relates to the premises known as
24 N. Rosborough Ave, Ventnor, NJ 08406
Block 129, Lot 15; 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 October 7, 2020. A true
copy of said notice is attached to this affidavit, together with the list of property owners upon whom same
was served.



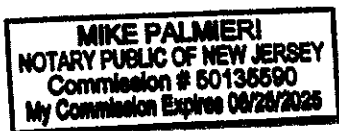
Applicant Signature

Sworn to before me on this

7 day of October, 2020



Notary Public

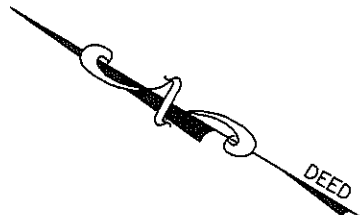
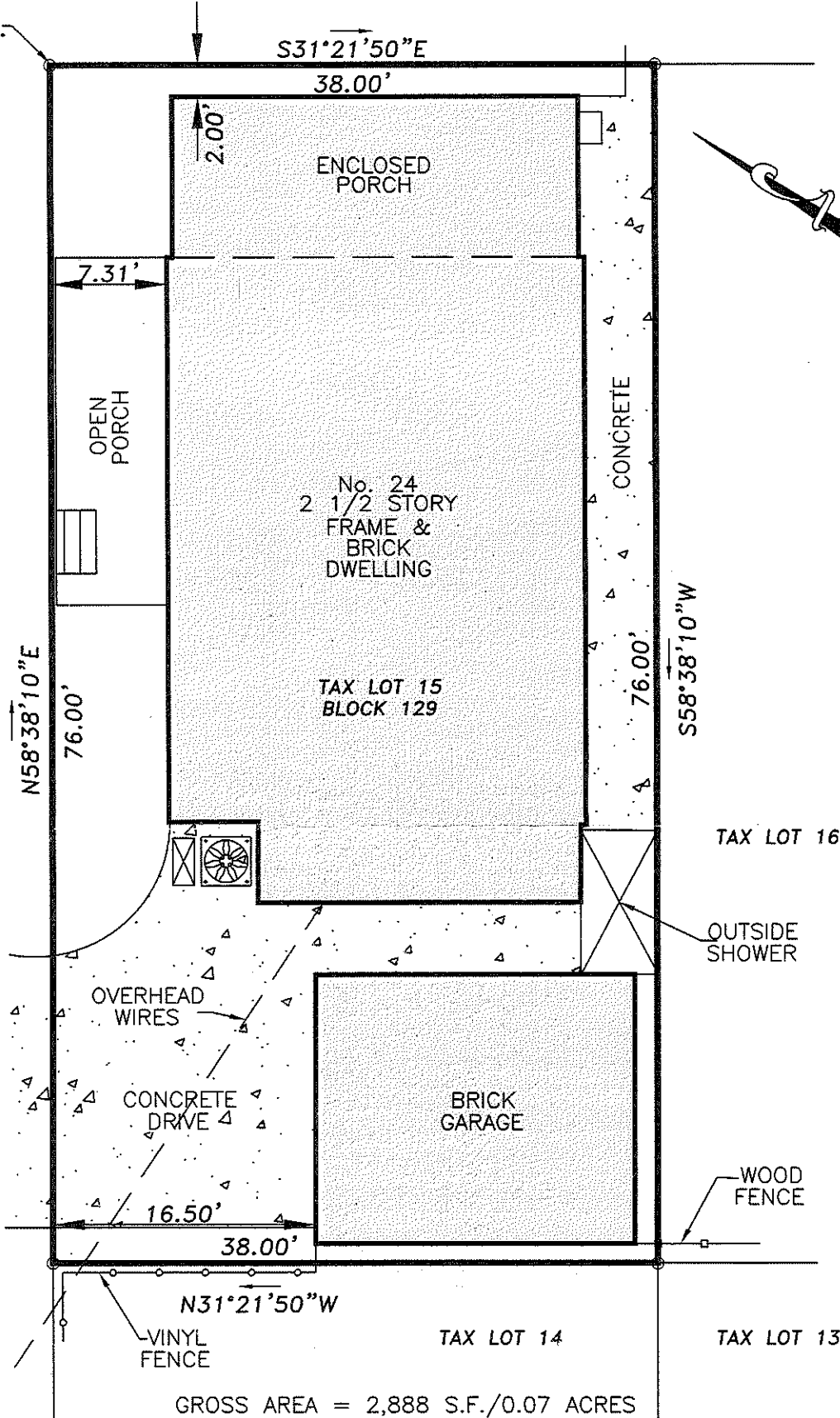


