



City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406

Information can be found on City Website: www.ventnorchity.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: April 1, 2021

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 | Single Family | R-8 | Single Family | R-10 | Environmental: Ventnor West |
| R-9 | Single Family, High Rise, Townhouse | R-11 | Special Development District | COMM | City Commercial District |
| CMU | Commercial Mixed Use | DCD | Design Commercial District | | |

3. Subject Lot:

Street Address (es) 129 North Dudley Avenue

Block Number: 154

Total Area (in Square Feet): 6000 sf

Lot Number (s): 9

Lot Frontage: 50 feet

Lot Depth: 85 feet

4. Information about the Applicant

Full Name (s): 129 North Dudley, LLC

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

Property Address: 129 North Dudley Avenue

Zip Code: 08406

Other Residence Address:

Zip Code:

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

3 Dartmouth Lane, Linwood, New Jersey

Zip Code: 08221

Phone Number (s) (Include Area Code):

Zip Code:

Home Address: 60-233-0412

Zip Code:

Cell Phone:

Business Address:

Best Number to call:

Email Address (s): paramountunited@yahoo.com

Tax ID and 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: _____
- X By Ownership of property since February 26, 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: _____
- 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
- X ___ Minor Subdivision
- ___ "C" Variance (s)
- ___ Other (Explain): _____
- ___ Conditional Use Permit
- ___ Major Site Plan
- ___ Major Subdivision
- ___ Use or Density Variance (s) "D"
- ___ Interpretation

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

- X ___ Attorney: Name: Brian J. Callaghan, Esquire Phone: 609-348-5300
- ___ Architect: Name: _____ Address: 2428 Atlantic Avenue, Atlantic City, NJ 08401 Phone: _____
- X ___ Engineer: Name: Arthur W. Ponzio Co & Associates Phone: 609-344-8194
- Address: 400 North Dover Avenue, Atlantic City, NJ 08401

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

- Name: _____ Phone: _____
- Address: _____

9. If Site plan action is required: N/A

- 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 fighting
- c. What is present use:
- d. How will this be changed:
- 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): one lot existing with duplex
- c. Proposed use of Lot (s) and/or Building (s): Minor By Right Subdivision
- d. Number of Bedrooms: _____

- i. Current: 4
- ii. Proposed: 0

e. Number of Off-street parking:

- i. Current: 4
- 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 |
|---------------|------------------|-------------------|--------------------|
| | | | |
| | | | |
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| | | | |
| | | | |

11. Prior Actions: N/A

a. Detail any prior hearings 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:
None: _____

b. Subdivision:
None: _____

c. Other:
None: _____

13. **Landscaping Plan:** In accordance with article 102-1.18.4, 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 Plan

NARRATIVE FOR
129 N. DUDLEY, LLC
129 N DUDLEY AVENUE
BLOCK 154 LOT 9

The Applicant proposes to by right subdivision with the demolition of the existing two-unit building. The property is currently an existing two-unit building. It is the Applicants intention to demolish the existing property and convert it into a by right subdivision to build a new two unit building on the 40-foot lot and a new single-family dwelling on the 35-foot lot. The Applicant would not be seeking any other variance relief.

With respect to the negative criteria the Applicant believes that there will be no substantial detriments to the public good and/or character of the neighborhood as it will be adding an aesthetic enhancement and FEMA compliant. The homes will also provide adequate off-street parking which will meet the Zoning intent of the master plan; nor will there be substantial impairment of the Zoning Plan and Zoning Ordinances.

Date 4/1/2023

B.J. Callaghan

Brian J. Callaghan, Esquire
Attorney for Applicant

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.
 - a. Check for Escrow fee as per fee structure
- XVI. Need to include Tax ID # or Social Security # of name on check

DEED

Prepared By: STEVEN M. ABRAMOFF, ESQUIRE

This Deed is made on February 20, 2021,

BETWEEN THOMAS G. SHIELDS and ROBIN P. SHIELDS
Husband and Wife

whose post office address is 17 Wendy Drive
Linwood, NJ 08221

referred to as Grantor,

AND 129 N DUDLEY LLC

whose post office address is 3 Dartmouth Lane
Linwood, NJ 08221

referred to as Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys the property described below to the Grantee. This transfer is made for the sum of **TWO HUNDRED FIFTY-SEVEN THOUSAND FIVE HUNDRED (\$257,500.00) DOLLARS**. The Grantor acknowledges receipt of this money.

