



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: November 11, 2021

2. Zoning District:

R-1	Single Family	R-2	Single Family	R-3	Single Family
R-4	Single Family	R-5	Single Family	R-6	Single Family
R-7	Single Family	R-8	Single Family	R-10	Environmental: Ventnor West
R-9	Single Family, High Rise, Townhouse	R-10	COMM	DCD	Design Commercial District
R-11	Special Development District	COMM	City Commercial District		
CMU	Commercial Mixed Use	DCD	Design Commercial District		

3. Subject Lot:

Street Address (es) 6713 Atlantic Avenue

Block Number: 75

Lot Number (s): 3

Total Area (In Square Feet): 744 sf

Lot Frontage: 16 feet

Lot Depth: 46.50 feet

4. Information about the Applicant

Full Name (s): Gary and Susan Tavella

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

Property Address: 6116 Calvert Avenue, Ventnor, NJ

Zip Code: 04288

Other Residence Address:

Zip Code:

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

Phone Number (s) (Include Area Code):

Zip Code:

Home Address:

Cell Phone: 267-879-3829

Business Address:

Best Number to call:

Email Address (s): suzyq358@comcast.net

Tax ID or Social Security Number (For Escrow Account - This must be filled in):
6308

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 July 9, 2021

By other Interest in Law (Describe): _____

6. If you do not own the subject property, provide the following regarding the owner:

a. Name (s): _____

b. Address: _____

c. Phone Number (Include Area Code): _____

i. Residence: _____

ii. Business: _____

d. Describe any contingency regarding the purchase or lease of the premises:

i. _____

7. Type of Application Applied for (Check all applicable):

Minor Site Plan 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: 609-348-6300

Address: 2428 Atlantic Avenue, Atlantic City, NJ 08401

Architect: Name: Craig F. Dothe Phone: 609-348-2236

Address: 33 N. Brighton Avenue, Atlantic City, NJ 08401

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): Duplex
- c. Proposed use of Lot (s) and/or Building (s): Single Family Home
- d. Number of Bedrooms:
 - i. Current: _____
 - ii. Proposed: 3
- e. Number of Off-street parking:
 - i. Current: 0
 - 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
<u>See Craig F. Dothe Zoning Analysis attached</u>			
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

11. Prior Actions: N/A

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

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

City of Ventnor City Planning Board

Application Checklist

This list is for each and every copy submitted of application

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

Narrative
Gary & Susan Tavella
6713 Atlantic Avenue
Ventnor, NJ 08406
Block 75 Lot 3

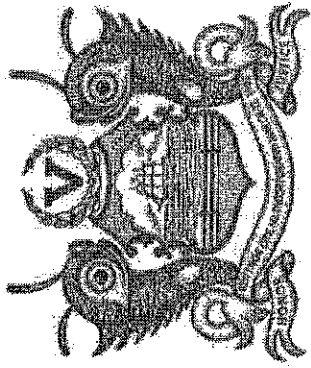
It is the Applicants intention to completely renovate the property known as 6713 Atlantic Avenue and convert it from a two unit building to a single family with parking. Due to the unique size, shape, and top graphical conditions the Applicant believes that both the C1 criteria and C2 criteria can be met. Due to the size, shape, and top graphical conditions. The property is a unique property along Atlantic Avenue. The benefit will be it will remove an existing duplex that is nonconforming and create a new fee simple single-family home.

The Applicant further believe that the positive criteria is meet and that it will be FEMA compliant not only with respect to the home but with respect to all utilities and it will be an aesthetic enhancement to the neighborhood and provide off-street on-site parking.

The Applicant further believes from any negative criteria that the property will not have an impact on the light or air of the next door neighbors nor have any substantial impairment to the zoning plan or zoning ordinance.

Date: 11/12/2021

B. J. Callaghan
BRIAN J. CALLAGHAN, ESQUIRE



Ventnor City

New Jersey

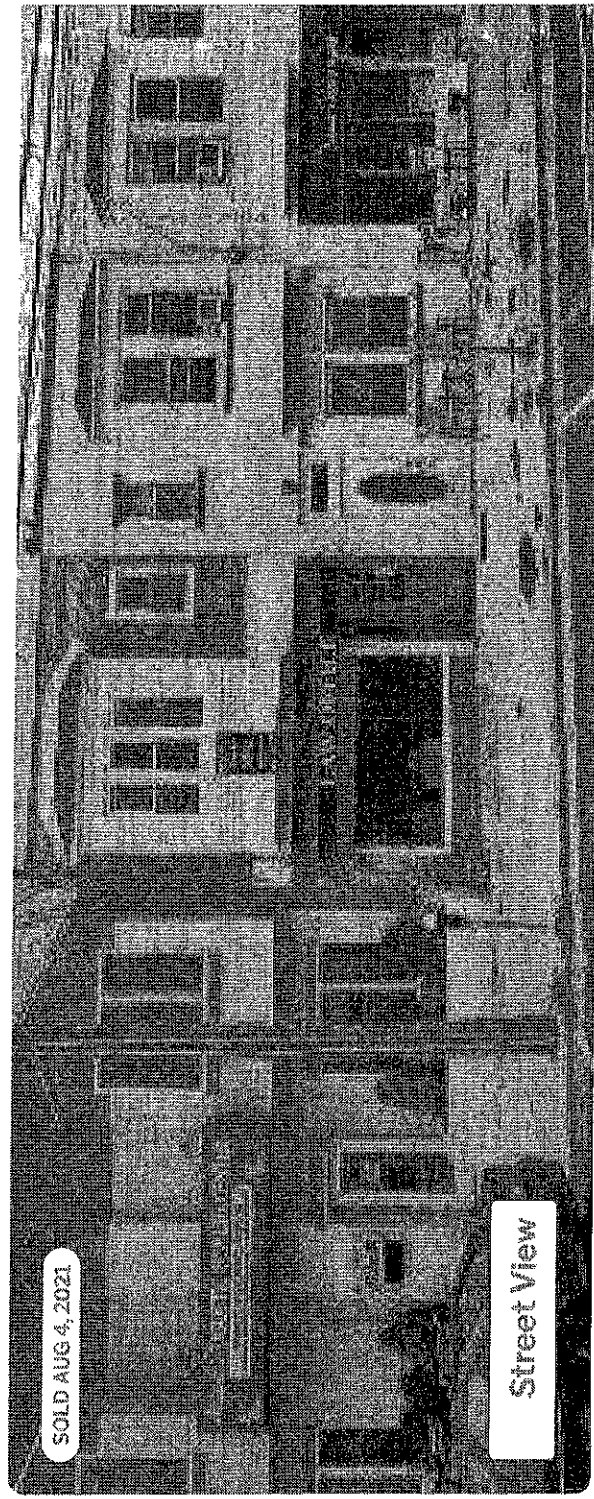
Block/Lot/Qual:	75.3.	Tax Account Id:	1986
Property Location:	6713 ATLANTIC AVE	Property Class:	2 - Residential
Owner Name/Address:	TAVELLA, GARY & SUSAN 6116 CALVERT AVE VENTNOR, NJ 08406	Land Value:	114,000
Special Taxing Districts:		Improvement Value:	40,300
		Exempt Value:	0
		Total Assessed Value:	154,300
		Additional Lots:	None
		Deductions:	

Taxes Utilities

Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2022	02/01/2022	Tax	998.32	998.32	0.00	998.32	OPEN
2022	05/01/2022	Tax	998.32	998.32	0.00	998.32	OPEN
Total 2022			1,996.64	1,996.64	0.00	1,996.64	
2021	02/01/2021	Tax	999.48	0.00	0.00	0.00	PAID
2021	05/01/2021	Tax	999.48	0.00	0.00	0.00	PAID
2021	08/01/2021	Tax	997.16	0.00	0.00	0.00	PAID
2021	11/01/2021	Tax	997.16	994.84	2.21	997.05	OPEN
Total 2021			3,993.28	994.84	2.21	997.05	
2020	02/01/2020	Tax	997.17	0.00	0.00	0.00	PAID
2020	05/01/2020	Tax	997.16	0.00	0.00	0.00	PAID
2020	08/01/2020	Tax	1,005.65	0.00	0.00	0.00	PAID
2020	11/01/2020	Tax	997.93	0.00	0.00	0.00	PAID
Total 2020			3,997.91	0.00	0.00	0.00	

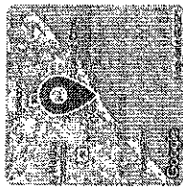
Last Payment: 07/15/21

[Return to Home](#)



6713 Atlantic Ave, Ventnor City, NJ 08406

\$332,909 — — **1,206**
 Redfin Estimate Beds Baths Sq Ft



Off Market

This home last sold for \$265,000 on Aug 4, 2021.

