



City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406

Information can be found on City Website: www.ventnorcity.org

Meetings held in Municipal Court Room at 6:30 pm on specified dates

Application for Action by Planning Board

Ventnor City, New Jersey

Please Type or Print Clearly

1. Date of Application: November 20, 2021

2. Zoning District:

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

3. Subject Lot:

Street Address (es) 6501-6513 Ventnor Avenue

Block Number: 122 Lot Number (s): 2

Total Area (in Square Feet): 8800 sf

Lot Frontage: 40 ft Lot Depth: 75 ft

4. Information about the Applicant

Full Name (s): Ocean Draft LLC

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

Property Address: 6501 Ventnor Avenue, Ventnor, NJ Zip Code: 08406

Other Residence Address: _____ Zip Code: _____

Mailing Address (Address that all correspondence will get mailed to):
Same as above Zip Code: _____

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

Home Address: 267-334-7682 Cell Phone: _____

Business Address: _____ Best Number to call: _____

Email Address (s): klenton.hoda@hotmail.com

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

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: December 28, 2020

By other Interest in Law (Describe): _____

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

a. Name (s): _____

b. Address: _____

c. Phone Number (Include Area Code): _____

i. Residence: _____

ii. Business: _____

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

i. _____

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

Minor Site Plan

_____ Major Site Plan

_____ Minor Subdivision

_____ Major Subdivision

"C" Variance (s)

_____ Use or Density Variance (s) "D"

_____ Other (Explain): _____

_____ Conditional Use Permit

_____ Interpretation

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

Attorney: Name: Brian J. Callaghan, Esquire Phone: 609-848-5300

Address: 2428 Atlantic Avenue, Atlantic City, NJ 08401

Architect: Name: William C. McLees Phone: 609-927-0888

Address: 5 McArthur Boulevard, Somers Point, NJ 08244

Engineer: Name: Arthur Ponzio Co & Associates Phone: 609-344-1594

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

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

Name: _____ Phone: _____

Address: _____

9. If site plan action is required: N/A

a. Provide on the Site Plan itself a detailed landscape plan, include types of ground materials and vegetation, including sizes and all pertinent information

b. Provide, if applicable, details of finish materials for the building, including and signing or lighting

c. What is present use:

d. How will this be changed:

e. Include all current and proposed off-street parking

10. if Variances are required:

- a. **Note:** Properly sealed site plan must show all dimensions relevant to variance analysis
- b. Current use of Lot (s) and/or Building (s): Vacant Lot
- c. Proposed use of Lot (s) and/or Building (s): Dining and entertainment facility
- d. Number of Bedrooms:
 i. Current: 0
 ii. Proposed: 0
- e. Number of Off-street parking:
 i. Current: 0
 ii. Proposed: 0
- 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
Parking spaces	1 space/ 3 seats	0	0
Side Yard Setback	4 ft	0 ft	0 ft
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

11. Prior Actions: N/A

- a. Detail any prior hearing and/or decision relevant to this application. Supply date, name of Board, and results, if none, check here:
 i. Previously approved for Stores at ground floor level with offices above
- b. Detail any current and prior permits on the property that could be relevant to the application:
 i. _____

12. County Actions: Provide necessary dates and decisions

- a. Site Plan:
 None _____
- b. Subdivision:
 None _____
- c. Other:
 None _____

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

_____ Check here is requesting a waiver. Detail the reason for this waiver

See attached Plan

City of Ventnor City Planning Board

Application Checklist

This list is for each and every copy submitted of application

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

NARRATIVE FOR

Ocean Draft LLC

6501-6513 Ventnor Avenue

BLOCK 122 LOT 2

The property is currently in the City Commercial District and the Applicant will require a Use Variance together with site plan approval and "C" variance relief per Arthur W. Ponzio Zoning Analysis.

The Applicant believes that the new dining facility and entertainment facility will satisfy both the positive and negative criteria as set forth in N.J.S.A. 40:55(d)-2 the Application would meet the positive criteria as follows:

- (a) It will encourage Municipal action to guide the appropriate use or development of the lands of the State to promote public health, safety, morals and general welfare.
- (b) It will provide safety from fire, flood, panic and other natural and man mad disasters.
- (c) It will provide adequate light, air, and open space.
- (d) It will promote a desirable visual environment through creative designs and good civic design and arrangement.

With respect to the negative criteria, it will meet the first prong of the test in that there will no substantial detriments to the public good and/or character of the neighborhood. With respect to the second prong it will not have any substantial detriment on the current Zoning Plan and/or Zoning Ordinances.

Date 12/1/2011

Brian J. Callaghan

Brian J. Callaghan, Esquire
Attorney for Applicant

Map

Street View

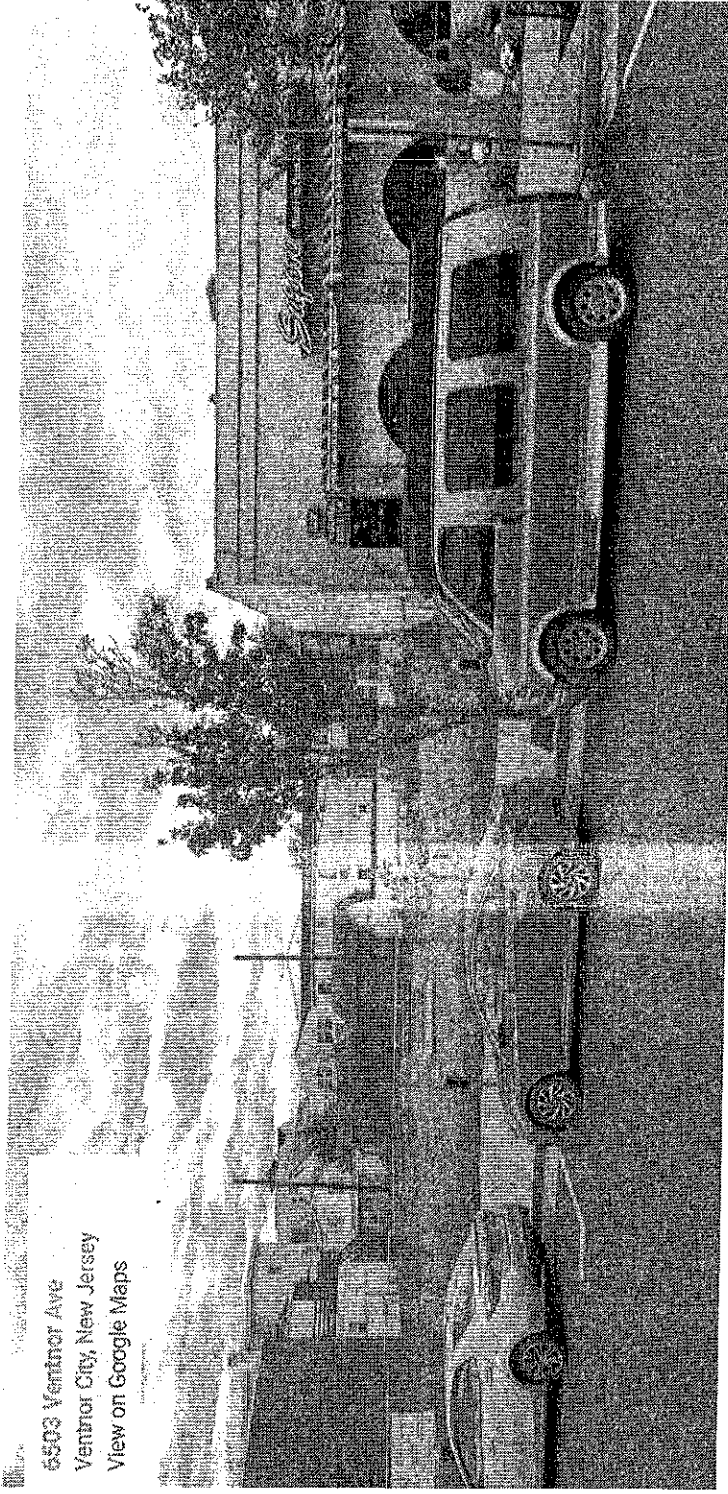
Schools

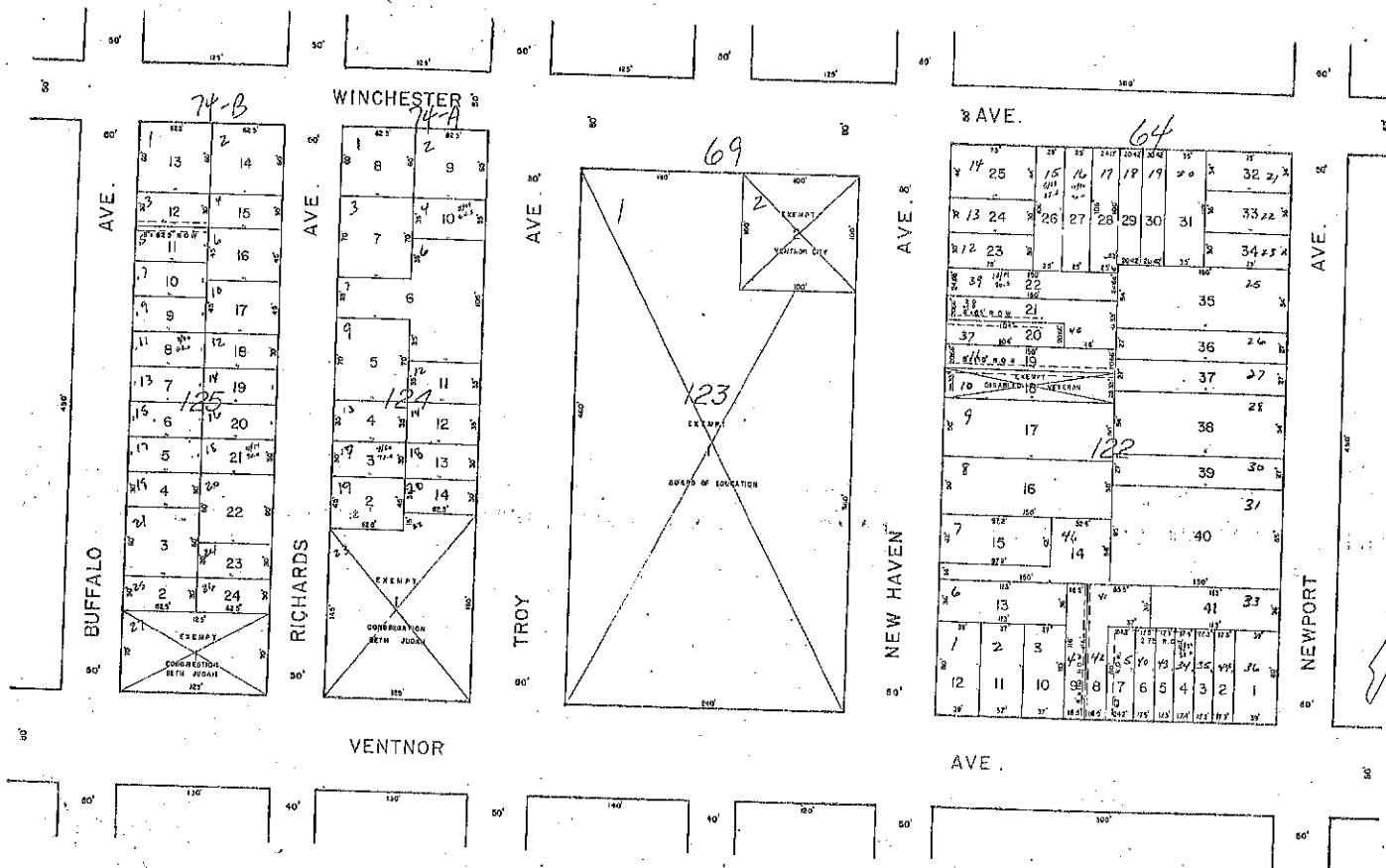
Crime

Shop & Eat



6503 Ventnor Ave
Ventnor City, New Jersey
View on Google Maps





1228
 TAX MAP
 OF
 VENTNOR CITY
 ATLANTIC CO., N.J.
 PREPARED BY
 J. THOMAS MOOD JR., RE. & L.S. 8139
 434 CHERRYHILL AVE.
 EGG HARBOR CITY, N.J.
 SCALE: 1" = 50' 1980

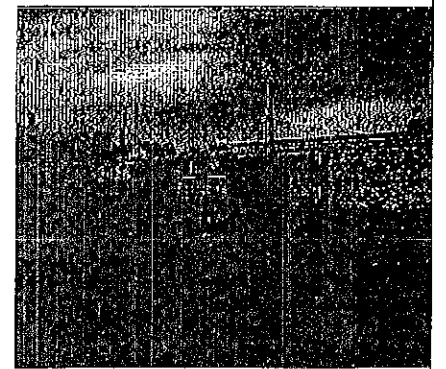
TENOR CITY

BELLMAR HOLDINGS LLC
DANI-JO LLC

VALUES (COST APPROX)

ent Cost		0
.000,MktAdj:1.00 *	1.30000	
d Value	=	0
m Value	+	0
e (rounded)	=	0
	+	233,200

FE: 233,200



BLK: 122

LOT: 2.01

CARD 01 OF 01

6503-13 VENTNOR AVE

VENTNOR CITY

OCEAN DRAFT LLC
311 N LAFAYETTE AVE
VENTNOR, NJ 08406

Class: 1
Zone: C
Map: 22
VCS: 108V

--Curr. Values--
Land: 233,200
Impr: 0
Net: 233,200

--Sales History--
12/28/2020 375,000
03/28/2017 299,900
12/12/2007 355,000

BELLMAR HOLDINGS LLC
DANI-JO LLC

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)
Building Class 10 / Built: 0000 Fndatn: Roof: ExtFin: OTHER ITEMS FOR SALE 1 * BEDROOMS 0 BATHROOMS .0 * TOTAL ROOMS 0 CONDITION INT.: GOOD EXT.: GOOD LAYOUT: GOOD INFOBY: OWNER * For Informational Purposes Only	1st Story	0	FRONT FEET 111	Main Bldg Replacement Cost 0 CCF:1.30,NetCond:1.000,MktAdj:1.00 * 1.30000 Main Bldg Appraised Value = 0 Total Detached Item Value + 0 Total Improve Value (rounded) = 0 Total Land Value + 233,200 TOTAL NET VALUE: 233,200
	Upper Stories	0	SITE VALUE 1	
	Half Stories	0		
	Attic Area	0		
	Basement Area	0		
	Sq. Foot Living	0		
	ATTACHED ITEMS			
	DETACHED ITEMS			

NOV. 22. 2021 0:40AM

No. 0070 P. 1

BLK: 122

LOT: 1

CARD 01 OF 01

6501 VENTNOR AVE

VENTNOR CITY

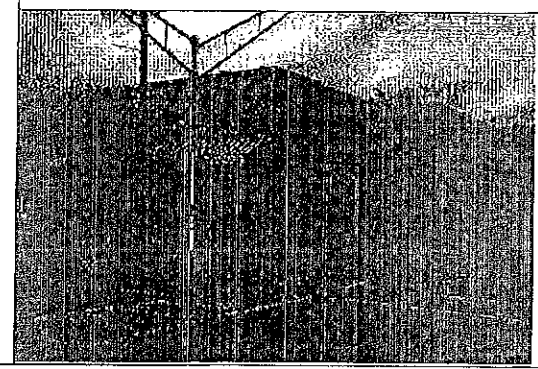
VENTNOR-NEWPORT LLC
6501 VENTNOR AVE
VENTNOR, NJ 08406

Class: 4A
Zone: C
Map: 22
VCS: C.2

--Curr. Values--
Land: 132,800
Impr: 189,900
Net: 321,700

--Sales History--
00/00/0000

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)
Building Class 10	1st Story 3,040	FRONT FEET	39	Main Bldg Replacement Cost 0
1SB	Upper Stories 0			CCF:1.30,NetCond:.150,MktAdj:1.00 * .19500
/	Half Stories 0			Main Bldg Appraised Value = 0
Built: 1902	Attic Area 0			Total Detached Item Value + 0
Endatn:	Basement Area 0			Total Improve Value (rounded) = 0
Roof:	Sq. Foot Living 3,040			Total Land Value + 132,800
ExtFin:	ATTACHED ITEMS			TOTAL NET VALUE: 321,700
	DETACHED ITEMS	A: 1S-CR 3040sf		
OTHER ITEMS				
* BEDROOMS 0				
* BATHROOMS .0				
* TOTAL ROOMS 0				
CONDITION				
INT.: GOOD				
EXT.: GOOD				
LAYOUT: GOOD				
INFOBY: EST INTERIOR				
* For Informational Purposes Only				



NOV. 27. 2011 0:40PM

No. 00/0 P. 2

BLK: 122

LOT: 2.01

CARD 01 OF 01

6503-13 VENTNOR AVE

VENTNOR CITY

OCEAN DRAFT LLC
311 N LAFAYETTE AVE
VENTNOR, NJ 08406

Class: 1
Zone: C
Map: 22
VCS: 108V

--Curr. Values--
Land: 233,200
Impr: 0
Net: 233,200

--Sales History--
12/28/2020 375,000
03/28/2017 299,900
12/12/2007 355,000

BELLMAR HOLDINGS LLC
DANI-JO LLC

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)
Building Class 10 / Built: 0000 Fndatn: Roof: ExtFin:	1st Story	FRONT FEET	111	Main Bldg Replacement Cost
	Upper Stories	SITE VALUE	1	COF:1.30,NetCond:1.000,MktAdj:1.00 * 1.30000
	Half Stories			Main Bldg Appraised Value = 0
	Attic Area			Total Detached Item Value + 0
	Basement Area			Total Improve Value (rounded) = 0
	Sq. Foot Living			Total Land Value + 233,200
	ATTACHED ITEMS			TOTAL NET VALUE: 233,200
	DETACHED ITEMS			
	OTHER ITEMS			
	FOR SALE	1		
* BEDROOMS	0			
BATHROOMS	.0			
* TOTAL ROOMS	0			
CONDITION				
INT.:	GOOD			
EXT.:	GOOD			
LAYOUT:	GOOD			
INFOBY:	OWNER			
* For Informational Purposes Only				

NO. 66-4741 U.S. F.W.

No. 0069 P. 1/2

'BLK: 122

LOT: 1

CARD 01 OF 01

6501 VENTNOR AVE

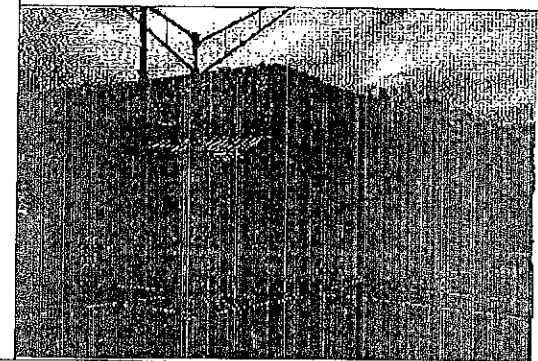
VENTNOR CITY

VENTNOR-NEWPORT LLC
6501 VENTNOR AVE
VENTNOR, NJ 08406

Class: 4A --Curr. Values--
Zone: C Land: 132,800
Map: 22 Impr: 188,900
VCS: C.2 Net: 321,700

--Sales History--
00/00/0000

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)
Building Class 10	1st Story 3,040	FRONT FEET	39	Main Bldg Replacement Cost 0
1SB	Upper Stories 0			CCF:1.30,NetCond:.150,MktAdj:1.00 + .19500
/	Half Stories 0			Main Bldg Appraised Value = 0
Built: 1902	Attic Area 0			Total Detached Item Value + 0
Fndatn:	Basement Area 0			Total Improve Value (rounded) = 0
Roof:	Sq. Foot Living 3,040			Total Land Value + 132,800
ExtFin:	ATTACHED ITEMS			TOTAL NET VALUE: 321,700
	DETACHED ITEMS	A: 1S-CR	3040sf	
OTHER ITEMS				
* BEDROOMS 0				
* BATHROOMS .0				
* TOTAL ROOMS 0				
CONDITION				
INT.: GOOD				
EXT.: GOOD				
LAYOUT: GOOD				
INFOBY: EST INTERIOR				
* For Informational Purposes Only				



NOV 27 17 11 0:4/AM

No. 0069 P. 2/2

BLK: 73

LOT: 3

CARD 01 OF 01

6629 ATLANTIC AVE

VENTNOR CITY

GROSS, STEVEN B & IRIS S
524 MANAYUNK RD
LOWER MERION, PA 19066

Class: 2 --Curr. Values--
Zone: 03 Land: 360,000
Map: 14 Impr: 136,100
VCS: 104V Net: 496,100

--Sales History--
00/00/0000

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROX)
Building Class 17	1st Story 1,620	FRONT FEET	80	Main Bldg Replacement Cost 150,420
ONE FAMILY 1SB1G	Upper Stories 0	PRIME SFT	3600	CCF:1.30,NetCond:.680,MktAdj:1.00 * .88400
1 STORY / CAPE COD	Half Stories 0	SITE VALUE	1	Main Bldg Appraised Value = 132,971
Built: 1950 Eff Yr: 1985	Attic Area 1,206			Total Detached Item Value + 3,129
Fndatn: BLK/CONCRT	(Fin. Attic) 1,206			Total Improve Value (rounded) = 136,100
Roof: GABLE / ASPH SHNGL	Basement Area 0			Total Land Value + 360,000
ExtFin: ALL BRICK	Sq. Foot Living 2,102			TOTAL NET VALUE: 496,100
Heat: OIL	ATTACHED ITEMS	A: A-1S-CR	1206sf	
HOTWTR BB 2102	CONC PATIO 96	B: CP	96sf	
Air: ALL SEPART 2102	DETACHED ITEMS	C: 1S-CR	402sf	
IntFin: DRYWALL	SHED 1STY 260	D: 1S-CR	12sf	
FlrFin: MIXED				
Plumb: 3FIX BATH 1				
2FIX BATH 1				
OTHER ITEMS				
LAND ADJ 1				
MARKET ADJ 1				
LOW FOUND 1				
* BEDROOMS 5				
BATHROOMS 1.5				
* TOTAL ROOMS 8				
CONDITION				
INT.: GOOD				
EXT.: GOOD				
LAYOUT: GOOD				
INFOBY: EST INTERIOR				
* For Informational Purposes Only				



Nov. 16. 2021 10:11 AM

No. 0050 P. 1



Atlantic County Document Summary Sheet

ATLANTIC COUNTY CLERK

5901 MAIN ST

MAYS LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ
EDWARD P. McGETTIGAN, COUNTY CLERK
RECORDED 04/28/2021 13:45 53
RCPT # 1597062 RECD BY E-RECORD
NAME FEE
RECORDING FEES 70.00
INSTRUMENT# 2021024145
VOL 14990 PAGE 1 OF 6

Official Use Only

Transaction Identification Number		5129685	5052165
Submission Date (mm/dd/yyyy)	03/29/2021	Return Address <i>(for recorded documents)</i>	
No. of Pages <i>(excluding Summary Sheet)</i>	4	FOUNDATION TITLE, LLC	
Recording Fee <i>(excluding transfer tax)</i>	\$70.00	13000 LINCOLN DRIVE WEST	
Realty Transfer Tax	\$2,975.00	MARLTON, NJ 08053	
Total Amount	\$3,045.00		
Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE		
Municipal Codes			
VENTNOR	04		
Batch Type	L2 - LEVEL 2 (WITH IMAGES)		
378398			

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.
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RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Atlantic County
Document Summary Sheet**

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	
Consideration	\$375,000.00
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)
Document Date	12/28/2020
Reference Info	
Book ID	Book
	Beginning Page
	Instrument No.
	Recorded/File Date
GRANTOR	Name
	Address
	BELMAR HOLDINGS LLC
	BELLMAWR HOLDINGS LLC
GRANTEE	Name
	Address
	OCEAN DRAFT LLC
	311 N LAFAYETTE AVENUE, VENTNOR, NJ 08406
Parcel Info	
Property Type	Tax Dist.
	04
	Block
	122
	Lot
	2.01
	Qualifier
	Municipality
	04

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

Record 157

8/11/19/1-4286

Prepared by:

Matthew Zabel Esq

DEED
(Bargain and Sale)

This Deed dated this 28th day of December, 2020 and effective the 29th day of December, 2020

BETWEEN

Belmar Holdings LLC, erroneously shown in prior deed as Bellmawr Holdings LLC by Thomas P. Kelly, Managing Member *v.d.* whose address is: 630 North 3rd Street, Philadelphia, PA 19123

Grantor.

referred to as the

AND

Ocean Draft LLC
whose address is: 311 N Lafayette Avenue, Ventnor City, NJ 08406

Grantee.

referred to as the

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

TRANSFER OF TITLE. The grantor does hereby grant and convey the property described below to the Grantee.

CONSIDERATION This transfer of ownership is made for the sum and consideration of \$375,000.00. Three hundred seventy five thousand dollars. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. The property located in the Municipality of Ventnor City Block No. 122, Lot No. 2.01; Account No.

PROPERTY DESCRIPTION. The property consists of all the land, buildings, structures and improvements contained on the property, and is located in: Ventnor City, Atlantic County, State of NJ, and is described as follows:

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

BEGINNING at a point in the northwest line of Ventnor Avenue (80.00 feet wide) said point being 39.00 feet southwest of the southwest line of Newport Avenue (50.00 feet wide) and extending; thence

1. South 58 degrees 05 minutes 00 seconds West in and along the northwest line of Ventnor Avenue a distance of 111.00 feet to a point; thence
2. North 31 degrees 55 minutes 00 seconds West parallel with Newport Avenue a distance of 80.00 feet to a point; thence
3. North 58 degrees 05 minutes 00 seconds East parallel with Ventnor Avenue a distance of 111.00 feet to a point; thence

4. South 31 degrees 55 minutes 00 seconds East parallel with Newport Avenue a distance of 80.00 feet to the point and place of BEGINNING.

Together with and subject to a right-of-way for ingress and egress, in, over and along the following described parcel of land;

BEGINNING at a point in the northwesterly line of Ventnor Avenue (80.00 feet wide) said point being distant 143.30 feet southwest of the southwesterly line of Newport Avenue (50.00 feet wide) and extending from said beginning point; thence

1. South 58 degrees 05 minutes 00 seconds West in and along the northwest line of Ventnor Avenue a distance of 6.70 feet to a point; thence
2. North 31 degrees 55 minutes 00 seconds West parallel with Newport Avenue a distance of 80.00 feet to a point; thence
3. North 58 degrees 05 minutes 00 seconds East parallel with Ventnor Avenue a distance of 111.00 feet to a point; thence
4. South 31 degrees 55 minutes 00 seconds East parallel with Newport Avenue a distance of 2.75 feet to a point; thence
5. South 58 degrees 05 minutes 00 seconds West parallel with Ventnor Avenue a distance of 104.30 feet to a point; thence
6. South 31 degrees 55 minutes 00 seconds East parallel with Newport Avenue a distance of 77.25 feet to the point and place of BEGINNING.

NOTE FOR INFORMATION:

BEING known as 6503-13 Ventnor Avenue, Ventnor City, Atlantic County, State of New Jersey, Block 122, Lot 2.01 on the tax map of Ventnor City.

NOTE FOR INFORMATION: The mailing address of the premises is 6503-13 Ventnor Avenue, Ventnor City, NJ 08406.

BEING THE SAME LAND AND PREMISES, which became vested in:

Belmar Holdings LLC, erroneously shown in prior deed as Belmawr Holdings LLC
by the following:

Belmawr Holdings LLC by deed from Dani_Jo Properties LLC, a New Jersey Limited Liability Company, dated March 28, 2017, recorded April 5, 2017 in the Atlantic Clerk's/Register's Office in Instrument No. 2017020610.

State of New Jersey

Seller's Residency Certification/Exemption

GIT/REP-3
(8-19)
(Print or Type)

SELLER'S INFORMATION

Name(s)
Belmar Holdings LLC *By Thomas P Kelly Managing Member*

Current Resident Address:
Street: 630 North 3rd Street

City, Town, Post Office
Philadelphia State Pennsylvania Zip Code 19123

PROPERTY INFORMATION

Block(s)
122 Lot(s)
2.01 Qualifier

Street Address:
6503-13 Ventnor Avenue

City, Town, Post Office
Ventnor City State New Jersey Zip Code 08406

Seller's Percentage of
Ownership 100% Total Consideration \$375,000.00

Owner's Share of Consideration \$375,000.00

Closing Date December 29, 2020

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Non-Residents)

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.

Thomas P Kelly
December 29, 2020 Date

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

December 29, 2020 Date

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

PROMISES BY GRANTOR. The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

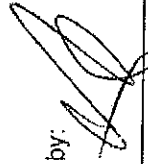
SIGNATURES. The Grantor signs this Deed as of date first above written.

Belmar Holdings LLC, erroneously shown in prior deed as Bellmawr Holdings LLC

by Thomas P Kelly Managing Member

Thomas P Kelly

Witnessed by:



Vincent D'Agostino

STATE OF New Jersey: ss:

COUNTY OF Burlington:

I CERTIFY that on **28th day of December, 2020**,

Thomas P Kelly, personally came before me and acknowledged under oath, to my satisfaction, that:

- (a) This person is the Managing Member of Belmar Holdings LLC, the LIMITED LIABILITY COMPANY named in this instrument;
- (b) This person is the proper limited liability company Member, authorized to transact business on behalf of the limited liability company;
- (c) This instrument was signed and delivered by the limited liability company as its voluntary act duly authorized by a property authorization of its members; and
- (d) The full actual consideration paid or to be paid for the transfer of title as defined by N.J.S.A. 46:15-5 is \$375,000.00



(Print Name and Title below signature)

VINCENT M D'AGOSTINO
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES APR. 11, 2022