



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: _____

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) 6309 Ventnor Avenue

Block Number: 120

Lot Number (s): 5

Total Area (in Square Feet): 11600

Lot Frontage: 100 feet

Lot Depth: 116 feet

4. Information about the Applicant

Full Name (s): 6309 Ventnor, LLC

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

Property Address: 6309 Ventnor Avenue

Zip Code: _____

Other Residence Address: 5 Cresthill Court, Voorhees, NJ

Zip Code: 08043

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

5 Cresthill Court, Voorhees, NJ 08043

Zip Code: _____

Phone Number (s) (Include Area Code):

Home Address: _____

Cell Phone: _____

Business Address: _____

Best Number to call: _____

Email Address (s): epmd1474@aol.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 February 12, 2019

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: Brian J. Callaghan, Esquire Phone: 609-348-3300

Address: 2428 Atlantic Avenue, Atlantic City, NJ 08401

Architect: Robert Lolio, Architect Phone: 856-322-6476

Address: 219 Bellevue Avenue, Hammonton, NJ 08037

Engineer: 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 lighting
- 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): Commercial Building
- c. Proposed use of Lot (s) and/or Building (s): Construct two, Two-family dwellings
- d. Number of Bedrooms:
 - i. Current: 0
 - ii. Proposed: 4 per unit
- e. Number of Off-street parking:
 - i. Current: 8
 - ii. Proposed: 8
- 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>SEE ARTHUR PONZIO PLANS</u>			

11. Prior Actions: N/A

- a. Detail any prior hearing and/or decision relevant to this application. Supply date, name of Board, and results. If none, check here: _____
- 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: _____
 - 1. _____
 - 2. _____
 - 3. _____
- b. Subdivision:
 - None: _____
 - 1. _____
 - 2. _____
 - 3. _____
- c. Other:
 - None: _____
 - 1. _____
 - 2. _____
 - 3. _____

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

See attached Plan

NARRATIVE FOR

6309 VENTNOR, LLC

6309 VENTNOR AVENUE

BLOCK 120 LOT 5

It is the Applicant intention to demolish the existing one-story brick commercial building that is currently vacant and has been vacant for a substantial period of time. The Applicant is proposing to construct four units that would meet the criteria for side-by-side town homes in the R7 District. The Applicant will require a Use Variance as the four units are not permitted on the site. The Applicant believes that due to the size and location of the project and the zoning it is a particularly well suited for the construction of a four-unit building. The Applicant will meet all the bulk variance requirements for front yards, side yards, rear yards, landscaping, street trees, etc. The project will be an aesthetic enhancement to the corner of Ventnor and Portland Avenue; will be FEMA compliant; and will provide adequate on-site parking. It will meet both the positive and negative criteria.

From a positive point of view, it will be an aesthetic enhancement to the street. 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. These 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 4/21/2021

Brian J. Callaghan

Brian J. Callaghan, Esquire
Attorney for Applicant

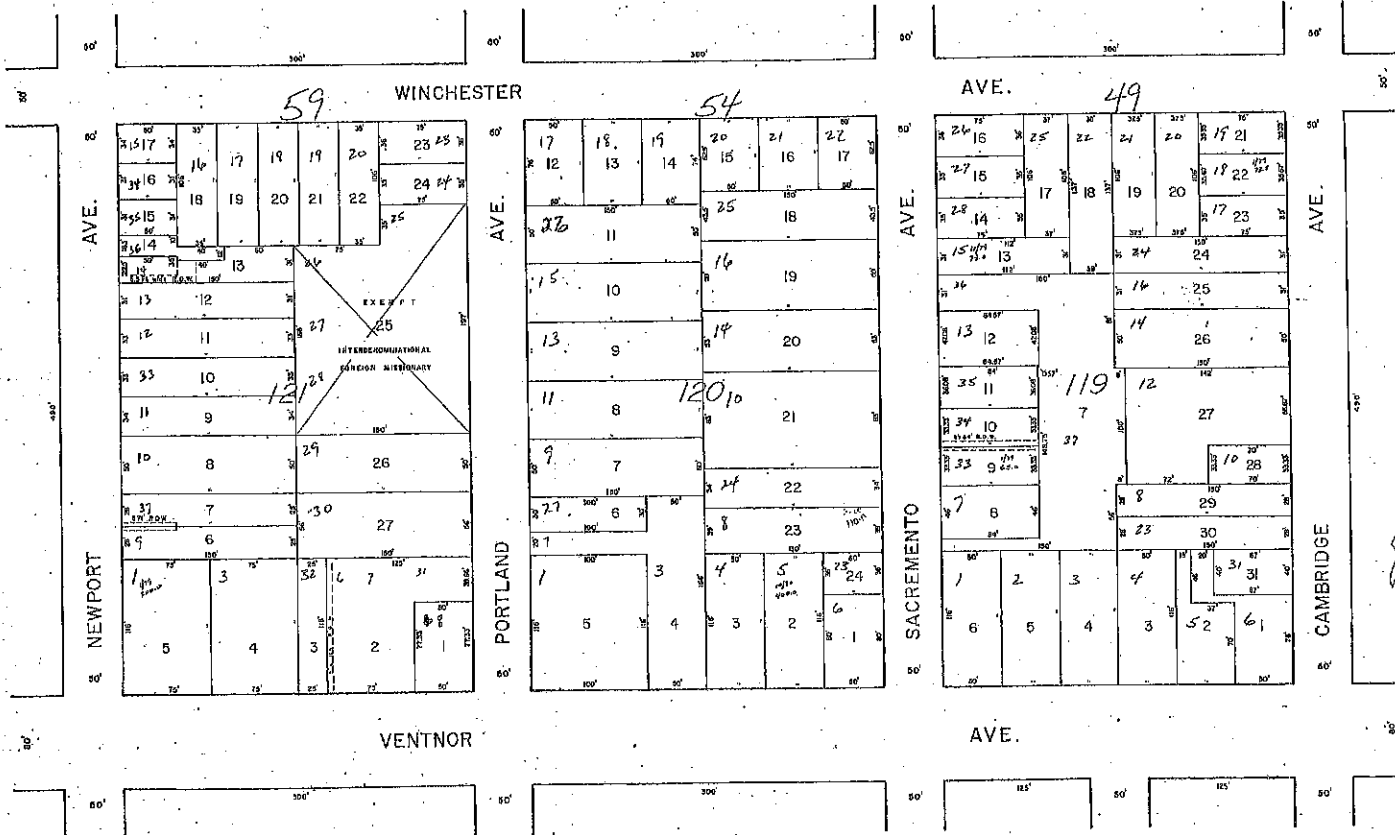
City of Ventnor City Planning Board

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 (see schedule)
- 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
 - a. Need to include Tax ID # or Social Security # of name on check

CITY



SHEET 20

TAX MAP
 OF
 VENTNOR CITY
 ATLANTIC CO., N.J.
 PREPARED BY
 J. THOMAS WOOD JR., P.E., & L.S. 8139
 431 CINCINNATI AVE.
 608 HARBOR CITY, N.J.