Redfin Estimate for 6713 Atlantic Ave

Edit Home Facts to improve accuracy.

Create an Owner Estimate

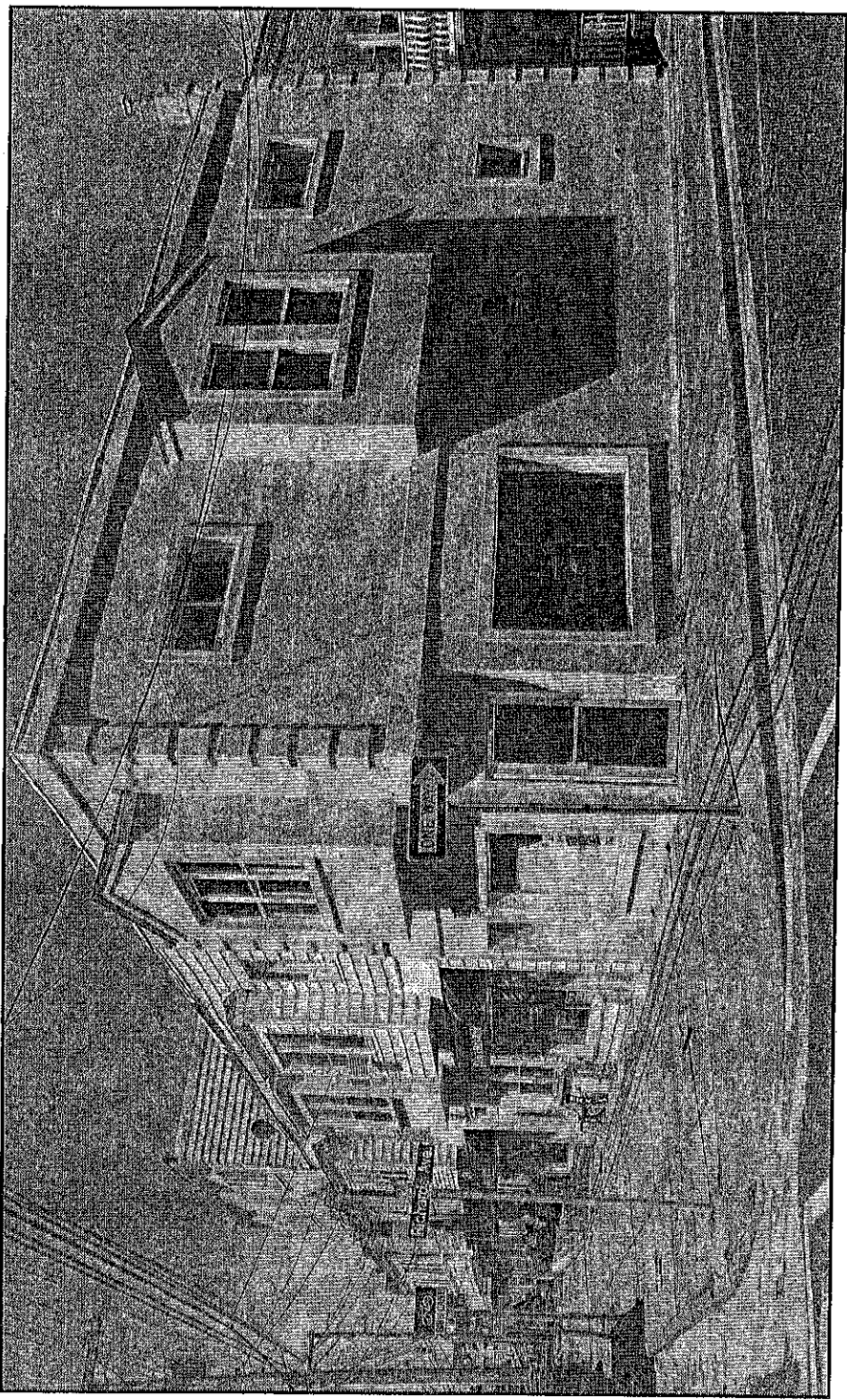
\$332,909

Track This Estimate

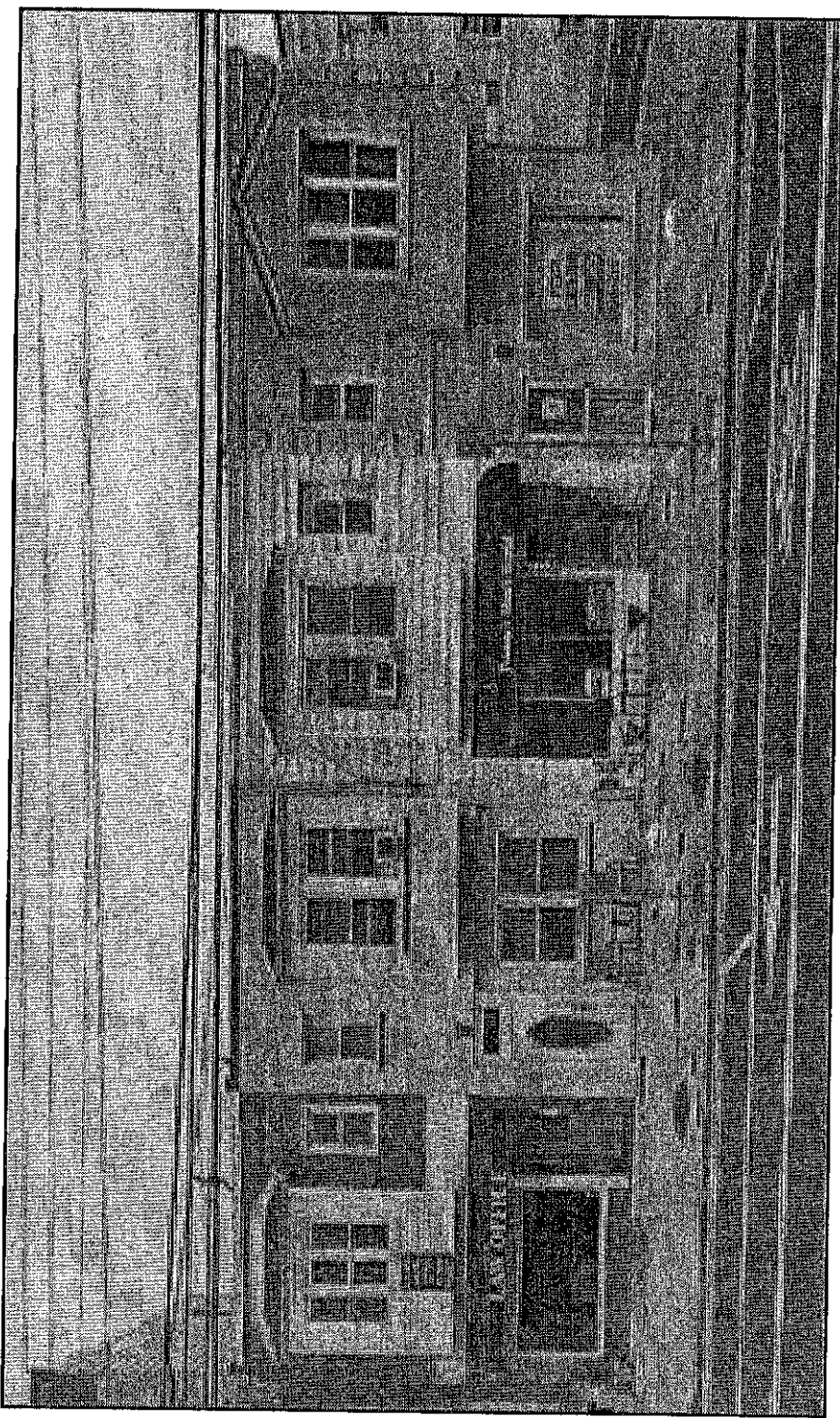
+\$68K since sold in 2021 See estimate history
 Redfin Estimate based on recent home sales. 📍

