

City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406

Information can be found on City Website: www.ventnorcitey.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: February 10, 2022

2. Zoning District:

R-1 _____ Single Family	R-2 _____ Single Family	R-3 <u>x</u> _____ Single Family
R-4 _____ Single Family	R-5 _____ Single Family	R-6 _____ Single Family
R-7 _____ 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) 106 South Princeton Avenue

Block Number: 25 Lot Number (s): 9

Total Area (in Square Feet): 3,125 sf

Lot Frontage: 50' Lot Depth: 62.5'

4. Information about the Applicant

Full Name (s): Alan and Paula Zuckerman

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

Property Address: 106 South Princeton Avenue Zip Code: 08406

Other Residence Address: N/A Zip Code: N/A

Mailing Address (Address that all correspondence will get mailed to): 106 S. Princeton Avenue
Ventnor, New Jersey Zip Code: 08406

Phone Number (s) (Include Area Code):

Home Address: 106 S. Princeton Avenue Cell Phone: 609-413-5562
Ventnor, NJ 08406

Business Address: Flaster Greenberg P.C. Best Number to call: 856-661-2266
1810 Chapel Ave. West, Cherry Hill, New Jersey 08002

Email Address (s): alan.zuckerman@flastergreenberg.com

Tax ID or Social Security Number (For Escrow Account - This must be filled in): See W-9 Attached

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: 2012

_____ 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: Joel M. Fleishman Phone: 609-272-1266

Address: 646 Ocean Heights Avenue, Suite 103, Linwood, New Jersey 08221

Architect: Name: QMA Architects Phone: 609-822-4949

Address: 15 So. Dorset Avenue, Ventnor New Jersey 08406

_____ Engineer: Name: _____ Phone: _____

Address: _____

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

Name: _____ Phone: _____

Address: _____

9. **If Site plan action is required:** N/A

- Provide on the Site Plan itself a detailed landscape plan, include types of ground materials and vegetation, including sizes and all pertinent information
- Provide, if applicable, details of finish materials for the building, including and signing or lighting
- What is present use: _____
- How will this be changed: _____
- 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): Residential
- c. Proposed use of Lot (s) and/or Building (s): Residential
- d. Number of Bedrooms:
 - i. Current: 4
 - ii. Proposed: 4
- e. Number of Off-street parking:
 - i. Current: 2
 - ii. Proposed: 2
- f. If "D" or "USE" variance is required, Please explain: N/A
- g. Dimensional Variances (Front, Side, Rear, Lot Coverage, etc.)

Variance Type	Zone requirement	Present Condition	Proposed Condition
Front Yard Building	<u>12'</u>	<u>15'</u>	<u>7'4"</u>
Height Principal Building	<u>35'</u>	<u>35.4'</u>	<u>35.4'</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: XX
 - 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

Property currently complies with City Landscaping Ordinance

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:

SEE NARATIVE ATTACHED

Multiple horizontal lines for providing a narrative description.

15. Signature of Applicant (s):

Joel M. Fleishman
Joel M. Fleishman, Esquire
Attorney for Applicant

Date: February 10, 2022

Date:

16. Notarized Statement by Applicant:

State of New Jersey)

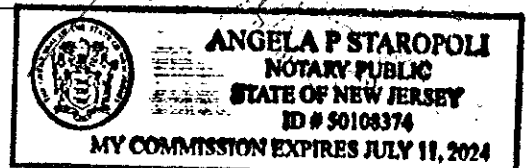
ss.

County of Atlantic)

Joel M. Fleishman, Esq., _____, 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 10th day of February 20 22.

Notary Seal

Angela P. Staropoli



FORM FOR PROOF OF SERVICE

STATE OF NEW JERSEY)

ss.

