



OFFICE OF
VENTNOR CITY ZONING BOARD
VENTNOR CITY PLANNING BOARD

CITY HALL
 VENTNOR CITY, NEW JERSEY 08406
 (609) 823-7987

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 or Zoning Board
Ventnor City, New Jersey
Please Type or Print Clearly

1. Date of Application: 11-2-20
 2. Application Made to (Check only One):

Planning Board: _____ Zoning Board: X

3. **Zoning District:**

- | | | |
|---|--|-------------------------|
| R-1 _____ Single Family | R-2 _____ Single Family | R-3 _____ Single Family |
| R-4 <u>X</u> 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 | |

4. **Subject Lot:**

Street Address (es) 5505 WELLINGTON AVENUE
 Block Number: 341 Lot Number (s): 2.02
 Total Area (in Square Feet): 3,115 S.F.
 Lot Frontage: 44.50' Lot Depth: 70.00'

5. **Information about the Applicant**

Full Name (s): SJ HAUCK PROPERTIES, L.L.C.

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

STEVE HAUCK JR.

Property Address: 6801 DELLAH ROAD, E.H.T. Zip Code: 08234

Other Residence Address: _____ Zip Code: _____

Mailing Address (Address that all correspondence will get mailed to): _____

6801 DELLAH ROAD, EGG HARBOR TWP. Zip Code: 08234

Phone Number (s) (Include Area Code):

Home Address: _____ Cell Phone: _____

Business Address: 609-927-6700 Best Number to call: _____

Email Address (s): STEVE@SJHAUCK.COM TOM@SJHAUCK.COM

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

6. **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: 8-21-20

By other Interest in Law (Describe): _____

7. **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. _____

8. **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

9. **Professionals representing the applicant: (Check applicable professional and provide information)**

Attorney: Name: _____ Phone: _____
Address: _____

Architect: Name: _____ Phone: _____
Address: _____

Engineer: Name: ANDREW SCHAEFFER Phone: 609-625-7400
Address: 1425 CANTILLON BLVD. MAVS LANDING NJ 08330

Preparer of Sketch plot or Site Plan: (if different from above)
Name: _____ Phone: _____
Address: _____

10. **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: VACANT RESIDENTIAL LOT
- d. How will this be changed: SINGLE FAMILY RESIDENTIAL
- e. Include all current and proposed off-street parking

11. **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): VACANT RESIDENTIAL
- c. Proposed use of Lot (s) and/or Building (s): SINGLE FAMILY RESIDENTIAL
- d. Number of Bedrooms:
 - i. Current: —
 - ii. Proposed: 3
- e. Number of Off-street parking:
 - i. Current: —
 - ii. Proposed: 2
- f. If "D" or "USE" variance is required, Please explain: N/A
- g. Dimensional Variances (Front, Side, Rear, Lot Coverage, etc.)

Variance Type	Zone requirement	Present Condition	Proposed Condition
<u>LOT AREA</u>	<u>4,800 SF</u>	<u>3,115</u>	<u>3,115</u>
<u>LOT WIDTH</u>	<u>60'</u>	<u>44.5'</u>	<u>44.5'</u>
<u>LOT DEPTH</u>	<u>80'</u>	<u>70'</u>	<u>70'</u>
<u>SIDE SETBACK</u>	<u>8'</u>	<u>—</u>	<u>7.3'</u>
_____	_____	_____	_____

12. **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: N/A
 - i. _____
- b. Detail any current and prior permits on the property that could be relevant to the application:
 - i. _____

13. **County Actions: Provide necessary dates and decisions**

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

14. **Landscaping Plan:** In accordance with article 102-118.4G, a minimum of two (2) street trees must be planted per dwelling. Please include a detailed narrative of the landscaping plans to comply with this article:

Check here is requesting a waiver of the street tree requirement. Detail the reason for this waiver

DUE TO LIMITED PLANTING AREA, ONLY ONE (1) STREET TREE IS PROPOSED IN LIEU OF THE TWO (2) REQUIRED. A GOVERNER'S STRIP IS ALSO PROPOSED BETWEEN THE EXISTING CURB AND SIDEWALK.

15. **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:

PROPOSED WORK IS TO CONSTRUCT A SINGLE FAMILY DWELLING ON THE EXISTING VACANT LOT. THE EXISTING LOT IS UNDERSIZED IN WIDTH, DEPTH, AND OVERALL AREA.

THE PROPOSED HOUSE IS AN EXISTING STRUCTURE BEING MOVED TO THE SUBJECT LOT. THE EXISTING HOUSE HAS A 14" OVERHANG ON THE RIGHT HAND SIDE THAT PREVENTS THE ABILITY TO CONFORM TO ALL SETBACK REQUIREMENTS. SPECIFICALLY, THE NARROW LOT DOES NOT ALLOW ENOUGH WIDTH FOR THE HOUSE TO MEET THE 8 FOOT SIDE YARD SETBACK REQUIREMENT.

16. Signature of Applicant (s):

[Handwritten Signature]

Date: 11/3/20

Date: _____

17. Notarized Statement by Applicant:

State of New Jersey)

ss.

County of Atlantic)

Steven J Hauck 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 3rd day of November 2020.

JESSICA L HEDELT
Notary Public - State of New Jersey
Commission # 50112670
My Comm. Expires Sep. 16, 2024

Notary Seal

[Handwritten Signature]

FORM FOR PROOF OF SERVICE

STATE OF NEW JERSEY)

ss.

COUNTY OF ATLANTIC

STEVE HAVCK JR. of full age, being duly sworn according to the law, disposes and says, that he/she resides at 5505 WELLINGTON 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 5505 WELLINGTON AVE Block 341, Lot 2-02; 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

3 day of November, 2020



Notary Public



Seal of Notary

City of Ventnor City Planning/Zoning 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. *200 + 50*
- XVI. Check for Escrow fee as per fee structure *600*
 - a. Need to include Tax ID # or Social Security # of name on check