SOLD SEP 30, 2021

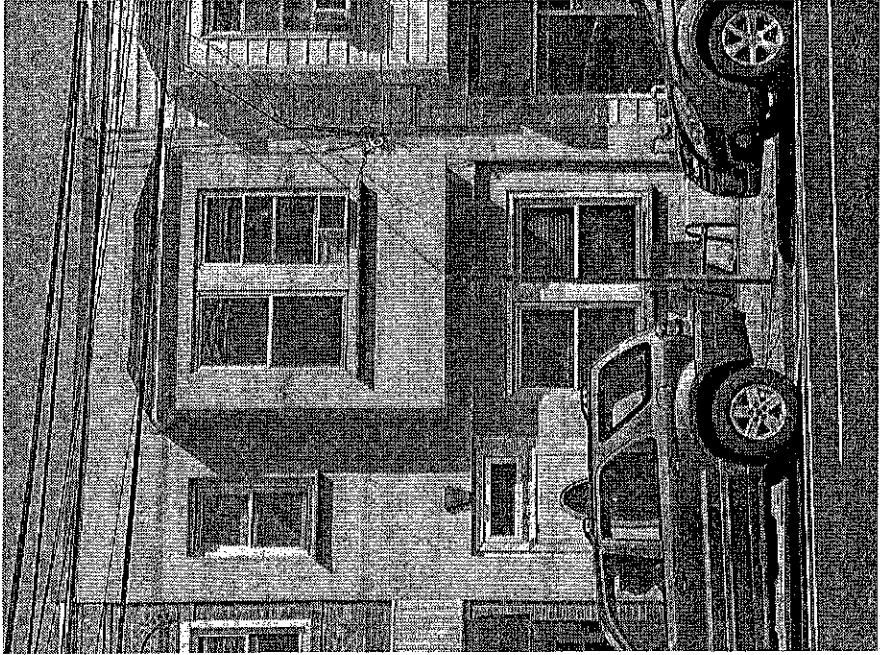
SOLD AUG 25, 2021



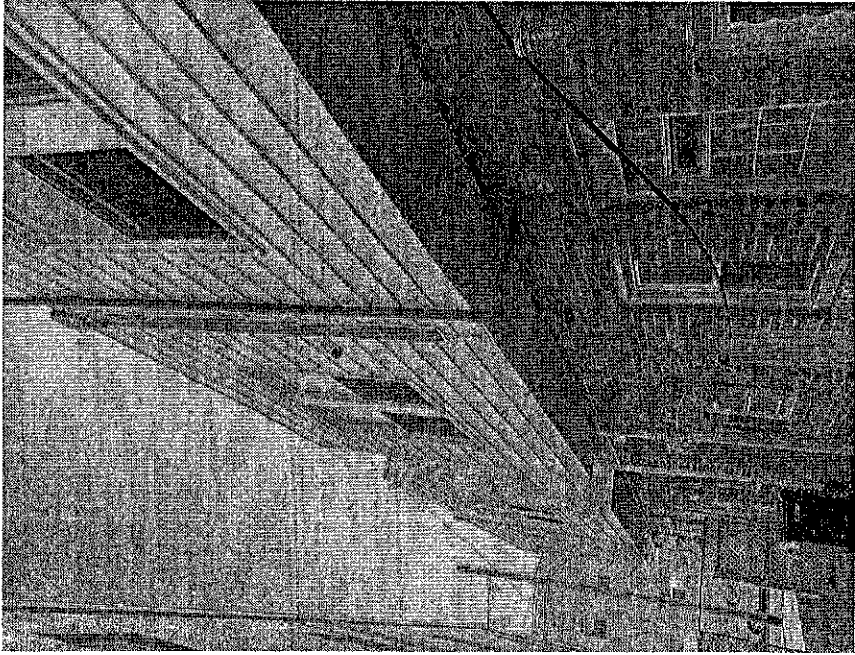
FRONT OBLIQUE VIEW



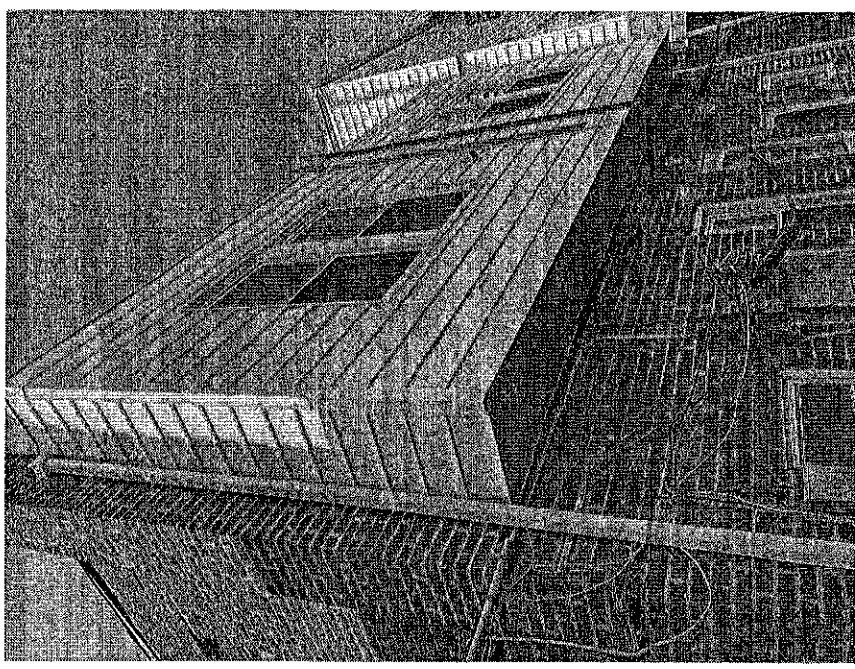
FRONT STREETSCAPE



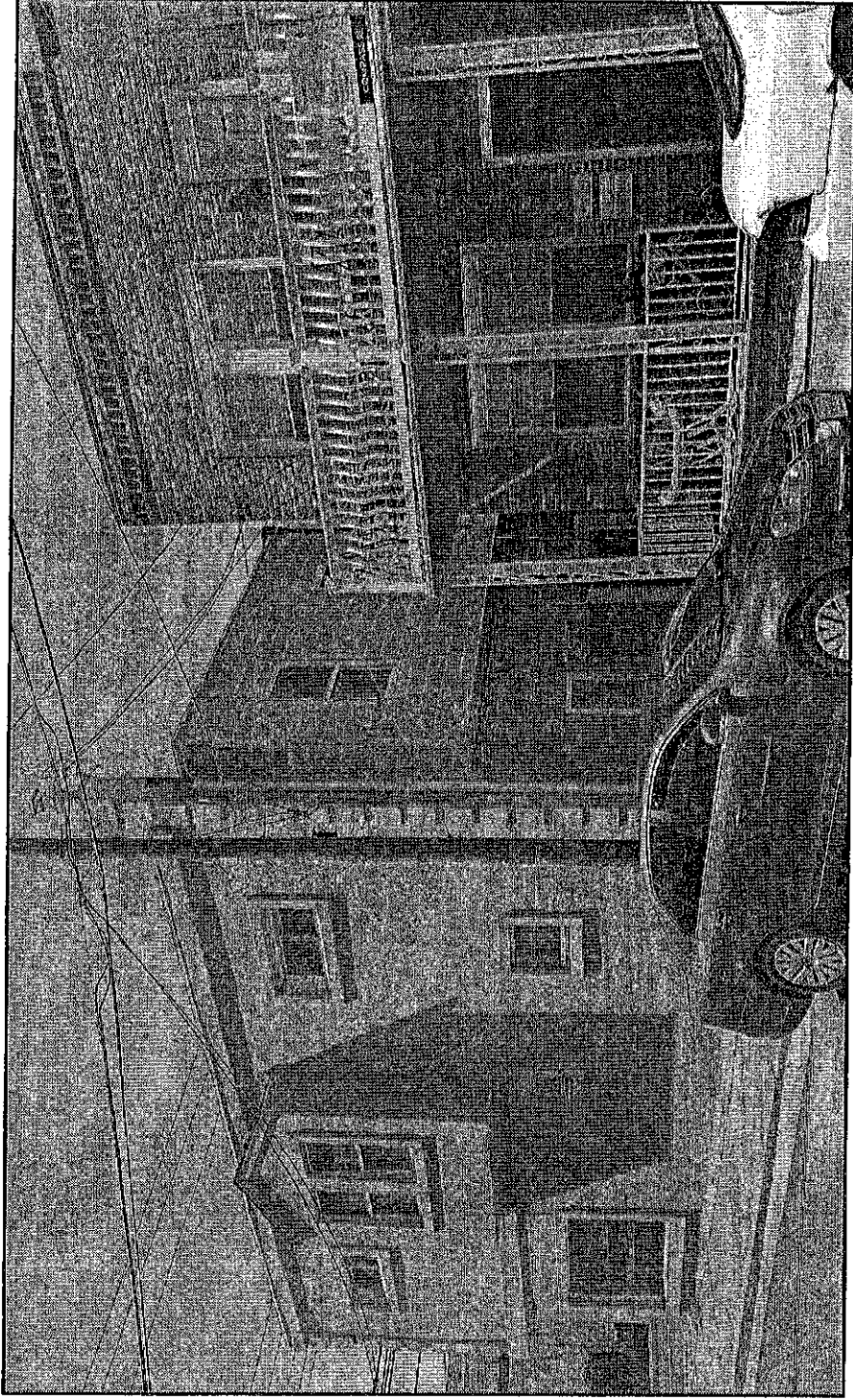
FRONT VIEW



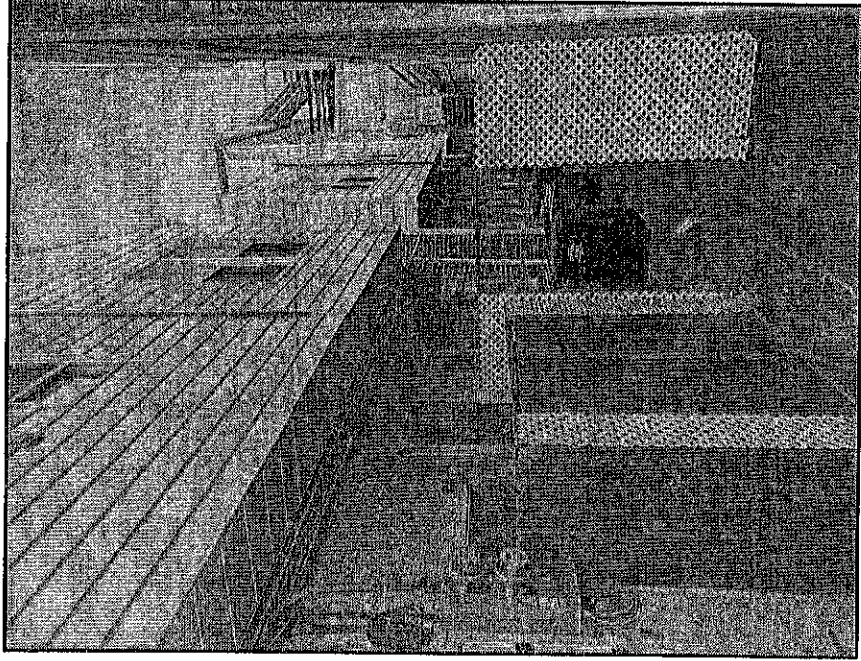
REAR VIEW



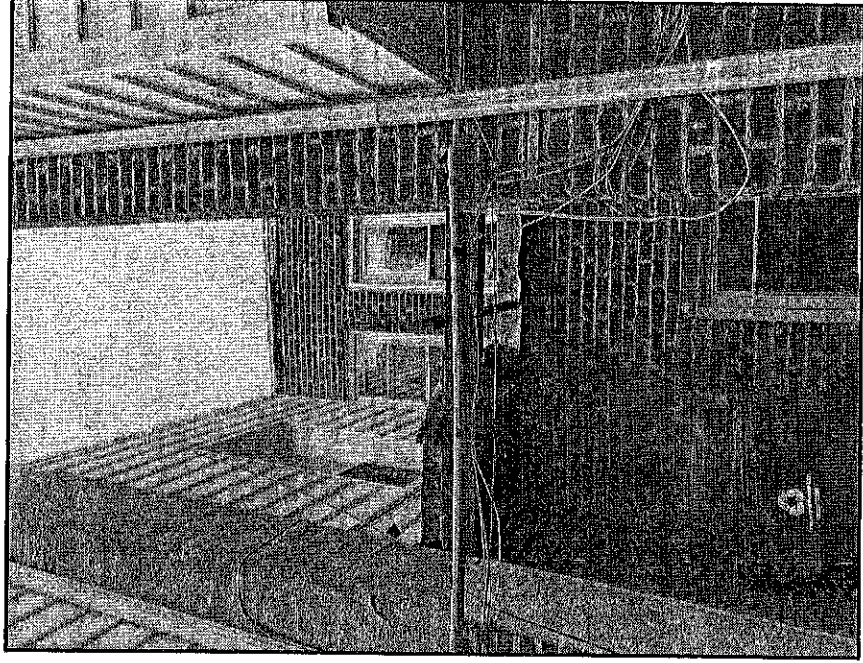
REAR VIEW



INGRESS / EGRESS ALLEY



ALLEY VIEW



LIGHT WELL

1215
 TAX MAP
 OF
 VENTNOR CITY
 ATLANTIC CITY, N.J.
 PREPARED BY
 J. THOMAS WOOD, JR., P.E. & L.S., 6132
 431 CHERRY ST.,
 803 HANSON CITY, N.J.
 SCALE: 1" = 50'
 1980

SHEET 6

SHEET 22

SHEET 13

SHEET 15



NEWPORT AVE. E.

AVE. E.

ATLANTIC AVE.

NEW HAVEN AVE. E.

AVE. E.

AVOLYN AVE. E.

AVE. E.

TROY AVE. E.

AVE. E.

RICHARDS AVE. E.

AVE. E.

BUFFALO AVE. E.

AVE. E.

VENTNOR AVE. E.

63

70-B

70-A

73-A

73-B

14



Atlantic County Document Summary Sheet

ATLANTIC COUNTY CLERK
 5901 MAIN ST
 MAYS LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ
 EDWARD P. McGETTIGAN, COUNTY CLERK
 RECORDED 08/04/2021 11:33:22
 RCPT # 1616588 RECD BY E-RECORD
 NAME FEE
 RECORDING FEES 70.00
 INSTRUMENT# 2021047000
 VOL 15063 PAGE 1 OF 6
Official Use Only

Transaction Identification Number		5401333	5406254
Submission Date (mm/dd/yyyy)	<i>(for recorded documents)</i>		
07/12/2021			
No. of Pages (excluding Summary Sheet)	Return Address		