COUNTY OF ATLANTIC

_____ of full age, being duly sworn according to the law, disposes and says, that he/she resides at

_____ in the City of _____, County of _____; and the State of _____ that he/she is the applicant in a proceeding before the Planning/Zoning Board, Ventnor City, New Jersey, being an application under the City's Development Regulations, and which relates to the premises known as

_____, Block _____, Lot _____; that he/she gave notice of this proceeding to each and all of the owners of property affected by said application according to the rules of the Ventnor City Development Regulations by personal service and/or by registered mail on _____, 20 _____. A true copy of said notice is attached to this affidavit, together with the list of property owners upon whom same was served.

Applicant Signature

Sworn to before me on this

_____ day of _____, 20 _____

Notary Public

Seal of Notary

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 * *Certificate of No Change - Survey Affidavit Attached*
- 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. 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. 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

**ALAN AND PAULA ZUCKERMAN
VENTNOR CITY ZONING BOARD VARIANCE APPLICATION
BLOCK 25, LOT 9
106 SOUTH PRINCETON AVENUE, VENTNOR CITY, NEW JERSEY
R-3 ZONING DISTRICT**

PROJECT DESCRIPTION

The Applicant, Alan and Paula Zuckerman (the "**Applicant**"), are the owners of the property located at 106 South Princeton Avenue, being Block 25, Lot 9 on the official tax map of the City of Ventnor, Atlantic County, New Jersey (the "**Property**"), which Property is located in the R-3 Zoning District. In 2012, the Applicant constructed the existing three (3)-story, four (4) bedroom single-family residential dwelling on the Property and occupies the Property as their full-time residence. The existing house is two and one-half stories in height and has an open-air deck on the front of the third floor. The Applicant is requesting approval to enclose the existing third floor open front deck and create a 9' X 12' office addition in its place. The Applicant also desires to modify an existing HVAC room located in the rear of the third floor by installing a wall to enclose the existing HVAC equipment and create an additional small personal office. A new exterior window will be added to the rear room to provide additional light.

VARIANCE REQUEST

The Applicant seeks C-2 variances for: (i) minimum required front yard setback to the building and (ii) exceeding the maximum allowable building height for the new front office. In accordance with the Ventnor Zoning Ordinance, the minimum required front yard setback to the building is 12'. The Property currently has a front yard setback to the building of 15'. The new office, which will be built on the third floor, will have only a 7'4" inch set back. As indicated above, the project essentially involves the replacement of the open-air exterior deck with the new enclosed office area to be used as an "in-home" office. The new

office will extend out only as far the existing deck. In addition, there will be no increase in the height of the roof line. The variance for building height is created because the building height is already a pre-existing non-conformity at 35.4' and the new office remains at the same height without any increase. As evidenced by the pictures, the Property has a beautiful appearance, is well landscaped and maintained, and the new office will enhance the exterior appearance of the house.

The proposed office expansion will also greatly enhance the livability and usability of the house without causing any detrimental impact upon neighbors in terms of light, air, view and privacy. Except for the front yard setback and the building height variances (which is a pre-existing non-conforming condition), the expansion project will be in compliance with all applicable bulk and area requirements of the R-3 District. The proposed benefit of this project to the Applicant presents no detriment to any neighbors or the neighborhood in general. No views of the neighbors will be affected.

Approval of the proposed addition will advance the purposes of the Municipal Land Use Act by preserving the existing light, air and open space of the neighboring properties, will promote a desirable visual environment, and will improve the "livability" of the house with no meaningful increase to the house footprint. This improvement to the Property may be approved without detriment to the public good and will not negatively impair or impact the zoning plan and zoning ordinance.

**CERTIFICATE OF NO CHANGE
SURVEY AFFIDAVIT**

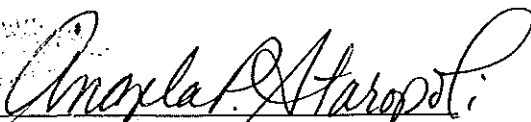
STATE OF NEW JERSEY

COUNTY OF ATLANTIC

Alan Zuckerman and Paula Zuckerman say under oath:

1. **REPRESENTATIONS:** The statements in this affidavit are true to the best of our knowledge, information and belief.
2. **PROPERTY:** We are the present owners of the property located at 106 S. Princeton Avenue, in the City of Ventnor, County of Atlantic, State of New Jersey.
3. **SURVEY:** I have examined the survey of this property dated October 25, 2012 and made by Duffy, Dolcy, McManus & Roesch of Galloway Township, New Jersey.
4. **NO CHANGE:** The survey shows this property in its present condition. There have been no changes in the boundary lines of this property or in the buildings, fences or other improvements as shown on the survey. No buildings, fences or other improvements have been constructed on or next to this property since the date of the survey.

