

**JOHN SCOTT ABBOTT**  
ATTORNEY AT LAW  
9 SOUTH WASHINGTON AVENUE  
MARGATE, N.J. 08402-2301

\_\_\_\_\_  
(609) 823-4495  
FAX (609) 823-0707  
EMAIL: [jsa@jsabbottlaw.com](mailto:jsa@jsabbottlaw.com)

June 14, 2021

*Via Hand Delivery*  
Ventnor City Planning Board Secretary  
Attn: Carmella Malfara  
City Hall  
Ventnor, NJ 08406

Re: Planning Board Application  
Joseph Nicosia  
6404 Monmouth Avenue, Block 169, Lot 43  
Ventnor, NJ 08406  
Our File: 2059

Dear Ms. Malfara:

Enclosed please find Planning Board application for a Certificate of Non-Conformity submitted on behalf of my client, Joseph Nicosia. Pursuant to instructions, I enclose two (2) sets which are to be reviewed for completeness. I have not included an Application Checklist because it is not an application for a variance.

Also enclosed is my check made payable to "City of Ventnor City" in the amount of \$350.00 per your instructions.


The purpose of the application is for the approval of a Certificate of Non-Conformity for the exiting two residential units located in the subject property.

I note that my client purchased the property July 19, 1989 and that a Certificate of Land Use Compliance was issued prior to settlement dated June 27, 1989 confirming the legality of the two residential houses. The R-7 Zoning, two family permitted use provision, appears to have been amended August 28, 1997 by Ordinance No. 9713. The current Zoning Ordinance concerning two family homes in the R-7 Zone was repealed April 16, 2009 by Ordinance No. 2009-05 and apparently was replaced to allow a second seasonal residential use. In any event, the two homes have been continuously utilized for the entire 33 years that they have been owned by Applicant, Joseph Nicosia. The point is that the test year may be 1998 although the City will make that determination. I enclose copies of the R-7 Zoning as it was in 1988, as it was changed in 1997 and as it appears today on the City website.

Carmella Malfara,  
Ventnor City Planning Board  
RE: Application for Certificate of Non-Conformity  
of Joseph Nicosia  
June 14, 2021  
Page 2

Please advise if same is complete and provide a hearing date. Please confirm the date with me. I will cause legal notice to be made. If you require anything else, let me know.

Very truly yours,



John Scott Abbott

JSA:da  
Enclosures  
Cc: Joseph Nicosia

JOHN SCOTT ABBOTT  
ATTORNEY AT LAW  
9 SOUTH WASHINGTON AVENUE  
MARGATE, NJ 08402-2301  
(609) 823-4495

REMITTANCE ADVICE					

11180

55-760/312

PAY three hundred fifty dollar DOLLARS

DATE	TO THE ORDER OF	CHECK AMOUNT
6/14/21	City of Ventnor City Planning Dept Nicosia	350 <sup>00</sup> / <sub>100</sub>

SECURED BY EGBFIELD

PNC BANK  
PNC Bank, National Association  
New Jersey

PNC BANK, N.A. - NEW JERSEY 060

JOHN SCOTT ABBOTT  
ATTORNEY BUSINESS ACCOUNT

*John Scott Abbott*

⑈01180⑈ ⑆031207607⑆ 8016424424⑈

## Chapter 102. Development Regulations

### Article X. Residential 7 District

#### § 102-60. Purpose; applicable regulations.

- A. The purpose of the Residential 7 District is to permit residential development of mixed density with sufficient controls and to permit a mixture of housing options consistent with existing developmental patterns within the City.
- B. The use, height and area regulations of §§ 102-60 to 102-62, inclusive, or those regulations set forth elsewhere in this chapter, where applicable to these sections, and the general regulations of Article XVIII are the regulations in the Residential 7 District.

#### § 102-61. Permitted uses.

A building or land shall be used only for the following purposes:

- A. Principal uses. The following principal uses are permitted:
- (1) Single-family detached dwellings.
  - (2) All other principal uses permitted in the Residential 1 District, subject to conditions listed in Article IV, § 102-13A.
  - (3) [1]A second residential unit for seasonal use only shall be a permitted use for all existing residential structures in existence as of May 1, 2003. The second unit for seasonal use shall be located on the ground floor area or first habitable floor area immediately above the ground level of a property. "Seasonal use," for the purposes of this provision, is defined as that time of year extending from May 15 to September 15 of each year (summer season). Occupancy of a seasonal residential unit during any period of time after September 15 through May 14 shall be a violation of this chapter.  
[Added 11-12-1998 by Ord. No. 9824; amended 6-19-2003 by Ord. No. 2003-7]  
[1] *Editor's Note: Former Subsection A(3), concerning two-family dwellings, amended 8-28-1997 by Ord. No. 9713, was repealed 4-16-2009 by Ord. No. 2009-05. This ordinance also provided for the redesignation of former Subsection A(4) as Subsection A(3).*

B. Conditional uses. The following conditional uses are permitted:

- (1) All conditional uses permitted in the Residential 1 District, subject to conditions listed in Article IV, § 102-13B.
- (2) Bed-and-breakfast use within the area bounded by the rear property lines of the lots fronting on the east side of Frankfort Avenue to the front property lines of the lots fronting on the east side of Little Rock Avenue and between Ventnor Avenue and Atlantic Avenue and meeting all of the conditions as follows:  
[Added 6-25-1998 by Ord. No. 9813]

(a) The dwelling shall be the owner-occupied primary residence of the proprietor of the bed-and-breakfast operation.

(b) The dwelling shall meet all of the license and code requirements of the Ventnor City Building Code as enforced by the Ventnor City Building Department.

(c) There shall not be more than one bed per guest room and two guests per room per stay.

(d) The stay per guest room shall not be longer than 15 consecutive days per renter per property location within any thirty-day period.

(e) Not more than two employees shall be on the premises at any one time who are not resident members of the bed and breakfast household.

(f) No guest room shall be permitted to have any cooking facilities. All cooking facilities shall be contained within a single kitchen within the structure.

(g) No eating facilities shall be permitted within the guest rooms and all guest eating shall take place within a common dining area. Breakfast may be prepared and served to overnight guests by the owner as part of the accommodations, but no other meals shall be prepared and served. Afternoon tea and coffee is permitted.

(h) One on-site or off-site parking space per guest room and two on-site or off-site parking spaces for the dwelling owner in accordance with §§ 102-11 and 102-118.6 of the Code shall be provided. On-site parking spaces may be stacked.

(i) No accessory structure or use, with the exception of parking, may be permitted to be included in the operations of the bed-and-breakfast. Storage of food and trash shall be contained within the principal structure. Accessory structures incidental to the residential operation, such as storage of furniture, lawn maintenance equipment or recreational equipment, is permitted.

(j) One sign per operation will be permitted in accordance with § 102-118.7, not exceeding six square feet in area.

(3) Attached single-family construction where not more than two single-family residential units are permitted to be attached along a common side yard property line and when all of the following conditions are met:  
[Added 4-16-2009 by Ord. No. 2009-05]

(a) The minimum combined lot width for both structures shall be a minimum of 60 feet. Equal lot widths shall be assigned to each residential unit. No deeded lot width for any unit shall be less than 30 feet.

(b) The minimum side yard setback for the principal structure along the common property line shall be zero feet. The opposing side yard setbacks shall be as follows:

Total Combined Lot Width (feet)	Minimum Side Yard Setback (feet)
60 to 63.99	7
64 or greater	8

(c) Both principal structures shall meet the front and rear setback requirements as required for single-family detached units as established for this district.

(d) The maximum permitted building coverage shall be 60%, and the maximum lot coverage shall be 75% for each lot.

- (e) Each unit shall meet the minimum off-street parking requirement for the proposed number of bedrooms per unit.
  - (f) Each unit shall meet the maximum eave height, overall building height, and roof slopes contained in § 102-118 along the opposing side yards. Maximum eave and building heights shall be based on the total combined lot width. The maximum overall building height may be carried to the maximum height permitted along the common property line.
  - (g) No detached accessory structures will be permitted on either lot. Porches and decks in both the front and rear yard areas are permitted to have a zero side yard setback along the common property line, provided that the front and rear setback requirements are met.
  - (h) For zero-lot-line zoning, the permitted size of a nongaraged parking space shall be eight feet wide and 18 feet long.
  - (i) Both units shall be symmetrically designed in appearance as an overall single building in both material and construction as indicated on preliminary building elevations and floor layouts submitted with the application and subject to approval of the Planning Board.
- (4) Duplexes and two-family dwellings.  
[Added 4-12-2018 by Ord. No. 2018-07]
- (a) Duplexes or apartment houses existing at the time of this chapter, and having a certificate of nonconformity, shall be permitted to be demolished and replaced with a duplex or two-family dwelling.
  - (b) The following area and bulk requirements shall apply (found in § 102-115.3):
    - [1] Lot size.
      - [a] The minimum lot size shall be 2,000 square feet for duplexes.
      - [b] The minimum lot size shall be 3,125 square feet for two-family dwellings.
    - [2] Lot width.
      - [a] The minimum lot width shall be 32 feet.
      - [b] The minimum lot width shall be 50 feet for two-family dwellings.
    - [3] The minimum lot depth shall be 62.5 feet.
    - [4] Coverage.
      - [a] The maximum building coverage shall be 60%.
      - [b] The maximum lot coverage shall be 75%.
    - [5] Front yard.
      - [a] The front yard shall be a minimum of 10 feet for duplexes.
      - [b] The front yard shall be a minimum of 10 feet for two-family dwellings.
    - [6] Side yard.
      - [a] The side yard shall be a minimum of four feet on each side for duplexes.
      - [b] The side yard shall be a minimum of five feet on each side for two-family dwellings.