SCALE 1" = 50' 1980

BLK: 120

LOT: 5

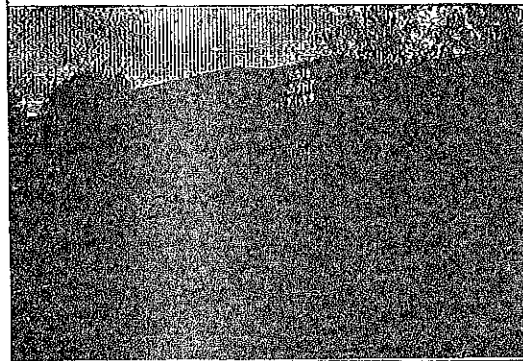
CARD 01 OF 01

6309 VENTNOR AVE

VENTNOR CITY

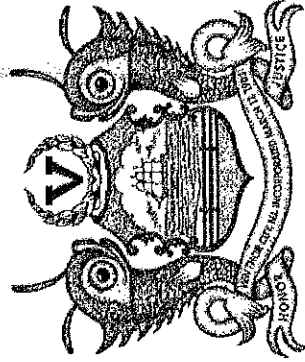
NADER, AND MONA GHALY REV TR & GHAL Class: 4A --Curr. Values-- --Sales History--
 5 CRESTHILL CT Zone: 07 Land: 250,000 02/12/2019 1
 VOORHEES, NJ 08043 Map: 21 Impr: 507,600 07/27/2017 10 SOLEIL LLC
 VCS: C.2 Net: 757,600 05/30/2012 900,000 GHALEX,LLC

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROX)
Building Class 10	1st Story 3,899	FRONT FEET	100	Main Bldg Replacement Cost 0
1SB	Upper Stories 0	FRONT FEET	100	CCF:1.30,NetCond:1.000,MktAdj:1.00 = 1.30000
/	Half Stories 0			Main Bldg Appraised Value = 0
Built: 1960	Attic Area 0			Total Detached Item Value + 0
Endatn: CONC. SLAB 3899	Basement Area 0			Total Improve Value (rounded) = 0
Roof:	Sq. Foot Living 3,899			Total Land Value + 250,000
ExtFin:	ATTACHED ITEMS			TOTAL NET VALUE: 757,600
	ATT CANOPY 48	A: 1S-S 3899sf		
	OPEN PORCH 16	B: ATCN 48sf		
	DETACHED ITEMS	C: OP 16sf		
OTHER ITEMS				
FOR SALE 1				
* BEDROOMS 0				
BATHROOMS .0				
* TOTAL ROOMS 0				
CONDITION				
INT.: GOOD				
EXT.: GOOD				
LAYOUT: GOOD				
INFOBY: EST INTERIOR				
* For Informational Purposes Only				



No. 5907 P. 1

Mar. 17. 2021 10:01AM



Ventnor City

New Jersey

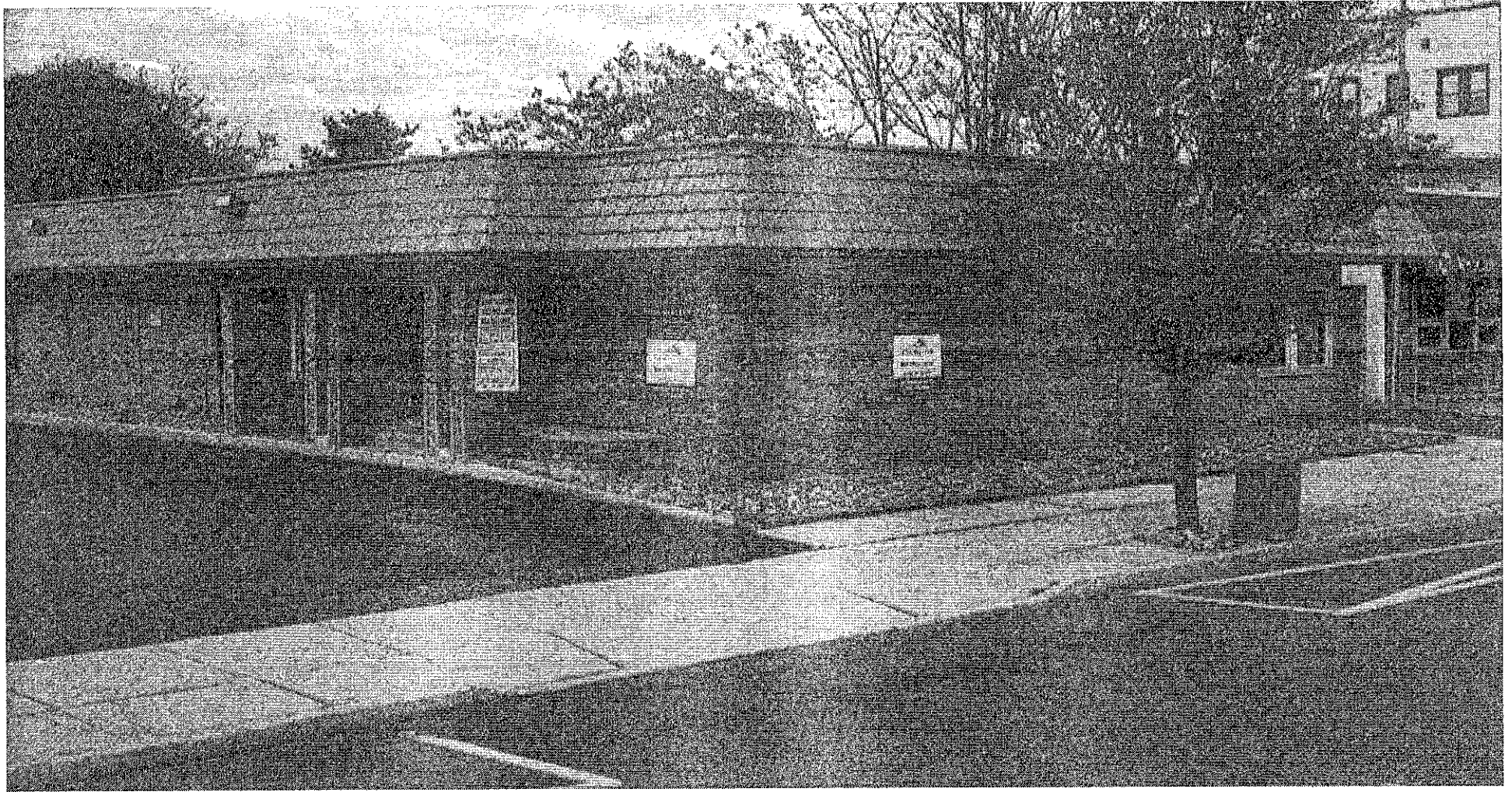
Block/Lot/Qual: 120. 5.	Tax Account Id: 2766
Property Location: 6309 VENTNOR AVE	Property Class: 4A - Commercial
Owner Name/Address: NADER AND MONA GHALY REV TR & GHALY 14 TERRAZA DEL MAR DANA POINT, CA 92629	Land Value: 250,000
Special Taxing Districts:	Improvement Value: 507,600
	Exempt Value: 0
	Total Assessed Value: 757,600
	Additional Lots: None
	Deductions:

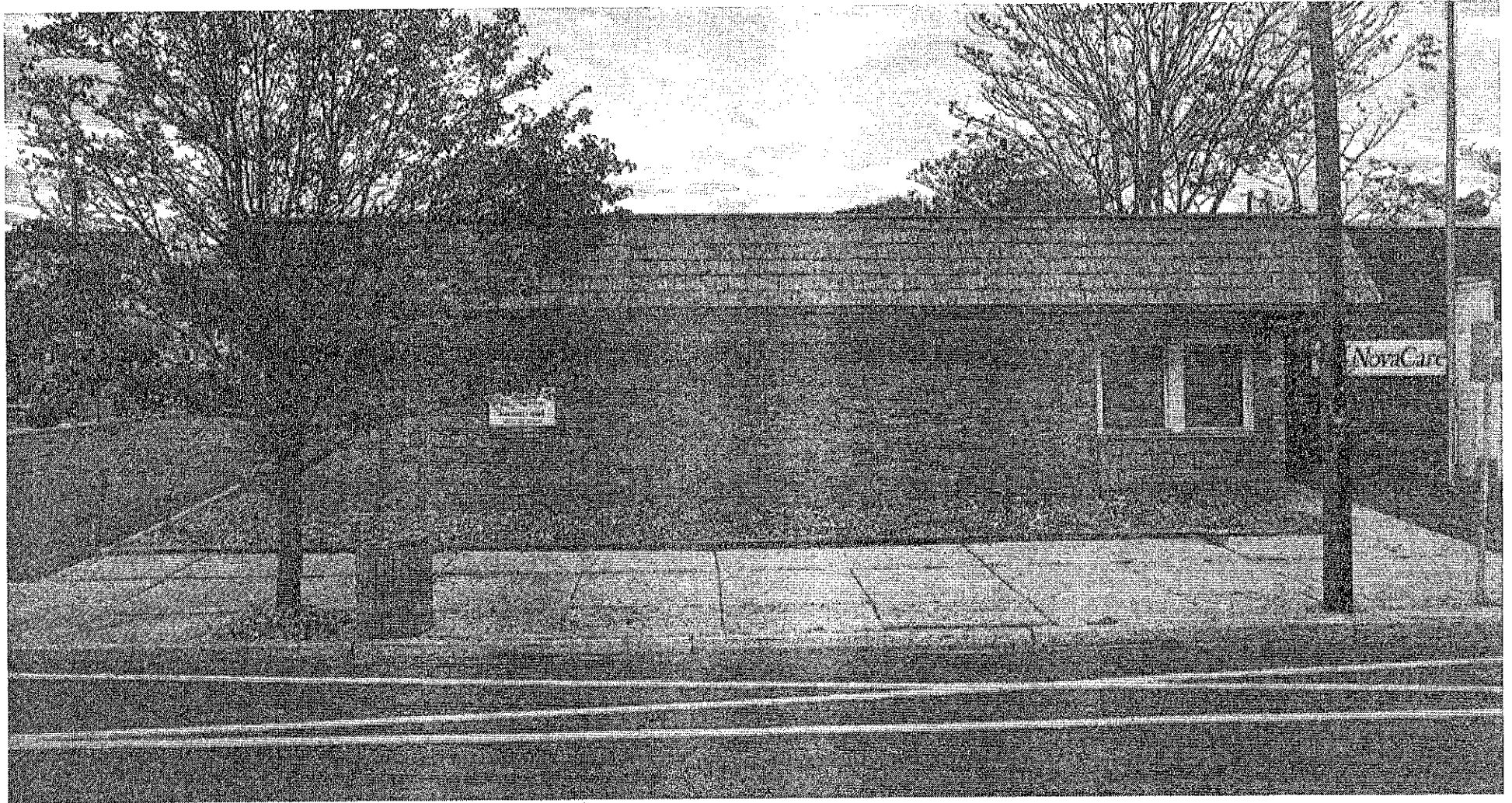
Taxes Utilities

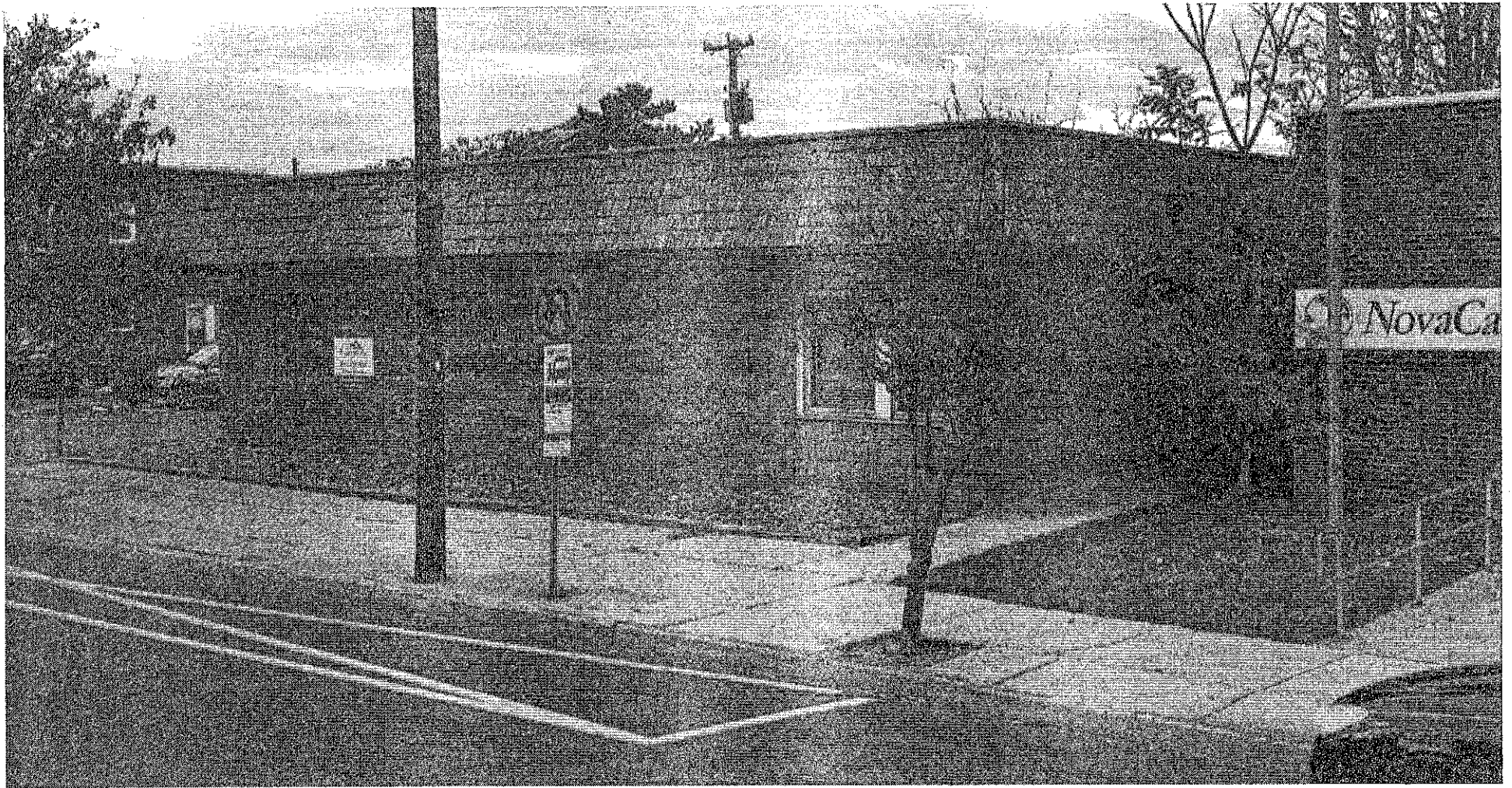
Year Due Date	Type	Billed	Balance	Interest	Total Due	Status
2021 02/01/2021	Tax	4,907.36	2.54	0.03	2.57	OPEN
2021 05/01/2021	Tax	4,907.35	4,907.35	0.00	4,907.35	OPEN
Total 2021		9,814.71	4,909.89	0.03	4,909.92	
2020 02/01/2020	Tax	4,895.99	0.00	0.00	0.00	PAID
2020 05/01/2020	Tax	4,895.99	0.00	0.00	0.00	PAID
2020 08/01/2020	Tax	4,937.66	0.00	0.00	0.00	PAID
2020 11/01/2020	Tax	4,899.78	0.00	0.00	0.00	PAID