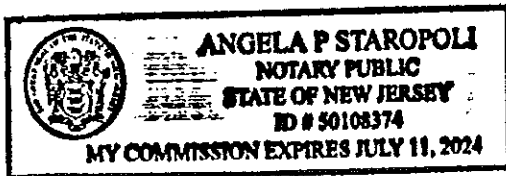
Signed and sworn to before me on February 10, 2022.



Angela P. Staropoli, Notary Public



Alan Zuckerman





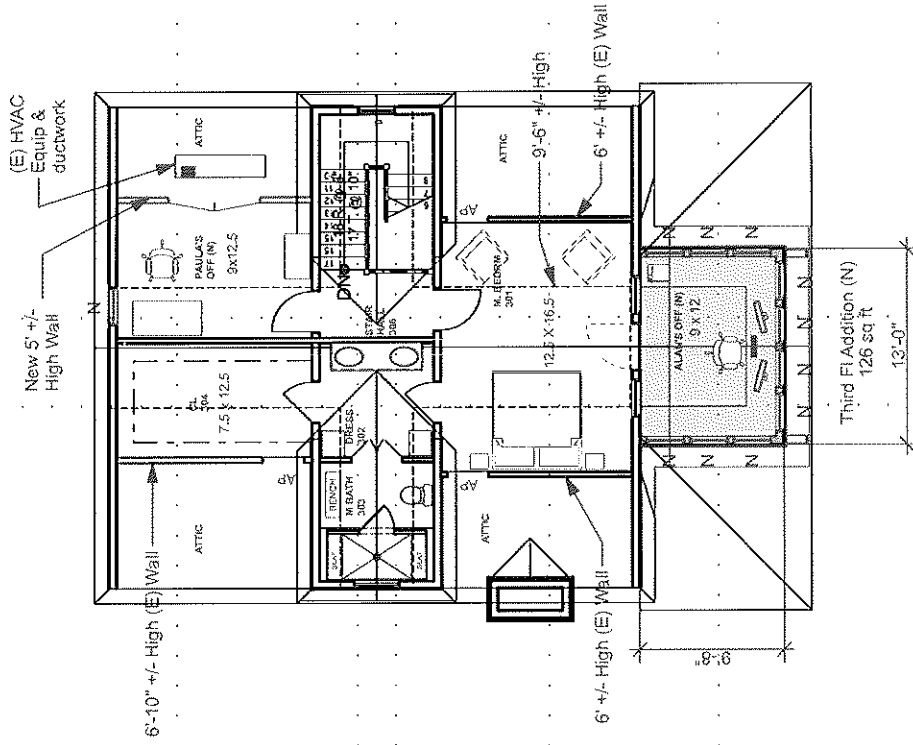
Paula Zuckerman

Total Allow Millior AL-0162

Zuckerman Residence
Block 26 Lot 9 106 S. Princeton Ave. Ventnor, NJ

This revised floor plan is a final design. It is subject to change without notice. The design is based on the information provided by the client. The design is not to be used for construction without the approval of the architect. The design is not to be used for any other purpose without the written consent of the architect.

REVISIONS	
RT 1-27-22	
DATE	1-7-22
JOB NO.	2021-31
SHEET	
	PD-3
	3 OF 7 SHEETS



1 Third Floor/Attic Plan

SCALE: 1/8" = 1'-0"

This drawing is the property of QMA Architect & Planner. It is to be used for the project only and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of QMA Architect & Planner. The information contained herein is for informational purposes only and is not intended to constitute an offer of any financial product or service. The information is not intended to be used for any other purpose without the written consent of QMA Architect & Planner.