[7] Rear yard.

- [a] The rear yard shall be a minimum of 10 feet on each side for duplexes.
- [b] The rear yard shall be a minimum of 10 feet on each side for two-family dwellings.
- [8] The maximum principal building height shall be 35 feet.
- [9] Off-street parking shall be provided in accordance with the Residential Site Improvement Standards. Parking shall be provided beneath the structure and shall be fully enclosed.
- [10] The new structure must conform to the minimum flood elevation.
- [11] Dwellings on lots with frontage on more than one street shall be required to front on the street where the majority of dwellings in the block have frontage.

C. Accessory uses. The following accessory uses are permitted:

- (1) Accessory uses and buildings permitted in the Residential 1 District, Article IV, except that professional offices and customary home occupations shall be limited to detached single-family dwellings.
- (2) Parking lots as an accessory use for bed-and-breakfast operations, whether contiguous to the bed-and-breakfast lot or a separate individual lot within the district, subject to site plan review.  
[Added 6-25-1998 by Ord. No. 9813]

§ 102-61 DEVELOPMENT REGULATIONS § 102-62

C. Accessory uses. The following accessory uses are permitted:

- (1) Accessory uses and buildings permitted in the Residential I District, Article IV, except that professional offices and customary home occupations shall be limited to detached single-family dwellings.

§ 102-62. Area and bulk requirements.

The following area and bulk requirements shall apply:

A. The minimum lot size shall be:

- (1) Two thousand (2,000) square feet for existing single- and two-family structures.
- (2) Two thousand (2,000) square feet for all new single-family detached dwellings.
- (3) Three thousand six hundred (3,600) square feet for construction of new two-family structures or conversion of existing single-family structures into two-family dwellings.

B. The minimum lot width shall be thirty-two (32) feet for existing structures or construction of new single-family detached dwellings and fifty (50) feet for construction of new two-family dwellings or the conversion of existing single-family structures into two-family dwellings.

C. The minimum lot depth for all uses shall be sixty-two and one-half (62½) feet.

D. The maximum lot coverage for all uses shall be sixty percent (60%).

E. The front yard shall be a minimum of twelve (12) feet for all principal and accessory uses. In the case of corner lots, all yards fronting on a street will be considered front yards, and one (1) side yard will be considered a rear yard.

F. The side yards shall be a minimum of four (4) feet for single-family and two-family dwellings and accessory uses

Sign regulations of Article IV, § 102-19, shall apply here.

§ 102-59. Signs.

§ 102-59

VENTNOR CITY CODE

§ 102-61

ARTICLE K  
Residential 7 District

§ 102-60. Purpose; applicable regulations.

A. The purpose of the Residential 7 District is to permit residential development of mixed density with sufficient controls and to permit a mixture of housing options consistent with existing developmental patterns within the city.

B. The use, height and area regulations of §§ 102-60 to 102-67, inclusive, or those regulations set forth elsewhere in this chapter, where applicable to these sections, and the general regulations of Article XVIII are the regulations in the Residential 7 District.

§ 102-61. Permitted uses.

A building or land shall be used only for the following purposes:

- A. Principal uses. The following principal uses are permitted:
  - (1) One-family detached dwellings.
  - (2) All other principal uses permitted in the Residential I District, subject to conditions listed in Article IV, § 102-13A.
  - (3) Two-family dwellings.
- B. Conditional uses. The following conditional uses are permitted:
  - (1) All conditional uses permitted in the Residential I District, subject to conditions listed in Article IV, § 102-13B.

ARTICLE X  
Residential 7 District

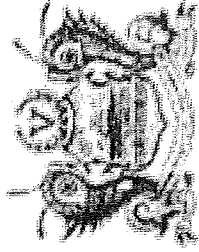
**§ 102-60. Purpose; applicable regulations.**

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- B. The use, height and area regulations of §§ 102-60 to 102-62, inclusive, or those regulations set forth elsewhere in this chapter, where applicable to these sections, and the general regulations of Article XVIII are the regulations in the Residential 7 District.

**§ 102-61. Permitted uses.**

A building or land shall be used only for the following purposes:

- A. Principal uses. The following principal uses are permitted:
- (1) Single-family detached dwellings.
  - (2) All other principal uses permitted in the Residential 1 District, subject to conditions listed in Article IV, § 102-13A.
  - (3) Two-family dwellings existing at the time this chapter is amended. [Amended **8-28-1997 by Ord. No. 9713**]
  - (4) A second residential unit for seasonal use only shall be a permitted use for all existing residential structures in existence as of May 1, 2003. The second unit for seasonal use shall be located on the ground floor area or first habitable floor area immediately above the ground level of a property. "Seasonal use," for the purposes of this provision, is defined as that time of year extending from May 15 to September 15 of each year (summer season). Occupancy of a seasonal residential unit during any period of time after September 15 through May 14 shall be a violation of this chapter. [Added **11-12-1998 by Ord. No. 9824; amended 6-19-2003 by Ord. No. 2003-7**]
- B. Conditional uses. The following conditional uses are permitted:
- (1) All conditional uses permitted in the Residential 1 District, subject to conditions listed in Article IV, § 102-13B.
  - (2) Bed-and-breakfast use within the area bounded by the rear property lines of the lots fronting on the east side of Frankfort Avenue to the front property lines of the lots fronting on the east side of Little Rock Avenue and between Ventnor Avenue and Atlantic Avenue and meeting all of the conditions as follows: [Added **6-25-1998 by Ord. No. 9813**]
    - (a) The dwelling shall be the owner-occupied primary residence of the proprietor of the bed-and-breakfast operation.



# 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: \_\_\_\_\_

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	<u>X</u>	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) 6404 Monmouth Avenue

Block Number: 169 Lot Number (s): 43

Total Area (in Square Feet): 5,300 sq. feet

Lot Frontage: 50' Lot Depth: 106'

4. Information about the Applicant

Full Name (s): Joseph N. Nicosia

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

Property Address: 6404 Monmouth Avenue, Ventnor, NJ Zip Code: 08406

Other Residence Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Mailing Address (Address that all correspondence will get mailed to): 6404 Monmouth Avenue, Ventnor, NJ Zip Code: 08406

Phone Number (s) (Include Area Code): \_\_\_\_\_

Home Address: \_\_\_\_\_ Cell Phone: (609) 576-1587

Business Address: \_\_\_\_\_ Best Number to call: \_\_\_\_\_

Email Address (s): cardstud@comcast.net

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

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: 7/19/1989
- \_\_\_\_\_ 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. \_\_\_\_\_

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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"
- X Other (Explain): Certificate of Non-Conformity to confirm use for two residential units
- \_\_\_\_\_ Conditional Use Permit \_\_\_\_\_ Interpretation

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

- X Attorney: Name: John Scott Abbott Phone: (609) 823-4495
- \_\_\_\_\_ Architect: Name: \_\_\_\_\_ Phone: \_\_\_\_\_
- \_\_\_\_\_ Engineer: Name: \_\_\_\_\_ Phone: \_\_\_\_\_
- \_\_\_\_\_ Preparer of Sketch plot or Site Plan: (if different from above)
  - Name: \_\_\_\_\_ Phone: \_\_\_\_\_
  - Address: \_\_\_\_\_

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9. If Site plan action is required:

- a. Provide on the Site Plan itself a detailed landscape plan, include types of ground materials and vegetation, including sizes and all pertinent information
- b. Provide, if applicable, details of finish materials for the building, including and signing or lighting
- c. What is present use: \_\_\_\_\_
- 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): \_\_\_\_\_
- c. Proposed use of Lot (s) and/or Building (s): \_\_\_\_\_
- d. Number of Bedrooms:
  - i. Current: \_\_\_\_\_
  - ii. Proposed: \_\_\_\_\_
- e. Number of Off-street parking:
  - i. Current: \_\_\_\_\_
  - ii. Proposed: \_\_\_\_\_
- f. If "D" or "USE" variance is required, Please explain: \_\_\_\_\_
- g. Dimensional Variances (Front, Side, Rear, Lot Coverage, etc.)