Tax Map Reference. City of Ventnor, Block 154, Lot 9

Property. The property consists of the land and all the buildings and structures on the land in the City of Ventnor, County of Atlantic and State of New Jersey. The legal description is:

SEE ATTACHED LEGAL DESCRIPTION

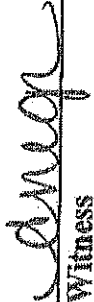
BEING THE SAME LAND AND PREMISES granted and conveyed to Thomas G. Shields and Robin P. Shields, husband and wife, by deed from Thomas G. Shields and Robin P. Shields as to a 95% interest and Ada Wendell as to a 5% interest as joint tenants, dated August 29, 2006, recorded August 24, 2006, in the Atlantic County Clerk's Office in Book 12415, as Instrument No. 2006084638.

PREVIOUSLY BEING THE SAME LAND AND PREMISES granted and conveyed to Thomas G. Shields and Robin P. Shields as to a 95% interest and Ada Wendell as to a 5% interest as joint tenants with right of survivorship, by deed from Thomas G. Shields and Robin P. Shields, husband and wife, dated June 23, 2006, recorded June 27, 2006, in the Atlantic County Clerk's Office in Book 12370, as Instrument No. 2006064091.

PREVIOUSLY BEING THE SAME LAND AND PREMISES granted and conveyed to Thomas G. Shields and Robin P. Shields, husband and wife, by deed from Carol A. Walsh, dated September 5, 2002, recorded September 11, 2002, in the Atlantic County Clerk's Office in Book 7298, as Instrument No. 2081510.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property.

Signatures. The Grantor signs this Deed as of the date notarized below.


Witness


THOMAS G. SHIELDS


Witness


ROBIN P. SHIELDS

STATE OF NEW JERSEY, COUNTY OF ATLANTIC

SS:

I CERTIFY that on September 24, 2021, THOMAS G. SHIELDS and ROBIN P. SHIELDS personally came before me and acknowledged under oath, to my satisfaction, that they:

- (a) are named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as their own act and deed; and
- (c) made this Deed for \$257,500.00 as the full and actual consideration paid or to be paid for the transfer of title.


NOTARY PUBLIC
ELIZABETH VEGA

NOTARY PUBLIC OF NEW JERSEY
My Commission Expires November 1, 2021

Record & Return To:

SHIELDS, THOMAS G & ROBIN P
 17 WENDY DRIVE
 LINWOOD, NJ 08221

Class: 2
 Zone: 07
 Map: 26
 VCS: 109V

--Curr. Values--
 Land: 114,000
 Impr: 78,500
 Net: 192,500
 --Sales History--
 00/00/0000

BUILDING DESCRIPTION

FLOOR AREAS

LAND DESC.

UNITS

APPRAISED VALUES (COST APPROX)