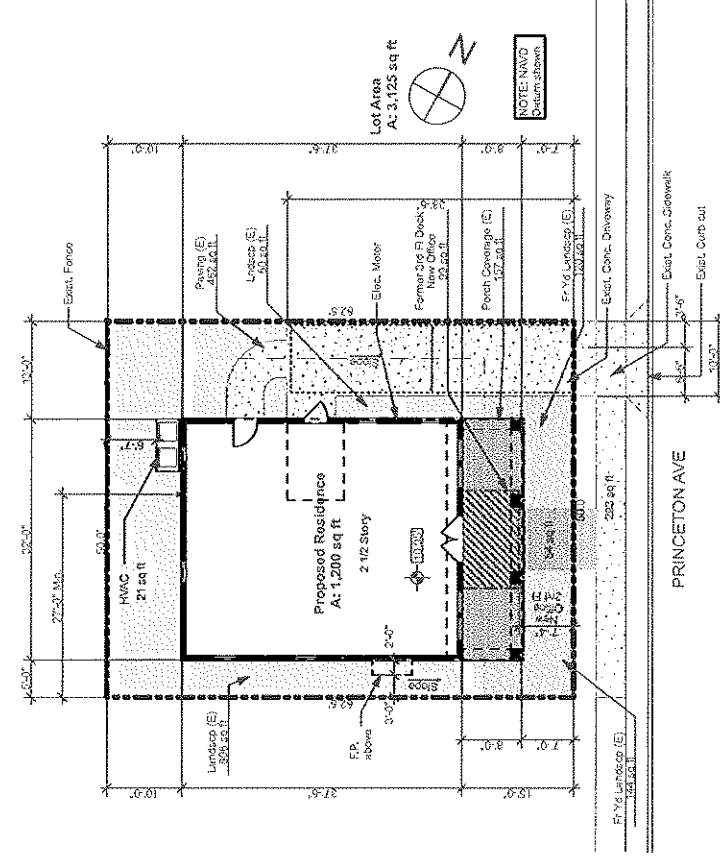
Zuckerman Residence
Block 26 Lot 9 106 S. Princeton Ave., Ventnor, NJ

106 S. Princeton Ave., Ventnor, NJ 08406
106 S. Princeton Ave., Ventnor, NJ 08406
106 S. Princeton Ave., Ventnor, NJ 08406

Project: 2021-11 Zuckerman Residence
Date: 11/27/22
Project File: 2021-11 Zuckerman Residence
Project: 2021-11 Zuckerman Residence
Date: 11/27/22
Project File: 2021-11 Zuckerman Residence

REVISIONS	
R1 1-27-22	
DATE	1-7-22
JOB NO.	2021-31
SHEET	
	PD-2
	2 OF 7 SHEETS

Code Section	Required	Existing	Proposed	Conformance
Zone	R-3	R-3	R-3	Complies
Use	Single Family	Single Family	Single Family	Complies
Min. Lot Area	3,000 SF	3,125 SF	3,125 SF	Complies
Min. Lot Width	50'	50'	50'	Complies
Min. Lot Depth	80'	82.5'	82.5'	Complies
Principal Bldg. Setbacks				
Front Yard (Bldg)	12'	15'	7'-4"	Variance
Side	5'	5'	No change	Complies
Rear	10'	10'	No change	Complies
Front Porch	7' setback (5' project into front setback)	7'	No change	Complies
Bay Window, Fireplace	3' into front & rear, 2' into side	2'	No change	Complies
Principal Bldg. Height	2.5 Stories, 35'	35.4' +/-	35.4' +/-	Complies
Roof Pitch	5:12 min	9.5:12	No change	Complies
Downers	40% Length, 3:12 slope rear, 4:12 slope	8.67' (22.4%), 9.5:12	No change	Complies
Max. Eave Height	2' above 3rd H	0	No change	Complies
Effective Bldg. Width	50'-10" per 40'			Complies
Accessory Bldg. Setbacks				
Side	5'	NA	No change	Complies
Rear	3'	NA	No change	Complies
Height	12' above Adj. Grade	NA	No change	Complies
Landscaping	25% Lot, 5% Front yard, trees in Fr Yd optional.	36.2% Lot, 8.4% in Fr Yd	No change	Complies
Fence	4' H rear & side, 4' H front	4' H	No change	Complies
Lot Coverage	75%	63.8%	No change	Complies
Building Coverage	50%	38.4%	No change	Complies
HVAC	4' front, side, rear 8'-7"	4' front, side, rear 8'-7"	No change	Complies
Parking	20 enclosed, 10 X 19 open, 2 car tandem max.	2 Spaces, tandem	No change	Complies
Base Flood Elevation	Zone X, adj. AE10, BFE-3' = 13.0' NAVD88	EL 10.95' NAVD88	No change	ENG -



