

December 16, 2021

VIA UPS GROUND

Carmella Malfara
Planning Board Administrator
City of Ventnor, City Hall
6201 Atlantic Avenue
Ventnor, NJ 08406

**RE: Preliminary and Final Major Subdivision and Site Plan Application –
Piraino Builders, LLC
Block 132, Lot 1
7117 Ventnor Ave, Ventnor, NJ
One Existing Lot in to Five Proposed Lots
Our File No.: 10661-013**

Dear Ms. Malfara:

Please be advised that I represent Piraino Builders, LLC, which is the Applicant to the City of Ventnor Planning Board for Preliminary and Final Major Subdivision of the lot at the above referenced address. The Applicant proposes to subdivide the lot into five (5) new lots and construct new flood-compliant single-family homes on each of the proposed lots.

The existing site is a single buildable lot of record, the total area of square footage being 13,832 SF. The Applicant submits that there is no detriment to either the neighboring properties or the zone plan and zoning ordinance of the City of Ventnor, since the new single-family homes will in all respects be a marked improvement over the existing structure and will be completely flood compliant. The new lots will comply with the neighborhood development pattern in the area.

In support of this application, enclosed please find the following:

1. Two (2) original copies of the Application for Action by Planning Board;
2. Two (2) City of Ventnor Planning Board Application Checklist;
3. Two (2) sets of signed and sealed Subdivision Plan prepared by Arthur W. Ponzio, Jr., P.P., P.E., and Thomas A. Dase, P.P., P.E., which includes a survey (pg. 2) and tax map sheets 16 & 24 (pg. 1) dated October 28, 2021, consisting of six (6) sheets;

4. Two (2) sets of signed and sealed Architectural Renderings prepared by Robert J. Lolio, RA, dated November 5, 2021, consisting of five (5) sheets;

5. Copy of Deed between Greater New Jersey Annual Conference of the United Methodist Church and Piraino Builders, LLC, dated June 9, 2021 and recorded as Inst. 2021049205 on August 12, 2021 in Atlantic County;

6. Copy of the Residential Property Card; and

7. W-9 Form.

The certification of paid taxes and 200' Property Owner's List Card will be provided under separate cover.

Please file this application in the normal course of business, and notify me as to when the application has been deemed complete. Thereafter, once the application has been deemed complete, please notify my office of the hearing date, and I will provide you with the required public notices and additional copies of the application in advance of the hearing.

Finally, enclosed please find two checks payable to the City of Ventnor which represent the application fee in the amount of \$1500.00; and the escrow fee in the amount of \$2050.00.

Should you have any further questions or require any additional documentation in advance of the hearing date, please do not hesitate to contact me.

Thank you.

Very truly yours,

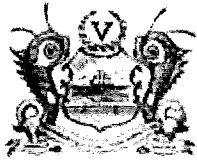
NEHMAD DAVIS & GOLDSTEIN, P.C.

BY:



ERIC S. GOLDSTEIN

ESG:jrw
Enclosures
cc: Piraino Builders, LLC (Via e-mail)



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: December 16, 2021

2. Zoning District:

R-1 <input type="checkbox"/> Single Family	R-2 <input type="checkbox"/> Single Family	R-3 <input checked="" type="checkbox"/> Single Family
R-4 <input checked="" type="checkbox"/> Single Family	R-5 <input type="checkbox"/> Single Family	R-6 <input type="checkbox"/> Single Family
R-7 <input type="checkbox"/> Single Family	R-8 <input type="checkbox"/> Single Family	
R-9 <input type="checkbox"/> Single Family, High Rise, Townhouse	R-10 <input type="checkbox"/> Environmental: Ventnor West	
R-11 <input type="checkbox"/> Special Development District	COMM <input type="checkbox"/> City Commercial District	
CMU <input type="checkbox"/> Commercial Mixed Use	DCD <input type="checkbox"/> Design Commercial District	

3. Subject Lot:

Street Address (es) 7117 Ventnor Ave

Block Number: 132 Lot Number (s): 1

Total Area (in Square Feet): 13,825 SF

Lot Frontage: N/A Lot Depth: N/A

4. Information about the Applicant

Full Name (s): Piraino Builders, LLC

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

The sole owner of Piraino Builders, LLC is Anthony Piraino.

Property Address: P.O. Box 3193, Margate Zip Code: 08402

Other Residence Address: _____ Zip Code: _____

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

_____ Zip Code: _____

Phone Number (s) (Include Area Code):

Home Address: _____ Cell Phone: _____

Business Address: _____ Best Number to call: 609-927-1177 (Atty. No.)

Email Address (s): c/o Eric Goldstein - egoldstein@ndglegal.com

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

5. Interest in Subject Property (Supply copies of relevant documents with this application):

_____ By lease dated: _____

_____ By Agreement of Sale Dated: _____

By Ownership of property since: June 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: Eric S. Goldstein, Esq. Phone: 609-927-1177

Address: 4030 Ocean Heights Avenue, EHT, NJ 08234

Architect: Name: Robert J. Lolio Phone: 856-322-6476

Address: 219 Bellevue Ave, Hammonton, NJ 08037

Engineer: Name: Arthur W. Ponzio Co. & Assocs Inc Phone: 609-334-8194

Address: 400 N. Dover Ave, Atlantic City, NJ 08401

Preparer of Sketch plot or Site Plan: (if different from above)

Name: Same as Engineer Phone: _____

Address: _____

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: The lot is currently vacant.

d. How will this be changed: Applicant proposes to subdivide the current vacant lot into five (5) lots and build five (5) fully-flood compliant single-family homes (1 per proposed new lot)

e. Include all current and proposed off-street parking

There will be 15 off-street parking spaces (3 per each lot)

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): N/A
- c. Proposed use of Lot (s) and/or Building (s): After proposed subdivision, five (5) single-family homes (one on each proposed new lot)
- d. Number of Bedrooms:
 - i. Current: N/A
 - ii. Proposed: See Plans
- e. Number of Off-street parking:
 - i. Current: N/A
 - ii. Proposed: 15 (3 per lot)
- 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>Front-Yard - Principal - Ventnor Ave (Lot 1.01)</u>	<u>12FT</u>	<u>N/A</u>	<u>8FT</u>
<u>Minimum Lot Width (Lot 1.02)</u>	<u>37FT</u>	<u>N/A</u>	<u>34FT</u>
<u>Minimum Lot Width (Lot 1.03)</u>	<u>37FT</u>	<u>N/A</u>	<u>35.34FT</u>
<u>Minimum Lot Width (Lot 1.04)</u>	<u>37 FT</u>	<u>N/A</u>	<u>35.33FT</u>
<u>Front-Yard - Principal - Ventnor Ave (Lot 1.05)</u>	<u>12FT</u>	<u>N/A</u>	<u>8.66FT</u>

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: N/A
 - i. _____
- b. Detail any current and prior permits on the property that could be relevant to the application:
 - i. N/A

12. County Actions: Provide necessary dates and decisions

- a. Site Plan:
 - N/A
 - _____
 - _____
 - _____
- b. Subdivision:
 - N/A
 - _____
 - _____
 - _____
- c. Other:
 - N/A
 - _____
 - _____
 - _____

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 plans.

14. **Narrative:** Provide any information not otherwise set forth above which may be relevant to the application, including justifications, clarifications, and extenuating circumstances. Include a general narrative description of what is being proposed. This narrative should include a description of the current and proposed conditions of the property. Failure to include a complete narrative can constitute an incomplete application. Use another sheet if necessary:

The subject lot, which use to occupy a church, is currently vacant. The Applicant proposes to subdivide the existing lot into five (5) new lots (Lot 1.01, Lot 1.02, Lot 1.03, Lot 1.04, and Lot 1.05) and construct five (5) fully-flood compliant single-family homes (1 per lot).

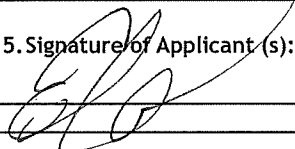
Variances are requested for the following:

- (1) Minimum front-yard - principal - on Ventnor Ave, where 12 FT is required, and Applicant is requesting 8 FT for Lot 1.01;
- (2) Minimum lot width, where 37 FT is required, and Applicant is requesting 34 FT for Lot 1.02;
- (3) Minimum lot width, where 37 FT is required, and Applicant is requesting 35.34 FT for Lot 1.03;
- (4) Minimum lot width, where 37 FT is required, and Applicant is requesting 35.33 FT for Lot 1.04; and
- (5) Minimum front-yard - principal - on Ventnor Ave, where 12 FT is required, and Applicant is requesting 8.66 FT for Lot 1.05.

The Applicant submits that there is no detriment to either the neighboring properties or the zone plan and zoning ordinance of the City of Ventnor, since the subdivision and construction of five (5) new single-family homes will in all respects be a marked improvement and will be completely flood compliant.

Of particular importance, is the overall general compliance of the structure.

15. **Signature of Applicant (s):**



Date: December 16, 2021

Date:

16. **Notarized Statement by Applicant:**

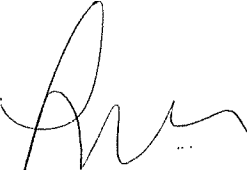
State of New Jersey)

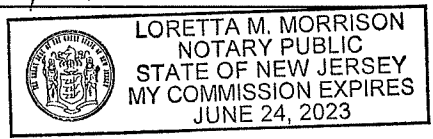
ss.

County of Atlantic)

Eric S. Goldstein _____, being duly sworn according to the law, deposes and says, that the statements contained in the above application and the statements contained in the papers submitted herewith are true. Sworn to and subscribed before me this 16th day of December 20 21.

Notary Seal





City of Ventnor City Planning Board

Application Checklist

This list is for each and every copy submitted of application

- I. X Signed and Notarized application
- II. X Copy of Ventnor City Tax map highlighting the applicant property
- III. N/A Set of color photographs showing front, oblique, and rear views (if applicable)
 - a. Include photos of neighboring properties if applicable
- IV. X 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. X Copies of professional plans or detailed sketches of proposed plans
- VI. X Detailed sketch (s) of current conditions
- VII. X Detailed Sketch (s) or plans of proposed plan
- VIII. X Statement of Existing and Proposed use of property
- IX. ^{To be supplied} Copy of Ventnor City Residential Property Card
 - a. This is available from the Ventnor City Tax Assessor
- X. ^{To be supplied} Certification that Property Taxes are current
 - a. This can be obtained from Tax Office
- XI. N/A Statement and/or drawings of existing and proposed Building heights
 - a. If applicable
- XII. N/A 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. X Detailed plan for landscaping or street trees as required
 - a. Notice if requesting a waiver for such
- XV. X Check for application fee as per fee structure. Check to include \$50 for final notice of Decision.
- XVI. X Check for Escrow fee as per fee structure
 - a. Need to include Tax ID # or Social Security # of name on check



**Atlantic County
Document Summary Sheet**



INST # 2021049205
 RECD 08/12/2021 VOL 15070
 RCPT # 1618348 RECD BY YW (11 PGS)
 COM \$1,600,000.00 RTF \$32,835.00
 EDWARD P. McGETTIGAN, COUNTY CLERK
 ATLANTIC COUNTY, NJ

ATLANTIC COUNTY CLERK
 5901 MAIN ST
 MAYS LANDING, NJ 08330

Return Name and Address
 Nest Agency, Inc.
 2 Braddock Drive
 Somers Point, NJ 08244

Official Use Only

Submitting Company		Nest Agency, Inc.			
Document Date (mm/dd/yyyy)		6/9/2021			
Document Type		Deed			
No. of Pages of the Original Signed Document (Including the cover sheet)		18			
Consideration Amount (if applicable)		1,600,000.00			
First Party (Grantor or Mortgagor or Assignor) (Enter up to five names)	Name(s)	Last Name First Name Middle Initial Suffix (or Company Name as written)		Address (Optional)	
	Greater New Jersey Annual Conference of the United Methodist Church				
Second Party (Grantee or Mortgagee or Assignee) (Enter up to five names)	Name(s)	Last Name First Name Middle Initial Suffix (or Company Name as written)		Address (Optional)	
	Piraino Builders, LLC				
Parcel Information (Enter up to three entries)	Municipality	Block	Lot	Qualifier	Property Address
	Ventnor	132	1		7117 Ventnor Avenue Ventnor, NJ 08406
Reference Information (Enter up to three entries)	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date

DO NOT REMOVE THIS PAGE

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

Prepared by:


William M. Sheehy, Esq.

DEED

This Deed is made as of June 9, 2021

BETWEEN

GREATER NEW JERSEY ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, a New Jersey not-for-profit corporation, as successor to Trinity United Methodist Church, formerly known as The Trinity Methodist Church of Ventnor City, New Jersey, formerly known as Trinity Methodist Protestant Church of Ventnor City, New Jersey, formerly known as The Trustees of Trinity Methodist Protestant Church of Atlantic City, N.J.

whose address is 205 Jumping Brook Road
 Neptune, NJ 07753

referred to as the Grantor.