4	TITLE COMPANY OF JERSEY 1501 TILTON RD STE 2 NORTHFIELD, NJ 08225		
Recording Fee (excluding transfer tax)			
\$70.00			
Realty Transfer Tax			
\$1,442.00			
Total Amount			
\$1,512.00			
Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE		
Municipal Codes			
VENINOR	04		
Batch Type	L2 - LEVEL 2 (WITH IMAGES)		
402153			

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.
 COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.
 RETAIN THIS PAGE FOR FUTURE REFERENCE.**



Atlantic County Document Summary Sheet

Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
Consideration	\$265,000.00				
Submitted By	TITLE COMPANY OF JERSEY (CSC/INGEO SYSTEMS INC)				
Document Date	07/12/2021				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name		Address		
	ARLENE KRANTZ				
GRANTEE	Name		Address		
	GARY TAVELLA SUSAN TAVELLA				
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	04	75	3		04

DEED/NO
EXEMPTION
FROM REALTY
TRANSFER FEE

*** DO NOT REMOVE THIS PAGE.
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**

Deed

This Deed is made on
BETWEEN
ARLENE KRANTZ

July 9th, 2021

whose post office address is
700 N. Jerome Avenue
Margate City, NJ 08402
referred to as the Grantor,
AND
GARY TAVELLA AND SUSAN TAVELLA
Husband and Wife
whose post office address is
6116 Calvert Avenue
Ventnor, NJ 08406
referred to as the Grantee.