2 Zoning Analysis
PD-2

1 Site Plan
PD-2
SCALE: 1/16" = 1'-0"

These plans are submitted for review and approval by the Planning Board. The information contained herein is for informational purposes only and does not constitute a contract. The Planning Board reserves the right to modify or cancel these plans at any time without notice. The information contained herein is for informational purposes only and does not constitute a contract. The Planning Board reserves the right to modify or cancel these plans at any time without notice.

This sheet is prepared by the architect and is not to be used for construction purposes without the approval of the architect. The architect is not responsible for the accuracy of the information provided on this sheet. The architect is not responsible for the accuracy of the information provided on this sheet.

REVISIONS

R1 1-27-22

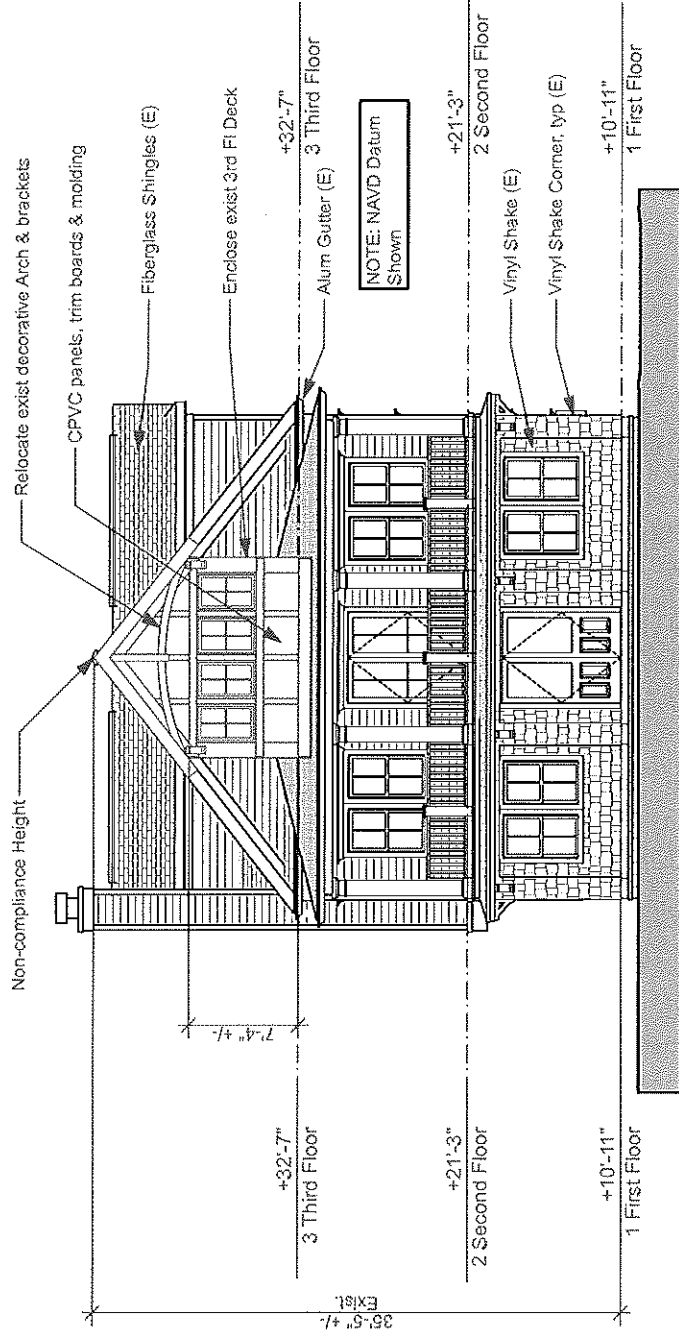
DATE 1-7-22

JOB NO. 2021-31

SHEET

PD-4

4 OF 7 SHEETS



1
PD-4
Front Elevation

SCALE: 1/8" = 1'-0"

7000 Alton Millor, Alt-10192

Zuckerman Residence
Block 25 Lot 9 106 S. Princeton Ave., Venhlor, NJ

These revised drawings are prepared by the architect and are not to be used for construction without the approval of the architect. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.