Variance Type	Zone requirement	Present Condition	Proposed Condition
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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11. Prior Actions:

- a. Detail any prior hearing and/or decision relevant to this application. Supply date, name of Board, and results. If none, check here: \_\_\_\_\_
  - i. \_\_\_\_\_
- b. Detail any current and prior permits on the property that could be relevant to the application:
  - i. \_\_\_\_\_

12. County Actions: Provide necessary dates and decisions

- a. Site Plan:
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- b. Subdivision:
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- c. Other:
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_

13. Landscaping Plan: In accordance with article 102-118.4, Applicant must comply with City Landscaping Ordinance. Please include a detailed narrative of the landscaping plans to comply with this article:

\_\_\_\_\_ *Check here is requesting a waiver. Detail the reason for this waiver*

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ADDENDUM TO APPLICATION  
FOR CERTIFICATE OF NON-CONFORMITY  
JOSEPH NICOSIA  
6404 MONMOUTH AVENUE  
BLOCK 169, LOT 43

This application concerns a request for a Certificate of Non-Conformity for the subject property known as 6404 Monmouth Avenue, Block 169, Lot 43, formerly known as Lots 23 & 24, of Block 58. The property measures 50' in width with a uniform depth of 106' for a total lot area of 5,300 sq. feet. There are two separate single family dwellings located on the property. Both a 1924 A.H. Mueller Real Estate Atlas and a 1938 Franklin Survey Company Property Atlas show two separate houses. The single family home fronting on Monmouth Avenue is the personal residence of Joseph Nicosia. The home located to the rear of the property has been a rental property since long before Mr. Nicosia purchased the property and continues to be a rental property to this day.

Mr. Nicosia purchased the property on July 19, 1989. Prior to purchase, a Certificate of Land Use Compliance dated June 27, 1989, Number 26032, was issued for the settlement stating that the property consisted of two residential dwellings on the subject property. The application and Certificate are attached hereto. Rental Licenses and Certificate of Occupancy were obtained throughout the use of the property. For example, the Rental License dated 9/4/1992 indicates that the one unit is owner occupied and Unit 2, referred to as the back house, is to be rented. A Certificate of Occupancy dated 12/10/2014 together with the application indicates Unit B, 2 rear was received and a CO issued.

The property record card indicates that the structures were built in 1900 and that there are two units. More recently Applicant obtained A Certificate of Occupancy for Rental dated 1/16/2020 for Unit 6404 B Monmouth.

The survey dated June 8, 1989 is included herein as well as four color photographs showing the property as it is situate today. Applicant recently placed his property for sale. The construction department advised him to obtain a Certificate of Non-Conformity for the two separate houses.

Mr. Nicosia has rented the subject property since ownership and has obtained all required Certificates of Occupancy and other municipal authorizations. The two separate homes are individually serviced by separate utilities. The property records indicate two dwellings. In 1989, when the Certificate of Land Use Compliance was issued, the R-7 Residential District permitted two family dwellings with a required minimum lot area of 3,600 sq. feet. Our situation is somewhat different in that it is two single family dwellings but separate buildings on 5,300 sq. feet.

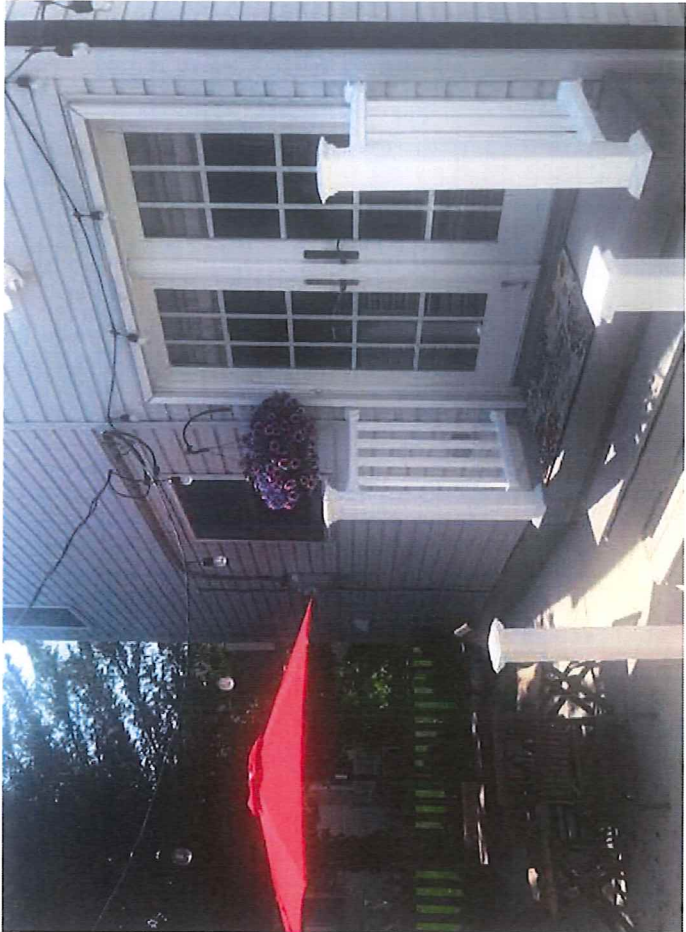
The following Exhibits are included herein:

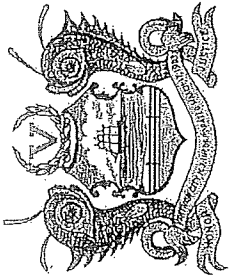
1. Deed from Albert A. Dolceamore and Dolores J. Dolceamore to Joseph N. Nicosia, single man, dated July 19, 1989.
2. 1924 A.H. Muellar Atlas Sheet showing two houses
3. 1938 Franklin Survey Company Property Atlas Sheet showing two houses
4. Certificate of Land Use Compliance dated June 27, 1989, Number 26032 (2 pages) confirming legality of two residential houses.
5. Rental License Application dated September 4, 1992 (confirming 2 units)
6. Certificate of Occupancy dated December 10, 2014 states "B for 2 rear" (2 pages)
7. Property Record Card states 2 units
8. Survey prepared by Paul Koelling, dated June 8, 1989

Request is made that the Board approve the issuance of a Certificate of Non-Conformity so as to confirm the legality of the existing two single family homes which are located on the subject property known as 6404 Monmouth Avenue, Block 169, Lot 43.

APPLICATION OF JOSEPH NICOSIA

6404 MONMOUTH AVENUE, BLOCK 169, LOT 43

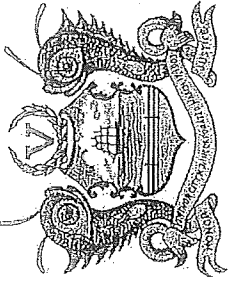




William Crowther, CTA

# City of Ventnor City

City Hall  
6201 Atlantic Avenue  
Ventnor City, New Jersey 08406



Ventnor City Tax Assessor  
609-823-7911

June 9, 2021

John Scott Abbott, Esq.  
9 South Washington Avenue  
Margate, NJ 08402

Re: Block(s): 169 Lot(s): 43

Dear Mr. Abbott,

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

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
167 7	113 N PORTLAND AVE	2	CARR, DANIEL & PHYLLIS 2274 MARLTON PIKE MARLTON, NJ 08053
167 8	115 N PORTLAND AVE	2	ALEXANDER, MARY 115 N PORTLAND AVE VENTNOR, NJ 08406
167 9	117 N PORTLAND AVE	2	ANGELO, ROBERT C & ASARO MERYLE D. 135 S RIDGEWAY AVE. ATLANTIC CITY, NJ. 08401
167 10	119 N PORTLAND AVE	2	HOWARD IV, CHARLES W 40 HIGH STREET SUITE 210 MT HOLLY, NJ 08050
167 11.01	121 N PORTLAND AVE	2	HOPKINS, RICHARD & SUSAN MURPHY 7 FILLY WAY SEWELL, NJ 08080
167 11.02	123 N PORTLAND AVE	2	PRAMBERGER, BRIAN 2425 KIMBALL ST PHILADEPHIA, PA 19146
167 12	125 N PORTLAND AVE	2	BELLO, MICHAEL 125 N PORTLAND AVE VENTNOR, NJ 08406
167 13	127 N PORTLAND AVE	2	LORADY, DARRIN P 143 BONNIE LEE DR NORTHFIELD, NJ 08225
167 14	129 N PORTLAND AVE	2	RUMBAUGH, ROBERT 129 N PORTLAND AVENUE VENTNOR, NJ 08406
167 15	131 N PORTLAND AVE	2	TRAN, HOANG & NATLIE 131 N PORTLAND AVE. VENTNOR, NJ. 08406
167 16	133 N PORTLAND AVE	2	FREUND, MATTHEW & LIA 133 N PORTLAND AVE VENTNOR, NJ 08406
167 17	135 N PORTLAND AVE	2	MOZZOLI, MARIA 5825 HENRY AVE PHILADELPHIA, PA 19128
167 18	132 N PRINCETON AVE	2	TANCREDI, DONALD J & KATHY J 132 N PRINCETON AVE VENTNOR, NJ 08406
167 19	130 N PRINCETON AVE	2	LORADY, MARGARET & DONALD PO BOX 50 LOST CREEK, PA 17946