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

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **\$ 265,000.00, Two Hundred Sixty-Five Thousand Dollars and No Cents.**

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:26A-3) Municipality of Ventnor Block No. 75, Lot No. 3, Qualifier No. and Account No.
 No property tax identification number is available on the date of this Deed. (Check box if applicable)

3. **Property.** The Property consists of the land and all the building and structures on the land in the **City of Ventnor, County of Atlantic** and State of New Jersey.

The legal description is:

- Please see attached Legal Description annexed hereto and made part hereof. (Check box if applicable)

BEING the same land and premises granted and conveyed to Arlene Krantz, a married woman, by Deed from Robin M. Clark, dated August 28, 2007 and recorded September 11, 2007 as Instrument No. 2007083488 in the Atlantic County Clerk's Office.

Prepared by:

B. Callahan
Brian J. Callaghan, Esquire

(For Recordars Use Only)

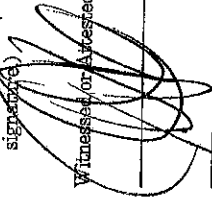
TC 806673

The street address of the Property is:
6713 Atlantic Avenue, Ventnor


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. 46:4-6). 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).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature)

Witnesses or Attested by:



ARLENE KRANTZ (Seal)



ARLENE KRANTZ (Seal)

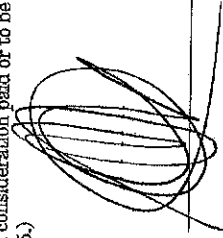
STATE OF NEW JERSEY, COUNTY OF ATLANTIC SS:
I CERTIFY that on September 9, 2021
ARLENE KRANTZ

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$ **265,000.00** 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).

RECORD AND RETURN TO

TCJ



Print name and title below signature

Sally A. Oshman
Notary Public of New Jersey
My Commission Expires Dec. 27, 2021

SCHEDULE C

The Land is described as follows:

ALL that (those) certain lot(s), tract(s) or parcel(s) 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 and is bounded and described as follows:

BEGINNING in the Northerly line of Atlantic Avenue 34 feet Westwardly of Richards Avenue; and extending thence

1. Northwardly part way thru a party wall parallel with Richards Avenue 46.5 feet, thence
2. Westwardly parallel with Atlantic Avenue 16 feet, thence
3. Southwardly part way thru a party wall, parallel with Richards Avenue 46.5 feet to the Northerly line of Atlantic Avenue; thence
4. Eastwardly along same 16 feet to the place of BEGINNING.

WITH and subject to right of way for ingress and egress in, over and along alley described as:

BEGINNING in the Westerly line of Richards Avenue 46.5 feet Northwardly of Atlantic Avenue; and extending thence

1. Westwardly parallel with Atlantic Avenue 82 feet; thence
2. Southwardly parallel with Richards Avenue 8 feet, thence
3. Eastwardly parallel with Atlantic Avenue 82 feet to the Westerly line of Richards Avenue; thence
4. Northwardly along the same 8 feet to the place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 3, in Tax Block 75, on the Official Tax Map of the City of Ventnor.

FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 6713 Atlantic Avenue, Ventnor, New Jersey 08406.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by WFG National Title Insurance Company. This Commitment is not valid without the Notes, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

NEW JERSEY LAND TITLE
INSURANCE RATING BUREAU

NURB 308
Last Revised: 09/01/19
806673-NF

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Arlene Krantz

Current Street Address:

70 N. Jerome Avenue

City, Town, Post Office Box

Ventnor

State

NJ

ZIP Code

08406

Property Information

Block(s)
75

Lot(s)
3

Qualifier

Street Address:

6713 Atlantic Avenue

City, Town, Post Office

Ventnor City

State

New Jersey

ZIP Code

08406

Seller's Percentage of Ownership

100.00%

Owner's Share of Consideration

\$265,000.00

Closing Date

July 9, 2021

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 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 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 houses 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 7041.
14. The property transferred is a cemetery plot.
15. 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.
16. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
17. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply).

Seller's Declaration

The undersigned understands that this declaration and its contents may be 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 this deed to which this form is attached.

7/9/2021
Date

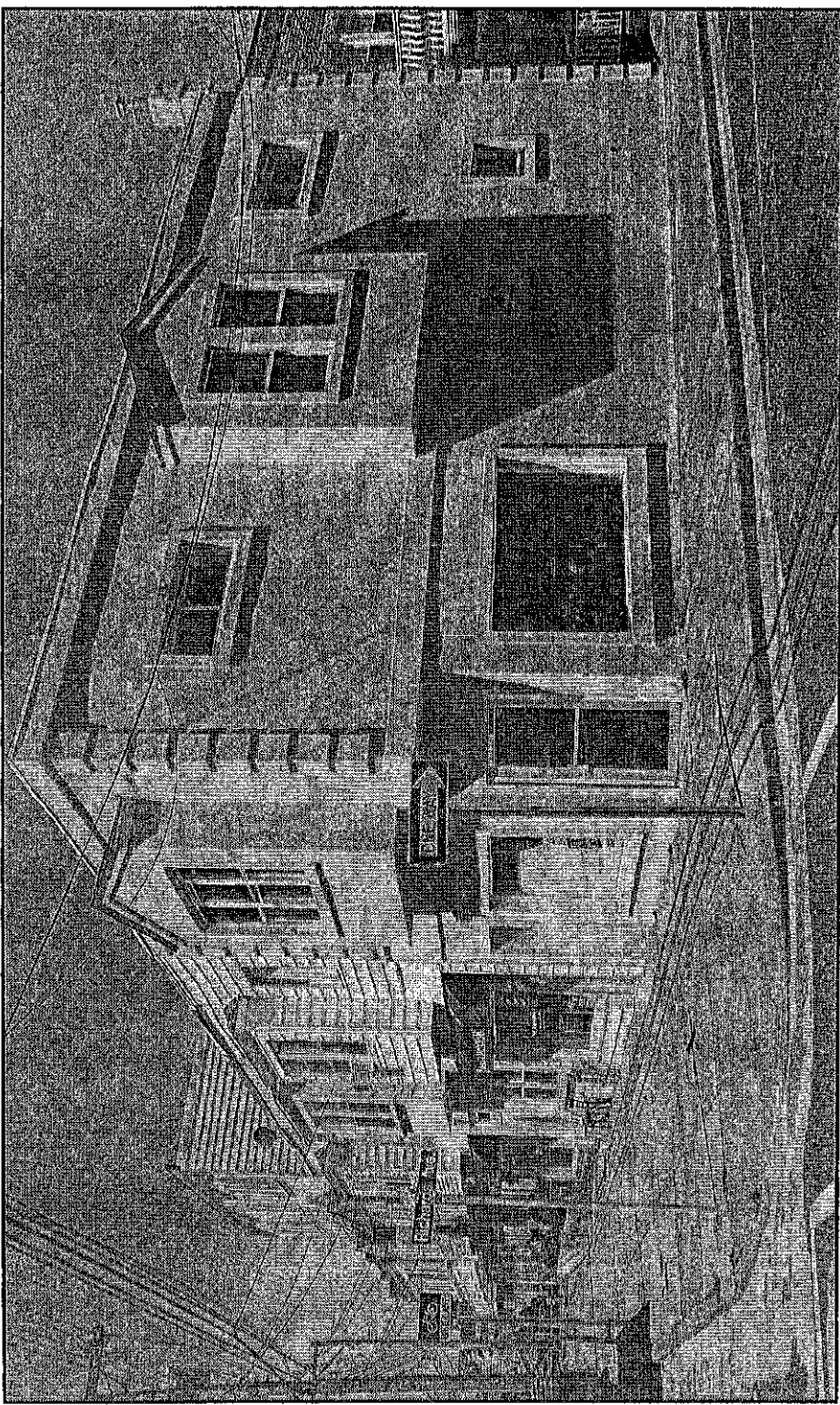
Arlene Krantz
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