REVISIONS
R1 1-27-22

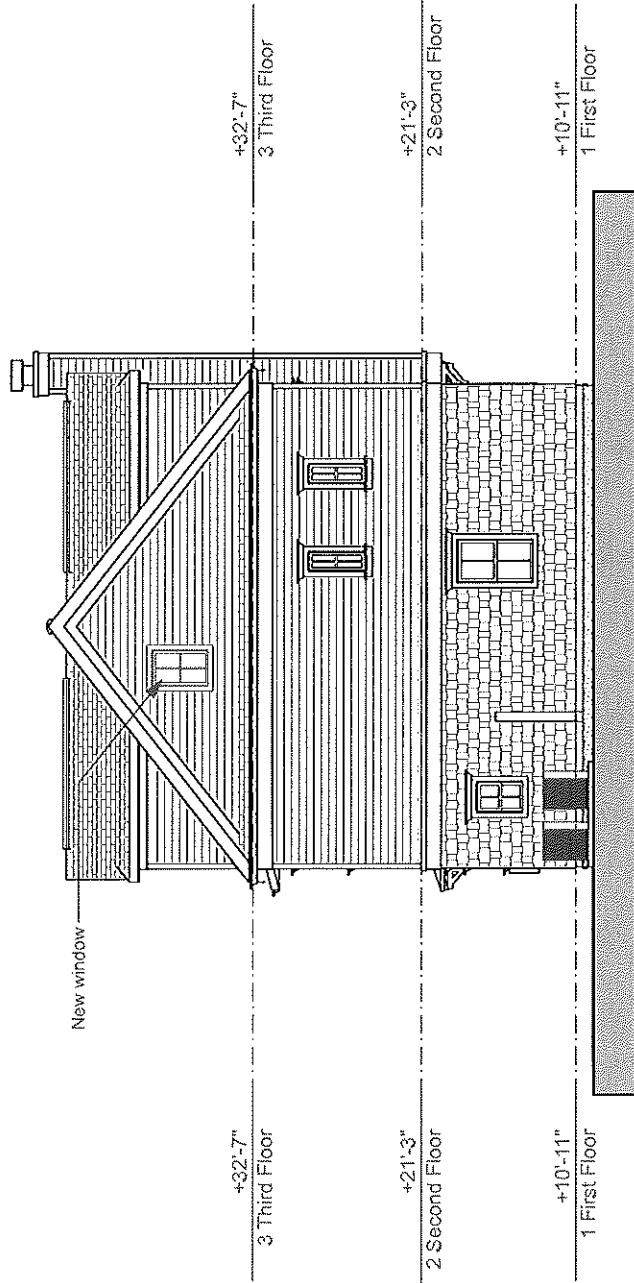
DATE 1-7-22

JOB NO. 2021-31

SHEET

PD-6

6 OF 7 SHEETS

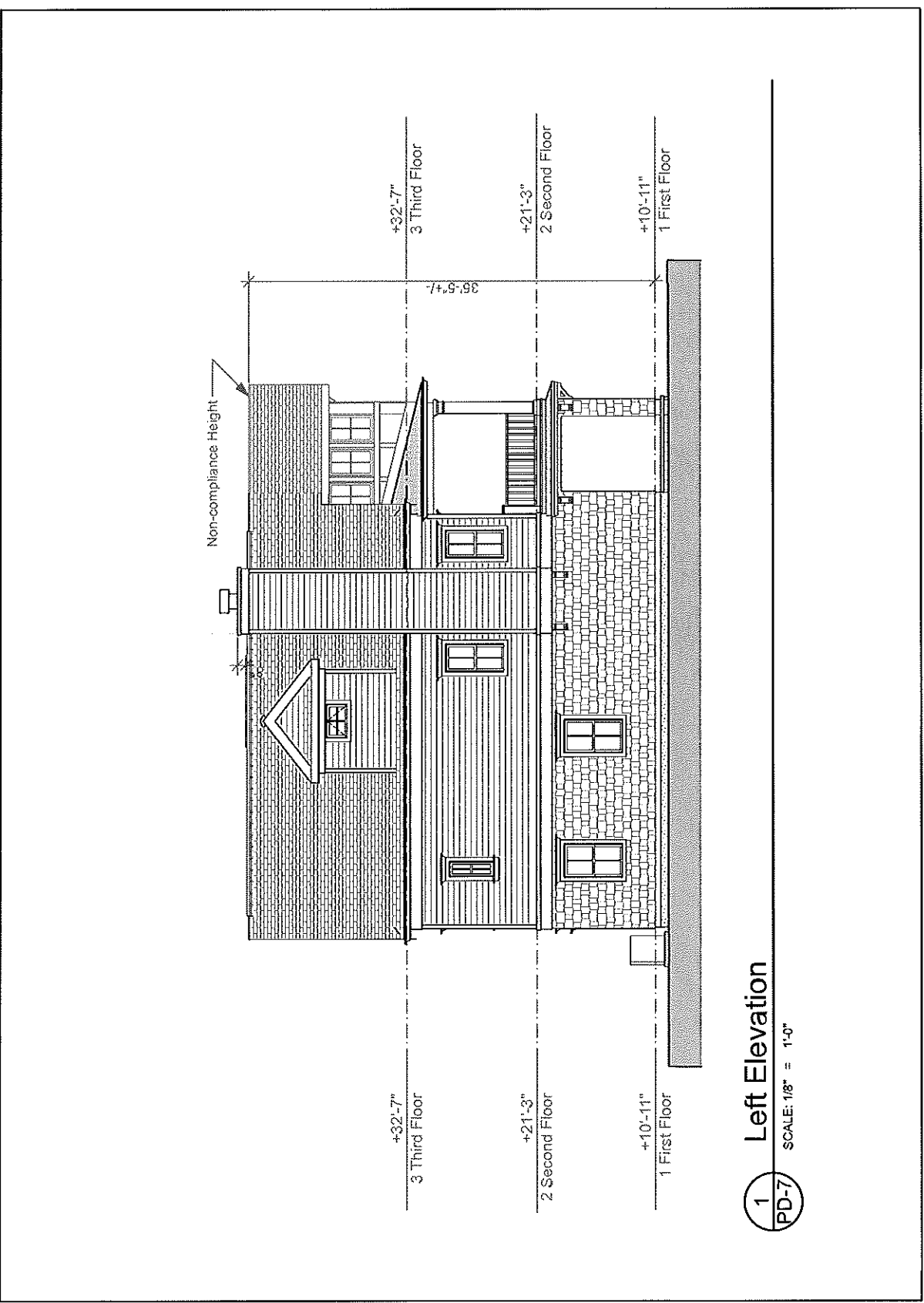


Rear Elevation

SCALE: 1/8" = 1'-0"