Total 2020		19,629.42	0.00	0.00	0.00	
2019 02/01/2019	Tax	4,988.80	0.00	0.00	0.00	PAID
2019 05/01/2019	Tax	4,988.79	0.00	0.00	0.00	PAID
2019 08/01/2019	Tax	4,803.19	0.00	0.00	0.00	PAID
2019 11/01/2019	Tax	4,803.18	0.00	0.00	0.00	PAID
Total 2019		19,583.96	0.00	0.00	0.00	

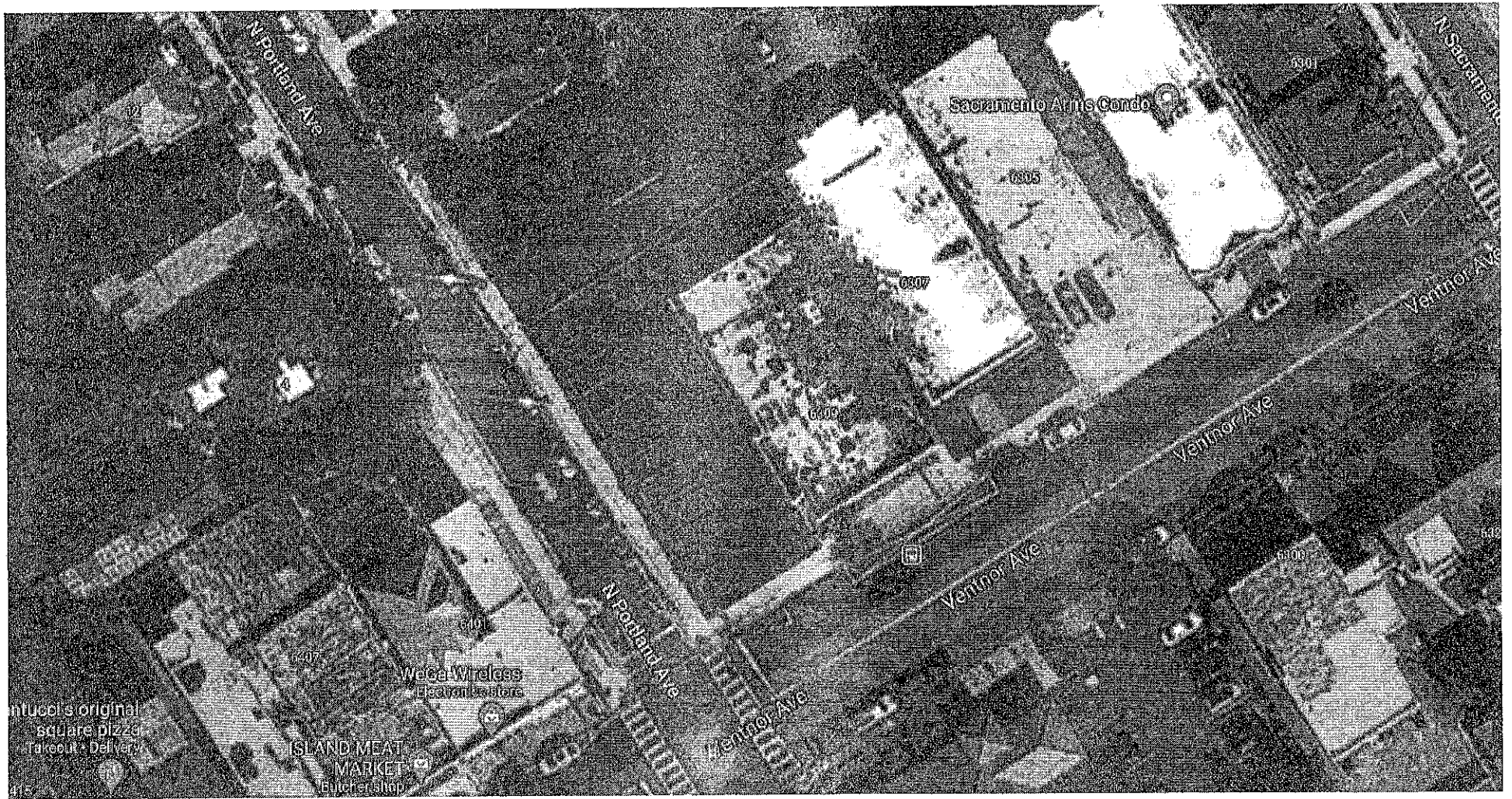
Last Payment: 02/04/21

[Return to Home](#)











INST # 2019010978
 RECD 03/01/2019 VOL 14568
 RCPT # 1455719 REC'D BY RC (6 PGS)
 COM \$1.00 RTF \$0.00
 EDWARD P. McGETTIGAN, COUNTY CLERK
 ATLANTIC COUNTY, NJ