Building Class 17

1st Story

1,120

FRONT FEET

75

Main Bldg Replacement Cost

158,907

CONVRSN 1 2SS

Upper Stories

1,120

PRIME SFT

6000

Main Bldg Appraised Value

78,500

2 STORY / COLONIAL

Half Stories

0

Attic Area

0

Basement Area

0

Enduct: BLK/CONCRT

Roof: HIP / ASPH SHNGL

Sq. Foot Living

2,240

ATTACHED ITEMS

Extrin: ASBESTOS

Heat: GAS

ENCL PORCH

2240

ENCL PORCH

224

A: RP-EP

224sf

Heat: HOTWTR BB

Intrin: PLASTER

Plumb: FIX BATH

OTHER ITEMS

LOW FOUND

* BEDROOMS

* BATHROOMS

* TOTAL ROOMS

CONDITON

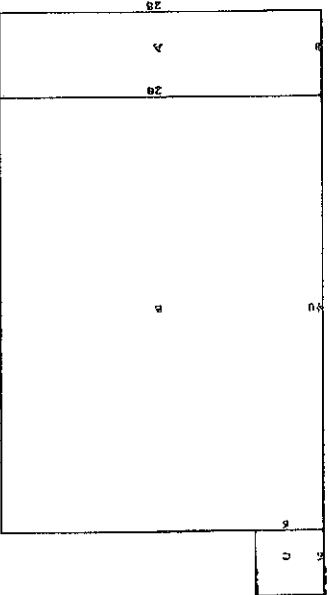
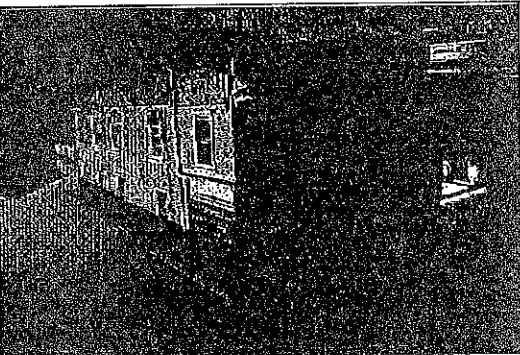
INT.: GOOD

EXT.: GOOD

LAYOUT: GOOD

INBOY: EST INTERIOR

* For Informational Purposes Only



B: ZS-CR

1120sf

C: RP-EP

36sf

TOTAL NET VALUE: 192,500

Main Bldg Replacement Cost

158,907

Main Bldg Appraised Value

78,500

Total Detached Item Value

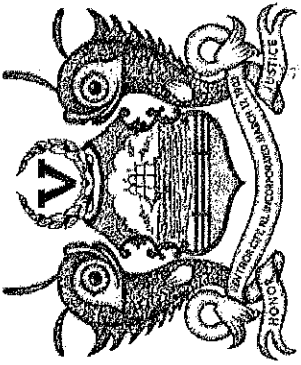
0

Total Improve Value (rounded)

78,500

Total Land Value

114,000



Ventnor City, New Jersey

| | | | |
|---------------------------|---|-----------------------|-----------------|
| Block/Lot/Qual: | 154, 9. | Tax Account Id: | 3333 |
| Property Location: | 129 N DUDDLEY AVE | Property Class: | 2 - Residential |
| Owner Name/Address: | SHIELDS, THOMAS & ROBIN P 17 WENDY DR. LINWOOD, NJ 08221-1503 | Land Value: | 114,000 |
| Special Taxing Districts: | | Improvement Value: | 78,500 |
| | | Exempt Value: | 0 |
| | | Total Assessed Value: | 192,500 |
| | | Additional Lots: | None |
| | | Deductions: | |

Balance Includes any Adjustments to Your Account

Taxes Utilities

| Year Due Date | Type | Orig Billed | Adj Billed | Balance | Interest | Total Due | Status |
|------------------------|------|-------------|------------|----------|----------|-----------|--------|
| 2021 02/01/2021 | Tax | 1,246.92 | 0.00 | 0.00 | 0.00 | 0.00 | PAID |
| 2021 05/01/2021 | Tax | 1,246.92 | 0.00 | 1,246.92 | 0.00 | 1,246.92 | OPEN |
| Total 2021 | | 2,493.84 | 0.00 | 1,246.92 | 0.00 | 1,246.92 | |
| 2020 02/01/2020 | Tax | 1,244.04 | 0.00 | 0.00 | 0.00 | 0.00 | PAID |
| 2020 05/01/2020 | Tax | 1,244.03 | 0.00 | 0.00 | 0.00 | 0.00 | PAID |
| 2020 08/01/2020 | Tax | 1,254.62 | 0.00 | 0.00 | 0.00 | 0.00 | PAID |
| 2020 11/01/2020 | Tax | 1,244.99 | 0.00 | 0.00 | 0.00 | 0.00 | PAID |
| Total 2020 | | 4,987.68 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 2019 02/01/2019 | Tax | 1,539.58 | -271.96 | 0.00 | 0.00 | 0.00 | PAID |
| 2019 05/01/2019 | Tax | 1,539.57 | -271.96 | 0.00 | 0.00 | 0.00 | PAID |
| 2019 08/01/2019 | Tax | 1,220.45 | 0.00 | 0.00 | 0.00 | 0.00 | PAID |
| 2019 11/01/2019 | Tax | 1,220.45 | 0.00 | 0.00 | 0.00 | 0.00 | PAID |
| Total 2019 | | 5,520.05 | -543.92 | 0.00 | 0.00 | 0.00 | |
| Last Payment: 02/01/21 | | | | | | | 0.00 |