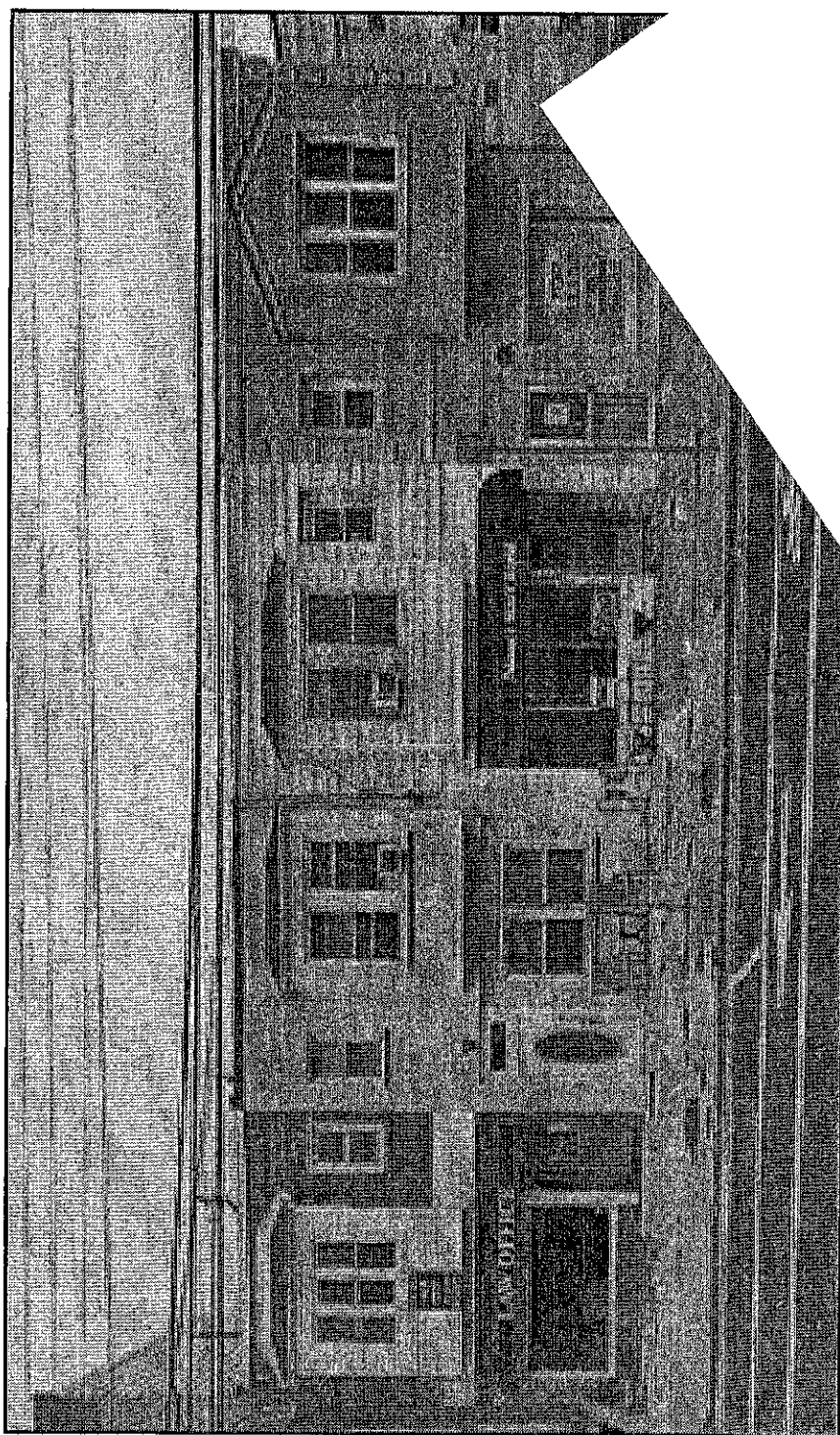
Date

Signature (Seller)

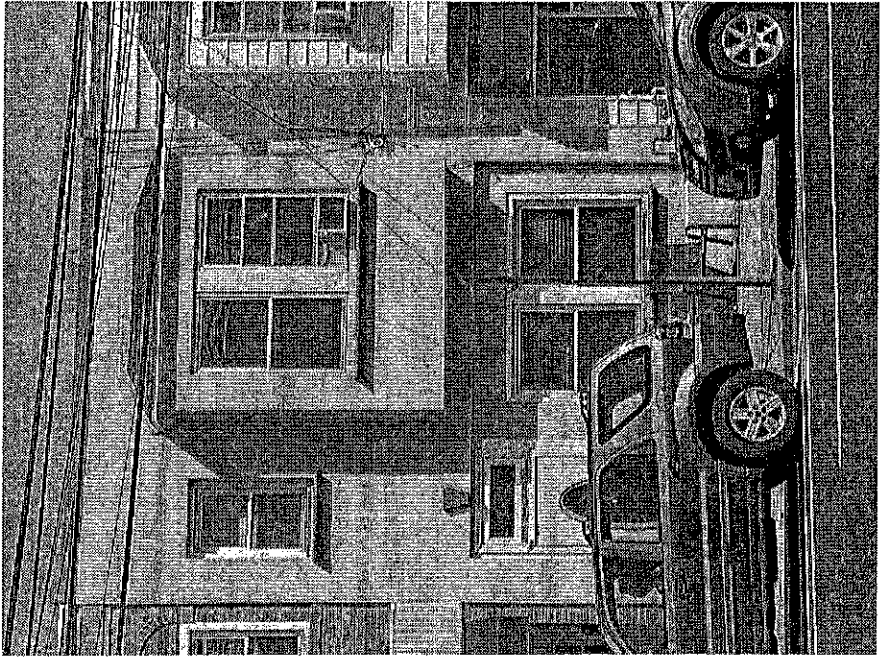
Indicate if Power of Attorney or Attorney in Fact