Seal of Notary

PROPERTY CORNERS, SERVICE WALKS, CURB, OVERHEAD WIRES, NOT ENCROACHING, AREA AND DESCRIPTION ARE OMITTED BY CONTRACTUAL AGREEMENT. BUYER MAY ORDER PROPERTY MARKERS AT A COST OF \$60 PER CORNER WITHIN 90 DAYS OF THE DATE OF THIS SURVEY. SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS SURVEY SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF STEVEN R. KELLY, P.L.S. I RESERVE THE RIGHT TO REVISE THIS SURVEY UPON THE RECEIPT OF AN UPDATED TITLE REPORT. IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE. THIS SURVEY IS BASED ON SURVEY CONTROL FOUND AT THE TIME OF THE SURVEY. THIS SURVEY IS A RETRACEMENT OF A DEED DESCRIPTION PROVIDED BY OUR CLIENT AND DOES NOT DENOTE OWNERSHIP. WE ARE NOT EXPERTS IN WETLANDS IDENTIFICATION. WETLANDS, IF ANY, HAVE NOT BEEN IDENTIFIED ON THIS PLAN.

ROSBOROUGH (60' WIDE) AVENUE

WINCHESTER (50' WIDE) AVENUE



DESCRIPTION:

BEING LOT 15, BLOCK 129, ON THE CITY OF VENTNOR TAX MAP.

RESURVEYED 07/21/20

THE UNDERSIGNED LICENSED SURVEYOR (L.S.) HEREBY DECLARES TO, AND SOLELY FOR THE BENEFIT OF, BRUCE TOMAR & MARCIA TOMAR

THAT THIS PLAN WAS PREPARED FROM A SURVEY MADE UPON THE PREMISES SHOWING, AS OF THE DATE OF THIS CERTIFICATE, THE LOCATION OF ALL BUILDINGS, EASEMENTS, OR SERVITUDES APPARENT FROM AN INSPECTION OF THE SURFACE OF THE PREMISES. THIS PLAN IS NOT TO BE REPRODUCED IN ANY MANNER, NOR MAY IT BE RELIED UPON BY ANYONE OTHER THAN THE ABOVE NAMED PERSON OR PERSONS FOR WHOSE BENEFIT IT HAS BEEN PREPARED AND EMBOSSED WITH AN IMPRESSION SEAL. COPIES OF THIS PLAN WITHOUT IMPRESSION SEAL AND SIGNATURE IN RED INK ARE FOR MERE CONVENIENCE OF REFERENCE ONLY.

07/21/20

LICENSED PROFESSIONAL LAND SURVEYOR No. 22714, LICENSED PROFESSIONAL PLANNER No. 1979

STEVEN R. KELLY, P.L.S., P.P.

COPYRIGHT © 1993, 1994 & 1995 by STEVEN R. KELLY, P.L.S. ALL RIGHTS RESERVED

- NOTES. 1. NOT TO BE USED FOR CONSTRUCTION.
2. NOT TO BE USED WITH A SURVEY AFFIDAVIT.



STEVEN R. KELLY, PROFESSIONAL LAND SURVEYOR
PO BOX 24, MEDFORD, N.J. 08055-0024
PHONE (800) 433-0384

MAP SHOWING SURVEY SITUATE IN
CITY OF VENTNOR
COUNTY OF ATLANTIC, N.J.
24 NORTH ROSBOROUGH AVENUE

DATE 01/11/10	SCALE 1"=10'	DRAWN RK/CK	CHKD SK	JOB No. 20090826
------------------	-----------------	----------------	------------	---------------------

Narrative for new porch

Bruce and Marcia Tomar

Our current brick and cement porch on the left side (looking at the house) of the front door facing Winchester Ave, is failing.