AND

PIRAINO BUILDERS, LLC, a New Jersey limited liability company

whose address is PO Box 3193
 Margate, NJ 08402

referred to as the Grantee.

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 Million Six Hundred Thousand and 00/100 Dollars (\$1,600,000.00) Dollars. The Grantor acknowledges receipt of this money.

Tax Map Reference.

(N.J.S.A. 46:15-2.1) City of Ventnor City
Block No. 132 Lot No. 1 Account No.

Property. The property consists of the land and all the buildings and structures on the land in City of Ventnor City, County of Atlantic, and State of New Jersey. The legal description is: See Schedule A attached hereto and made a part hereof.

Being the same land and premises vested in Greater New Jersey Annual Conference of the United Methodist Church, a New Jersey not-for-profit corporation, as successor to Trinity United Methodist Church, formerly known as The Trinity Methodist Church of Ventnor City, New Jersey, formerly known as Trinity Methodist Protestant Church of Ventnor City, New Jersey, formerly known as The Trustees of Trinity Methodist Protestant Church of Atlantic City, N.J., by the following deeds: The Trinity Methodist Church of Ventnor City, New Jersey, under the Deed from Anna M. McBride, a single woman, party, dated 03/15/1954, recorded in the Atlantic County Clerk's Office on 03/16/1954 in Deed Book 1684, Page 460; The Trustees of the Trinity Methodist Protestant Church of Atlantic City, N.J., under Deed from William Staiger and Elizabeth B. Staiger, his wife, dated 06/13/1922, recorded in the Atlantic County Clerk's Office on 06/19/1922 in Deed Book 682, Page 279; The Trustees of the Trinity Methodist Protestant Church of Atlantic City, N.J., under Deed from Raymond A. Cramer and William J. Maichle, single men, dated 06/13/1922, recorded in the Atlantic County Clerk's Office on 06/19/1922 in Deed Book 683, Page 50; Trinity Methodist Protestant Church of Ventnor City, New Jersey, under Deed from Anna M. McBride, a single woman, dated 12/11/1953, recorded in the Atlantic County Clerk's Office on 12/14/1953, in Deed Book 1673, Page 190.

Release of Trust Clause/Restriction. The Grantor, being the beneficiary of the Methodist trust clauses/restrictions contained in the Deed from Anna M. McBride, a single woman, party, dated 03/15/1954, recorded in the Atlantic County Clerk's Office on 03/16/1954 in Deed Book 1684, Page 460, and in the Deed from Anna M. McBride, a single woman, dated 12/11/1953, recorded in the Atlantic County Clerk's Office on 12/14/1953, in Deed Book 1673, Page 190, does hereby release the property from such trust clauses/restrictions, and such trust clauses/restrictions shall be deemed null and void.

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).

Subject to all rights, easements, restrictions, covenants, clauses and agreements of record.

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

SIGNATURES APPEAR ON FOLLOWING PAGE

Schedule A Legal Description

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:

Tract 1

BEGINNING at the northwest corner of Ventnor Avenue, (80 feet wide) and Melbourne Park, and extends thence

1. Westwardly in and along said Ventnor Avenue, seventy six feet; thence
2. Northwardly, and parallel with Melbourne Park, seventy two feet; thence
3. Eastwardly, and parallel with Ventnor Avenue, seventy six feet to the westerly line of said Park; thence
4. Southwardly in and along same seventy two feet to the place of beginning.

Tract 2

BEGINNING at a point in the West line of Melbourne Park, distant seventy-two feet North of the North line of Ventnor Avenue, and extending thence

1. Northwardly in and along the West line of Melbourne Park, thirty-eight feet; thence
2. Westwardly, parallel with Ventnor Avenue, seventy-six feet; thence
3. Southwardly, parallel with Melbourne Park, thirty-eight feet; thence
4. Eastwardly parallel with Ventnor Avenue, seventy-six feet to the West line of Melbourne Park and place of beginning.

Tract 3

BEGINNING at a point in the Northerly line of Ventnor Avenue, 38 feet Eastwardly of Baltimore Avenue; and extending thence

1. Northwardly, parallel with Baltimore Avenue, 72 feet; thence
2. Eastwardly, parallel with Ventnor Avenue, 38 feet; thence
3. Southwardly, parallel with Baltimore Avenue, 72 feet to the Northerly line of Ventnor Avenue; thence
4. Westwardly, along same, 38 feet to the place of beginning.

Tract 4

BEGINNING at the Northeast corner of Ventnor and Baltimore Avenue; and extending thence

1. Northwardly, along the Easterly line of Baltimore Avenue, seventy-two feet to a point; thence
2. Eastwardly, parallel with Ventnor Avenue, thirty-eight feet to a point; thence
3. Southwardly, parallel with Baltimore Avenue, seventy-two feet to the Northerly line of Ventnor Avenue; thence
4. Westwardly, in and along the Northerly line of Ventnor Avenue, thirty-eight feet to the place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 1, in Tax Block 132, on the Official Tax Map of the City of Ventnor.

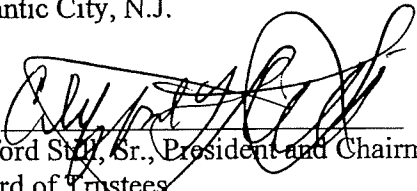
FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 7117 erroneously referred to as 8117 Ventnor Avenue, Ventnor, New Jersey 08406.

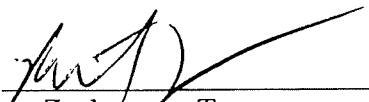
WITNESS:

**GREATER NEW JERSEY ANNUAL
CONFERENCE OF THE UNITED
METHODIST CHURCH**, a New Jersey
not-for-profit corporation, as successor to
Trinity United Methodist Church,
formerly known as The Trinity Methodist
Church of Ventnor City, New Jersey,
formerly known as Trinity Methodist
Protestant Church of Ventnor City, New
Jersey, formerly known as The Trustees of
Trinity Methodist Protestant Church of
Atlantic City, N.J.

Elisabete Almeida

Elisabete Almeida

By: 
Clifford Still, Sr., President and Chairman,
Board of Trustees

By: 
Robert Zuckerman, Treasurer

STATE OF NEW JERSEY, COUNTY OF CAMDEN SS.:

I CERTIFY that on June 9, 2021, Clifford Still, Sr., personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is President and Chairman of the Board of Trustees of the GREATER NEW JERSEY ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, a New Jersey not-for-profit corporation, as successor to Trinity United Methodist Church, formerly known as The Trinity Methodist Church of Ventnor City, New Jersey, formerly known as Trinity Methodist Protestant Church of Ventnor City, New Jersey, formerly known as The Trustees of Trinity Methodist Protestant Church of Atlantic City, N.J., which not-for-profit corporation is named in this Deed;
- (b) he personally signed and delivered this Deed in his capacity as President and Chairman of the Board of Trustees of the corporation; and
- (c) made this Deed for \$1,600,000.00 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.)

Elisabete Almeida

ELISABETE ALMEIDA
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2302399
My Commission Expires 7/1/2023

STATE OF NEW JERSEY, COUNTY OF MONMOUTH SS.:

I CERTIFY that on June 9, 2021, Robert Zuckerman, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is Treasurer of the GREATER NEW JERSEY ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, a New Jersey not-for-profit corporation, as successor to Trinity United Methodist Church, formerly known as The Trinity Methodist Church of Ventnor City, New Jersey, formerly known as Trinity Methodist Protestant Church of Ventnor City, New Jersey, formerly known as The Trustees of Trinity Methodist Protestant Church of Atlantic City, N.J., which not-for-profit corporation is named in this Deed;
- (b) he personally signed and delivered this Deed in his capacity as a Treasurer of the corporation; and
- (c) made this Deed for \$1,600,000.00 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.)

Elisabete Almeida

ELISABETE ALMEIDA
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2302399
My Commission Expires 7/1/2023

Record and Return to:

Nest Agency
2 Braddock Drive
Somers Point, NJ 08244

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
GREATER NEW JERSEY ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH
Current Street Address
205 Jumping Brook Road
City, Town, Post Office
Neptune, State NJ ZIP Code 07753

Property Information

Block(s)
132 Lot(s) 1 Qualifier
Street Address
7117 Ventnor Avenue
City, Town, Post Office
Ventnor City State NJ ZIP Code 08406

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100	\$1,600,000.00	100%	

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, 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.
 Seller did not receive non-like kind property.
- 8. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
- 9. 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.
- 10. The deed is dated prior to August 1, 2004, and was not previously recorded.
- 11. 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.
- 12. 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.
- 13. The property transferred is a cemetery plot.
- 14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
- 15. 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.
- 16. 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.

6/9/2011 _____
Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

_____ Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
GREATER NEW JERSEY ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH
Current Street Address
205 Jumping Brook Road
City, Town, Post Office
Neptune, State NJ ZIP Code 07753

Property Information

Block(s)
132 Lot(s) 1 Qualifier
Street Address
7117 Ventnor Avenue
City, Town, Post Office
Ventnor City State NJ ZIP Code 08406
Seller's Percentage of Ownership
100 Total Consideration \$1,600,000.00 Owner's Share of Consideration 100% Closing Date

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, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
8. Seller did not receive non-like kind property.
9. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
10. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
11. The deed is dated prior to August 1, 2004, and was not previously recorded.
12. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
13. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
14. The property transferred is a cemetery plot.
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.

6/9/2021 Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L.'2006) (N.J.S.A. 46:15-5 et seq.)

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

STATE OF NEW JERSEY

COUNTY ATLANTIC

County Municipal Code
0122

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

MUNICIPALITY OF PROPERTY LOCATION VENTNOR

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side) 0 9 7
 Deponent, George M. Rash being duly sworn according to law upon his/her oath,
 (Name)
 deposes and says that he/she is the Officer of Title Company in a deed dated June 9, 2021 transferring
 (Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
 real property identified as Block number 132 Lot number 1 located at
7117 Ventnor Avenue, Ventnor, NJ 08406 and annexed thereto.
 (Street Address, Town)

(2) CONSIDERATION \$ 1,600,000.00 (See Instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

- (A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.
- Class 2 - Residential
 - Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
 - Class 4A - Commercial properties (if checked, calculation in (E) required below)
 - Cooperative unit (four families or less) (See C. 46:8D-3.) Cooperative units are Class 4C.

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.

- Property class. Circle applicable class or classes: 1 3B 4B 4C 15
 Property classes: 1-Vacant Land;3B- Farm property (Qualified);4B- Industrial properties;4C- Apartments;15: Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)
- Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
 - Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4.

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

- Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY
 Total Assessed Valuation + Director's Ratio = Equalized Valuation

Property Class _____	\$ _____	+	_____	% = \$ _____
Property Class _____	\$ _____	+	_____	% = \$ _____
Property Class _____	\$ _____	+	_____	% = \$ _____
Property Class _____	\$ _____	+	_____	% = \$ _____

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Value
 \$ _____ + _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 9th day of June, 2021.

[Signature]
 Signature of Deponent
 2 Braddock Dr, Somers Pt, NJ 08244
 Deponent Address

Piraino Builders, LLC
 Grantee Name
 2710 Sunset Ave Longport, NJ 08403
 Grantee Address at Time of Sale

[Signature]
 Heidi M Earley
 Notary Public of New Jersey
 My Commission Expires
 March 20, 2023

Nest Agency, Inc.
 Name/Company of Settlement Officer

County recording officers: forward one copy of each RTF-1EE to:

STATE OF NJ - DIVISION OF TAXATION
 PO BOX 251
 TRENTON, NJ 08695-0251
 ATTENTION: REALTY TRANSFER FEE UNIT

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

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING



Piraino Builders
Po Box 3193
Margate City, NJ 08402
6105066295

WELLS FARGO BANK, NA
8013 Atlantic Avenue
Margate City, NJ 08402
55-2/212

2577

12/08/2021

PAY TO THE ORDER OF City of Ventnor City

\$ **1,500.00

One thousand five hundred and 00/100***** DOLLARS

PROTECTED AGAINST FRAUD

City of Ventnor City



MEMO

7117 Ventnor blk 132 lot 1 Application Church subdiv

⑈002577⑈ ⑆021200025⑆ 5350919857⑈

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING



Piraino Builders
Po Box 3193
Margate City, NJ 08402
6105066295

WELLS FARGO BANK, NA
8013 Atlantic Avenue
Margate City, NJ 08402
55-2/212

2578

12/08/2021

PAY TO THE ORDER OF City of Ventnor City

\$ **2,050.00

Two thousand fifty and 00/100***** DOLLARS

PROTECTED AGAINST FRAUD

City of Ventnor City



MEMO

7117 Ventnor blk 132 lot 1 Escrow fee

⑈002578⑈ ⑆021200025⑆ 5350919857⑈