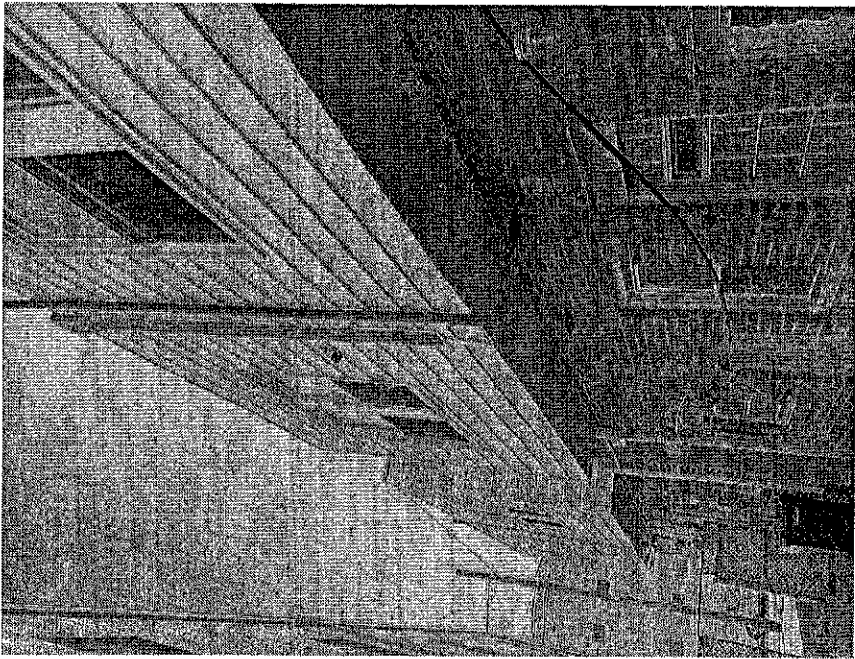
FRONT OBLIQUE VIEW



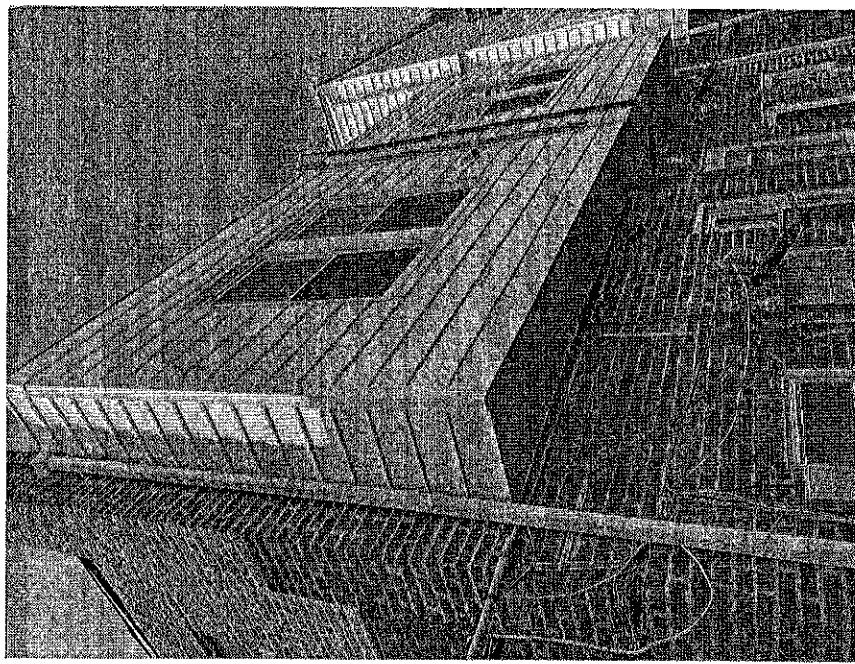
FRONT STREET^c



FRONT VIEW



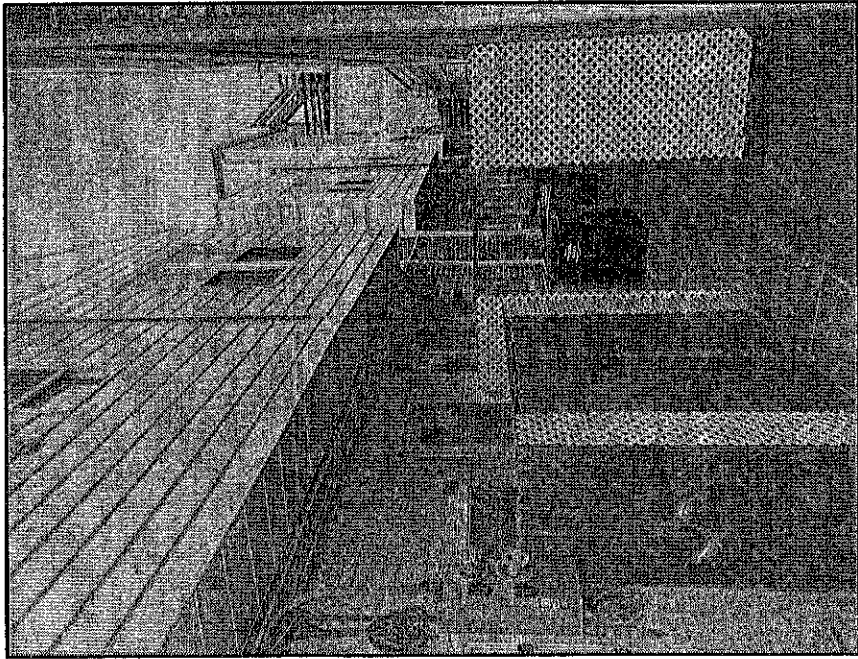
REAR VIEW



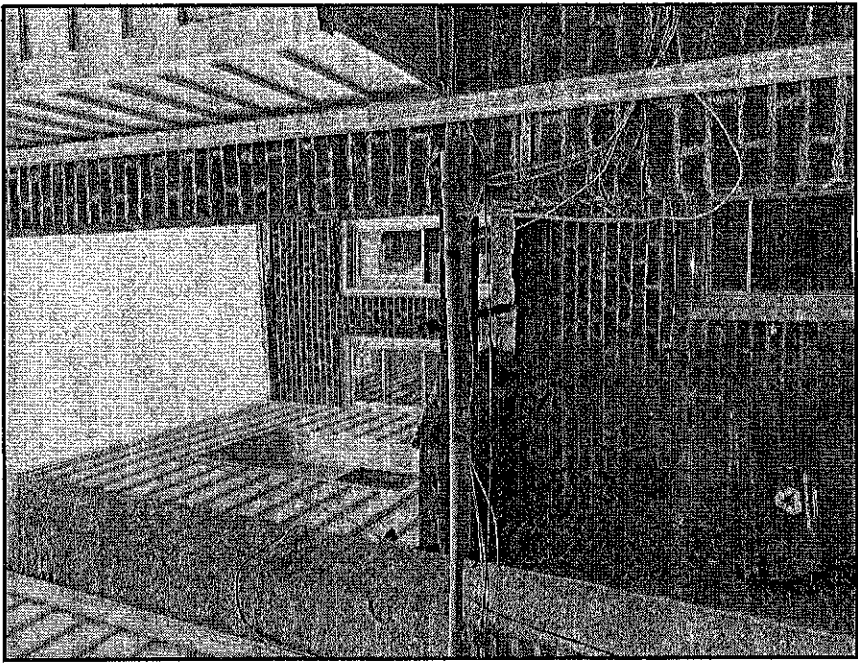
REAR VIEW



INGRESS / EGRESS ALLEY



ALLEY VIEW



LIGHT WELL

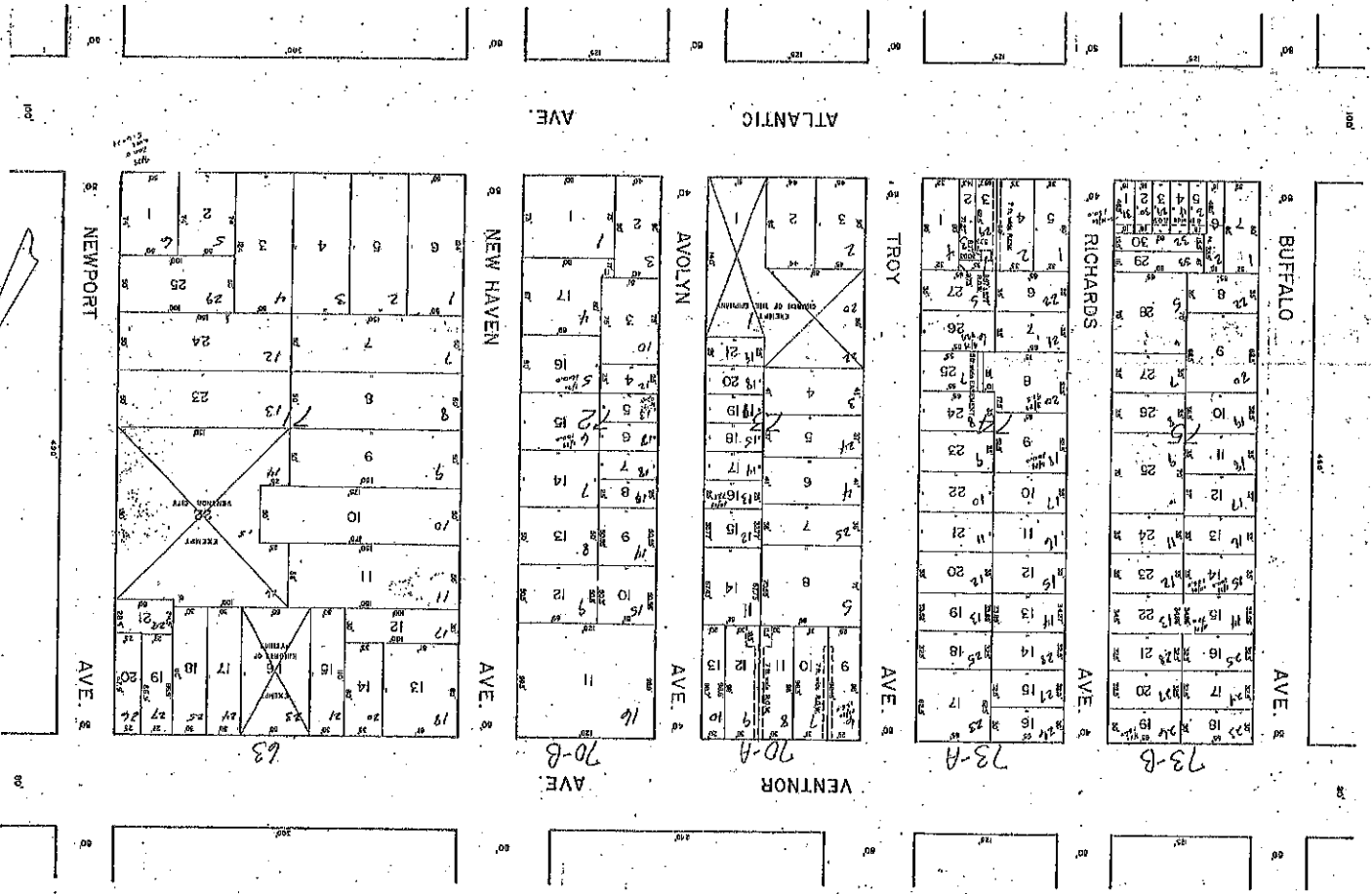
1215
 TAX MAP
 OF
 VENTNOR CITY
 ATLANTIC CITY, N.J.
 PREPARED BY
 J. THOMAS WOOD, JR., S. L. S. 419
 831 BIRCHMOUNT AVE.
 230 HARBOR CITY, N.J.
 1900

