



# City of Ventnor City

City Hall  
6201 Atlantic Avenue  
Ventnor City, New Jersey 08406

Information can be found on City Website: [www.ventnorcity.org](http://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: February 22, 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-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) 15 S. Washington Avenue, Ventnor, NJ 08406

Block Number: 84

Lot Number (s): 6.02

Total Area (In Square Feet): 2,581 sq

Lot Frontage: 35 ft

Lot Depth: 62.50 ft.

4. Information about the Applicant

Full Name (s): Sandra Horowitz

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

Property Address: 641 Raikes Road, Huntingdon Valley, PA

Zip Code: 19006

Other Residence Address:

Zip Code:

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

Zip Code:

Phone Number (s) (Include Area Code):

Home Address: 609-314-1956

Cell Phone:

Business Address:

Best Number to call:

Email Address (s): sm150s@hotmail.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: May 12, 2008

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: Brian J. Callaghan, Esquire Phone: 609-348-5300

Address: 2428 Atlantic Avenue, Atlantic City, NJ 08401

Architect: Name: C. Peter Weiss Phone: 609-822-9616

Address: 111 N. Washington Avenue, Ste 8, Margate, NJ 08402

Engineer: Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

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): Single Family Home
- c. Proposed use of Lot (s) and/or Building (s): Single Family Home
- d. Number of Bedrooms:
  - i. Current: 4
  - ii. Proposed: 4
- e. Number of Off-street parking:
  - i. Current: 2
  - ii. Proposed: 2
- 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
Front Yard to Deck 1st Floor	7 ft		.5 ft
Front Yard to Deck 2nd Floor	8 ft		.5ft
Building Coverage	50%		52%
Lot Coverage	75%		79%

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. See Decision and Resolution P-13-2020
- 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 102-118.4, 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\*

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 NARRATIVE

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15. Signature of Applicant (s):

Brian J. Callahan

Date: 2/20/21

Date: \_\_\_\_\_

16. Notarized Statement by Applicant:

State of New Jersey )

ss.

County of Atlantic )

Brian S. Callahan, 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 20<sup>th</sup> day of February 2021.

Notary Seal

Linda M. Smith

LINDA M. SMITH  
Commission # 500700767  
Notary Public, State of New Jersey  
My Commission Expires  
October 16, 2022

Sandra Horowitz  
15 S. Washington Avenue  
Block 84 Lot 6.02

The Applicant is enhancing a building that is approximately 12 years old by constructing new first and second floor decks. The Applicant would be seeking "C" variance relief and believes that the Application would satisfy both the positive and negative criteria. With respect to the positive criteria it would be an aesthetic enhancement to the property and to the street scape. With respect to the negative criteria it should not have any type of substantial detriment on the character of the neighborhood nor substantially impair the zoning plan or ordinance.

Date

2/20/2021

Brian J. Callaghan

Brian J. Callaghan, Esquire

City of Ventnor City Planning Board

Application Checklist

This list is for each and every copy submitted of application

- I.  Signed and Notarized application
- II.  Copy of Ventnor City Tax map highlighting the applicant property
- III.  Set of color photographs showing front, oblique, and rear views (if applicable)
  - a. Include photos of neighboring properties if applicable
- IV.  Sealed copy of property survey that is not older than 2 years
  - a. Any survey older must be updated or a signed statement noting no changes
- V.  Copies of professional plans or detailed sketches of proposed plans
- VI.  Detailed sketch (s) of current conditions
- VII.  Detailed Sketch (s) or plans of proposed plan
- VIII.  Statement of Existing and Proposed use of property
- IX.  Copy of Ventnor City Residential Property Card
  - a. This is available from the Ventnor City Tax Assessor
- X.  Certification that Property Taxes are current
  - a. This can be obtained from Tax Office
- XI.  Statement and/or drawings of existing and proposed Building heights
  - a. If applicable
- XII.  Statement and/or drawings of existing and proposed off-street parking
  - a. If applicable
- XIII.  Professional plans should include a signature space for Board Chairman, engineer, and Board Secretary.
  - a. If applicable
- XIV.  Detailed plan for landscaping or street trees as required
  - a. Notice if requesting a waiver for such
- XV.  Check for application fee as per fee structure. Check to include \$50 for final notice of Decision.
- XVI.  Check for Escrow fee as per fee structure
  - a. Need to include Tax ID # or Social Security # of name on check