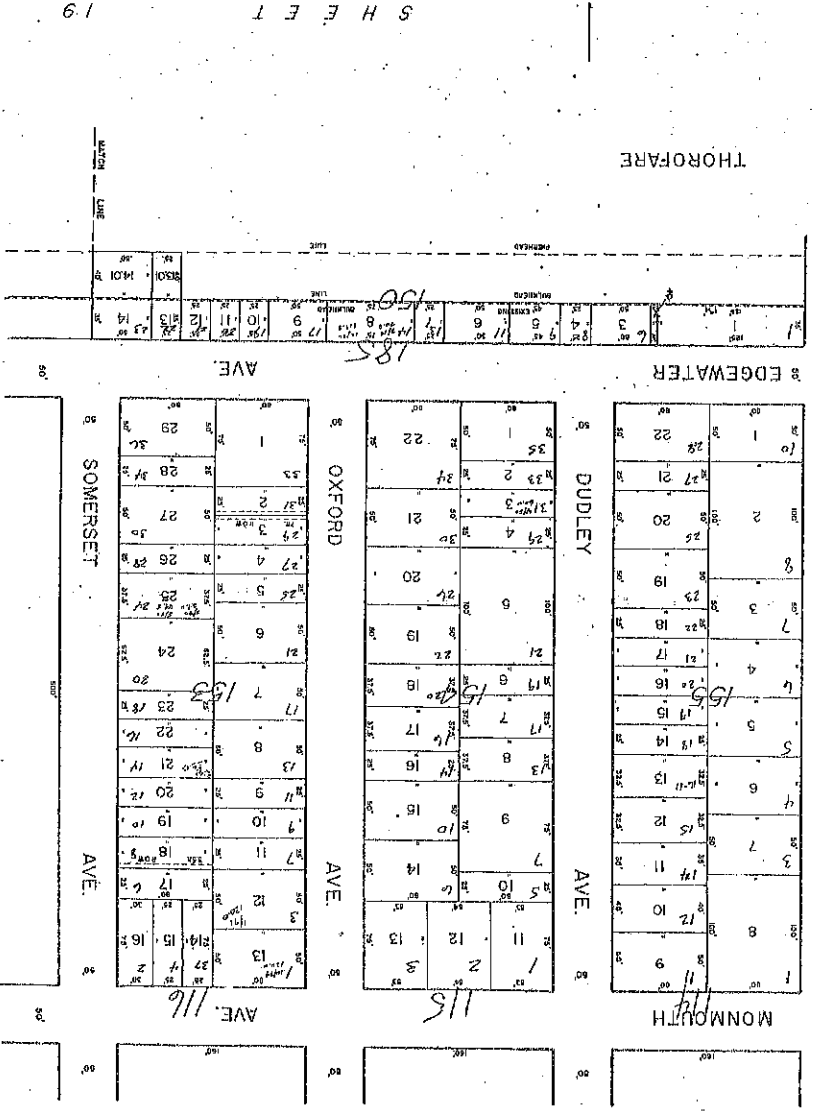
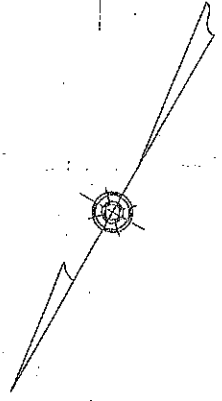
[Return to Home](#)