ADJACENT PROPERTY LISTING APPLICANT: Block 169 Lot 43  
 TAXING DISTRICT 22 VENTNOR CITY COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
167 20.03	126 N PRINCETON AVE	2	MICALI, ANDREW J, JR 126 N PRINCETON AVE VENTNOR, NJ 08406
167 21	122 N PRINCETON AVE	2	LANE, KIMBERLY & DESOUZA, MARY 709 STANBRIDGE ST NORRISTOWN, PA 19041
167 22	120 N PRINCETON AVE	2	WIERCINSKI, THOMAS G & KATHARINE A 2726 OLD CEDAR GROVE RD BROOMALL, PA 19008
168 2	6313 MONMOUTH AVE	2	CHESSE, JAY & WEINBERG, JUDITH 79 WILLIAM FEATHER DR VOORHEES, NJ 08043
168 3	6315 MONMOUTH AVE	2	MAMUN, MOHAMMAD A & RUNA, LAILA R 6315 MONMOUTH AVE VENTNOR, NJ 08406.2246
168 4	6317 MONMOUTH AVE	2	FERRARA JR, L F & ANGELA N 3 TREASURE LANE WESTVILLE, NJ 08093
168 5	6319 MONMOUTH AVE	2	SCANLON, ELIZABETH J 5215 ATLANTIC AVE VENTNOR, NJ 08406
168 6	201 N PORTLAND AVE	2	WAISBORD, DANIEL PO BOX 52385 PHILADELPHIA, PA 19115
168 7	203 N PORTLAND AVE	2	SCANLON, ELIZABETH ESTATE 5215 ATLANTIC AVE VENTNOR, NJ 08406
168 8	205 N PORTLAND AVE	1	ADVENA, WILLIAM & RUTH 209 N PORTLAND AVE VENTNOR, NJ 08406
168 13	209 N PORTLAND AVE 13.01	2	ADVENA, WILLIAM A & RUTH H 209 N PORTLAND AVE VENTNOR, NJ 08406
168 14	6403 SUNSET AVE 14.01, 14.02	4A	ADVENA, WILLIAM & RUTH 209 N PORTLAND AVE VENTNOR, NJ 08406
168 15	6405 SUNSET AVE 15.01	4A	ADVENA, WILLIAM & RUTH 209 N PORTLAND AVE VENTNOR, NJ 08406
168 16	6409 SUNSET AVE 16.01	4A	ADVENA, WILLIAM & RUTH 209 N PORTLAND AVE VENTNOR, NJ 08406

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
168 17	6411 SUNSET AVE 17.01	4A	ADVENA, MICHAEL 6403 SUNSET AVE VENTNOR, NJ	08406
168 18	6413-15-17 SUNSET AVE L18.01	4A	ADVENA, MICHAEL 6403 SUNSET AVE VENTNOR, NJ	08406
169 17	115 NEWPORT COURT	4A	PIRAINO, ANTHONY POB 3193 MARGATE, NJ	08402
169 18	117 N NEWPORT AVE	2	IOCONO, DENNIS 205 COURTNEY DRIVE BARRINGTON, NJ	08007
169 19	119 N NEWPORT AVE	2	ADAMUCCI;CHRISTY MIRO;KAITLYN 26 POLK LANE BRIDGETON, NJ	08302
169 20	121 N NEWPORT AVE	2	TRAN, THAO 102 W KENNEDY DR EGG HARBOR TWP, NJ	08234
169 21	123 N NEWPORT AVE	2	GREENE, LAURIE 123 N NEWPORT AVE VENTNOR, NJ	08406
169 22	117 N NEWPORT CT	2	VIKING VENTURES LLC 209 N HARVARD AVE VENTNOR, NJ	08406
169 23	6405 NEWPORT COURT	2	CRAIG 5- LLC 7227 VENTNOR AVE VENTNOR, NJ	08406
169 24	125 N NEWPORT AVE	2	WILLIAMS, EUGENE 125 N NEWPORT AVE. VENTNOR, NJ.	08406
169 25	127 N NEWPORT AVE	4C	CONTRERAS, SANTOS & JUANA 27 S NASHVILLE AVE VENTNOR, NJ	08406
169 26	129 N NEWPORT AVE	1	HALLOWELL, NICHOLAS J 129 N NEWPORT AVENUE VENTNOR, NJ	08406
169 27	131 N NEWPORT AVE 33	2	CHAKRABORTY, SUBASH 131 N NEWPORT AVE VENTNOR, NJ	08406
169 28	133 N NEWPORT AVE 34	2	SANTANGELO, RICHARD & DEBRA 56 SHERBROOKL BLVD SOMERDALE, NJ	08083

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
169 29	135 N NEWPORT AVE 36	2	PATRINOS, DOLORES S 8025 SEMIOLE AVE PHILADELPHIA, PA 19118
169 30	137 N NEWPORT AVE 37	2	KAISER, ROSE ANN 137 N NEWPORT AVE VENTNOR, NJ 08406
169 31	139 N NEWPORT AVE 41	2	SCIPIONE, GIOVANNI & ANNETTE 139 N NEWPORT AVE VENTNOR, NJ 08406
169 32	6416 MONMOUTH AVE 40	2	ALPHA NJ 1 LLC 1151 BROAD STREET, 216 SHREWSBURY, NJ 07702.4328
169 35	6414 MONMOUTH AVE 39	2	SETT REALTY LLC 126 CEDAR BROOK LANE LITTLE EGG HARBOR, NJ 08087
169 38	6412 MONMOUTH AVE	2	DOUGHERTY, WILLIAM & CHRISTINE 6412 MONMOUTH AVE VENTNOR, NJ 08406
169 42	6410 MONMOUTH AVE	2	ADVENA, MICHAEL J 6410 MONMOUTH AVENUE VENTNOR, NJ 08406
169 43	6404 MONMOUTH AVE	2	NICOSIA, JOSEPH 6404 MONMOUTH AVE VENTNOR, NJ 08406
169 44	140 N PORTLAND AVE	2	YO FORGETABOUTIT INC 1639 CROATAN PL PHILADELPHIA, PA 19145
169 45	138 N PORTLAND AVE	2	SERAFICA, ELMAR M 138 N PORTLAND AVE VENTNOR, NJ 08406
169 46	136 N PORTLAND AVE	2	FLANAGAN, MELISSA 25 OWENS LN SEWELL, NJ 08880
169 47	134 N PORTLAND AVE	2	DELLA FAVE, RICHARD J 1303 SHORE RD, LINWOOD, NJ 08221
169 48	132 N PORTLAND AVE	2	CHALMERS, ELAINE 132 N PORTLAND AVE VENTNOR, N J 08406
169 49	130 N PORTLAND AVE	2	SIMON, SUZANNE B 130 N PORTLAND AVE VENTNOR, NJ 08406

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
169 50	128 N PORTLAND AVE	2	AHT ENTERPRISES LLC 719 CHESAPEAK DR FORKED RIVER, NJ	08731
169 51	126A&B N PORTLAND AVE	2	MOSTOFA, KHAIRUL 126 A&B N PORTLAND AVE VENTNOR, NJ	08406
169 51.01	126 N PORTLAND AVE	2	AHT ENTERPRISES LLC 719 CHESAPEAK DR FORKED RIVER, NJ	08731
169 52	124 N PORTLAND AVE	2	KHAN, AZADUL I 2042 CEDARBRIDGE RD NORTHFIELD, NJ	08225
169 53	120 N PORTLAND AVE	2	BEGUM, SALEHA 120 N PORTLAND AVENUE VENTNOR, NJ	08406
169 54	118 N PORTLAND AVE	2	LOR,WAI PING & SUSAN 118 NORTH PORTLAND AVE VENTNOR, NJ	08406
169 55	116 N PORTLAND AVE	2	JONES, DOUGLAS 116 N PORTLAND AVE VENTNOR, NJ	08406
170 1	6401 MONMOUTH AVE	2	FERNANDEZ, FERNANDO & GAVIDIA, MARIA 6401 MONMOUTH AVE VENTNOR, NJ	08406
170 2	6403 MONMOUTH AVE	2	BGW HOLDINGS LLC 1 LEWIN AVE LAKEWOOD, NJ	08701
170 3	6405 MONMOUTH AVE	2	FRIEDMAN, RICHARD & JAIME 1817 ROLLING LANE CHERRY HILL, NJ	08003
170 4	6407 MONMOUTH AVE	2	GRADOWSKI JR, THOMAS 121 REID DR NORRISTOWN, PA	19403
170 5.01	6409 MONMOUTH AVE	2	ADVENA, WILLIAM A & RUTH H 209 N PORTLAND AVE VENTNOR, NJ	08406.2252
170 5.02	6406 SUNSET AVE	2	ADVENA, WILLIAM A & RUTH H 209 N PORTLAND AVE VENTNOR, NJ	08406.2252
170 6	6411 MONMOUTH AVE	1	ADVENA, WILLIAM A & RUTH H 209 N PORTLAND AVE VENTNOR, NJ	08406