We have already repaired it multiple times, but it is no longer stable enough for spot repairs.

We are proposing a new porch made of composite materials. This will add more permeable surface to allow for additional drainage.

We propose to extend the decking along the front of the house on Winchester Ave along the right side of the front door to the corner of the house next to the driveway.

This plan will provide much needed safe, off street space to accommodate our growing family. We currently are ten people, some of whom are very young children. We also have pets that need to be contained. There are no other areas to play or entertain family and friends outside our dwelling.

The intersection of Winchester and Rosborough Avenues, where our house is situated, is a high traffic area. On a daily basis we witness close calls as cars exceed the speed limit, go down Winchester Ave in the wrong direction and ignore or play chicken with the stop signs on Rosborough Ave.

We have already had numerous accidents, which makes this proposed deck essential in providing a safe, protected area for friends, family and pets.

Furthermore, with the current pandemic, adding to our porch's square footage will ensure the necessary ability to practice the appropriate social distancing.

We have recently become full time residents of Ventnor and are excited to further improve our property and add to the value of this municipality.





Twin

EXISTING HOUSE.

2X6 PT
FRAME 16" OC
GALV HANGERS

2X6 DICK BOARD
5/4 X 5 W/ GAP BETWEEN BOARDS

PT PLATE TO HOUSE
WEDGE BOLT (GALV)
2" X 2" OC JOIST HANGERS

MAIN DOOR

ROSBOROUGH AVE

73"

Foetus

4X4
PT POST
W/ 5/8" x 36" (H)
RAIL

30'

WINCHESTER AVE

MAIN HEADER
PT 2X6 DURBLE
HERICANE JOIST TO BEAM

SIMSON CONNECTION
FOOTING

STACK
SMS
BOLTS

MAIN HEADER

2X6
DURBLE
HEADER

PT.
4X4

SIMSON
CONNECTION

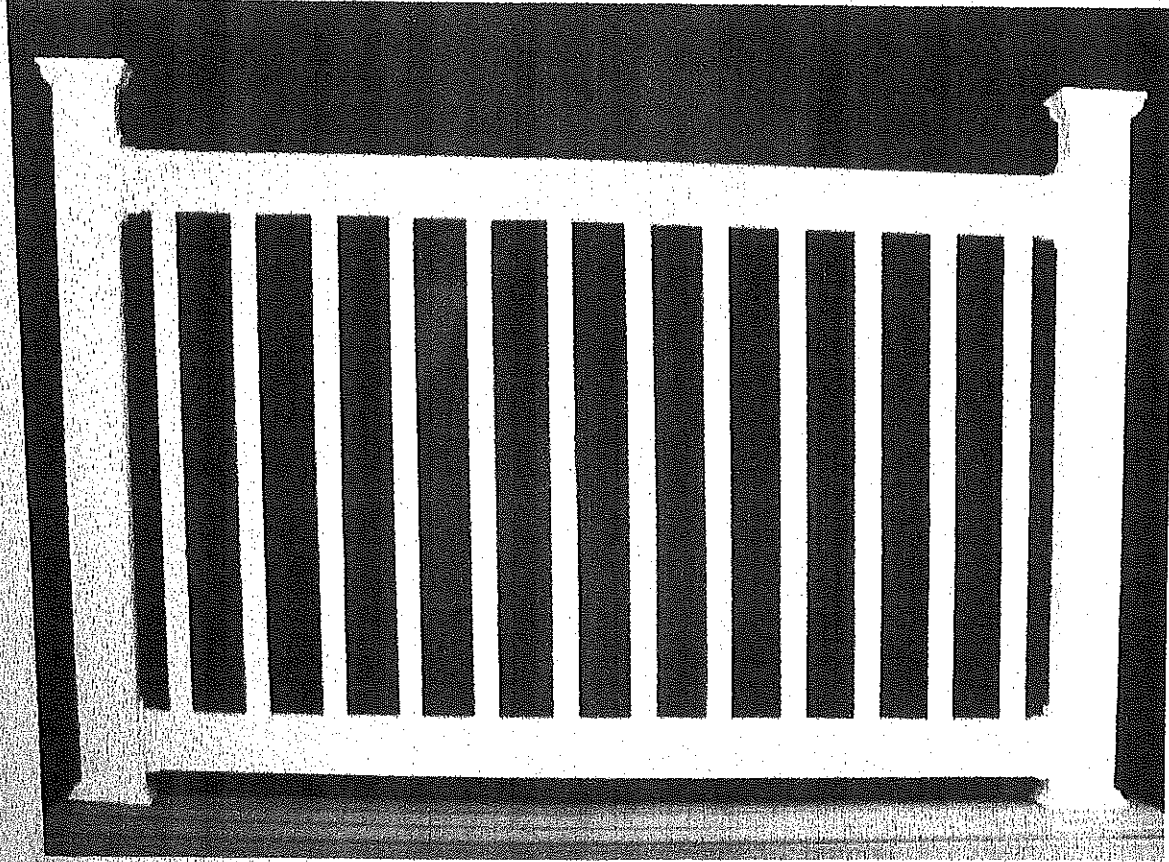
12 1/4
36"