**MANOS LAW FIRM, LLC**  
Elias T. Manos, Esq. – NJ Attorney ID #026092004  
2408 New Road, Suite 2  
Northfield, New Jersey 08225  
Phone: (609) 335-1873  
Facsimile: (609) 257-6075  
Email: leo@manoslawfirm.com  
*Solicitor for the City of Ventnor Planning Board*

APPLICATION OF SANDRA HOROWITZ  
FOR C VARIANCE RELIEF FOR BLOCK  
84, LOT 6.02

*CITY OF VENTNOR  
PLANNING BOARD*

P-13-2020

***DECISION AND RESOLUTION***

**THIS MATTER**, having been heard by the City of Ventnor Planning Board (sometimes referred to hereinafter as the “Board”) at a meeting held on March 11, 2020 at the Ventnor City Hall, Ventnor, NJ, and a quorum being present; and

**WHEREAS**, the Applicant, Sandra Horowitz (“Applicant”), is seeking variance relief pursuant to N.J.S.A. 40:55D-70c in order to enlarge an existing first floor porch and construct a new second floor deck above it at the existing single family dwelling on property identified as Block 84, Lot 6.02 on the City of Ventnor Tax Map, which property is located at 15 S. Washington Avenue, Ventnor, NJ 08406; and

**WHEREAS**, the City of Ventnor Planning Board has reviewed the Application submitted by the Applicant together with the Application forms, attachments and plans presented by the Applicant with the Application; and

**WHEREAS**, the Applicant also marked and offered Exhibit A-1, consisting of two photographs of the front yards on the block, into evidence during the course of the hearing; and

**WHEREAS**, at the time of the Application, the Applicant was represented by Brian J. Callaghan, Esquire; and

**WHEREAS**, the City of Ventnor Planning Board has heard the testimony of the Applicant, the Applicant's professional architect, Peter C. Weiss, RA, and the Applicant's husband, Harold Horowitz, and heard further testimony from the Planning Board Engineer and Planner, Roger McLarnon, PE, PP; and

**WHEREAS**, the City of Ventnor Planning Board has reviewed Mr. McLarnon's report dated March 7, 2020, which the comments and recommendations sections are made a part of this Decision and Resolution by reference, including all conditions set forth in such report unless modified herein or on the record during the course of the hearing; and

**WHEREAS**, no one spoke during the public portion of the hearing; and

**WHEREAS**, the City of Ventnor Planning Board, based upon the Application submitted, the report and testimony of the Planning Board Engineer and Planner, the testimony presented on behalf the Applicant, as well as all plans and exhibits from the Applicant, makes the following findings of fact and conclusions of law:

1. The Applicant is, as noted, Sandra Horowitz and the subject property is located at 15 S. Washington Avenue, Ventnor, NJ 08406.
2. The Applicant has submitted a properly filed Application, and all required documents and has paid all required fees and has complied with the advertising and notice requirements of the Municipal Land Use Law and City of Ventnor ordinances.
3. The subject property is known as Block 84, Lot 6.02.
4. The property is serviced by public water and public sewer.
5. The subject property is located in the Residential 4 (R-4) District and contains an existing single family dwelling with a front deck on the first floor and on the third level that comply with the front yard setback requirements of the City of Ventnor zoning ordinance. The

first floor deck is currently 12 feet from the front property line. As demonstrated by Exhibit A-1 and the testimony presented, the Applicant's dwelling and the neighboring dwelling on the beach side appear to be the only ones that currently comply with the front yard setback requirements of the City of Ventnor zoning ordinance.

6. The Applicant is proposing to expand the existing first floor deck and construct a second floor deck directly above it. The expanded first floor deck and new second floor deck will each have front yard setbacks of 5.2 feet. The Applicant is also proposing a shed and outdoor shower in the rear yard which, along with the decks, will increase lot coverage to 78%. Variance relief for the Applicant's proposal is required pursuant to N.J.S.A. 40:55D-70c, as detailed below.