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
170 7	6415 MONMOUTH AVE	2	BRUNEAN, STEPHEN & LARA 12 QUAIL DR EDGEWATER PARK, NJ 08010
170 8	6417 MONMOUTH AVE	2	DYNAM, CLAIRE M 6417 MONMOUTH AVE VENTNOR, NJ 08406
170 9	6419 MONMOUTH AVE	2	PIZZUTO, DAN & VERONICA 1945 SCHLEY ST PHILADELPHIA, PA 19145
170 10	6421 MONMOUTH AVE	2	VERNO, FRANCESCA & CARROLL, FELICIA 151 AMBLER ST WESTVILLE, NJ 08093
170 11	6423 MONMOUTH AVE	2	OTTO, STEVEN & ANGELA 6423 MONMOUTH AVE. VENTNOR, NJ. 08406
170 12	6425 MONMOUTH AVE	2	MCLAUGHLIN, ANNA M 6425 MONMOUTH AVE VENTNOR, NJ 08406
170 13	6427 MONMOUTH AVE	2	NAYLOR, MICHAEL J & ROSA E 6427 MONMOUTH AVE VENTNOR, NJ 08406
170 14	6429 MONMOUTH AVE	2	ROCK, PAUL THOMAS & TERESA MARIE PO BOX 120 WESTOWN, PA 19395

BLQ: 169. 43. Tax Year: 2020 to 2021  
Owner Name: NICOSIA, JOSEPH Property Location: 6404 MONMOUTH AVE

Tax Year: 2020		Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total				
Original Billed:	1,924.54	1,924.53	1,940.91	1,940.91	1,926.02	7,716.00	Principal	2020 Prin Balance		
Payments:	1,924.54	1,924.53	1,940.91	1,940.91	1,926.02	7,716.00				
Balance:	0.00	0.00	0.00	0.00	0.00	0.00				
Date	Qtr	Type	Description	Code	Check No	Mthd	Reference	Batch Id	Interest	2020 Prin Balance
01/31/20	1	Payment	Original Billed	001	3774563543	CK	21528	15 0010131	0.00	7,716.00
			WIPP PAYMENT							5,791.46
05/04/20	2	Payment		001	3781060763	CK	21974	17 0010504	0.00	3,866.93
			WIPP PAYMENTS							
07/30/20	3	Payment		001	3786388147	CK	22375	11 0010730	0.00	1,926.02
			WIPP PAYMENT							
10/30/20	4	Payment		001	3791839293	CK	22845	16 0011030	0.00	0.00
			WIPP PAYMENT							

Tax Year: 2021		Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total				
Original Billed:	1,929.00	1,929.00	0.00	0.00	0.00	3,858.00	Principal	2021 Prin Balance		
Payments:	1,929.00	1,929.00	0.00	0.00	0.00	3,858.00				
Balance:	0.00	0.00	0.00	0.00	0.00	0.00				
Date	Qtr	Type	Description	Code	Check No	Mthd	Reference	Batch Id	Interest	2021 Prin Balance
01/25/21	1	Payment	Original Billed	001	3797457337	CK	23216	15 0010125	0.00	3,858.00
			WIPP PAYMENT							1,929.00
04/27/21	2	Payment		001	3805416975	CK	23605	15 0010427	0.00	0.00
			WIPP PAYMENT							

Miscellaneous Payments for Date Range 01/01/20 to 12/31/21:										
Date	Type	Description	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	Total
06/08/21	Payment		021	11176	CK	23790	8 VIT6-8	10.00	0.00	10.00
		JOHN SCOTT ABBOTT								
		200 FOOT LIST								
								10.00		
Total Principal Balance for Tax Years in Range: <u>0.00</u>										

# DEED

Prepared by: (Print signer's name below signature)  
*John Scott Abbott*  
JOHN SCOTT ABBOTT, ESQUIRE

7-19, 19 89

This Deed is made on

BETWEEN ALBERT A. DOLCEAMORE and DOLORES J. DOLCEAMORE,  
husband and wife,

whose address is

referred to as the Grantor,

AND JOSEPH NICOSIA, a single man,

6404 Monmouth Ave.  
Ventnor, N.J. 08406

whose post office address is

COUNTY OF ATLANTIC  
CONSIDERATION 16,500.00  
REALTY TRANSFER FEE 6,000.00  
DATE 7/19/89 MBB/BJ

The words "Grantor" and "Grantee" shall mean all Grantors and all 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 HUNDRED SIXTY FIVE THOUSAND (\$165,000) DOLLARS.**

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.f) Municipality of Ventnor  
Block No. 169 Lot No. 43

No property tax identification number is available on the date of this deed. (check box if applicable.)

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

**TRACT #1:** BEGINNING at a point in the Southerly line of Monmouth Avenue 62 feet 6 inches Westwardly of the Westerly line of Portland Avenue; and extending thence

- (1) Westwardly along Monmouth Avenue 25 feet; thence
- (2) Southwardly parallel with Portland Avenue 106 feet; thence
- (3) Eastwardly parallel with Monmouth Avenue 25 feet; thence
- (4) Northwardly parallel with Portland Avenue 106 feet to the BEGINNING.

**TRACT #2:** BEGINNING in the Southerly line of Monmouth Avenue 87 feet 6 inches Westwardly of Portland Avenue; and extending thence

- (1) Southwardly parallel with Portland Avenue 106 feet; thence
- (2) Westwardly parallel with Monmouth Avenue 25 feet; thence
- (3) Northwardly parallel with Portland Avenue 106 feet to the Southerly line of Monmouth Avenue; thence
- (4) Eastwardly in same 25 feet to BEGINNING.

BEING KNOWN AS 6404 Monmouth Avenue, Ventnor City, N.J.

ALSO KNOWN AS Lot 43 in Block 169 on the Tax Map of Ventnor City.

BEING the same land and premises conveyed unto Albert A. Dolceamore and Dolores J. Dolceamore, husband and wife, by deed from Jairus A. Andrews and Fortunata N. Andrews, husband and wife, dated November 7, 1960, recorded November 9, 1960 in Deed Book 2035, page 284 in the Atlantic County Clerk's Office.

The above description is in accordance with title commitment #65113164 from Congress Title Corporation, a division of Meridian Title Insurance Company.  
More fully described per following legal description made in accordance with a survey by Paul H. Koelling, PLS,

009600

DB4938P346

BEING designated as Lot 43 in Block 169 on the current official tax map and being more particularly described as follows:

BEGINNING at a point in the Southerly line of Monmouth Avenue (50 feet wide) South 60 degrees 30 minutes West 62.50 feet from the Westerly line of Portland Avenue (50 feet wide) and from thence running;

- (1) South 29 degrees 30 minutes East along the rear line of lots fronting on Portland Avenue 106.0 feet to a point in the division line between Lots 43 and 50 block 169; thence
- (2) South 60 degrees 30 minutes West along last mentioned division line and parallel with Monmouth Avenue 50.0 feet to a point in the division line between lots 42 and 43 block 169; thence
- (3) North 29 degrees 30 minutes West along last mentioned division line and parallel with Portland Avenue 106.0 feet to a point in the Southerly line of Monmouth Avenue; thence
- (4) North 60 degrees 30 minutes East along the Southerly line of Monmouth Avenue 50.0 feet to the point and place of BEGINNING.

CONTAINING an area of 5300 square feet.

DESCRIBED in accordance with survey performed by Paul H. Koelling PLS, dated June 8, 1989 (Project No. 11720).