SAND
TUBE

6 ET

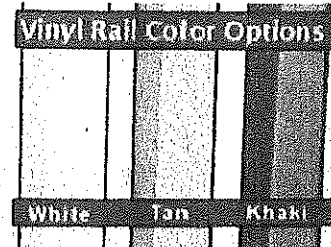
TOTAL

24 N ROSBOROUGH AVE
VENTNOR CITY



The Square Spindle Vinyl Rail Kit includes:

- Square Picket Vinyl Railing Kit
- 3.5" x 3.5" T-Rail Aluminum Top Rail
- 3.5" x 2" Aluminum Reinforcements in Bot
- Aluminum Reinforced Top and Bottom Rai
- 2 each 2" X 3 1/2" Brackets
- 2 each T-Rail Brackets
- 2 each T-Rail Bracket Covers
- 2 each Bags Of Hardware Each Containing
- 10 each #10 X 1.500" Screws
- 4 each #10 X 1.000" Screws
- 4 each Hole Plugs
- 2 each Screw Snap Caps
- (1) Instruction Sheet



Level Rail



36" High



42" High



Step Rail 28* - 42* degree angle



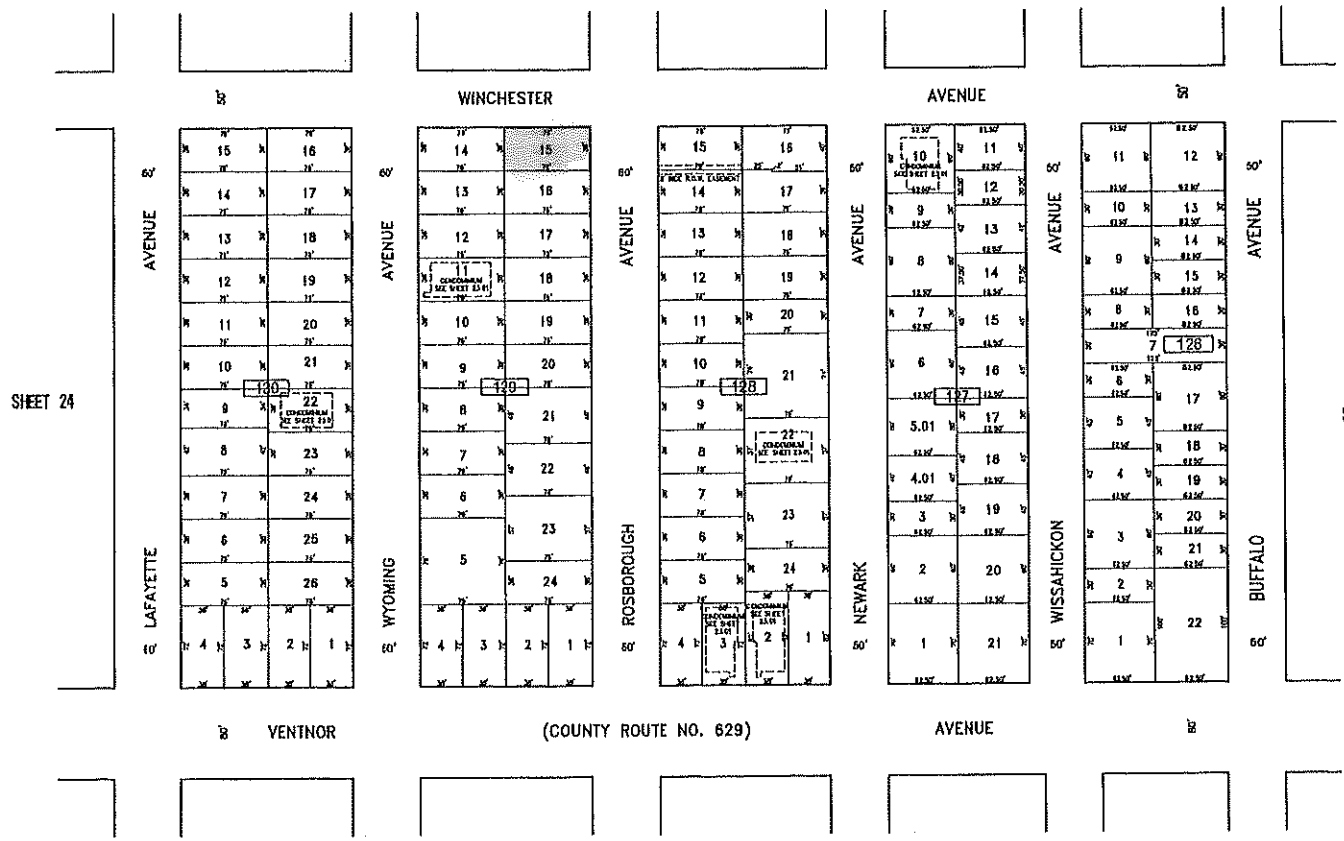
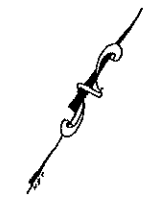
ere to search



REVISIONS		
DATE	NAME	NO.
3-1-2017	CHARLES E. ADAMSON	11277
7-23-2018	CHARLES E. ADAMSON	11278
1-31-2019	CHARLES E. ADAMSON	11279

NOTE
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD) AND COORDINATE GEOMETRY (COGO).

SHEET 30



SHEET 24

SHEET 22

SHEET 15

THIS TAX MAP SHEET HAS BEEN DIGITALLY REVISED USING COMPUTER AIDED DRAFTING/DESIGN (CAD) & COORDINATE GEOMETRY (COGO). IT IS BASED ON THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE BEARING THE OFFICIAL NEW JERSEY DIVISION OF TAXATION APPROVAL STAMP WITH APPROVAL DATE JULY 20, 2018. SERIAL NUMBER 1010 AND SIGNATURE OF JUDY P. MILLER, CTA, CHIEF PROPERTY ADMINISTRATION AND SHELLEY RULLY, CTA, PRINCIPAL FIELD REPRESENTATIVE. THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE WITH THE OFFICIAL APPROVAL STAMP IS ON FILE WITH REMINGTON & VERNICK ENGINEERS.

TAX MAP
CITY OF VENTNOR
 ATLANTIC COUNTY NEW JERSEY
 SCALE: 1" = 50' DATE: 2-19-2019

CHARLES E. ADAMSON IS PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEW JERSEY

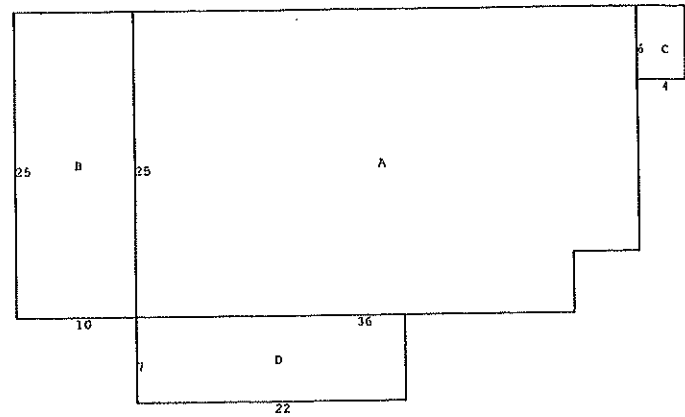
REMINGTON & VERNICK ENGINEERS
 244 N. MAIN STREET, PLAZA LEVEL, 2ND FLOOR
 8001 666-700 FAX: 609-894-7079
 WWW.RVENGINEERS.COM