SHEET 6

SHEET 13

SHEET 15

SHEET 22



14



Atlantic County Document Summary Sheet

ATLANTIC COUNTY CLERK
 5901 MAIN ST
 MAYS LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ
 EDWARD P. McGETTIGAN, COUNTY CLERK
 RECORDED 08/04/2021 11:33:22
 RCPT # 1616588 RECD BY E-RECORD
 NAME FEE
 RECORDING FEES 70.00
 INSTRUMENT# 2021047000
 VOL 15063 PAGE 1 OF 6

Official Use Only

Transaction Identification Number		5401333	5406254
Submission Date(mm/dd/yyyy)	07/12/2021	Return Address (for recorded documents)	
No. of Pages (excluding Summary Sheet)	4	TITLE COMPANY OF JERSEY 1501 TILTON RD STE 2 NORTHFIELD, NJ 08225	
Recording Fee (excluding transfer tax)	\$70.00		
Realty Transfer Tax	\$1,442.00		
Total Amount	\$1,512.00		
Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE		
Municipal Codes	VENINOR 04		
Batch Type	L2 - LEVEL 2 (WITH IMAGES)		
	402153		
Additional Information (Official Use Only)			
<p>* DO NOT REMOVE THIS PAGE. COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.</p>			



Atlantic County Document Summary Sheet

Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
Consideration	\$265,000.00				
Submitted By	TITLE COMPANY OF JERSEY (CSC/INGEO SYSTEMS INC)				
Document Date	07/12/2021				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name		Address		
	ARLENE KRANITZ				
GRANTEE	Name		Address		
	GARY TAVELLA SUSAN TAVELLA				
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	04	75	3		04

DEED/NO
EXEMPTION
FROM REALTY
TRANSFER FEE

*** DO NOT REMOVE THIS PAGE.
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**

Deed

This Deed is made on
BETWEEN
ARLENE KRANTZ

July 9th, 2021

whose post office address is
700 N. Jerome Avenue
Margate City, NJ 08402
referred to as the Grantor,
AND

GARY TAVELLA AND SUSAN TAVELLA
Husband and Wife
whose post office address is
6116 Calvert Avenue
Ventnor, NJ 08406
referred to as the Grantee.

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

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **\$ 265,000.00, Two Hundred Sixty-Five Thousand Dollars and No Cents.**

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:26A-3) Municipality of **Ventnor Block No. 75, Lot No. 3, Qualifier No.** and Account No.
 No property tax identification number is available on the date of this Deed. (Check box if applicable)
3. **Property.** The Property consists of the land and all the building and structures on the land in the **City of Ventnor, County of Atlantic and State of New Jersey.**
The legal description is:

Please see attached Legal Description annexed hereto and made part hereof. (Check box if applicable)

BEING the same land and premises granted and conveyed to Arlene Krantz, a married woman, by Deed from Robin M. Clark, dated August 28, 2007 and recorded September 11, 2007 as Instrument No. 2007083488 in the Atlantic County Clerk's Office.

Prepared by:


Brian J. Callaghan, Esquire

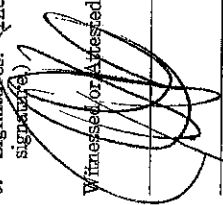
(For Recordors Use Only)


TCV 806673

The street address of the Property is:
6713 Atlantic Avenue, Ventnor

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. 46:4-6). 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).

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature)


Witnessed or Attested by:

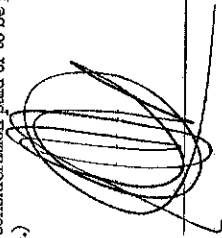

ARLENE KRANTZ (Seal)

(Seal)

STATE OF NEW JERSEY, COUNTY OF ATLANTIC SS:
I CERTIFY that on July 9, 2021
ARLENE KRANTZ

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for **\$ 265,000.00** 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.)



Print name and title below signature

Sally A. Oshman
Notary Public of New Jersey
My Commission Expires Dec. 27, 2021

RECORD AND RETURN TO
TCJ

SCHEDULE C

The Land is described as follows:

ALL that (those) certain lot(s), tract(s) or parcel(s) 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 and is bounded and described as follows:

BEGINNING in the Northerly line of Atlantic Avenue 34 feet Westwardly of Richards Avenue; and extending thence

1. Northwardly part way thru a party wall parallel with Richards Avenue 46.5 feet; thence
2. Westwardly parallel with Atlantic Avenue 16 feet; thence
3. Southwardly part way thru a party wall, parallel with Richards Avenue 46.5 feet to the Northerly line of Atlantic Avenue; thence
4. Eastwardly along same 16 feet to the place of BEGINNING.

WITH and subject to right of way for ingress and egress in, over and along alley described as:

BEGINNING in the Westerly line of Richards Avenue 46.5 feet Northwardly of Atlantic Avenue; and extending thence

1. Westwardly parallel with Atlantic Avenue 82 feet; thence
2. Southwardly parallel with Richards Avenue 8 feet; thence
3. Eastwardly parallel with Atlantic Avenue 82 feet to the Westerly line of Richards Avenue; thence
4. Northwardly along the same 8 feet to the place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 3, in Tax Block 75, on the Official Tax Map of the City of Ventnor.

FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 6713 Atlantic Avenue, Ventnor, New Jersey 08406.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by WFG National Title Insurance Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I - Requirements, Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

NEW JERSEY LAND TITLE
INSURANCE RATING BUREAU

NJRS 3-09
Last Revised: 09/01/19
806673-AF

GIT/REP-3
(8-19)

State of New Jersey Seller's Residency Certification/Exemption

(Print or type)

Seller's Information

Name(s)

Arlene Krantz

Current Street Address:

70 N. Jerome Avenue

City, Town, Post Office Box

Ventnor

State

NJ

ZIP Code

08406

Property Information

Block(s)

75

Lot(s)

3

Qualifier

Street Address:

6713 Atlantic Avenue

City, Town, Post Office

Ventnor City

State

New Jersey

ZIP Code

08406

Seller's Percentage of Ownership

100.00%

Total Consideration

\$265,000.00

Owner's Share of Consideration

\$265,000.00

Closing Date

July 9, 2021

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 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, 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, transferee, 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 or 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.
15. 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.
16. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
17. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply).

Seller's Declaration

The undersigned understands that this declaration and its contents may be 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.

7/9/2021

Date

Arlene Krantz
Signature (Seller)

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact