



City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406

Information can be found on City Website: www.ventnorcitny.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 15, 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	<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) 29-31 S. Weymouth Avenue

Block Number: 53

Lot Number (s): _____

Total Area (in Square Feet): 3200

Lot Frontage: 45 feet

Lot Depth: 80 feet

4. Information about the Applicant

Full Name (s): Lin & Ong LLC

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

Property Address: 142 Renaissance Drive, Cherry Hill, NJ

Zip Code: 08003

Other Residence Address: _____

Zip Code: _____

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

Zip Code: _____

Phone Number (s) (include Area Code): _____

Zip Code: _____

Home Address: 609-870-9008

Cell Phone: _____

Business Address: _____

Best Number to call: _____

Email Address (s): megusushi@yahoo.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: _____
- X ___ By Ownership of property since _____
- ___ By other Interest in Law (Describe): _____

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

- a. Name (s): N/A
- 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
- X ___ "C" Variance (s)
- X ___ Use or Density Variance (s) "D"
- ___ Other (Explain): _____
- ___ Conditional Use Permit
- ___ Interpretation

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

- X ___ Attorney: Name: Brian J. Callaghan, Esquire Phone: 609-348-5300
- X ___ Architect: Name: Sky Design Studio Phone: 610-896-3649
- X ___ Engineer: Name: Arthur W. Ponzio Co. & Associates, Inc. Phone: 609-344-8194

___ 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 _____

NARRATIVE FOR

Lin & Ong LLC

29-31 S. Weymouth Avenue

Block 53 Lot 2

The Applicant currently has a large structure best described as a townhouse/duplex with Commercial at the ground level. It is unusual in structure and an in use as it is surrounded by other nonresidential zoning districts. The Applicant proposes to maintain the ground level as a restaurant and to use the upper portion along Atlantic Avenue as an apartment and to use the home along Weymouth Avenue as an apartment. The patio and porch area along Atlantic and Weymouth Avenue have all been improved with awning, railings, outside seating and landscaping will be refurbished pursuant to the filed landscaping plan.

The Applicant believes both the positive and negative criteria can be met. With respect to the positive criteria, it will be an aesthetic enhancement on a very visible corner along Atlantic Avenue. It will coincide with the other restaurants in the area. With respect to the apartments, it will provide excellent housing for not only the workers but for seasonal tenants.

With respect to the negative criteria there will no substantial detriments to the public good and/or character of the neighborhood; nor Zoning Plan and Zoning Ordinances.

Date

Brian J. Callaghan

Brian J. Callaghan, Esquire
Attorney for Applicant

City of Ventnor City Planning Board

Application Checklist

This list is for each and every copy submitted of application

- I. Signed and Notarized application
- II. Copy of Ventnor City Tax map highlighting the applicant property
- III. Set of color photographs showing front, oblique, and rear views (if applicable)
 - a. Include photos of neighboring properties if applicable
- IV. Sealed copy of property survey that is not older than 2 years
 - a. Any survey older must be updated or a signed statement noting no changes
- V. Copies of professional plans or detailed sketches of proposed plans
- VI. Detailed sketch (s) of current conditions
- VII. Detailed Sketch (s) or plans of proposed plan
- VIII. Statement of Existing and Proposed use of property
- IX. Copy of Ventnor City Residential Property Card
 - a. This is available from the Ventnor City Tax Assessor
- 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

Adopted: June 18, 2014

Resolution
of the
Ventnor City Zoning Board of Adjustment

Bk. 53
Lot 2

RESOLUTION #Z-13 of 2014

RESOLUTION OF MEMORIALIZATION OF THE VENTNOR CITY ZONING BOARD OF ADJUSTMENT GRANTING A USE VARIANCE, BULK VARIANCES WITH CHECKLIST, DESIGN AND SITE PLAN WAIVERS TO LIN & ONG, LLC FOR PREMISES LOCATED AT 29-31 SOUTH WEYMOUTH AVENUE, VENTNOR CITY, NEW JERSEY ALSO KNOWN AS BLOCK 53, LOT 2 ON THE TAX MAP OF THE CITY OF VENTNOR CITY.

WHEREAS, Lin & Ong, LLC has made application to the Ventnor City Zoning Board of Adjustment seeking use and bulk variance relief to permit renovations to an existing duplex dwelling and office structure located at 29-31 South Weymouth Avenue and also known as Block 53, Lot 2 on the Tax Map of City of Ventnor City; and

WHEREAS, the property is located in the (R-7) Residential District; and

WHEREAS, the premises are presently developed with a duplex structure, a portion of which structure has been previously utilized for commercial activity; and

WHEREAS, the Applicant has properly notified surrounding property owners of its application and has satisfactorily published notice of the application and the Board's meeting to consider the same as required by N.J.S.A. 40:55D-12; and

WHEREAS, proper subject matter jurisdiction before Ventnor City Zoning Board of Adjustment was established with respect to the relief requested and the statutory powers granted to the Board by the New Jersey Legislature as embodied at N.J.S.A. 40:55D-70(d) and (c); and

WHEREAS, the Applicant has demonstrated site control of the premises by virtue of its ownership of

the same; and

WHEREAS, the Board conducted a public hearing on the said application on May 28, 2014; and

WHEREAS, the Applicant appeared through its attorney Brian J. Callaghan, Esquire of Callaghan, Thompson & Thompson, P.C. who presented the testimony of Craig F. Dothe, R.A., P.P.; and

WHEREAS, the Board has reviewed the application, documents, plans and exhibits as submitted and filed; and

WHEREAS, the Board having heard the arguments and testimony of the Applicant and other parties before the Board, does hereby make the following findings of facts and law:

1. The Applicant is the owner of 29-31 South Weymouth Avenue, Ventnor City, New Jersey, otherwise known as Block 53, Lot 2 on the tax map of the City of Ventnor City. The premises are located in the R-7 Residential Zoning District with lot dimensions of 40' x 80'.
2. The premises are unusual in structure and in use and are surrounded by other non-residential zoning districts. The structure as well as its various historic uses are non-conforming in the R-7 Residential District.
3. The premises are presently improved with a large structure best described as a townhouse duplex. The structure has two addresses, i.e. 29 and 31 South Weymouth Avenue. The structure has a demising wall dividing the structure between 29 and 31 South Weymouth Avenue, which demising wall essentially bi-sects the lot. That portion of the structure located at 29 South Weymouth Avenue is a three-story residence. The portion of the structure at 31 South Weymouth Avenue was previously a three story residence as well, causing the structure as a whole to be a non-conforming duplex. However, for some period of time the portion of the structure at 31 South Weymouth Avenue has been utilized for commercial and residential uses, most recently being utilized as a three story real estate office.
4. The Applicant proposes to convert the 31 South Weymouth Avenue portion of the structure to

a eat-in / take-out sushi restaurant on the first floor and porch / patio. The upper floors will remain unused with the exception of administrative office space for the business operation below.

5. The Applicant intends to operate a new restaurant with the name Mega Sushi Too. The Applicant presently operates a restaurant known as Mega Sushi along the Atlantic Avenue frontage of Block 10, a site that is essentially diagonally across the street from the premises.

6. The portion of the building at 29 South Weymouth Avenue is presently utilized and will continue to be utilized as a single family residence. None of the relief requested or approvals granted herein relate to that portion of the structure or the uses currently in place at 29 South Weymouth Avenue.

7. The eat-in / take-out sushi restaurant will require no cooking facilities. No cooking will be permitted or necessary at this location inasmuch as sushi involves the preparation of fresh and uncooked food for human consumption.

8. The Applicant proposes to relocate the two ground floor doors to 31 South Weymouth Avenue, one door to be located along the building's Atlantic Avenue façade to provide restaurant access and the second doorway to provide access to the 31 South Weymouth's stairwell, which stairwell provides access to the structure's second and third office floors.

9. The interior of the first floor portion of 31 South Weymouth Avenue will be remodeled so as to provide for a scullery area, a sushi counter, refrigeration, seating and a restroom. The patio and porch areas along Atlantic and Weymouth Avenues will be repainted and improved with an awning, railings and outside seating. The landscaping will be refurbished pursuant to the filed land landscaping plan.

10. Craig Dothe, R.A., the design architect, utilized his plans dated May 9, 2014, as filed with the Board to explain the application. In doing so, Mr. Dothe emphasized the fact that there will be no cooking facility on site, no grease, odors or other nuisance accumulations typical of restaurants and limited trash accumulation. These plans as filed by Mr. Dothe are as follows:

- Exhibit A-1 Proposed site plan, tax map, zoning map, zoning analysis and parking calculations
- Exhibit A-2 Proposed first floor floor-plan together with existing floor plans for the second and third floors; building elevations and proposed signage
- Exhibit A-3 Existing floor plans and elevations for 29 South Weymouth Avenue
- Exhibit A-4 Photographic array

Approvals as set forth below are to be consistent with the said plans as presented to the Board and labeled as Application pages Z-1, 2 and 3.

11. The Application requires the following relief:

- A. A use variance to permit a restaurant and office uses at 31 South Weymouth Avenue, an R-7 District, pursuant to N.J.S.A. 40:55D-70(d);
- B. A front yard setback variance along Atlantic Avenue for an awning extending into the front yard setback 7.4' where 6' is permitted.
- C. A front yard setback variance along South Weymouth Avenue for an awning extending into the front yard setback 7.9' where 6' is permitted.
- D. A site plan waiver with relation to checklist items not otherwise filed with the within application.
- E. A parking variance, subject to a condition of approval noted below, so as to provide for no on-site parking for either address.

12. In explaining the parking variance request, Mr. Dothe analyzed the existing parking non-conformity for this unusual structure as requiring, between the two address and its prior residential and office uses, as 14 spaces. No on-site parking is available, nor has on-site parking for these premises ever been available. With the restaurant conversion of 31 South Weymouth Avenue, the total spaces required for the structure is 22 spaces, 8 spaces of which are expansions of the 14 space pre-existing parking deficiency.

13. Mr. Dothe opined that because of the peculiar location of the premises, its prior uses and existing non-conformities, the surrounding commercially zoned uses and the unusual structure itself, that the use variance requested is justifiable for special reasons as are the bulk variances requested because all

variances requested advance the purposes of zoning as set forth at N.J.S.A. 40:55D-2 and N.J.S.A. 40:55D-70(d) and (c). He further testified that all relief requested could be granted without substantial detriment to the zone plan, master plan and general welfare.

14. Following the completion of the Applicant's presentation the Board entertained the comments of Craig R. Hurlless, PE, PP who delivered his report of May 12, 2014. Mr. Hurlless expressed no substantial negative comments to the Applicant's request.

15. Substantial discussion ensued with relation to the use of Lot 1, Block 53, a vacant lot owned by the Applicant, for off-site parking servicing the restaurant. Lot 1 adjoins the premises and is likewise owned by the Applicant.

16. After the completion of the Applicant's presentation, the meeting was opened to the public at which time the no member of the public spoke for or against the application.

17. As a result of the various colloquies between the Board, the Applicant and the professionals present, the following conditions of approval were proposed and were otherwise acceptable to the Applicant:

1. With relation to the Applicant's request for parking variance relief, because the Applicant is the owner of the adjoining property, Lot 1, Block 53 at the corner of Atlantic and Frankfort Avenues, that vacant property will be utilized by the Applicant without formal site plan approval, as a parking lot to provide off-site parking for the restaurant use. This vacant lot will continue to be used for 8 to 10 restaurant parking spaces until such time as the restaurant use is discontinued or until such time as a formal development application for the site is approved.
2. The proposed parking plan on Lot 1 shall be subject to the review and approval of the Board's engineer. It is understood that the plan will provide 8 to 10 customer spaces.
3. A matching trash enclosure for 29 South Weymouth Avenue shall be placed along within the rear yard setback, said enclosure to match the trash enclosure proposed for 31 South Weymouth Avenue.
4. The second and third floor of 31 South Weymouth Avenue will not be used for residential housing or rented offices and will only be used to provide for office and storage space for the restaurant use below.

5. The Applicant shall comply with the technical comments of Mr. Hurless as set forth in his report of May 12, 2014.

18. Thereafter the Board determined that the application could be granted pursuant to N.J.S.A. 40:55D-70(d) and (c)(2). Special reasons have been demonstrated by the site's peculiarities and the benefits of deviating from the bulk provisions of the ordinance outweigh any detriments and are as set forth in N.J.S.A. 40:55D-2. Additionally the Board concluded that the relief requested could be granted without substantial detriment to the public welfare, zone plan or Master Plan and that the proposed variance advances the purposes of zoning and the planning discretion vested with the Board by the Municipal Land Use Law.

IT WAS MOVED by Yost, second by Smith that the application be **GRANTED** so as to permit the a use variance for a restaurant in the R-7 District.

The motion was thereafter unanimously adopted by a vote of six (6) in favor and none (0) opposed.

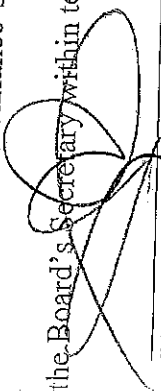
IT WAS FURTHER MOVED by Sabo, second by Yost that the remaining variance relief identified in Paragraph 11 above, subject to the conditions of approval as set forth in Paragraph 17 above.

The motion was thereafter unanimously adopted by a vote of six (6) in favor and none (0) opposed.

NOW, THEREFORE, BE IT RESOLVED by the Ventnor City Zoning Board of Adjustment that the application for bulk variance relief is hereby **GRANTED**; and


BE IT FURTHER RESOLVED THAT a copy of this Resolution be forwarded to the Zoning Board Secretary, the Applicants, the City Clerk, and the Ventnor City Building Department; and

BE IT FURTHER RESOLVED THAT notification of this variance shall be published in an official newspaper of the City of Ventnor City by the Board's Secretary within ten days of its adoption.



JAMES PAGANOWSKI, ADMINISTRATOR
OF THE VENTNOR CITY BOARD OF ADJUSTMENT

APPROVED BY:



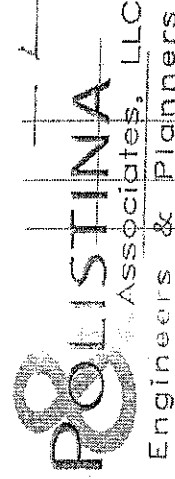
LORRAINE SALLATA, Chairperson

Lin & Ong, LLC
 29-31 south Weymouth Avenue, Block 53, Lot 2
DECISION AND RESOLUTION
 Meeting Date: May 28, 2014

Motion to Grant Use Variance

<u>ROLL CALL VOTE:</u>	Motion	<u>YES</u>	<u>NO</u>
<u>Present</u> LORRAINE SALLATA, Chairperson		X	
<u>Present</u> DANIEL J. SMITH, Vice Chairman	2nd	X	
<u>Absent</u> GREG MAIURO			
<u>Present</u> STEPHEN RICE		X	
<u>Present</u> BERT SABO		X	
<u>Absent</u> MIKE WEISSEN			
<u>Present</u> CLYDE YOST	M	X	
<u>Present</u> FRANK CAVALLARO (1 st Alternate)		X	
<u>Vacant</u> VACANT (2 nd Alternate)			

Vincent J. Polistina, PE, PP, CME
Craig R. Hurlless, PE, PP, CME



Civil / Municipal Engineering
Site Plan and Subdivision Design
Surveying
Land Use Planning
Water and Wastewater Design
Environmental Consulting
Inspection / Construction Management

MEMORANDUM

DATE: May 12, 2014

TO: City of Ventnor Zoning Board

FROM: Polistina & Associates
Craig R. Hurlless, PE, PP, CME
Zoning Board Engineer

RE: Lin & Ong LLC
Block 53, Lot 2
29-31 South Weymouth Avenue
PA No. 6600.66

ZONE: Residential 7 District

STATUS: C Variances & D Variance (Use)
Completeness & Technical Review - 3rd Review

USE: Proposed Restaurant and Offices

The materials submitted and subject to review are as follows:

NO.	TITLE	PREPARED BY	DATE	REVISION
1 of 1	Application Materials Plan of Survey	Applicant Price Glasser Associates	3-19-14 3-21-13	
3 of 3	Architectural Plans Residential Property Card	Craig F. Dothe Architect, LLC City of Ventnor	2-5-14 3-6-14	5-9-14
1 of 1	Site Photographs Deed for Block 53, Lot 1 Elevation Certificate	Craig F. Dothe Architect, LLC John J. Hutt, Esq. Steven Glasser, PLS	2-5-14 7-2-13 3-6-14	

DESCRIPTION:

The site is located at 29-31 South Weymouth Avenue in the City's Residential 7 zoning district. The subject property, Lot 2 in Block 53, is a corner lot with frontage on Weymouth Avenue and Atlantic Avenue and contains an existing 2-1/2 story duplex dwelling. The first floor of 31 S. Weymouth Avenue was previously utilized as a real estate office and the upper floors were used as private offices. The 29 South Weymouth Avenue unit is an existing 5 bedroom residence.

The Applicant proposes to change the use of the front half of 31 South Weymouth Avenue from a business use to a restaurant use. The proposed improvements include changing the front of the building to a take-out restaurant and adding on-site outdoor dining to the patio areas along the street. The Applicant proposes to

6684 Washington Avenue, Egg Harbor Township, NJ 08234
Phone: 609.646.2950 Fax: 609.646.2949
E-mail: polistinaassoc@comcast.net

utilize the upper floors for offices for his businesses. The Applicant indicates that the existing residential unit at 29 S. Weymouth Avenue will remain unchanged.

The Applicant has requested variances for permitted use, signs, awnings and minimum off-street parking.

COMPLETENESS REVIEW: The application has been reviewed for completeness using the requirements for preliminary all applications:

This office recommends that this application be deemed complete and may proceed to the Board for review.

ZONING REQUIREMENTS:

The site is located in the Residential 7 District. Restaurants and take-out restaurants are not a permitted use in this zone. A use variance is required.

The following is a review of the zoning requirements for the project:

Residential 7 District STANDARD	REQUIRED	EXISTING	PROPOSED	STATUS
Use		Duplex Unit - Residential & Offices	Duplex Unit - Residential & Restaurant and Offices	Non-Conforming
Lot Size	2,000 SF	3,200 SF	3,200 SF	Conforming
Lot Width	32 FT	40 FT	40 FT	Conforming
Lot Depth	62.5 FT	80 FT	80 FT	Conforming
Front Yard (All structures) Weymouth Avenue	12 FT	11.87 FT	11.87 FT	ENC
Atlantic Avenue	12 FT	11.85 FT	11.85 FT	ENC
Rear Yard				
Principal Structure	12 FT	3.0 FT	3.0 FT	FNC
Accessory Structure	3 FT	N/A	N/A	N/A
Side Yard				
Principal Building	4 FT	3.0 FT	3.0 FT	ENC
Building Height (Max.)*				
Principal Structure	35 FT	32.75 FT	32.75 FT	Conforming
Accessory Structure	12 FT	N/A	N/A	N/A
Maximum Eave Height	20 FT	I	I	I
Building Coverage	55%	51.31%	51.31%	Conforming
Lot Coverage	75%	87.7%	87.7%	ENC

ENC = Existing Non-conforming I = Information Required

Residential 7 District STANDARD	REQUIRED	EXISTING	PROPOSED	STATUS
Parking - 9' x 18' Spaces Existing: General Business & Service Uses	1 SPACE/200 SF	2,200 SF/200= 11 SPACES		
Residential (29 S. Weymouth) 1 unit @ 5 bedrooms Proposed: Restaurant	3 SPACES/UNIT 1 SPACE/3 SEATS	1 UNIT*3 SPACES= 3 SPACES	36 SEATS/3 = 12 SPACES 1,390 SF/200= 7 SPACES 1 UNIT*3 SPACES= 3 SPACES	
General Business & Service Uses	1 SPACE/200 SF			
Residential (29 S. Weymouth) 1 unit @ 5 bedrooms	3 SPACES/UNIT			
TOTAL REQUIRED		14 SPACES	22 SPACES	
TOTAL PROVIDED		0 SPACES	0 SPACES	Non-Conforming
Signage Area - 20 sf or 30 sf (corner) Height Distance Above Sidewalk Projection From Building	30 SF MAX. 2 FT 10 FT MIN-15 FT MAX < 10 INCHES	N/A	30 SF TOTAL 2 FT 10 FT TO 15 FT <10 INCHES	Conforming Conforming Conforming Conforming
Awning Projection from building (max) Atlantic Avenue Weymouth Avenue	6 FT MAX. 6 FT MAX.	N/A	7.33 FT 7.75 FT	Non-Conforming Non-Conforming

ENC = Existing Non-conforming

I = Information Required

All other aspects of zoning must comply at the time of the issuance of building permits.

VARIANCES:

The following variances are required:

1. §102-61.A. Permitted Use
2. §102-118.6.A. Off-Street Parking
3. §102-118.7.F Awnings

REVIEW COMMENTS FOR VARIANCES:

- 1) In accordance with §102-61.A., restaurant and offices are not permitted uses in the Residential 7 zoning district. The existing duplex has been previously utilized as a 5 bedroom residential unit (29 S. Weymouth Avenue) and offices (31 S. Weymouth Avenue). The Applicant proposes a change of use and will use the front half of the structure (the 31 S. Weymouth Avenue unit) for a restaurant. The proposed use will include a take-out

restaurant with outdoor patio dining on the first floor and private offices for his businesses on the upper floors. A use variance has been requested.

Pursuant to N.J.S.A. 40:55D-70(d), no use variance can be granted without showing that the variance or other relief can be granted without impairing the intent and purpose of the Zone Plan and Zoning Ordinance. In requesting the variance, the applicant must demonstrate both the positive and negative criteria that will result from the deviation from the Zone Plan and Zoning Ordinance. The Board must balance the special reasons that have been provided versus the negative impacts that will be created when deliberating the relief that has been requested. Should the Board feel that the applicant has demonstrated that special reasons exist, the negative impacts have been addressed, and there will not be a significant impairment of the zone plan or zoning ordinance, the applicant has provided the burden of proof necessary to allow for granting of the variance.

2) In accordance with §102-118.7.F., awning signs and awnings may be used, provided that the lettering appears on the vertical front or side flaps and that no part of the lettering is greater than 10 inches in height. Also, the awning must not protrude greater than six feet from the building and the main support frame must be at a height of six feet eight inches above sidewalk grade. The Applicant is proposing an awning which will project from the building a distance of 7'-9" along Weymouth Avenue and a distance of 7'-4" along Atlantic Avenue. V

3) In accordance with §102-118.6.A.2., Table I, the minimum off-street parking required for a restaurant is 1 off-street parking space for every 3 seats. The Applicant is proposing a 36 seat restaurant on the first floor and private business offices on the second floor. The required off-street parking for the proposed restaurant use is 12 spaces. The proposed offices on the second floor require one space for every 200 square feet therefore, 7 spaces are required. The existing 5 bedroom residential unit is 29 S. Weymouth Avenue will remain unchanged and requires 3 spaces. The total required off-street parking for the proposed use is 22 spaces where 14 spaces were required for the existing uses. The Applicant is not providing any off-street parking. A variance has been requested.

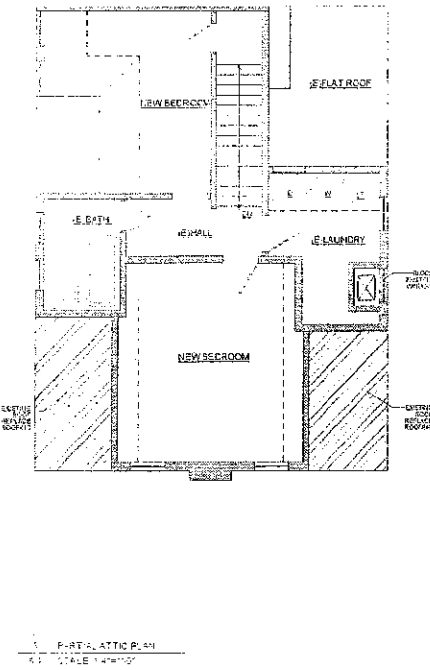
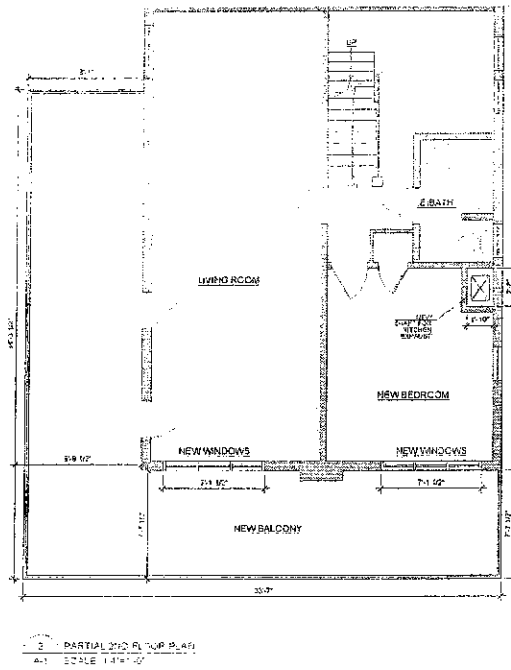
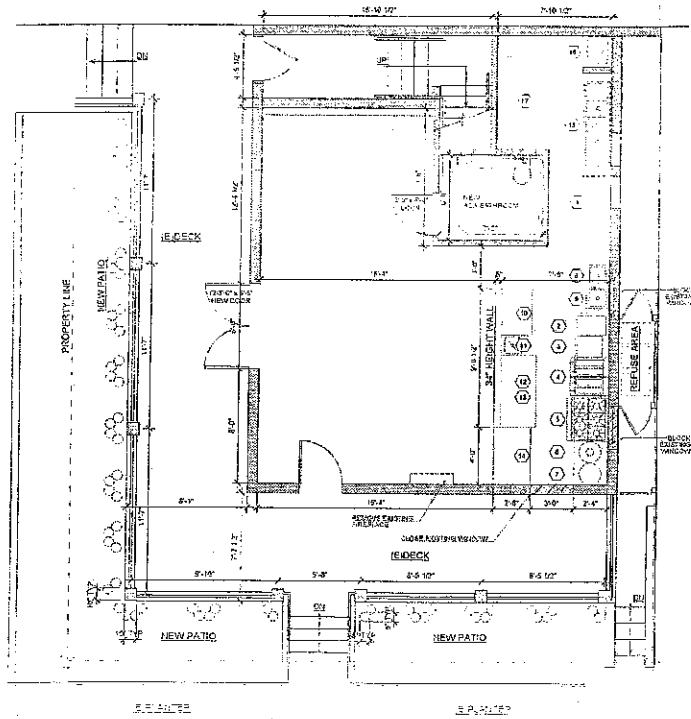
The Applicant requests that the Board grant deviation from the bulk requirements pursuant to 40:55D-70(c). In requesting the variance, the applicant must show by (1), reason of exceptional narrowness, shallowness or shape of the property, or by reason of exceptional topographical conditions or physical features or that there are extraordinary or exceptional circumstances, or that the strict enforcement of the regulations would result in exceptional practical difficulties or undue hardship. Or by (2), the developer must demonstrate where in an application for a specific piece of property, the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriments and will not impair the intent and purpose of the zone plan and zoning ordinance.

GENERAL REVIEW COMMENTS:

- 1) The Applicant should indicate if the adjacent lot (Lot 1) is to be utilized for off-street parking for the proposed restaurant.
- 2) The Applicant should discuss the possible consolidation of Lots 1 and 2.

- 3) The Applicant must indicate how trash and recycling will be handled for the proposed restaurant. The Applicant has proposed to locate a fenced trash area in the side yard. The Applicant should provide a detail of the proposed area and should demonstrate that it is adequate for the proposed uses.
- 4) The location of any proposed exhaust venting must be indicated and the Applicant must demonstrate that no adverse impacts would be created.
- 5) The hours of operation should be provided. Potential noise impacts from outdoor seating must be addressed.
- 6) In accordance with §102-118.4.G.1., a minimum of two street trees per dwelling unit shall be planted. There are two existing street trees along Atlantic Avenue. There are no street trees proposed along Weymouth Avenue. The Applicant should address this.
- 7) The Board should verify that the proposed landscaping is adequate.
- 8) Any required approval should be conditioned on all other necessary State, County and local approvals.

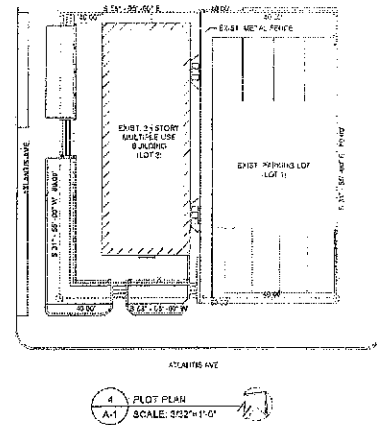
Should there be any questions regarding the contents of this report, please feel free to contact this office.



KITCHEN EQUIPMENT SCHEDULE

LISTED MANUFACTURERS ARE FOR REFERENCE & QUALITY STANDARD. ALL EQUIPMENT IN FOOD ESTABLISHMENTS SHOULD BE CERTIFIED BY AN ACCREDITED CERTIFICATION PROGRAM. CONTRACTOR MAY SUB OTHER PRODUCT OF EQUAL QUALITY STANDARD AS APPROVED BY OWNER AND LOCAL HEALTH DEPARTMENT

NO	EQUIPMENT DESCRIPTION	MANUFACTURER	MODEL NUMBER
1	ICE MAKER		
2	WASHER WITH SHELF		
3	WOK		
4	1/2 CUP FRYER		
5	BURNER		
6	RICE COOKER		
7	RICE WASHER		
8	FRIP SINK		
9	HAND SINK		
10	3P DRAINER		
11	SURF SINK		
12	42" X 30" WOOD TABLE		
13	STOVE/NOV		
14	DISHWASHER		
15	FRIDGE/PARTIUM SINK		
16	HCP SINK		
17	ELECTRIC SHELF		



SKY
SKY DESIGN STUDIO
1000 BAY ST #41
P.O. BOX 5218
MILFORD, NJ 08048
TEL: 609.261.1234
WWW.SKYDESIGN.COM

PROJECT ADDRESS
4730 BAYVIEW AVE
MILFORD, NJ 08048

OWNER
CONSULTANTS

SUBMISSION

GENERAL NOTE
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE BOOK (IMC/IEC).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND LOCAL PLANNING BOARD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL PLANNING BOARD.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL PLANNING BOARD.

SEAL

DRAWING TITLE
PLANS
PROPOSED FLOOR PLANS


DRAWING NUMBER
A-1

80

JA 11/3/11

ATLANTIC COUNTY, NJ: EDWARD P. McGETTIGAN, COUNTY CLERK
VOL 13620 REC'D 07/02/2013 04:42:24 PM RCPT# 1026556
REC FEE \$80.00 RTF \$4175.00 CONSID \$500,000.00
INST# 2013041666 RECD BY Cathy

Record & Return to:
Integrity Title Agency Inc.
140 Barclay Pavillion East
Cherry Hill, NJ 08034

Prepared by:

JOHN J. FUVL, ESQUIRE

DEED

This Deed is made on 6/14, 2013
between VICTOR POLMONARI and ARLENE POLMONARI, USBAHD + wife
whose post address is: 15 N. Plaza Place, Atlantic City, NJ 08401
(hereinafter referred to as the "Grantor");

AND LIN & ONG, LLC
whose post address is: 142 Renaissance Drive, Cherry Hill, NJ 08003,
(hereinafter 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 described below to the Grantee. This transfer is made for the sum of FIVE HUNDRED THOUSAND (\$500,000.00) DOLLARS. The Grantor acknowledges receipt of this money.
2. Tax Map Reference.
N.J.S.A. 46:15-1.1. Municipality of Ventnor, Block 53, Lot Nos. 1 and 2
 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:

See Attached Schedule

Being the same lands and premises granted and conveyed unto Victor Polmonari and Arlene Polmonari, husband and wife by deed from Maxwell J. Goldberg, Executor under the Last Will and Testament of Gita Kaufman, deceased, dated August 22, 1997, recorded October 20, 1997 in Instrument 39267 in the Atlantic County Clerk's Office. (As to Tract 1)

Being the same land and premises vested in Victor Polmonari and Arlene Polmonari, husband and wife by deed from Ro/Max Today Hills, LLC now known as T & B Hills, LLC dated January 4, 2008, recorded February 27, 2008 in Instrument 2008016390 in the Atlantic County Clerk's Office. (As to Tract 2)



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
 (C-55, P.L. 2004)

GIT/REP-3
 (5-12)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Names(s) Victor Palmorari Arkene Palmorari
 Current Resident Address: 5 N Plaza Place, Atlantic City, NJ 08401
 City, Town, Post Office State Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s) 53 Lot(s) 1 + 2 Qualifier
 Street Address: 29-31 S. Weymouth Ave + 5201 Atlantic Ave
 City, Town, Post Office State NJ
 Seller's Percentage of Ownership 100% Closing Date 6/14/13

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)

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 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 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:5-1-1 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 cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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 (see instructions).
8. No non-like kind property received.
9. 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.
10. The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.

SELLER(S) DECLARATION

I, 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. By checking this box I certify that the 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.

Date 6/14/13 Signature Victor Palmorari
 Date 6/14/13 Signature Arkene Palmorari
 (Seller) Please indicate if Power of Attorney or Attorney in Fact
 (Seller) Please indicate if Power of Attorney or Attorney in Fact



*First American
Title Insurance Company*

**SCHEDULE C
LEGAL DESCRIPTION**

File No. **YTA19371**

ALL that certain lot, parcel or tract of land, situate and lying in the City of Ventnor, County of Atlantic and State of New Jersey being more particularly described as follows:

TRACT 1

Beginning in the Northwesterly corner of Atlantic and Frankfort Avenues; and extending thence

- (1) Northwardly, along the Westerly line of Frankfort Avenues; and extending thence
- (2) Westwardly, parallel with Frankfort Avenue, 80 feet; thence
- (3) Southwardly, parallel with Frankfort Avenue, 40 feet; thence
- thence
- (4) Eastwardly, along the same, 40 feet to the Northerly line of Atlantic Avenue;

TRACT 2

Beginning at the Northeasterly corner of Atlantic Avenue (80 feet wide) and Weymouth Avenue (50 feet wide), and extending from said beginning point; thence

- (1) North 31 degrees 55 minutes 00 seconds West, in and along the Easterly line of Weymouth Avenue, a distance of 80.00 feet to Lot 3 in Block 53 as shown on the current official tax map for the City of Ventnor City; thence
- (2) North 58 degrees 05 minutes 00 seconds East, parallel with Atlantic Avenue and in and along the division line between Lots 2 and 3 in said Block 53, a distance of 40.00 feet; thence
- (3) South 31 degrees 55 minutes 00 seconds East, parallel with Weymouth Avenue and in and along the division line between Lots 1 and 2 in said Block 53, a distance of 80.00 feet to the Northerly line of Atlantic Avenue; thence
- (4) South 58 degrees 05 minutes 00 seconds West in and along the Northerly line of Atlantic Avenue, a distance of 40.00 feet to the point and place of beginning.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 1 and 2 in Block 53 on the City of Ventnor Tax Map.

The street address of the Property is: 29-31 S. Weymouth Avenue and 5201 Atlantic Avenue
Ventnor, NJ

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.

Witnessed By:

Marcia J. Varone Victor Polmonari
VICTOR POLMONARI
Marcia J. Varone Arlene Polmonari
ARLENE POLMONARI

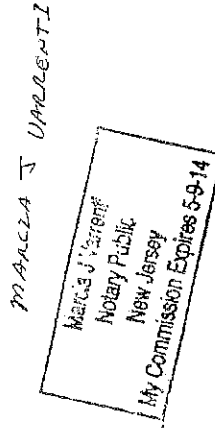
STATE OF NEW JERSEY

COUNTY OF ATLANTIC

I certify that on 6/14, 2013, Victor Polmonari and Arlene Polmonari, personally came before me and stated to my satisfaction that they:

1. Are the makers of the attached Deed;
2. Executed this Deed as their own act; and,
3. Made this Deed for the consideration of \$500,000.00 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)

Marcia J. Varone
Notary Public
My Commission Expires:



VICTOR POLMONARI and
ARLENE POLMONARI

Dated: , 2013

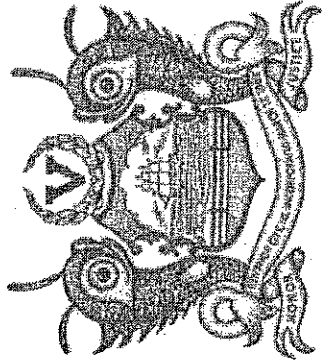
Grantors

To

Record and Return To:

LN & ONG, LLC

Grantees



Ventnor City, New Jersey

Block/Lot/Qual:	53, 2.	Tax Account Id:	1605
Property Location:	29 S WEYMOUTH AVE	Property class:	4A - Commercial
Owner Name/Address:	LIN & ONG LLC 142 RENAISSANCE DR CHERRY HILL, NJ 08003	Land Value:	147,200
Special Taxing Districts:		Improvement Value:	232,000
		Exempt Value:	0
		Total Assessed Value:	379,200
		Additional Lots:	None
		Deductions:	

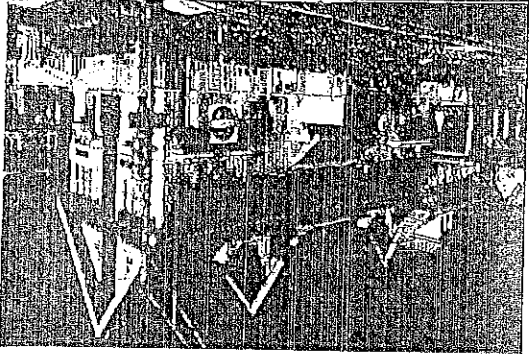
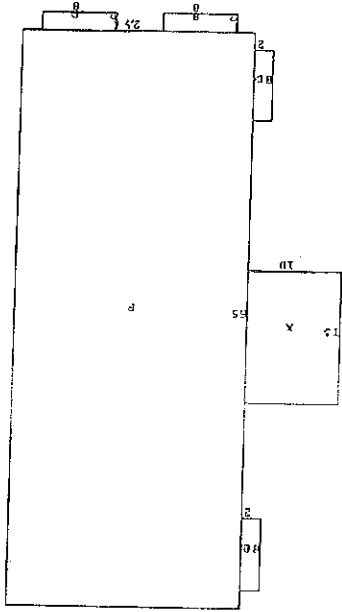
Taxes

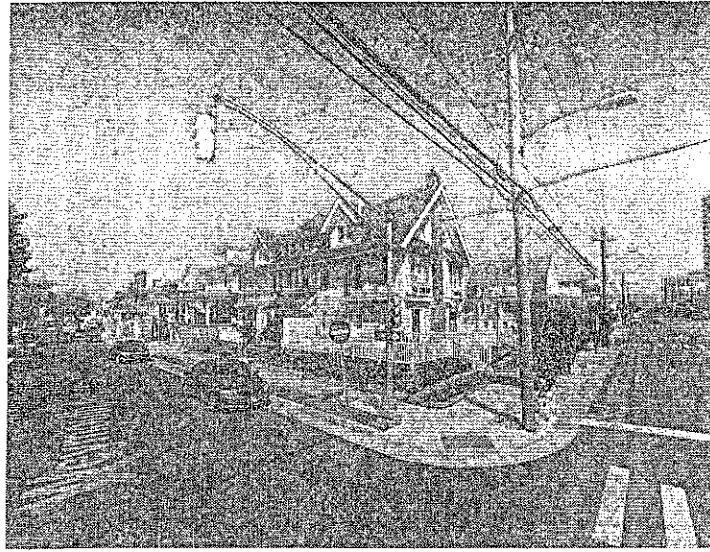
Year	Due Date	Tax	Billed	Balance	Interest	Total Due	Status
2022	02/01/2022	Tax	2,453.43	2,453.43	0.00	2,453.43	OPEN
2022	05/01/2022	Tax	2,453.42	2,453.42	0.00	2,453.42	OPEN
Total 2022			4,906.85	4,906.85	0.00	4,906.85	
2021	02/01/2021	Tax	2,456.27	0.00	0.00	0.00	PAID
2021	05/01/2021	Tax	2,456.27	0.00	0.00	0.00	PAID
2021	08/01/2021	Tax	2,450.58	5.72	0.13	5.85	OPEN
2021	11/01/2021	Tax	2,450.58	2,450.58	0.00	2,450.58	OPEN
Total 2021			9,813.79	2,456.38	0.13	2,456.51	
2020	02/01/2020	Tax	2,450.58	0.00	0.00	0.00	PAID
2020	05/01/2020	Tax	2,450.58	0.00	0.00	0.00	PAID
2020	08/01/2020	Tax	2,471.44	0.00	0.00	0.00	PAID
2020	11/01/2020	Tax	2,452.47	0.00	0.00	0.00	PAID
Total 2020			9,825.07	0.00	0.00	0.00	

Last Payment: 09/03/21

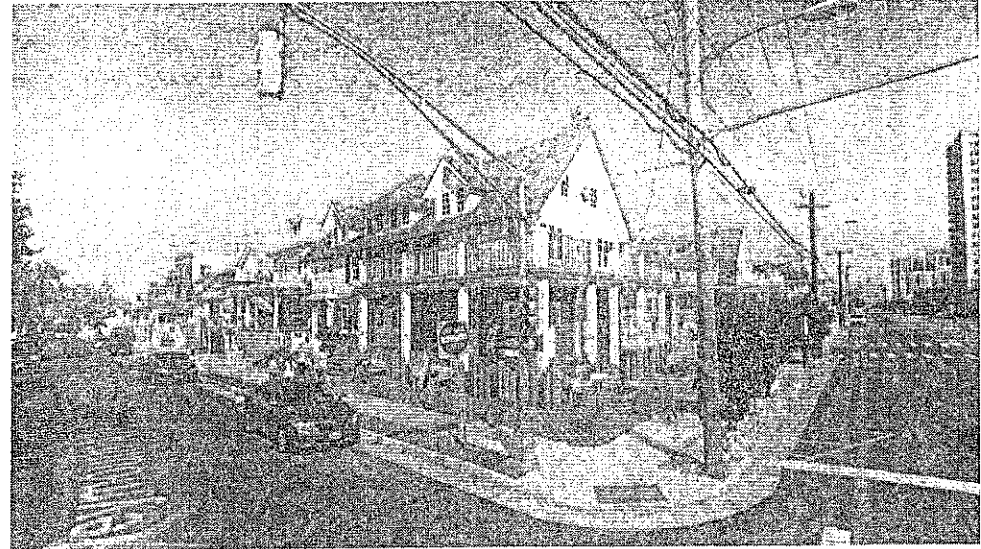
[Return to Home](#)

BLK: 53 LOT: 2 CARD 01 OF 01		29 S WEXMOUTH AVE VENTNOR CITY	
LIN & ONG LLC 142 RENAISSANCE DR CHERRY HILL, NJ 08003 Class: 4A Map: 10 VCS: C.1 Net: 379,200 Land: 147,200 Imp: 232,000 Land: 147,200 Zone: RR-2 Map: 10 VCS: C.1 Net: 379,200 06/14/2013 500,000 01/04/2008 1 POLMONARI VICTOR & ARLENE --Sales History--			
BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS
Building Class 10	1st Story 1,035	FRONT FEET 40	
2.5SS	Upper Stories 1,657		
/	Half Stories 1,035		
Built: 1906	Attic Area 0		
Endatn: CONC. SLAB	Basement Area 0		
Roof:	Sq. Foot Living 4,094		
Extrin: STUCCO	ATTACHED ITEMS		
Heat: NONE/NONE	OPEN PORCH 150	A: OP 150sf	
4094	WOOD DECK 16	B: 250V 16sf	
4094	WOOD DECK 16	C: 250V 16sf	
Alt: NONE	DETTACHED ITEMS	D: WD 16sf	
		E: WD 16sf	
		F: 2.5S-S 1625sf	
Plumb: 3FIX BATH 2	OTHER ITEMS		
	1.5S FP 1		
	FRESHND FP 1		
	* BEDROOMS 3		
	* TOTAL ROOMS 7		
CONDITION			
INT.: GOOD EXT.: GOOD LAYOUT: GOOD INFOBY: EST INTERIOR * For Informational Purposes Only			
TOTAL NET VALUE: 379,200		TOTAL NET VALUE: 379,200	
Main Bldg Replacement Cost 0		Main Bldg Replacement Cost 0	
CCR: 1.30, NetCond: .150, MkAdj: .95 * 18520		CCR: 1.30, NetCond: .150, MkAdj: .95 * 18520	
Main Bldg Appraised Value 0		Main Bldg Appraised Value 0	
Total Detached Item Value 0		Total Detached Item Value 0	
Total Improve Value (rounded) 0		Total Improve Value (rounded) 0	
Total Land Value 147,200 +		Total Land Value 147,200 +	





1 EXISTING STREET VIEW
SCALE: 1/4"=1'-0"



2 STREET VIEW
SCALE: 1/4"=1'-0"



3 STREET VIEW
SCALE: 1/4"=1'-0"



4 SIDE ELEVATION (WE/WOUTH AVE.)
SCALE: 1/4"=1'-0"

SKY

SKY DESIGN STUDIO
T 610 894 3840
F 215 827 5370
1833 SPRING GARDEN ST
PHILADELPHIA, PA 19130
SKY@SKY-DS.COM

PROJECT ADDRESS
2531 WEYMOUTH AVE
VENTNOR, NEW JERSEY
08103

OWNER

CONSULTANTS

SUBMISSION

GENERAL NOTE

THIS DRAWING IS A REPRESENTATION OF THE PROPOSED DESIGN AND IS NOT A CONTRACT DOCUMENT. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DOCUMENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DRAWING.

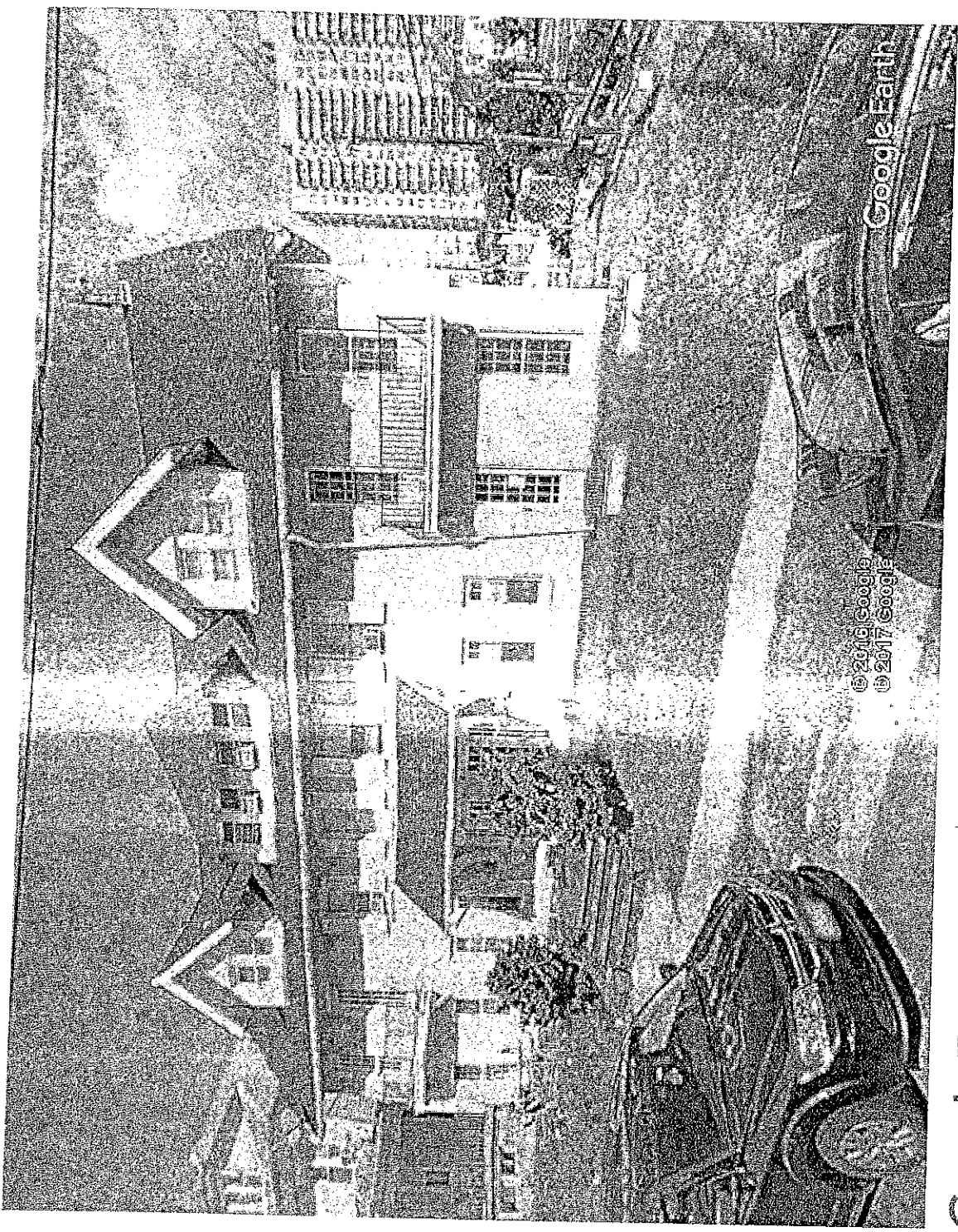
SEAL

DRAWING TITLE

PLANS
RENDER

DRAWING NUMBER

Z1



Google Earth

feet 10
meters 3



Google Earth

linda

Advertise

Buy

Sell

Rent

Mortgage

Find Realtors®

My Home

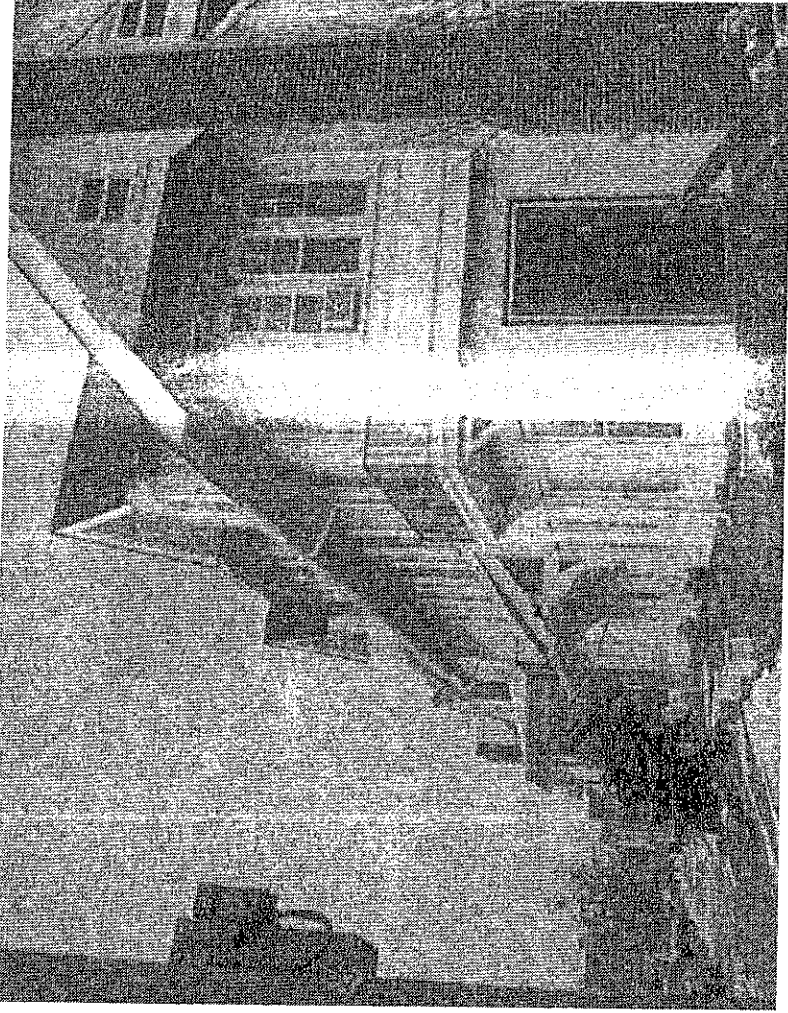
News & Insights

Advertise

< Galloway, NJ x Q

Public

Owner



Interested in selling your home?

Sold on July 2, 2013 for

\$500,000

See your selling options

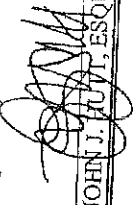


5 beds
2.5 baths

FEMA Zone X500 (est.) • Flood Factor 3/10

JA 19371

Record & Return to:
Integrity Title Agency, Inc.
110 Barclay Pavilion East
Cherry Hill, NJ 08034

Prepared by:

JOHN J. FUVL, ESQUIRE

DEED

This Deed is made on 6/14, 2013
between VICTOR POLMONARI and ARLENE POLMONARI, ISBAND + wife,
whose post address is: 15 N. Plaza Place, Atlantic City, NJ 08401
(hereinafter referred to as the "Grantor");

AND LIN & ONG, LLC
whose post address is: 142 Renaissance Drive, Cherry Hill, NJ 08003,
(hereinafter 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 described below to the Grantee. This transfer is made for the sum of FIVE HUNDRED THOUSAND (\$500,000.00) DOLLARS. The Grantor acknowledges receipt of this money.

- 2. Tax Map Reference.

N.J.S.A. 46:15-1.1. Municipality of Ventnor, Block 53, Lot Nos. 1 and 2

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

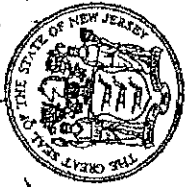
- 3. Property.

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:

See Attached Schedule

Being the same lands and premises granted and conveyed unto Victor Polmonari and Arlene Polmonari, husband and wife by deed from Maxwell J. Goldberg, Executor under the Last Will and Testament of Gita Kaulinan, deceased, dated August 22, 1997, recorded October 20, 1997 in Instrument 39267 in the Atlantic County Clerk's Office. (As to Tract 1)

Being the same land and premises vested in Victor Polmonari and Arlene Polmonari, husband and wife by deed from Re/Max Today Hills, LLC now known as T & B Hills, LLC dated January 4, 2008, recorded February 27, 2008 in instrument 2008016390 in the Atlantic County Clerk's Office. (As to Tract 2)



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

GIT/REP-3
 (5-12)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Names(s) Victor Polmanari + Arlene Polmanari
 Current Resident Address: 5 N PLAZA PLACE, ATLANTIC CITY, NJ
 City, Town, Post Office State Zip Code
08401

PROPERTY INFORMATION (Brief Property Description)

Block(s) 53
 Street Address: 2931 S. Weymouth Ave + 5201 Atlantic Ave
 City, Town, Post Office State Qualifier
Ventnor NJ
 Seller's Percentage of Ownership 100% Consideration 500,000.00 Closing Date 08/14/13
 Lot(s) 1 + 2 Zip Code 08406

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-Residents)

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 a federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. I am 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 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:1-1 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 cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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 (see instructions).