TO SHOW CONDITIONS AS OF 1-20-2020

TOMAR, BRUCE & MARCIA
 24 N ROSBOROUGH AVE
 VENTNOR, NJ 08406

Class: 2 --Curr. Values-- --Sales History--
 Zone: 07 Land: 151,300 01/08/2010 350,000
 Map: 23 Impr: 163,400
 VCS: 115V Net: 314,700

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)
Building Class 17 ONE FAMILY 2SB1G 2 STORY / COLONIAL Built: 1910 Eff Yr: 1990 Fndatn: BLK/CONCRT Roof: GABLE / ASPH SHNGL ExtFin: STUCCO PT. BRICK 600 Heat: GAS HOTWTR BB 2274 Air: ALL SEPART 2274 IntFin: DRYWALL FlrFin: MIXED Plumb: 3FIX BATH 3 OTHER ITEMS 2STY FP 1 LOW FOUND 1 UPGRADED KIT 1 * BEDROOMS 4 BATHROOMS 3.0 * TOTAL ROOMS 8 CONDITION INT.: GOOD EXT.: GOOD LAYOUT: GOOD INFOBY: OWNER * For Informational Purposes Only	1st Story 1,250	FRONT FEET	38	Main Bldg Replacement Cost 169,264
	Upper Stories 1,024	SITE VALUE	1	CCF:1.30,NetCond:.730,MktAdj:1.00 * .94900
	Half Stories 0	PRIME SFT	2888	Main Bldg Appraised Value = 160,632
	Attic Area 0			Total Detached Item Value + 2,768
	Basement Area 0			Total Improve Value (rounded) = 163,400
	Sq. Foot Living 2,274			Total Land Value + 151,300
				TOTAL NET VALUE: 314,700
		ATTACHED ITEMS	A: 2S-CR 1000sf	
		CONC PATIO 154	B: 1S-CR 250sf	
		DETACHED ITEMS	C: 280V 24sf	
	DET. GAR. 340	D: CP 154sf		



BLQ: 129. 15.
Owner Name: TOMAR, BRUCE & MARCIA

Tax Year: 2019 to 2020
Property Location: 24 N ROSBOROUGH AVE

Tax Year: 2019		Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total			
Original Billed:		2,072.30	2,072.30	1,995.20	1,995.20	8,135.00			
Payments:		2,072.30	2,072.30	1,995.20	1,995.20	8,135.00			
Balance:		0.00	0.00	0.00	0.00	0.00			

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2019 Prin Balance
								8,135.00		8,135.00
01/15/19	1	Payment	001		CK	19379	170 WELLSFAR	2,072.30	0.00	6,062.70
		Description								
		Original Billed								
04/26/19	2	Payment	001		CK	19963	265 MRP	2,072.30	0.00	3,990.40
		Description								
		WELLS FARGO								
08/09/19	3	Payment	001		CK	20506	304 WELFARGO	1,995.20	0.00	1,995.20
		Description								
		WELLS FARGO								
10/18/19	4	Payment	001		CK	20899	345 WELLSFAR	1,995.20	0.00	0.00
		Description								
		WELLS FARGO								

Tax Year: 2020		Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total			
Original Billed:		2,033.75	2,033.75	2,051.06	0.00	6,118.56			
Payments:		2,033.75	2,033.75	0.00	0.00	4,067.50			
Balance:		0.00	0.00	2,051.06	0.00	2,051.06			

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2020 Prin Balance
								6,118.56		6,118.56
01/10/20	1	Payment	001		CK	21362	417 WELLSFAR	2,033.75	0.00	4,084.81
		Description								
		Original Billed								
		WELLS FARGO								
04/23/20	2	Payment	001		CK	21927	240 WELLSFAR	2,033.75	0.00	2,051.06
		Description								
		WELLS FARGO								

Total Principal Balance for Tax Years in Range: 2,051.06