DB4938P347

**SUBJECT to any easements and/or restrictions of record and rights of public utilities.**

**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 (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.

Witnessed by:

*J. M. ...*

*Albert A. Dolceamore*  
ALBERT A. DOLCEAMORE (Seal)

*Dolores J. Dolceamore*  
DOLORES J. DOLCEAMORE (Seal)

DB4938P348

STATE OF NEW JERSEY, COUNTY OF ATLANTIC

SS.:

I CERTIFY that on

7-19, 19 89

ALBERT A. DOLCEMORE and DOLORES J. DOLCEMORE, husband and wife, personally came before me

and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$165,000.00 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.)

*Joyce M. Kirschner*

(Type name and title below signature)

JOYCE M. KIRSCHNER  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires April 19, 1993

DB4938P349

657-13164  
49181-159

24  
10  
11

# DEED

Dated: . 19 89

ALBERT A. DOLCEAMORE and  
DOLORES J. DOLCEAMORE, husband  
and wife,

Grantor.

AL

TO

JOSEPH NICOSIA, a single man,

Grantee.

Record and return to:

CHARGE RETURN TO:  
LORI MOONEY, CLERK  
RECORDED DEPARTMENT  
COURT HOUSE  
ATLANTIC COUNTY, N.J.

RECORDED  
ATLANTIC COUNTY

1989 JUL 24 AM 9 44

*Lori Mooney*  
COURT CLERK

In compliance with statute I have prepared  
an abstract of the within to all executors of  
the taxing district therein mentioned.  
LORI MOONEY, Clerk

DB4938P350

# VENTNOR CITY MARGATE CITY BOROUGH OF LONGPORT

Including Mainland Municipalities  
and Atlantic County Map

Compiled from Actual Surveys, Official Records and Private Plans by  
ELLIS KISER and J. M. LATROP, Civil Engineers  
and the Company, Associate of J. W. HICKNEY and E. D. FICHTNER, Civil Engineers

MADE EXPRESSLY FOR THE  
**ATLANTIC CITY REAL ESTATE BOARD**

Under the Management and Supervision of

**A. H. MUELLER**

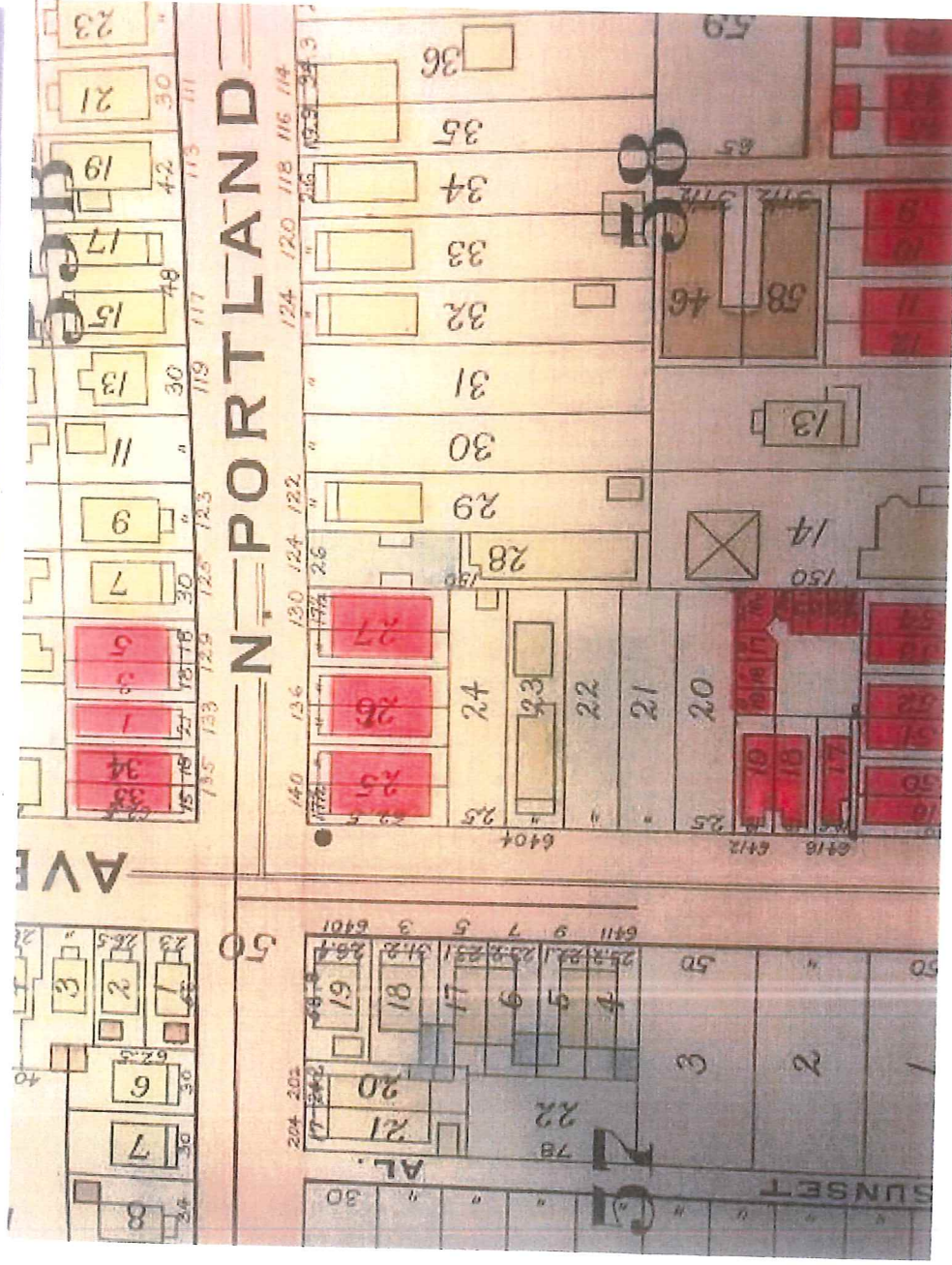
PUBLISHER

530 LOCUST STREET  
PHILADELPHIA, PA.

**1924**

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BOOK NO. 43



PROPERTY ATLAS  
OF  
**ABSECON ISLAND, N. J.**

COMPLETE IN ONE VOLUME  
INCLUDING  
ATLANTIC CITY, VENTNOR, MARGATE CITY,  
LONGPORT AND BRIGANTINE.

Franklin Survey Company  
Franklin Survey Company

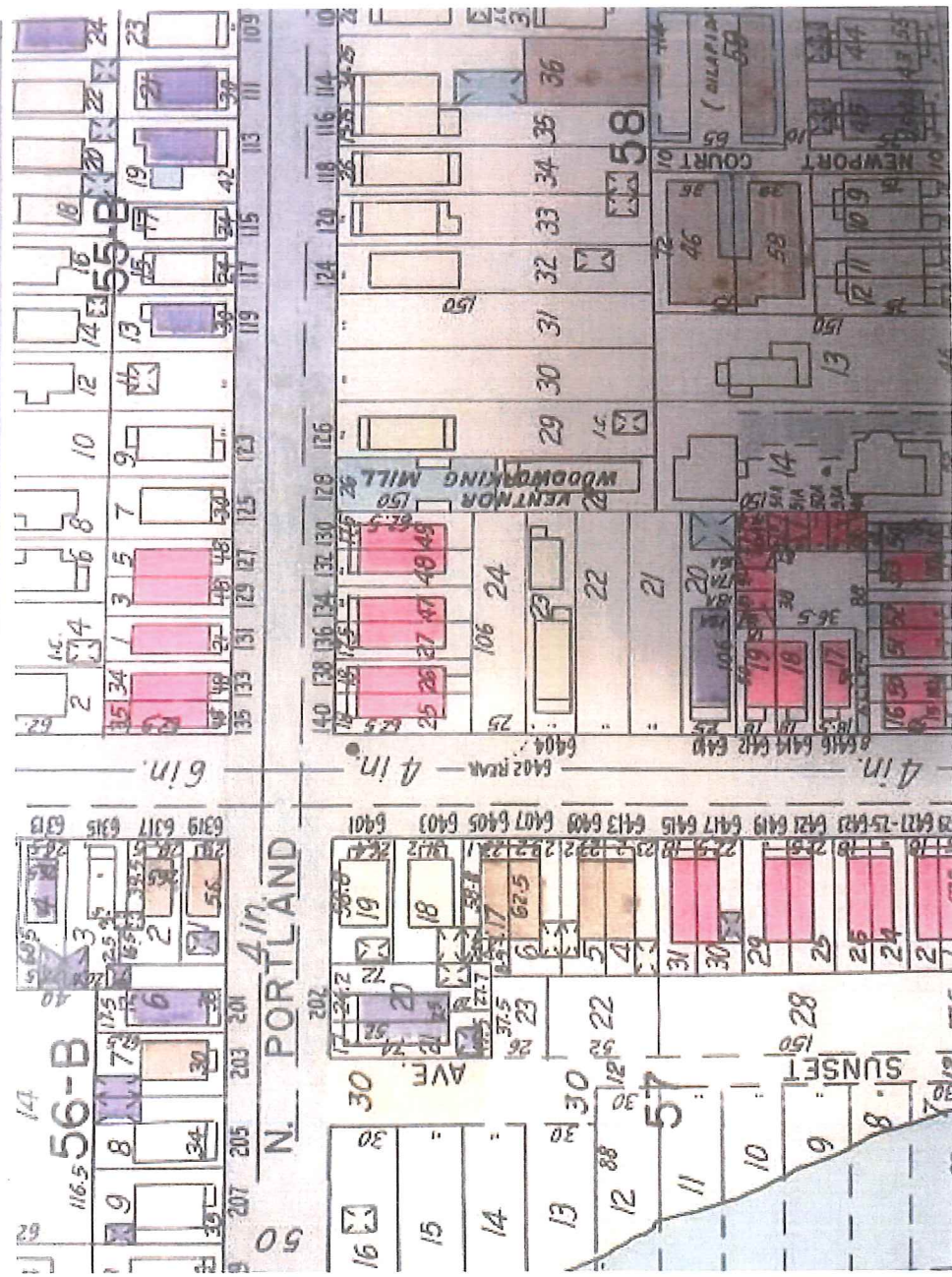
Published by  
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America's Leading Publishers of Real Estate Atlases

20000 MAPS · ASSESSMENT MAPS · TAX MAPS · SCHOOL MAPS · STREET MAPS ·  
ADVERTISING MAPS · PROPERTY MAPS · MAP DRAFTING · PROPERTY LIST

310 NORTH THIRTEENTH STREET · PHILADELPHIA, PA. · PHONE WITMINHOUSE 1810

1938

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### CERTIFICATE OF LAND USE COMPLIANCE

Fee: \$15 PD \_\_\_\_\_ Date: 6/27/89 \_\_\_\_\_

Applicant's Name: Coldwell Banker Realty \_\_\_\_\_

Applicant's Address: (Mailing) 5202 Ventnor, Margate, NJ \_\_\_\_\_

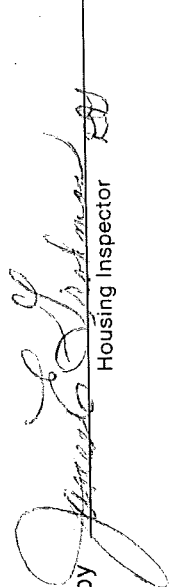
Property Owner's Name: Alberta Dolceamore \_\_\_\_\_

Property Owner's Address: (Mailing) 6404 Monmouth Avenue \_\_\_\_\_

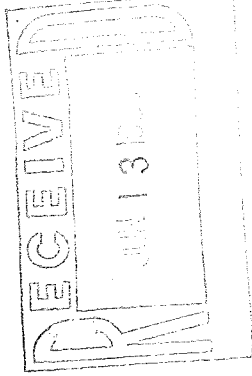
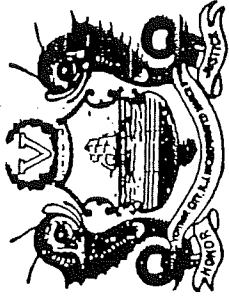
Address of Property: 6404 Monmouth Avenue Block 169 Lot 43 \_\_\_\_\_

Zoning Classification: R-7 \_\_\_\_\_

Permitted Use: 2 Family dwelling \_\_\_\_\_ Remarks: \_\_\_\_\_

Approved by  Housing Inspector

DEPARTMENT OF BUILDING  
& SAFETY



VENTNOR CITY HALL  
ROOM 4

823-7967  
823-7973

*Call for  
approval*

VENTNOR CITY, N. J. 08406

APPLICATION  
CERTIFICATE OF LAND USE COMPLIANCE

Applicant's Name: COLDWELL BANKER NEW PARKWAY REALTY  
 Applicant's Address: 9202 VENTNOR AVE, MARGATE N.J. 08402  
 Owner's Name: ALBERTA DOLCEANORE 823-8052  
 Mailing Address of Owner: 6404 MONTMOUTH AVE, VENTNOR  
 Name and Address of AGENT: ANTHONY R. DOLCEANORE  
C/O COLDWELL BANKER NEW PARKWAY REALTY 9202 VENTNOR AVE MARGAT.  
 STREET ADDRESS OF PROPERTY: 6404 MONTMOUTH AVE  
 Legal Description of Property: Block 169 Lot 43  
 Present Use: 2 FAMILY IT IS ACTUAL 2 HOUSES  
 Proposed Use: 2 FAMILY  
 Owner's (Agent's) Signature: Anthony R. Dolceanore Date 6/14/89  
 Agency: CB/NEW PARKWAY Address: 9202 VENTNOR AVE  
 Phone #: 822-1141

Land Use Administrator: \_\_\_\_\_

Zoning Classification: - R-7

Permitted Use: - 2 Family

REMARKS: - \_\_\_\_\_

FEE: \$15.00 PA Cash Inspection Date: 6/26/89  
 Application No. 2602 Mail: \_\_\_\_\_  
 Date Issued 6/26/89 Pickup: \_\_\_\_\_  
 Authorization: [Signature] Inspector's Signature

Note: This Certificate does not substitute for a building permit, mercantile license or any additional local, state or federal permits or approvals which may be required.



# CERTIFICATE OF OCCUPANCY

6404 MONMOUTH AVE, Unit #2  
Block/Lot 169/43

Owner

NICOSIA, JOSEPH  
6404 MONMOUTH AVE  
VENTNOR, N J 08406

Occupants and Birth Date

This building or unit has been given a final inspection and is hereby declared to be ready and suitable for its classified occupancy as required by the Ventnor Housing Department.

Micallef, David

Not Avail

Note that a new Certificate of Occupancy is required from the City of Ventnor prior to any change of occupants (VC Ord.#138-7). Names of all occupants (plus Date of Birth for occupants under 18 years) must be provided. Failure to comply may result in a fine not to exceed \$1000.

City of Ventnor  
Code Enforcement  
Ventnor, NJ 08406  
(609)823-7987 FAX (609)823-7966



RICK SCHALL

Registr No. 9418, Renew in  
Registr Pd \$0,                      Insp No. 44814, 12/10/14  
   Insp Pd \$50, 12/10/14

Cut Here

Deliver to...

NICOSIA, JOSEPH  
6404 MONMOUTH AVE  
VENTNOR, N J 08406

# CERTIFICATE OF OCCUPANCY APPLICATION

Ordinance 8333

**\*\*THIS IS NOT A C.O., ONLY AN APPLICATION FOR SUCH\*\***

**\*\*NOTE\*\*:** A NEW CERTIFICATE OF OCCUPANCY AND INSPECTION IS REQUIRED PRIOR TO ANY ADDITIONAL AND/OR NEW TENANTS.

OWNER'S NAME AND MAILING ADDRESS: NOCASIA % RESORTS LTD INC

SAME AS BELOW

PHONE# 646 0300

PROPERTY ADDRESS: 6404 HANMOUTH AVE

UNIT# B BL 2

AGENT NAME: Rich Shaffer RESORTS LTD INC

PHONE# 646 0300

AGENT ADDRESS: 6228 BHP BATHS 08234

FAX# 646 6439

\*\*OWNER EMAIL: RShaffer@RESORTSLTD.COM

## LIST INDIVIDUALS AUTHORIZED TO OCCUPY UNIT - EACH ADULT AND CHILD

NAME (PLEASE PRINT)	DATE OF BIRTH (IF UNDER 18)	NAME (PLEASE PRINT)	DATE OF BIRTH (IF UNDER 18)
1. <u>DAVID MICALLEF</u>		<b>RECEIVED</b>	
2. _____			
3. _____		<u>DEC 8 2014</u>	
4. _____		<u>BY: CM</u>	
5. _____			

I CERTIFY THAT THIS INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE.

[Signature]  
OWNER/AUTHORIZED AGENT  
AS AGENT FOR OWNER

12/8/14

DATE: \_\_\_\_\_ DATE: \_\_\_\_\_ PICKUP/MAILED/E-MAIL

### FOR OFFICE USE ONLY

\$50.00 FEE CASH  CHECK  RECEIVED BY: CM DATE: \_\_\_\_\_  
**(NON-REFUNDABLE)**

DATE OF INSPECTION: 12/9/14 TIME: 1:30pm

APPROVED FOR ISSUANCE: [Signature] DATE: 12/9/14 **PASS/FAIL**

NO ENTRY \_\_\_\_\_ DATE: \_\_\_\_\_ **PASS/FAIL**

As V Wm [Signature]

0122 BLOCK 169 LOT 43  
-----OWNER INFORMATION-----  
NICOSIA, JOSEPH  
6404 MONMOUTH AVE  
VENTNOR, NJ 08406  
AMT #OWN 01  
BANK# MORT# SS#

QUAL. UPDATED ON 052016  
-----PROPERTY INFORMATION-----  
PROP LOC: 6404 MONMOUTH AVE  
PROPERTY CLASS 2 ACCOUNT#  
BLDG DESC 2SF1G  
LAND/ACRE 50X106 / .12  
ADDITIONL LOTS

ZONE 07 MAP 28 USER#1 #2  
BULT 1900 UNITS 02 BCLASS 17  
VCS 108V SELA 03052

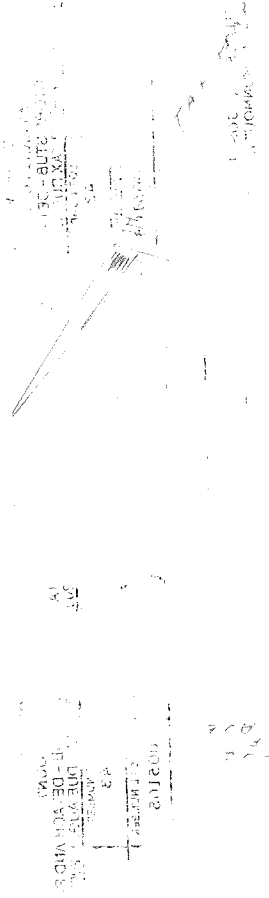
-----SALES INFORMATION-----  
DATE BOOK PAGE PRICE PCD NU 4TYPE  
CUR: -----TENANT REBATE-----  
-1: BASE YR TAXES FLAG  
-2: 17 7885.74 N

---VALUES---  
LAND 156500  
IMPR 141300

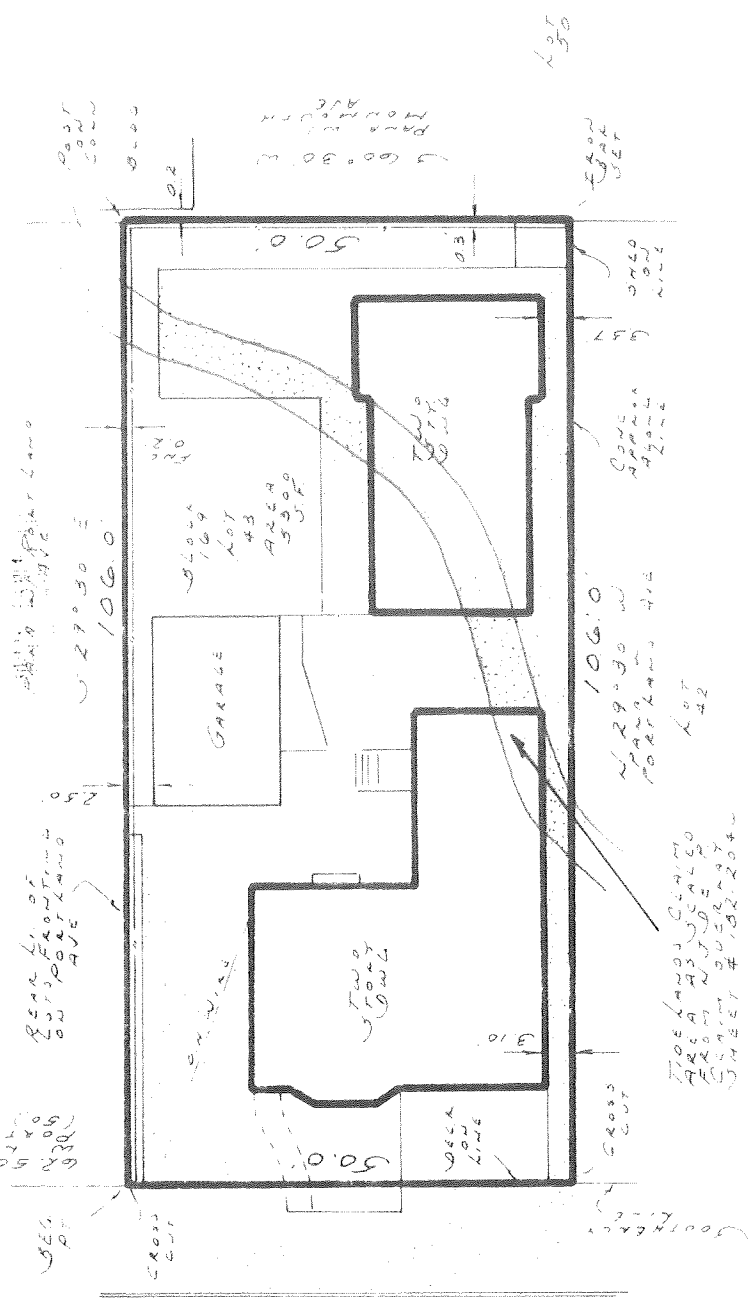
-----TAXES-----  
EXM1 20 TOTAL 7716.00  
EXM2 21 HALF1 3858.00  
EXM3 21 TOTAL .00  
EXM4 22 HALF1 .00  
NET 297800 SPTAX CDS:

-----EXEMPT PROPERTY DATA-----  
EPL CD STAT.  
FACILITY FUR FILE ASMT CODE  
INIT FILE

OLDID:  
NEXT ACCESS: BLK LOT  
EN=CHANGE F1=NO ACTION F3=ASSMT HISTORY F5=RECORD CARD F7=MORE



**MONMOUTH AVENUE**



Description of a certain tract or parcel of Land situate in the City of Ventnor, County of Atlantic, State of New Jersey, being designated as Lot 43 in Block 169 on the current official tax map and being more particularly described as follows:

- 1) BEGINNING at a point in the Southerly line of Monmouth Ave., (50' wide) South 50 degrees 30 minutes West 52.50 feet from the westerly line of Portland Ave., (50' wide) and from thence running;
- 2) South 29 degrees 30 minutes East along the rear line of Lot 43 and parallel with Portland Ave., 106.0 feet to a point in the division line between lots 43 and 50 block 169; thence
- 3) South 05 degrees 30 minutes West along East mentioned division line and parallel with Monmouth Ave., 50.0 feet to a point in the division line between lots 42 and 43 block 169; thence
- 4) North 29 degrees 30 minutes West along last mentioned division line and parallel with Portland Ave., 106.0 feet to a point in the Southerly line of Monmouth Ave.; thence
- 4) North 80 degrees 30 minutes East along the Southerly line of Monmouth Ave., 50.0 feet to the point and place of BEGINNING.

Containing an area of 5300 square feet.

Described in accordance with survey performed by Paul H. Koelling, P.E.S., dated June 8, 1989 (Project No. 11720).

**GENERAL NOTES:**

Offsets illustrated are given for checking compliance with deed restrictions and zoning regulations only. The surveyor will assume no liability if these offsets are used for any other purpose. Only copies from the original of this survey plan that are marked with an original of the land surveyor's embossed seal shall be considered to be valid copies.

This property is subject to any documents of record. Signature and embossed seal signify that this survey was prepared in accordance with the existing code of practice adopted by the New Jersey State Board of Professional Engineers and Land Surveyors. Underground improvements, easements or encroachments, if any, are not shown hereon as the limits for same are unknown to the surveyor. Unauthorized alterations or additions to a survey map bearing a licensed surveyor's seal are illegal.

TO: **CONGRESS TITLE CO. AP**  
**BOB & NICKI WILSON**  
 115 ASBURY AVE.  
 115 ASBURY AVE.

AND any interest of the relying hereon and any other party in interest.  
 In consideration of the fee paid for making this survey, I hereby certify and guarantee its accuracy (except as to such easements, if any, that may be located below the surface of the lands or on the surface of lands and not visible) as an inducement for any purchaser of title to insure the title to the lands and premises shown thereon. This certification is made only to above named parties for purchase and/or mortgage of heren delineated property by above named purchaser. No responsibility or liability is assumed by Surveyor for use of survey for any other purpose including but not limited to, use of survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly.

**PAUL H. KOELLING**

LS, N.J. LICENSE NO. 21771

**SURVEY OF PREMISES**

SITUATE IN  
 CITY OF VENTNOR  
 ATLANTIC COUNTY, N.J.

BLOCK 169 Lot 43

**PAUL H. KOELLING & ASSOC.**  
 SURVEYING - PLANNING  
 2161 SHORE ROAD  
 LINWOOD, N.J. 08221  
 (609) 927-0279

JUNE 8, 1989 BY: **PAUL H. KOELLING**  
 SCALE 1" = 15' PROJ. NO. 11720

NOTE THIS PROPERTY IS LOCATED IN FIRM ZONE A-8

LOT AREA: 5300 S.F.  
 CLAIM AREA: 4900 S.F.  
 % OF CLAIM AREA: 8.6%