7. The within Application is for:

a. Variance relief for the following:

<u>C Variances</u>	<u>Min. Required/ Max. Permitted</u>	<u>Proposed</u>
Front yard setback (1st floor deck)	7 ft.	5.2 ft.
Front yard setback (2 <sup>nd</sup> floor deck)	7 ft.	5.2 ft.
Lot coverage	75%	78%

Based upon the testimony presented on behalf of the Applicant, all plans and exhibits presented, and the report and testimony of the Planning Board Engineer and Planner, the City of Ventnor Planning Board makes the following additional findings of fact, conclusions of law and decision:

a. The Board finds that pursuant to N.J.S.A. 40:55D-70c(2), the Municipal Land Use Act would be advanced by a deviation or departure from the City of Ventnor zoning ordinance requirements for the requested variances noted in paragraph 7 and that the benefits of the

requested variances substantially outweigh any detriment. Further, the Board finds that the requested variance relief set forth in paragraph 7 will not cause a substantial detriment to the public good and will not substantially impair the intent and the purpose of the zone plan or zoning ordinance of the City of Ventnor.

Specifically, the Board finds that the Applicant's proposal will advance that purpose of zoning set forth in N.J.S.A. 40:55D-2i of promoting a desirable visual environment through creative development techniques and good civic design and arrangement. In that regard, the Board finds that the expanded first floor deck and new second floor deck will blend with and enhance the existing architecture of the dwelling. The Board finds that granting the requested variances will provide a significant aesthetic upgrade to the property and the neighborhood. Moreover, by providing an aesthetic enhancement, the Board finds that the Applicant's proposal will in turn promote the general welfare as set forth in N.J.S.A. 40:55D-2a.

In terms of the negative criteria (that granting the variances will not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan or zoning ordinance of the City of Ventnor), the Board finds that the front yard setbacks proposed for the decks are consistent with the other front yard setbacks in the neighborhood, and are actually greater than the general average front yard setbacks on the block. The Board thus finds that the decks will not have any substantial negative impact on the character of the neighborhood. The Board also finds that the decks are modest in size and, combined with their consistency with the character of the neighborhood, will not have any substantial negative impacts on the light, air and open space of neighboring property owners. The Board, having weighed and balanced the positives and negatives of the requested variances as detailed herein,

finds that the overall benefits from granting the requested variances substantially outweigh any detriments.

For these reasons, the Board finds that the variances detailed above and Application should be granted.

NOW, THEREFORE, a Motion having been made and seconded, the City of Ventnor Planning Board hereby grants variance relief to the Applicant, as set forth in Paragraph 7 above, with conditions agreed to by the Applicant as follows:

- 1) The Applicant shall provide for two street trees in the governor's strip.
- 2) The Applicant shall provide a landscaping plan for the area of the front deck to be approved by the Board Engineer and Planner.
- 3) All representations made by or on behalf of the Applicant during the course of the hearing shall be followed.
- 4) All those conditions as set forth in the Board Engineer and Planner's report noted above shall be followed, unless modified herein or on the record during the hearing in this matter.

In Favor: (7) Seven. Landgraf, Kriebel, Cooke, McAdam, Zabihach Sallata, and Smith III

Against: (0) Zero.

CITY OF VENTNOR PLANNING BOARD

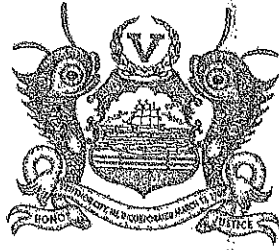
By:

*Jay Cooke*  
Jay Cooke, Chairman

By:

*Carmella Malfara*  
Carmella Malfara, Planning Board Secretary

Dated: 5/13/2020



# Ventnor City

## New Jersey

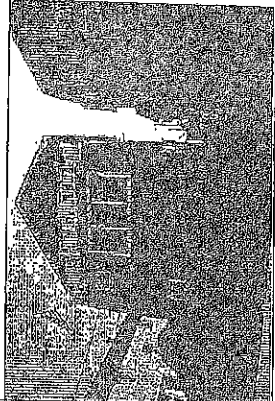
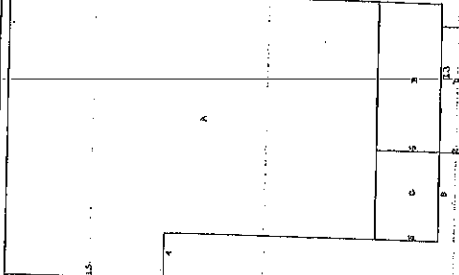
Block/Lot/Qual:	04, 6.02	Tax Account Id:	6849
Property Location:	15 S WASHINGTON AVE	Property Class:	2 - Residential
Owner Name/Address:	HORWITZ, HARRIS N & SANDRA L 641 RAIKES RD. HUNTINGDON VALLEY, PA 19006-2924	Land Value:	238,300
		Improvement Value:	388,400
		Exempt Value:	0
		Total Assessed Value:	626,700
Special Taxing Districts:		Additional Lots:	None
		Deductions:	

Taxes    Utilities

		<a href="#">Make a Payment</a>	<a href="#">View Tax Rates</a>	<a href="#">View Current Bill</a>	<a href="#">Project Interest</a>		
Year	Due Date	Type	Bill#	Balance	Interest	Total Due	Status
2021	02/01/2021	Tax		4,059.45	0.00	0.00	PAID
2021	05/01/2021	Tax		4,059.45	0.00	4,059.45	OPEN
Total 2021				8,118.90	0.00	8,118.90	
2020	02/01/2020	Tax		4,050.05	0.00	0.00	PAID
2020	05/01/2020	Tax		4,050.05	0.00	0.00	PAID
2020	08/01/2020	Tax		4,084.52	0.00	0.00	PAID
2020	11/01/2020	Tax		4,053.18	0.00	0.00	PAID
Total 2020				16,237.80	0.00	0.00	
2019	02/01/2019	Tax		4,126.82	0.00	0.00	PAID
2019	05/01/2019	Tax		4,126.82	0.00	0.00	PAID
2019	08/01/2019	Tax		3,973.28	0.00	0.00	PAID
2019	11/01/2019	Tax		3,973.28	0.00	0.00	PAID
Total 2019				16,200.20	0.00	0.00	

Last Payment: 02/01/21

[Return to Home](#)

HORWITZ, HARRIS N & SANDRA L 641 RAIKES RD HUNTINGDON VALLEY, PA 19006.2924		Class: 2 Zone: 04 Map: 16 VCS: 104V		--Curr. Values-- Land: 238,300 Impr: 388,400 Net: 626,700		--Sales History-- 04/30/2008 875,000			
BUILDING DESCRIPTION Building Class 20 ONE FAMILY 3SFIG 3 STORY / CONTEMPRY Built: 2007 Fndatn: BLK/CONCR Roof: GABLE / ASPH SHNGL Extn: VINYL Heat: GAS FORCED AIR 2581 Air: ALL COMBIN 2581 Inteln: DRYWALL Flzin: MIXED Plumb: 4FIX BATH 1 3FIX BATH 2 OTHER ITEMS		FLOOR AREAS 1st Story 843 Upper Stories 1,738 Half Stories 0 Attic Area 0 Basement Area 0 Sq. Foot Living 2,581 ATTACHED ITEMS WOOD DECK 78 DEEN PORCH 78 WOOD DECK 48 WOOD DECK 22 DETACHED ITEMS		LAND DESC. FRONT FEET PRIME SFT SITE VALUE		UNITS 35 2188 1		APPRAISED VALUES (COST APPROX) Main Bldg Replacement Cost 331,966 CCF:1.50 NetCoed.:900,MkLnd:1.00 * 1.17000 Main Bldg Appraised Value = 388,400 Total Detached Item Value + Total Improve Value (rounded) + 388,400 Total Land Value + 238,500 TOTAL NET VALUE: 626,700	
CONDITION INT.: GOOD EXT.: GOOD LAYOUT: GOOD INFOBY: OWNER * For Informational Purposes Only		A: 3S-CR 785sf B: WD-2SOV-OP 78sf C: WD-2S-CR 48sf D: WD-2SOV 22sf							

MARGATE CITY

FREDERICKSBURG CITY OF MARGATE CITY CITY OF VENTNOR CITY AVE.

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MARTINDALE AVE.

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SWARTHMORE AVE.

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BALTIMORE AVE.

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MELBOURNE PARK

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LAFAYETTE PARK



SHEET 8

TAX MAP  
1217  
VENTNOR CITY  
ATLANTIC CO., N.J.  
PREF. PARCEL, 1917  
J. S. MCGEE, INC., 224, 226  
VENTNOR CITY, N.J.  
SCALE: 1" = 50'  
1980

SHEET 15

1/17/2020

15 S Washington Ave, Ventnor City, NJ 08406 | Redfin



Sign Up

15 S Washington Ave  
Ventnor City, NJ 08406

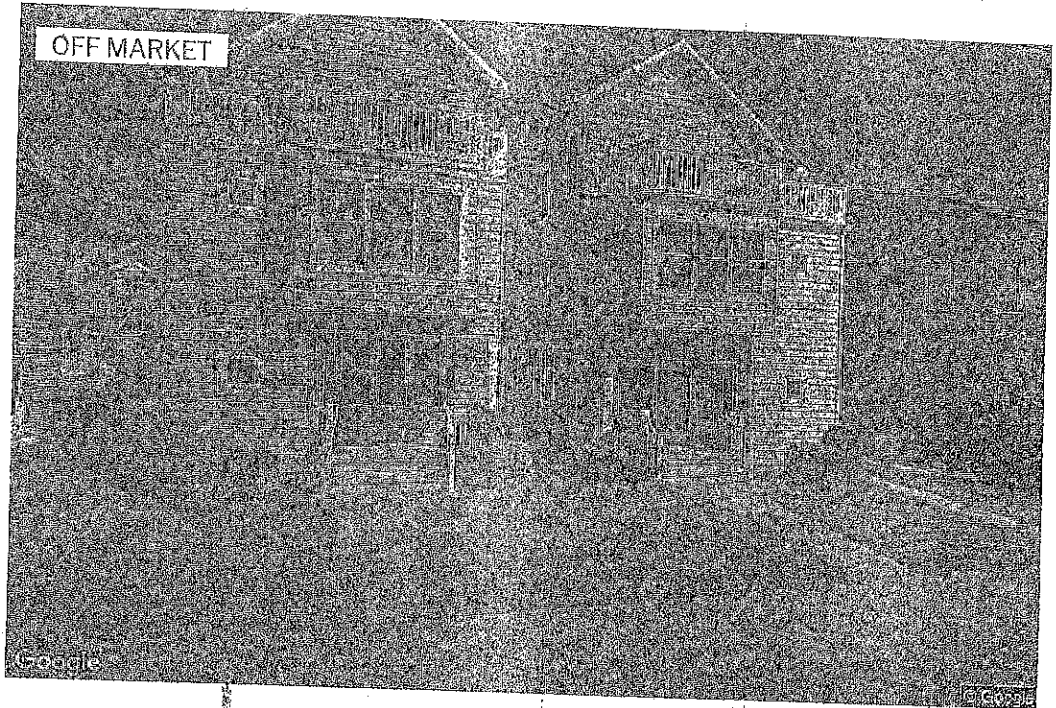
**\$777,781**  
Redfin Estimate  
**2,581** Sq. Ft.  
\$301/Sq. Ft.

**\$720,000**  
Last Sold Price

Beds

Baths

Built: 2007  
Status: Sold Source: Public Records



Is This Your Home?

Track this home's estimate  
& nearby sales activity

[ps://www.redfin.com/NJ/Ventnor-City/15-S-Washington-Ave-08406/home/100441889](https://www.redfin.com/NJ/Ventnor-City/15-S-Washington-Ave-08406/home/100441889)

2/12/2019

24.246.110.8/or\_web1/

# Atlantic County, NJ

County Clerk  
Records Search

Verified as of 11/26/2019

Help?

Search () Results () Document ()

Click Search Tab to initiate new search. Click Results tab to view search results list.

Type: DEED  
 Instrument No.: 2008037502  
 Date: 05/12/2008 10:34:36  
 Book Type: 0  
 Book/Page: 12832/1021  
 Pages: 5  
 Consideration: \$875,000.00  
 Legal: 15 SOUTH WASHINGTON AVENUE  
 GRANTOR: ALLWELL LLC  
 MAXWELL ELIZABETH A  
 GRANTEE: HORWITZ HARRIS N  
 LAZAR HORWITZ SANDRA  
 HORWITZ SANDRA LAZAR

Page: 1 | Rotate Left | Rotate Right | Reset | PDF / Print Page | PDF / Print All Pages | View

(blob:http://24.246.110.8/872c06c2-dfc9-4893-90aa-0ac72d1d55f7)

NEW CONSTRUCTION

ATLANTIC COUNTY, NJ  
 EDWARD P. H-GETTIGAN, COUNTY CLERK  
 RCPT # 734116 RECD BY yvette  
 REC FEE 80.00 CON 875,000.00  
 MARGINAL NOTATION 0.00  
 RTF \$ 125.00 VOL 12832  
 RECD 05/12/2008 10:34:36 AM  
 INST # 2008037502

Prepared by:

BENJAMIN PODOLNICK, ESQUIRE

DEED

This Deed is made on April 30, 2008, between ALLWELL, LLC, a New Jersey Limited Liability Company by ELIZABETH A. MAXWELL, Managing Member, whose address is

(hereinafter referred to as the "Grantor"); and,

HARRIS N. HORWITZ, DDS and SANDRA LAZAR, *Horowitz, h/w*  
 whose address is *641 Raritan Rd Huntinton 11*  
 (hereinafter referred to as the "Grantee"). The words "Grantor" and "Grantee" shall mean all  
 Grantors and all Grantees listed above. *Valley PA 19006*

1. 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 Eight Hundred Seventy Five Thousand Dollars (\$875,000.00). The Grantor acknowledges receipt of this money.

2. Tax Map Reference.

N.J.S.A. 46:15-1.1. Municipality of the City of Ventnor, Block No. 84, Lot No. 6.02.

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

3. 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 more particularly described on Schedule A attached hereto and made apart hereof.

Commonly known as 15 South Washington Avenue, Ventnor, New Jersey.

Being the same land and premises which became vested in Allwell, LLC by Deed from EBJM LLC, dated August 15, 2005 recorded August 29, 2005 in the Atlantic County Clerks Office as Instrument Number 2005091807.

SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD

Commonwealth Land Title Insurance Company of NJ

File Number: 69914

SCHEDULE C  
PROPERTY DESCRIPTION

LAND AND PREMISES situate in the City of Ventnor, County of Atlantic and State of New Jersey as follows:

BEGINNING at a point in the East line of Washington Avenue (50.00 feet wide), said point being 220.00 feet North of the North line of Atlantic Avenue (100.00 feet wide) and extending from said beginning point; thence

(1) North 53 degrees 33 minutes 00 seconds West, in and along Washington Avenue, a distance of 35.00 feet to a point; thence

(2) North 36 degrees 27 minutes 00 seconds East, parallel with Atlantic Avenue, a distance of 62.50 feet to a point; thence

(3) South 53 degrees 33 minutes 00 seconds East, parallel with Washington Avenue, a distance of 35.00 feet to a point; thence

(4) South 36 degrees 27 minutes 00 seconds West, along the proposed subdivision line between Lots 6.01 and 6.02, a distance of 62.50 feet to the point and place of beginning.

BEING shown and designated as Proposed Lot 6.02 on plan entitled "Minor Subdivision, Block 84 Lot 2", duly filed in the Atlantic County Clerks Office on February 24, 2006 as Map Number 2006018512.

BEING commonly known as 15 South Washington Avenue, Ventnor New Jersey.

TAX NOTE: Being known as Block 84, Lot 6.02 on the official tax map.