VENTNOR CITY
 OF
 TAX MAP
 1227

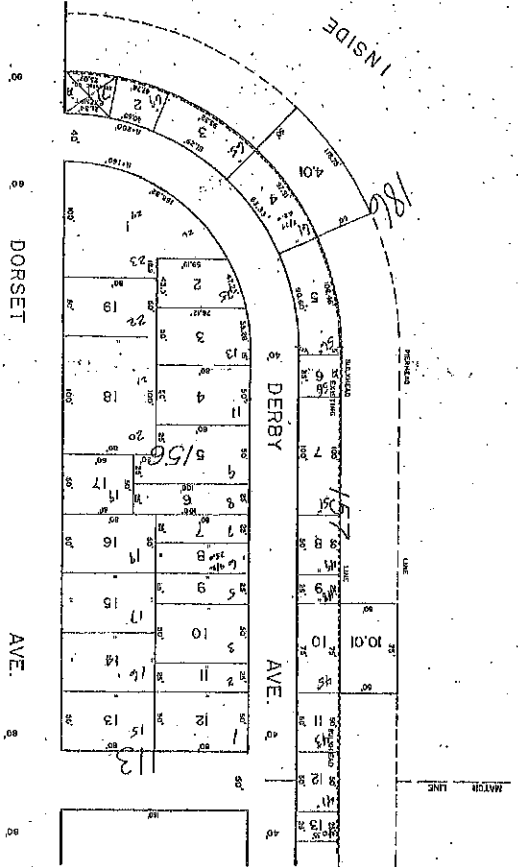
ATLANTIC COUNTY
 APPRAISER
 THOMAS WOOD JR. RE. S.L.S. 2122
 421 GILMANNT AVE.
 800 HARBOR CITY, N.J.

SCALE: 1" = 50'
 1980

SHEET 25



SHEET 20



SHEET 27

SHEET 33

26

3/26/2021

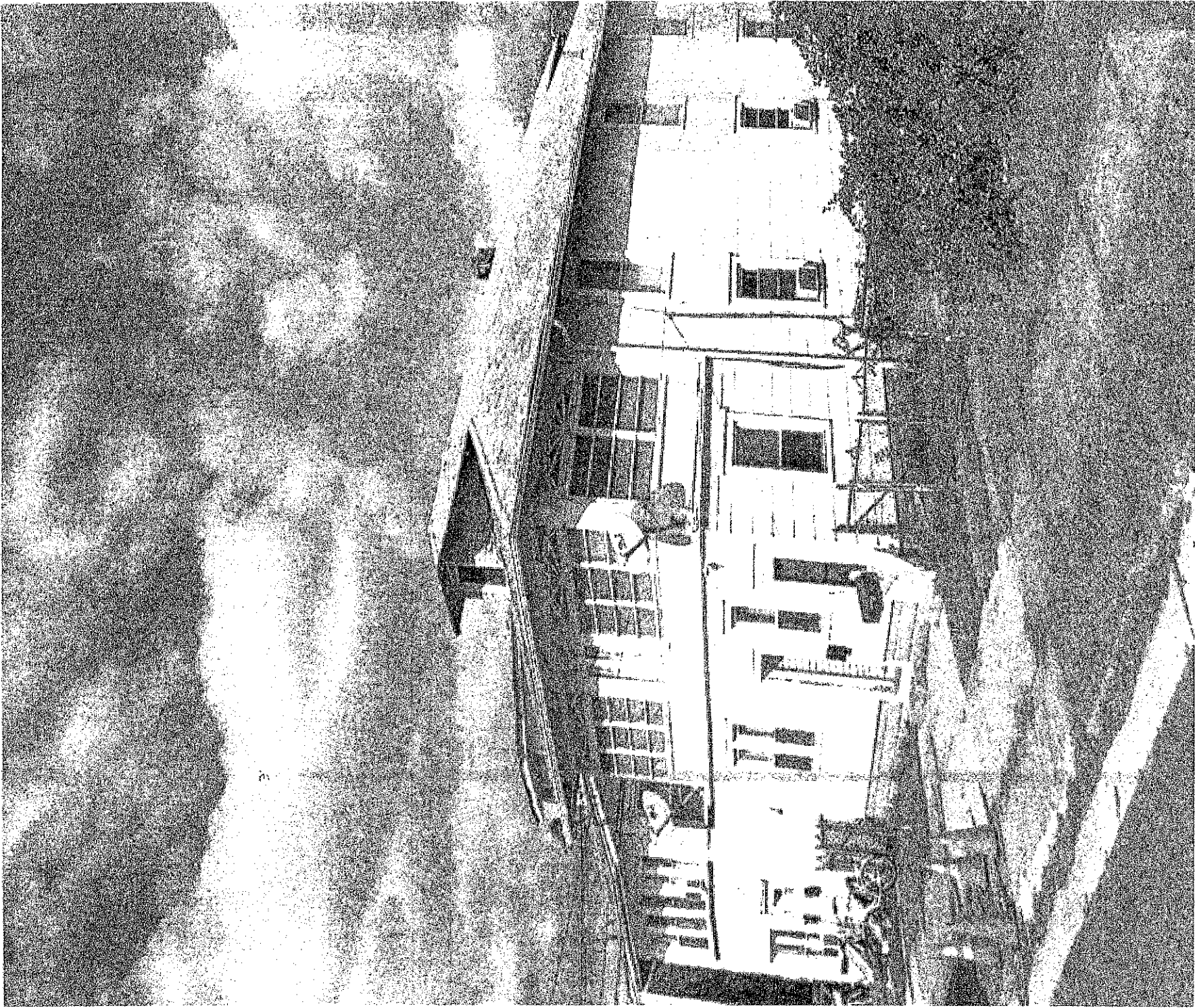
129 N Dudley Ave, Ventnor, NJ 08406 | MLS# 542529 | Redfin

Photos

Street View

Favorite

Share



Google

<https://www.redfin.com/NJ/Ventnor-City/129-N-Dudley-Ave-08406/home/100497803>

© 2021 Google
E/20

3/26/2021

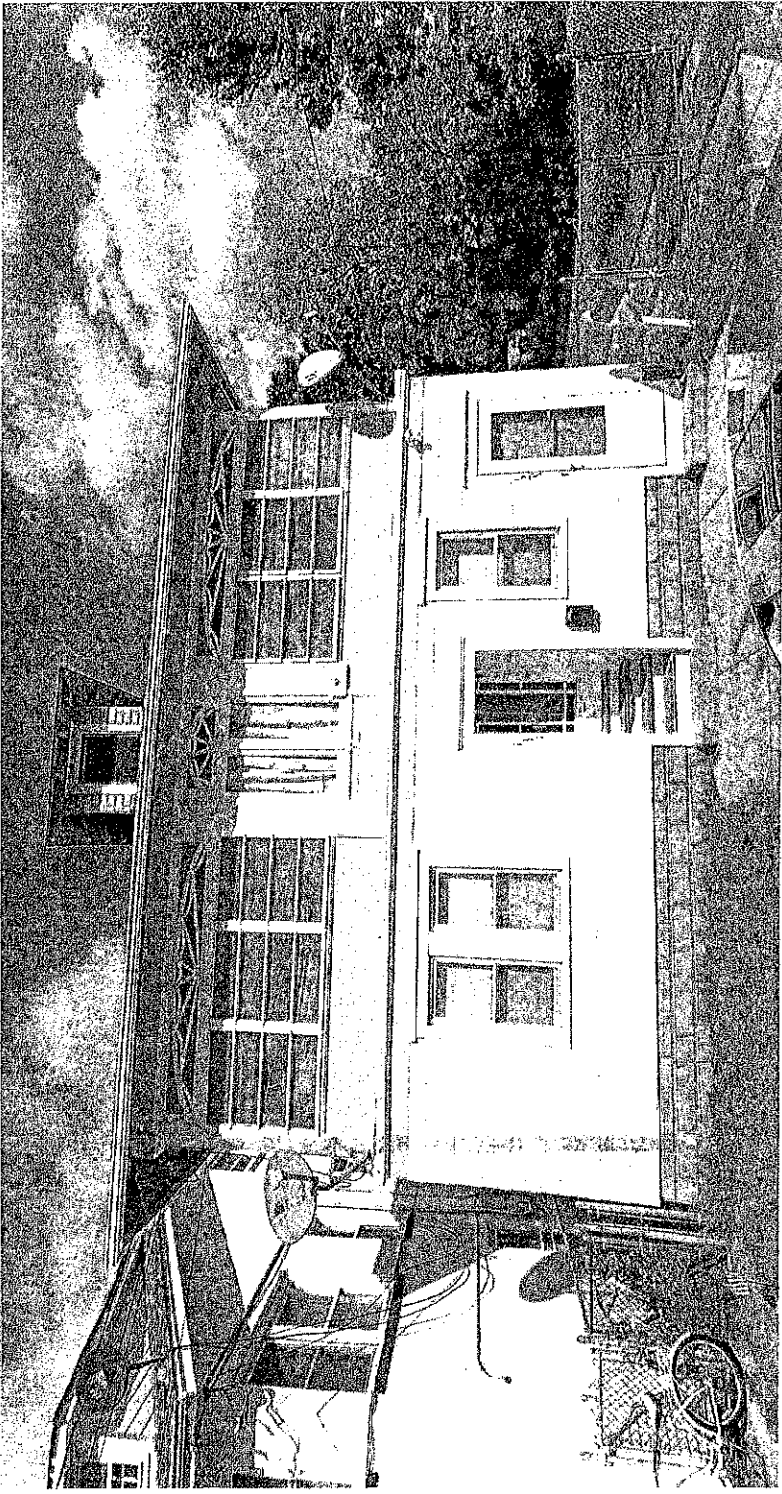
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Photos

Street View

Favorite

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3/26/2021

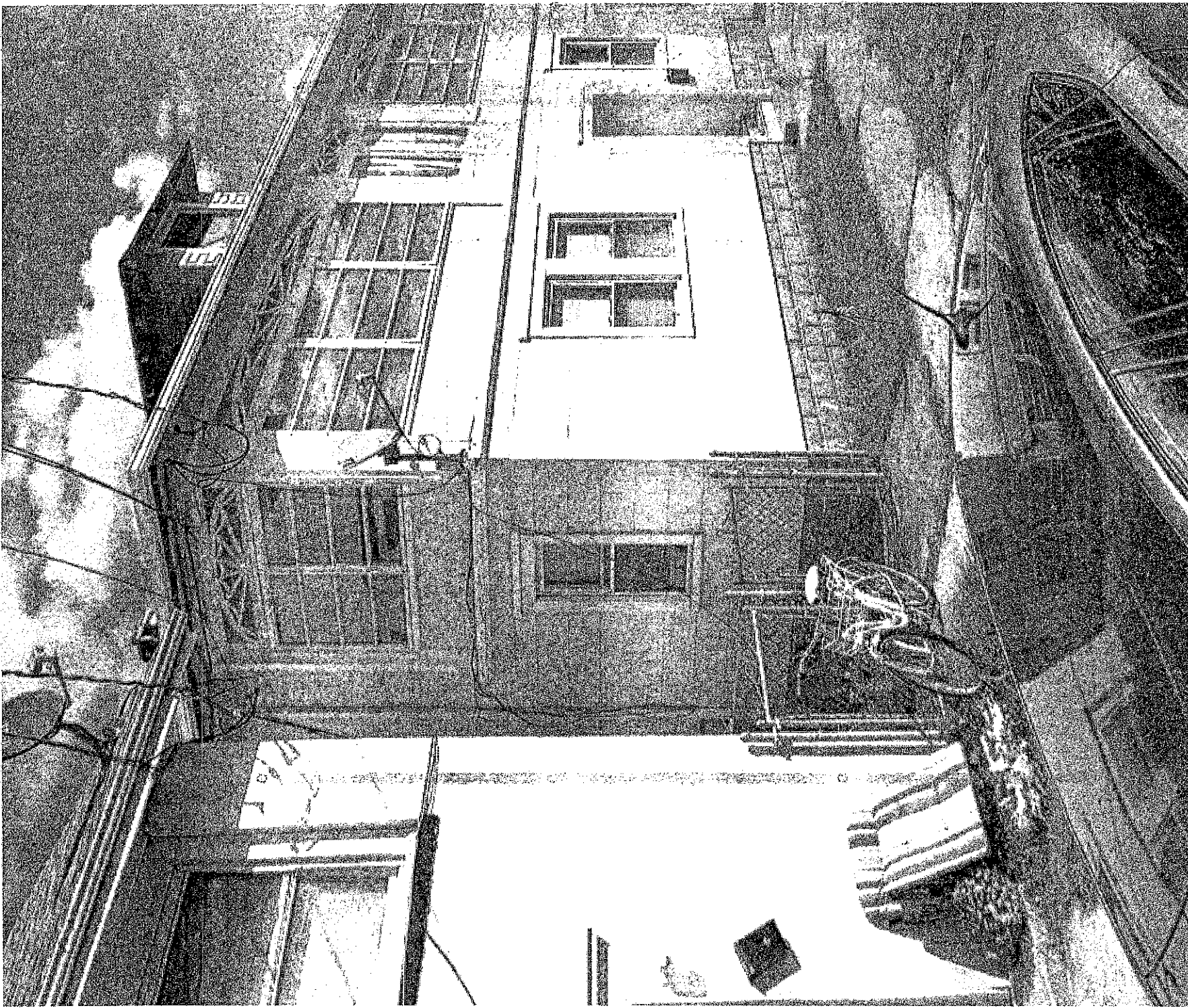
129 N Dudley Ave, Ventnor, NJ 08406 | MLS# 542529 | Redfin

Photos

Street View

Favorite

Share



Google

<https://www.redfin.com/NJ/Ventnor-City/129-N-Dudley-Ave-08406/home/100497803>

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129

GITREP-3
 (2-21)
 Seller's Residency Certification/Exemption

SELLER'S INFORMATION

Name(s)
 Thomas G. Shields and Robin P. Shields, husband and wife

Current Street Address
 17 Wendy Drive

City, Town, Post Office
 Linwood

State
 NJ

Zip Code
 08201

PROPERTY INFORMATION

Block(s)
 154

Qualifier

Lot(s)
 9

Street Address
 129 N. Dudley Avenue

State
 NJ

Zip Code
 08406

City, Town, Post Office
 Ventnor City

Seller's Percentage of Ownership
 100%

Total Consideration
 \$257,500.00

Owner's Share of Consideration
 \$257,500.00

Closing Date
 2/26/2021

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 6 Apply to Residents and Non-Residents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S.C. Code section 121.
3. Seller is a mortgagee conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferee or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, or the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S.C. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
8. Seller did not receive non-like kind property.
9. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
10. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
11. The deed is dated prior to August 1, 2004, and was not previously recorded.
12. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
13. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S.C. Code section 1041.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. The seller (and/or spouse/child upon parent's original purchase of the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now being the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

SELLER'S DECLARATION

The undersigned understands that this declaration and its contents may be discussed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine imprisonment, or both. I/We heretofore declare that I have examined this declaration and to the best of my knowledge and belief it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded and is necessary for the deed to which this form is attached.

Date
 2/26/2021

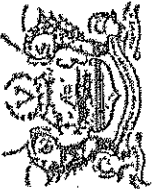
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date
 2/26/2021

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact



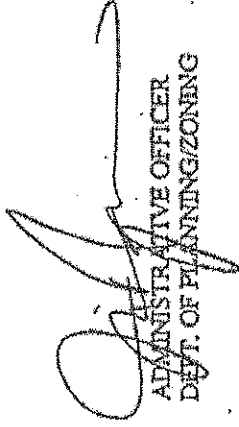
OFFICE OF
VENTNOR CITY ZONING BOARD
VENTNOR CITY PLANNING BOARD
CITY HALL
VENTNOR CITY, NEW JERSEY 08406
(609) 823-7987

ADMINISTRATIVE
CERTIFICATE OF NON-CONFORMITY

RE: STREET ADDRESS: 129-131 NORTH DUDLEY AVENUE
BLOCK(S): 154 LOT(S): 9
NUMBER OF DWELLING UNITS: TWO UNITS
DATE OF APPROVAL: 5/27/98

I HERBY CERTIFY THAT THE ABOVE REFERENCED PROPERTY HAS BEEN DETERMINED TO CONTAIN A LEGAL NON-CONFORMING USE AND/OR STRUCTURE AS PURSUANT TO N.J.S.A. 40:55D-68.

THE PROOF OF THIS NON-CONFORMITY IS CONTAINED IN THE FILES OF THIS DEPARTMENT.


ADMINISTRATIVE OFFICER
DEPT. OF PLANNING/ZONING