8. No non-like kind property received.
9. 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.
10. The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

SELLER(S) DECLARATION

I, the undersigned, understand 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 that any false knowledge and belief, it is true, correct and complete. By checking this box I certify that the 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.

08/14/13 Date
Victor Polmanari Signature
 (Seller) Please indicate if Power of Attorney or Attorney in Fact
Arlene Polmanari Signature
 (Seller) Please indicate if Power of Attorney or Attorney in Fact
08/14/13 Date



First American
Title Insurance Company

SCHEDULE C
LEGAL DESCRIPTION

File No. ITA19371

ALL that certain lot, parcel or tract of land, situate and lying in the City of Ventnor, County of Atlantic and State of New Jersey being more particularly described as follows:

TRACT 1

Beginning in the Northwestly corner of Atlantic and Frankfort Avenues; and extending thence

- (1) Northwardly, along the Westerly line of Frankfort Avenue, 80 feet; thence
- (2) Westwardly, parallel with Atlantic Avenue, 40 feet; thence
- (3) Southwardly, parallel with Frankfort Avenue, 80 feet to the Northerly line of Atlantic Avenue; thence
- (4) Eastwardly, along the same, 40 feet to the beginning.

TRACT 2

Beginning at the Northeastly corner of Atlantic Avenue (80 feet wide) and Weymouth Avenue (50 feet wide), and extending from said beginning point; thence

- (1) North 31 degrees 55 minutes 00 seconds West, in and along the Easterly line of Weymouth Avenue, a distance of 80.00 feet to Lot 3 in Block 53 as shown on the current official tax amp for the City of Ventnor City; thence
- (2) North 58 degrees 05 minutes 00 seconds East, parallel with Atlantic Avenue and in and along the division line between Lots 2 and 3 in said Block 53, a distance of 40.00 feet; thence
- (3) South 31 degrees 55 minutes 00 seconds East, parallel with Weymouth Avenue and in and along the division line between Lots 1 and 2 in said Block 53, a distance of 80.00 feet; thence
- (4) South 58 degrees 05 minutes 00 seconds West in and along the Northerly line of Atlantic Avenue, a distance of 40.00 feet to the point and place of beginning.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 1 and 2 in Block 53 on the City of Ventnor Tax Map.

New Jersey Lend Title
Insurance Rating Bureau
ALTA Plain Language Commitment 2006
New Jersey Variation

NJRB 3-08
Eff. 2/15/07 Last Rev 5/15/09
FANI 3-08

The street address of the Property is: 29-31 S. Weymouth Avenue and 5201 Atlantic Avenue
Ventnor, NJ

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.

Witnessed By:

Marcus J. Laurenti
Marcus J. Laurenti

Victor Polmonari
VICTOR POLMONARI
Arlene Polmonari
ARLENE POLMONARI

STATE OF NEW JERSEY

COUNTY OF ATLANTIC

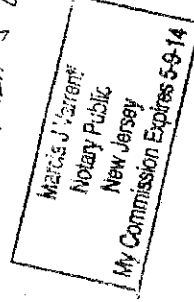
: ss.

I certify that on 6/14, 2013, Victor Polmonari and Arlene Polmonari, personally came before me and stated to my satisfaction that they:

1. Are the makers of the attached Deed;
2. Executed this Deed as their own act; and,
3. Made this Deed for the consideration of \$500,000.00 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)

Marcus J. Laurenti
Notary Public
My Commission Expires:

MARCUA J. LAURENTI



VICTOR POLMONARI and
ARLENE POLMONARI

Dated:

, 2013

Grantors

To

LIN & ONG, LLC

Record and Return To:

Grantees