ALTA Commitment  
Schedule C

(69914.PFD/6991474)



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
(C.55, P.L. 2004)  
(Please Print or Type)

GIT/REP-3  
(12-07)

**SELLER'S NAME**  
Name(s)

Alweil, LLC

Street Address:

8215 Marshall Ave

City, Town, Post Office: Mahanoe State NJ Zip Code 08407

Block(s) Lot(s) Qualifier

84 8.02

Street Address: 15 South Washington Avenue

Ventnor NJ 08408

City, Town, Post Office State Zip Code

100.00000 \$ 876,000.00 4/30/08

Seller's Percentage of Ownership Consideration Closing Date

- 1.  I am a resident taxpayer (individual, estate or trust) of the State of New Jersey pursuant to N.J.S.A. 54A: 1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
- 2.  The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the Federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
- 3.  I am 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, 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 individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A: 1-1 et seq.
- 6.  The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1 et seq.
- 7.  The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a currency gain. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledge the obligation to file a New Jersey Income tax return for the year of the sale.
  - No non-like kind property received.
- 8.  Transfer 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.

**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 could 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.

4/30/08  
Date

*[Signature]*  
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

12/12/2019

24.246.110.8/for\_web1/

RTF-4 (Rev. 2/19/07) STATE OF NEW JERSEY  
 MUST SUBMIT IN DUPLICATE AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER  
 (Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 48:15-5 et seq.)  
 BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.  
 STATE OF NEW JERSEY

COUNTY Atlantic } SS. County Municipal Code 0122  
 MUNICIPALITY OF PROPERTY LOCATION Ventnor

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

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)  
 Deponent, ELIZABETH KAWELL, MEMBER being duly sworn according to law upon his/her oath,  
 deposes and says that he/she is the Grantor in a deed dated March 12, 2008 transferring  
 (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
 real property identified as Block number 84 Lot number 6.02 located at  
16 South Washington Avenue, Ventnor and annexed thereto.  
 (Street Address, Town)

(2) CONSIDERATION \$ 875,000.00 (See Instructions #1 and #5 on reverse side)

(3) Property transferred is Class 4A - 4B - 4C (circle one), if property transferred is Class 4A, calculation in Section 3A below is required.  
 (See Instructions #3A and #7 on reverse side)

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS:  
 (See Instructions #3A 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 (See 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. 68, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (See 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 states that this deed transaction is exempt from State portions of the Basic Fee, Supplemental Fee, and General Purpose Fee, as applicable, imposed by C. 178, 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. \* (See 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 THE CASE OF HUSBAND AND WIFE/CIVIL UNION PARTNERS, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See 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 (See Instructions #2, #10 and #12 on reverse side)  
 Entirely new improvement.  Not previously occupied.  
 Not previously used for any purpose.  "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

(7) Deponent makes this Affidavit to induce county clerk or registrar 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. 2008.

Subscribed and sworn to before me this 14 day of MARCH, 2008  
Robert F. Hill III Notary Public  
 Signature of Deponent Elizabeth Kawell Grantor Name  
Serve Deponent Address 8215 Marshfield Avenue, Margate, NJ Grantor Address at Time of Sale  
 Last 3 digits in Grantor's Social Security Number XXX-XX-XXXX Name/Company of Seller/Grantor Wident Land Transfer Co (NJ) LP

FOR OFFICIAL USE ONLY  
 Encumbered Number \_\_\_\_\_ County \_\_\_\_\_  
 Deed Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
 Deed Dated \_\_\_\_\_ Date Recorded \_\_\_\_\_

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

4. 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. 46:4-5). 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).

5. Signatures.

The Grantor signs this Deed as of the date at the top of the first page.

Witnessed By

*Elizabeth A. Maxwell*  
BY: ELIZABETH A. MAXWELL,  
Managing Member for ALLWELL, LLC, A  
New Jersey Limited Liability Company

N.C.  
STATE OF NEW JERSEY :  
COUNTY OF ATLANTIC :

I certify that on 14th MARCH, 2008, Elizabeth A. Maxwell, Managing Member for Allwell, LLC, A New Jersey Limited Liability Company, personally came before me and stated to my satisfaction that he/she/they:

1. Is/are the maker(s) of the attached Deed;
2. Executed this Deed as his/her/their own act;
3. Made this Deed for the consideration of Eight Hundred Seventy Five Thousand Dollars (\$875,000.00) as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5)
4. Is authorized by the above-named entity to sign this document.

My Commission Expires: 10-29-2011