**Atlantic County
 Document Summary Sheet**

Return Name and Address Michael D. Carroll, Esq. Michael D. Carroll, LLC 1800 New Road, Suite 201 Northfield, New Jersey 08225		Official Use Only			
ATLANTIC COUNTY CLERK 5901 MAIN ST WAYS LANDING, NJ 08330					
Submitting Company	Michael D. Carroll, LLC				
Document Date (mm/dd/yyyy)	02/12/2019				
Document Type	DEED				
No. of Pages of the Original Signed Document (Including the cover sheet)	6				
Consideration Amount (If applicable)	\$1.00				
First Party <i>(Grantor or Mortgagee or Assignor)</i> <i>(Enter up to five names)</i>	Name(s) <i>(Last Name, First Name Middle Initial, Suffix)</i> <i>(or Company Name as written)</i>	Address (Optional)			
	Soleil Realty, LLC	5 Cresthill Court Voorhees, New Jersey 08043			
Second Party <i>(Grantee or Mortgagee or Assignee)</i> <i>(Enter up to five names)</i>	Name(s) <i>(Last Name, First Name Middle Initial, Suffix)</i> <i>(or Company Name as written)</i>	Address (Optional)			
	Nader and Mona Ghaly Revocable Trust	5 Cresthill Court Voorhees, New Jersey 08043			
Parcel Information <i>(Enter up to three entries)</i>	Municipality	Block	Lot	Qualifier	Property Address
	Ventnor	120	5	N/A	6309 Ventnor Ave. Ventnor, NJ 08406
	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date
Reference Information <i>(Enter up to three entries)</i>					

DO NOT REMOVE THIS PAGE

DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF ATLANTIC COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

Prepared by:
MICHAEL D. CARROLL, ESQUIRE

DEED

This Deed is made on February 12, 2019,

BETWEEN
SOLEIL REALTY, LLC, a New Jersey Limited Liability Company,
incorrectly designated as **SOLEIL, LLC** in prior Deed,
whose address is 5 Cresthill Court, Voorhees, New Jersey 08043,
referred to as Grantors,

AND
NADER AND MONA GHALY REVOCABLE TRUST,
whose address is 5 Cresthill Court, Voorhees, New Jersey 08043,
referred to as Grantees.

Throughout this document the words "Grantor" and "Grantee" shall mean all Grantors and Grantees listed above.

TRANSFER OF OWNERSHIP. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **ONE DOLLAR (\$1.00)**. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) BEING Block 120, Lot 5 on the Official Tax Map of the City of Ventnor.

- No property tax identification number is available on the date of this Deed.
(Check box if applicable.)

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:

ALL that certain lot, parcel or tract of land, with the buildings and improvements thereon erected, situate, lying and being in the CITY OF VENTNOR, County of ATLANTIC and State of NEW JERSEY, bounded and more particularly described as follows:

BEGINNING at the intersection of the Northwesterly line of Ventnor Avenue (80 feet wide) with the Northeasterly line of Portland Avenue (50 feet wide) and extending thence by New Jersey Plane Coordinate System Meridian (1927 Datum); thence

- (1) North 32 degrees 06 minutes 30 seconds West, along said Northeasterly line of Portland Avenue, 116.00 feet; thence
- (2) North 57 degrees 53 minutes 30 seconds East, parallel with Ventnor Avenue, 100.00 feet; thence
- (3) South 32 degrees 06 minutes 30 seconds East, parallel with Portland Avenue, 116.00 feet to the first mentioned Northwesterly line of Ventnor Avenue; thence
- (4) South 57 degrees 53 minutes 30 seconds West, along said Northwesterly line of Ventnor Avenue, 100.00 feet to the point and place of BEGINNING.

Above description being made in accordance to a survey by Robert J. Catalano and Associates, P.A., dated May 25, 2012.

Commonly known as 6309 Ventnor Avenue, Ventnor, New Jersey 08406.

SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.

BEING the same land and premises which became vested in Soleil Realty, LLC, incorrectly designated as Soleil, LLC by Quit Claim Deed from Mona Ghaly, a married woman, dated July 27, 2017 and recorded on July 31, 2017 in Volume 14281, as Instrument No. 2017042636 in the Atlantic County Clerk's Office.

PROMISES BY GRANTOR. The Grantor promises that the Grantor has done nothing 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 (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

SIGNATURES. The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

Witnessed or Attested by:

SOLEIL REALTY, LLC


BY: MONA GHALY, Member

STATE OF NEW JERSEY, COUNTY OF ATLANTIC : SS

I certify that on February 12, 2019, MONA GHALY, personally came before me and acknowledged under oath, to my satisfaction, that she/he:

- (a) was the maker of the attached Deed;
- (b) was authorized to and did execute this Deed as a Member of Soleil Realty, LLC, the entity named in this Deed;
- (c) made this Deed for \$1.00 as the full and actual consideration, as defined in N.J.S.A. 46:15-5, paid or to be paid for the transfer of title; and
- (d) executed this Deed as the act of the entity.



MICHAEL D. CARROLL, ESQ.,
Attorney at Law - State of New Jersey

RECORD AND RETURN TO:

Michael D. Carroll, Esq.
Michael D. Carroll, LLC
1800 New Road, Suite 201
Northfield, New Jersey 08225



State of New Jersey

GIT/REP-3
(9-2015)

SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Mona Ghaly, Member

Current Street Address

5 Cresthill Court

City, Town, Post Office Box

Voorhees

State

NJ

Zip Code

08043

PROPERTY INFORMATION

Block(s)

5

Lot(s)

Qualifier

Street Address

6309 Ventnor Avenue

City, Town, Post Office Box

Ventnor

State

NJ

Zip Code

08406

Seller's Percentage of Ownership

\$1.00

Total Consideration

\$1.00

Owner's Share of Consideration

2/12/2019

Closing Date

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

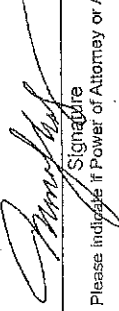
1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, and will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, 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. 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. Code section 1041.
14. The property transferred is a cemetery plot.
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.

SELLER'S DECLARATION

The undersigned understands that this declaration and its contents may be disclosed 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 furthermore 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 simultaneously with the deed to which this form is attached.

2/12/2019

Date


Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

FOR RECORDER'S USE ONLY	
Consideration	\$ _____
RTF paid by seller	\$ _____
Date	By _____

COUNTY ATLANTIC } SS. County Municipal Code 0122

MUNICIPALITY OF PROPERTY LOCATION City of Ventnor

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, Mona Ghaly (Name) being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantor/Corporate Officer in a deed dated February 12, 2019 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 120 Lot number 5 located at 6309 Ventnor Avenue, Ventnor, New Jersey 08406 and annexed thereto. (Street, Address, Town)

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject. (3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ _____ % = \$ _____
If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (Instruction #8 on reverse side)
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
(a) Consideration is less than \$100.00.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)
NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over. * (Instruction #9 on reverse side for A or B)
 - B. BLIND PERSON Grantor(s) legally blind or *
 - DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed*
- Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
 Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
 One or two-family residential premises. Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)
 Affordable according to H.U.D. standards. Reserved for occupancy.
 Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10, #12 on reverse side)
 Entirely new improvement. Not previously occupied.
 Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)
 No prior mortgage assumed or to which property is subject at time of sale.
 No contributions to capital by either grantor or grantee legal entity.
 No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 12 day of February, 2019

[Signature] Signature of Deponent
Mona Ghaly, Member of LLC Grantor Name
5 Cresthill Ct., Voorhees, NJ 08043 Grantor Address at Time of Sale
Deponent Address

XXX-XXX- 5 4 3 Last three digits in Grantor's Social Security Number
Name/Company of Settlement Officer

MICHAEL D. CARROLL
Attorney at Law
State of New Jersey

FOR OFFICIAL USE ONLY		
Instrument Number	County	Page
Deed Number	Book	Date Recorded
Deed Dated	Date Recorded	

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT
The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at: www.state.nj.us/treasury/taxation/rtf1ccatex.shtml

DISCLOSURE STATEMENT

6309 Ventnor, LLC

<u>NAME</u>	<u>PERCENTAGE</u>
Tamin Naber	50%
Mona Ghaly	50%

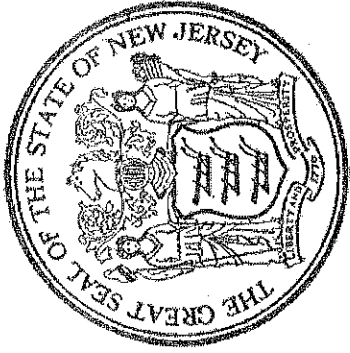
STATE OF NEW JERSEY
DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE AND ENTERPRISE SERVICES

FILING CERTIFICATION (CERTIFIED COPY)

6309 VERTNOR LLC
0450588441

I, the Treasurer of the State of New Jersey, do hereby certify, that the above-named did file and record in this department the below listed document(s) and that the foregoing is a true copy of the formation certificate as the same is taken from and compared with the original(s) filed in this office on the date set forth on each instrument and now remaining on file and of record in my office.

IN TESTIMONY WHEREOF, I have
hereunto set my hand and
affixed my Official Seal
11th day of January, 2021



Elizabeth Maher Muoio
State Treasurer

Certificate Number : 4123705717
Verify this certificate online at
https://www1.state.nj.us/TYTR_StandingsCert/JSP/Verify_Cert.jsp

STATE OF NEW JERSEY
DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE AND ENTERPRISE SERVICES

SHORT FORM STANDING

6369 VERTINOR LLC
0450588441

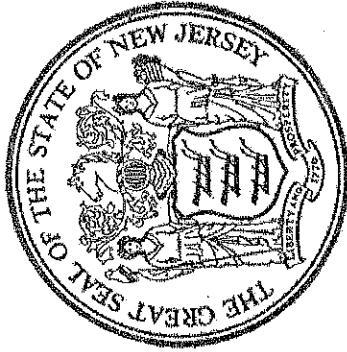
I, the Treasurer of the State of New Jersey, do hereby certify that the above-named NJ Domestic Limited Liability Company (LLC) was registered by this office on Monday, January 11, 2021.

As of the date of this certificate, said business continues as an active business in good standing in the State of New Jersey, and its Annual Reports are current.

I further certify that the registered agent and registered office are:

TAMIM NABER
1500 FRANKLIN BOULEVARD
LINWOOD, NEW JERSEY 08221

IN TESTIMONY WHEREOF, I have
hereunto set my hand and
affixed my Official Seal
11th day of January, 2021



Elizabeth Maher Muoio
State Treasurer

Certificate Number : 4123705717
Verify this certificate online at
https://www1.state.nj.us/TYTR_StandingCert/JSP/Verify_Cert.jsp

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE AND ENTERPRISE SERVICES

CERTIFICATE OF FORMATION

6309 VERTINOR LLC
0450588441


The above-named DOMESTIC LIMITED LIABILITY COMPANY was duly filed in accordance with New Jersey State Law on 01/11/2021 and was assigned identification number 0450588441. Following are the articles that constitute its original certificate.

1. **Name:**
6309 VERTINOR LLC
 2. **Registered Agent:**
TAMM NABER
 3. **Registered Office:**
1500 FRANKLIN BOULEVARD
LINWOOD, NEW JERSEY 08221
 4. **Business Purpose:**
REAL ESTATE DEVELOPMENT AND CONSTRUCTION
 5. **Effective Date of this Filing is:**
01/11/2021
 6. **Members/Managers:**
TAMM NABER
1500 FRANKLIN BOULEVARD
LINWOOD, NEW JERSEY 08221-0822
 7. **Main Business Address:**
1500 FRANKLIN BOULEVARD
LINWOOD, NEW JERSEY 08221-0822
- Signatures:**
TAMM NABER
AUTHORIZED REPRESENTATIVE
MONA GHALY
AUTHORIZED REPRESENTATIVE

IN TESTIMONY WHEREOF, I have
hereunto set my hand and
affixed my Official Seal
11th day of January, 2021



Elizabeth Maher Muto
State Treasurer

 DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 01-11-2021

Employer Identification Number:
86-1353523

Form: SS-4

Number of this notice: CP 575 B

6309 VENTNOR
MONA GHALY MBR
1500 FRANKLIN BLVD
LINWOOD, NJ 08221

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 86-1353523. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065

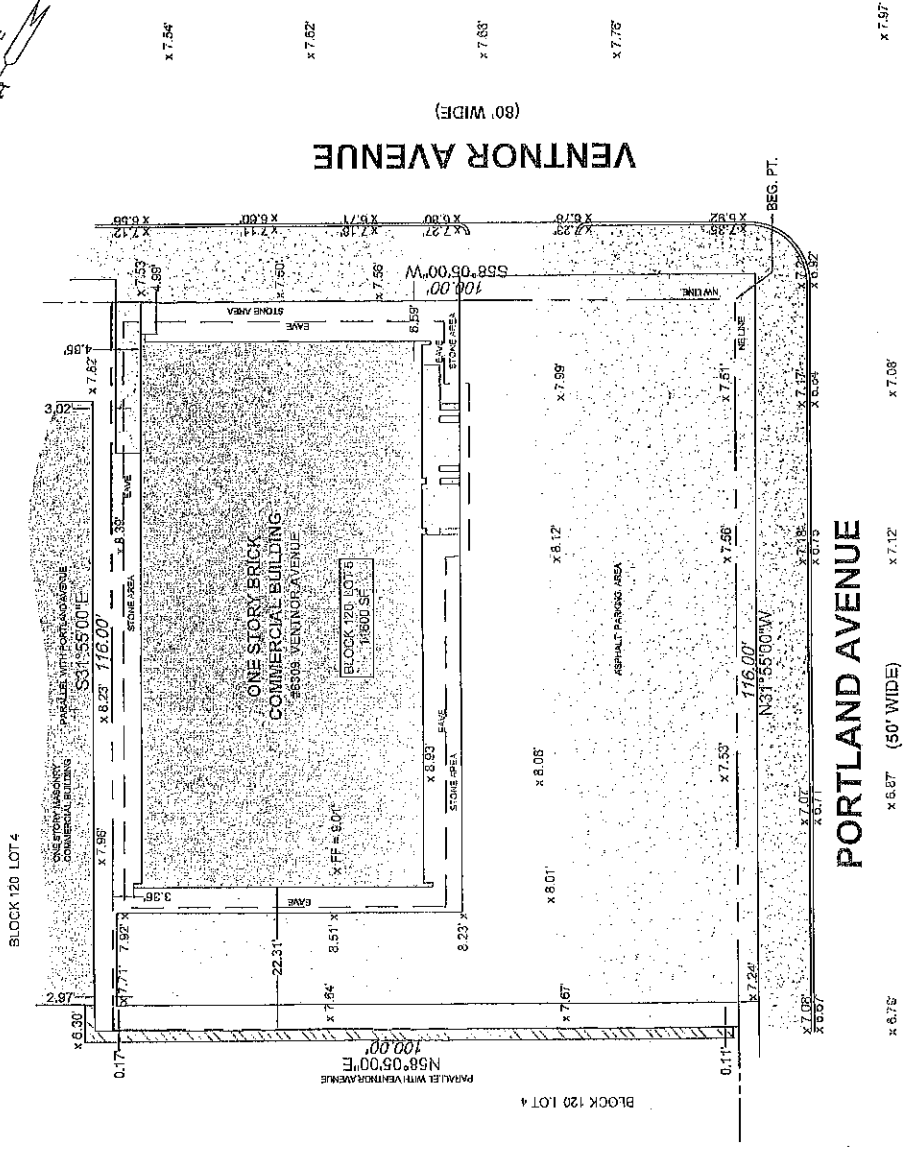
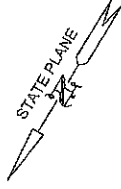
03/15/2022

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.



PORTLAND AVENUE

VENTNOR AVENUE (80' WIDE)

SURVEY REFERENCES:

- PROPERTY DEED FILED IN THE OFFICE OF THE ATLANTIC COUNTY CLERK, BOOK 14281 P 42636
- CITY OF VENTNOR TAX MAP NO. 21.
- FIELD SURVEY PERFORMED BY DANIEL J. PONZIO SR. ON 4/17/2020
- TOPOGRAPHY SPOT ELEVATIONS REPORTED ON NAVD-1988

PROPERTY SURVEY
 CITY OF VENTNOR
 BLOCK 120 LOT 5
 ATLANTIC COUNTY, NEW JERSEY

1. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 11600 SF
2. PERMANENT MARKERS HAVE NOT BEEN SET
3. OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
4. THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, EITHER RECORDED OR UNRECORDED, UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
5. SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.

6. THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
7. THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
8. THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

WADNER & MONA GHALLY

[Handwritten Signature]
DANIEL J. PONZIO, SR.
 PROFESSIONAL LAND SURVEYOR N.J. NO. 6837603

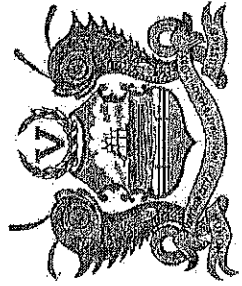
ARTHUR W. PONZIO CO. & ASSOCIATES
 SURVEYING-ENGINEERING-PLANNING



400 NORTH DOVER AVENUE
 ATLANTIC CITY, NEW JERSEY 08401
 PHONE (609) 344-8184 FAX (609) 344-1594
 NEW JERSEY AUTH. NO.: 24GA28001300

DATE: 4/27/20
 SCALE: 1" = 20'
 DRAWN BY: DJ PONZIO SR.
 PROJECT NO.: 35145

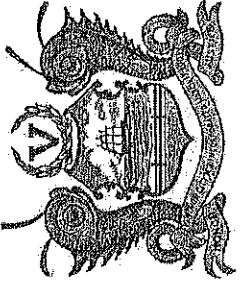
Nader



William Crowther, CTA

City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406



Ventnor City Tax Assessor
609-823-7911

April 5, 2021

Brian J. Callaghan, Esq.
2428 Atlantic Avenue
Atlantic City, NJ 08401

Re: Block(s): 120 Lot(s): 5

Dear Mr. Callaghan,

Pursuant to *N.J.S.A. 40:55D-12*, enclosed please find the certified list of property owners within two hundred feet of the above referenced property.

Also to be included on the notification list is:

Connective Real Estate Department 5100 Harding Highway Suite 399 Mays Landing, NJ 08330	Comcast Cable 901 Leeds Ave Absecon, NJ 08201
Atlantic County Utilities Authority PO Box 996 Pleasantville, NJ 08232	SJ Gas Company 1 South Jersey Plaza Rte. 54 Folsom, NJ 08037

If you have any questions regarding this matter, please feel free to contact this office.

Sincerely,

William F. Crowther, CTA
Ventnor City Tax Assessor

ADJACENT PROPERTY LISTING APPLICANT: Block 120 Lot 5
 TAXING DISTRICT 22 VENTNOR CITY COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
69 2	6300 VENTNOR AVE	15D	ST JOHNS-BY-THE-SEA 6 S SACRAMENTO AVE VENTNOR, NJ 08406
69.01 1.04	6309-6311 VILLA CT	1	OCEAN VILLA 6309-6311 VILLA CT COND 6309-6311 VILLA CT VENTNOR, NJ 08406
69.01 1.04 C0001	6309 VILLA COURT	2	CAPPUCCIO, ANTHONY C & KARLA J 6309 VILLA COURT VENTNOR, NJ 08406
69.01 1.04 C0002	6311 VILLA COURT	2	ROBINSON, EEREM & RONNI 3912 HAWK CR HUNTINGDON VALLEY, PA 19006
69.01 1.05	6313-6315 VILLA CT	1	OCEAN VILLA 6313-6315 VILLA CT COND 6313-6315 VILLA CT VENTNOR, NJ 08406
69.01 1.05 C0001	6313 VILLA COURT	2	BRANDLEY, WILLIAM J JR & SUZANNE 11 VICTORIA DR SWEDESBO, NJ 08485
69.01 1.05 C0002	6315 VILLA COURT	2	SHIEH, JENNIFER WAN TZEN (TRUSTEE) 6315 VILLA CT VENTNOR, NJ 08406
69.01 1.06	6317-6319 VILLA CT	1	OCEAN VILLA 6317-6319 VILLA CT COND 6317-6319 VILLA CT VENTNOR, NJ 08406
69.01 1.06 C0001	6317 VILLA COURT	2	NEVENS, HOWARD & MARJORIE 5 JEFFERSON RD EAST BRUNSWICK, NJ 08816
69.01 1.06 C0002	6319 VILLA COURT	2	AMSTERDAM, ANDREW H & JUDITH B 511 HAMILTON RD MERION, PA 19066
69.01 1.07	6302 VENTNOR AVE	4A	OCEAN CITY HOME C/O OCEANFIRST PO BOX 2009 TOMS RIVER, NJ 08754.2009
70 14	6400 VENTNOR AVE	4A	6400 CORP INC C/O DUNKIN DONUTS 6400 VENTNOR AVE VENTNOR, NJ 08406
70 15	4-6 S PORTLAND AVE	4A	TERRONES, DELFINO & GUADLUPE 407 N CLERMONT AVENUE MARGATE, NJ 08402
120 1.01	6301 VENTNOR AVE	2	GOLDEN, THOMAS & MAUREEN 6301 VENTNOR AVE VENTNOR, NJ 08406

TAXING DISTRICT 22 VENTNOR CITY

COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	APPLICANT
120 1.02	2A N SACRAMENTO AVE	2	CICCONI, PETER 2A N SACRAMENTO AVE VENTNOR, NJ	08406
120 2	6303 VENTNOR AVE	1	SACRAMENTO ARMS CONDO ASSN 6303 VENTNOR AVE VENTNOR, NJ	08406
120 2 C01	6303 VENTNOR AVE	2	MICHAUD, ANDRE 175 COLUMBIA BLVD WATERBURY, CT.	06710
120 2 C02	6303 VENTNOR AVE	2	KENT, STEPHEN J. 19 CANDACE CT. RICHBORO, PA.	18954
120 2 C03	6303 VENTNOR AVE	2	MILLER, GAIL T & BRADLEY E 8359 CADWALADER AVE ELKINS PARK, PA	19027
120 2 C04	6303 VENTNOR AVE	2	FELDMAN, IRA, SHARI 106 SARATOGA WAY NORTH WALES, PA	19454
120 2 C05	6303 VENTNOR AVE	2	MOYER, MATTHEW C 6303 VENTNOR AVE #C05 VENTNOR, NJ	08406
120 2 C06	6303 VENTNOR AVE	2	BRUMWELL, SARAH 1596 SWAMP PIKE GILBERTSVILLE, PA	19525
120 2 C07	6303 VENTNOR AVE	2	BELLA, MICHAEL & DEBRA 15 GUILFORD LN HAMILTON, NJ	08619
120 2 C08	6303 VENTNOR AVE	2	HQ PROPERTY HOLDING LLC 288 ROUTE 22 W B GREEN BROOK, NJ	08812
120 2 C09	6303 VENTNOR AVE	2	CHOWHURY, TAHERA S 6303 VENTNOR AVE #9 VENTNOR, NJ	08406.0483
120 2 C10	6303 VENTNOR AVE	2	GUZMAN, ANA 6303 VENTNOR AVE APT 10 VENTNOR, NJ	08406
120 2 C11	6303 VENTNOR AVE	2	PALORATH, CHANDRA & JAYA 6303 VENTNOR AVE VENTNOR, NJ	08406
120 2 C12	6303 VENTNOR AVE	2	BESSEMER, DOUG & ERICA 6303 VENTNOR AVE 12 VENTNOR, NJ	08406

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	08406
120 2 C13	6303 VENTNOR AVE	2	CALOMENI, RACHEL K & PABLO 6303 VENTNOR AVE, APT 13 VENTNOR, NJ	08406
120 2 C14	6303 VENTNOR AVE	2	SERPLICO, MARY 27 REID ST SAYREVILLE, NJ	08872
120 3	6305 VENTNOR AVE	4C	TSIKOURAS, LAMBROS & IRENE 33 CLOVER HILL CR EGG HARBOR TWP, NJ	08234
120 4	6307 VENTNOR AVE	4A	GALESI, MORRIS J ETALS & M PROPERTY 172 SPEEDWELL AVE MORRIS PLAINS, NJ	07950
120 5	6309 VENTNOR AVE	4A	NADER, AND MONA GHALY REV TR & GHAL 5 CRESTHILL CT VOORHEES, NJ	08043
120 7.01 6	7 N PORTLAND AVE	2	MAITIN, IAN & PAM 1620 RAVENSWOOD WAY CHERRY HILL, NJ	08003
120 8	9 N PORTLAND AVE	2	KOLOVOS, DIMITRIOS 4517 WELDIN RD WILMINGTON, DE	19803
120 9	11 N PORTLAND AVE	2	HYMAN, CAROLE T 11 N PORTLAND AVE VENTNOR, NJ	08406
120 10	15 N PORTLAND AVE	2	SILLA, DOMINIC 15 N PORTLAND AVE VENTNOR, NJ	08406
120 20	12 N SACRAMENTO AVE	4C	TRIXIE LLC 900 W BRIGANTINE AVE BRIGANTINE, NJ	08203
120 21	8 N SACRAMENTO AVE	4C	SAC GARDENS, LLC @ GALLAGHER PO BOX 237 HADDON HEIGHTS, NJ	08035
120 22	6 N SACRAMENTO AVE	2	PEREZ-CABRERA;H PEREZ-RUBIO;N 6 N SACRAMENTO AVE VENTNOR, NJ	08406
120 23	4 N SACRAMENTO AVE	2	AHMED, SALEH UDDIN 4 N SACRAMENTO AVE VENTNOR, NJ	08406
120 24	2 N SACRAMENTO AVE	2	SNYDER, DONALD 2 N SACRAMENTO AVE VENTNOR, NJ	08402

ADJACENT PROPERTY LISTING APPLICANT: Block 120 Lot 5
 TAXING DISTRICT 22 VENTNOR CITY COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
121 1	6401 VENTNOR AVE	4A	6401 VENTNOR LLC & SIX, FOUR O ONE 315 N MACQUESTEN PARKWAY MOUNT VERNON, NY 10550
121 2	6409 VENTNOR AVE	4A	COSTAS ASSOCIATES LLC 4 S NEWPORT AVE VENTNOR, NJ 08406
121 3	6411 VENTNOR AVE	4A	COSTAS ASSOCIATES LLC 4 S NEWPORT AVE VENTNOR, NJ 08406
121 25.03	18 N PORTLAND AVE	2	IGDALSKI, R & WALSH, FRANK G 18 N PORTLAND AVE VENTNOR, NJ 08406
121 25.04	12 N PORTLAND AVE	2	HOWARD IV, CHARLES W 40 HIGH STREET SUITE 210 MOUNT HOLLY, NJ 08060
121 26	6 N PORTLAND AVE	2	DINOTO, REGINA WALLS & FRANCIS 6 PORTLAND AVE VENTNOR, NJ 08406
121 27	4 N PORTLAND AVE	2	KARABASHIAN, PETER & CAROLE 4 N PORTLAND AVE VENTNOR, NJ 08406