1
PD-6

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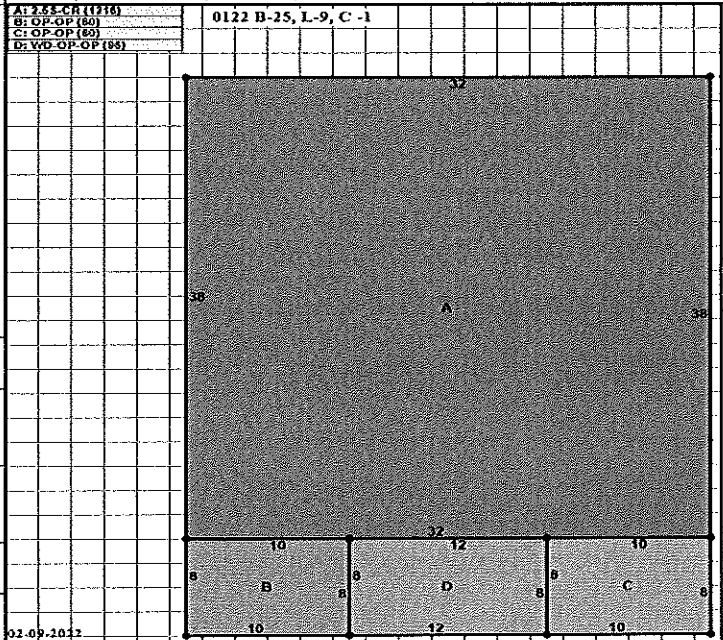
1
PD-7
Left Elevation

SCALE: 1/8" = 1'-0"

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Block: 25 Lot: 9 Qualifier: Card: 1 Last Sale: 12/20/11 for \$550,000
 ZUCKERMAN, ALAN H & PAULA B Units: 1 Nbh: Model: VCS: 103V
 106 S PRINCETON AVE SFLA: 3040 Floor: Bldg Name: Map Page: 05
 VENTNOR, NJ 08406 Prop Class: 2 Occupancy: Zoning: 03 Year Built: 2012/2012
 Bldg Class: 18 Addtl Lot: NC Interior GOOD
 Bldg Desc: 2.5SF Land Dim: 50X62.5 NC Exterior GOOD
 106 S PRINCETON AVE Info By: OWNER (08/18/16) Style: COLONIAL NC Layout GOOD

Notes:
 A: 2.5S-CR (1216)
 B: OP-OP (80)
 C: OP-OP (80)
 D: WD-OP-OP (96)



(no house picture)

Valuation Summary			
	Computed	Override	Summary
Land	587,000		587,000
Improv	308,800		308,800
Total	895,800		895,800

Floor Area (footprint)				
Item	Bsmnt	Floor	Half	Attic
A 2.5S-CR	0	1,216	1,216	1,216
Totals	0	1,216	1,216	1,216

Item	SqFt Living Area		Sketch Areas	
	Area	Description	Sq Ft	
First Floor	1,216	A 2.5S-CR	1,216	
Upper Floor	1,216	B OP-OP	80	
Half Story	608	C OP-OP	80	
Fin Attic	0	D WD-OP-OP	96	
Living Bsmnt	0			
Unfin Area (-)	0			
Total Area	3,040			

Room Count						
	B	1	2	3	4	T
Living	0	0	1	0	0	1
Dining	0	0	0	0	0	0
Kitchen	0	0	1	0	0	1
Bath	0	2	1	1	0	4
Bed	0	3	0	1	0	4
Rec	0	1	0	0	0	1
Den	0	0	1	0	0	1
Total	0	6	4	2	0	12

Attached Items			
Seg	Item	Area	
B	OPEN PORCH	80	
B1	OPEN PORCH	80	
C	OPEN PORCH	80	
C1	OPEN PORCH	80	
D	WOOD DECK	96	
D1	OPEN PORCH	96	
D2	OPEN PORCH	96	
	Total Area	608	

Dwelling Detail	
Element	Description
Bldg Class	18
Type	ONE FAMILY
Yr Built	2012/2012
Height	2.5 STORY
Style	COLONIAL
Roof Type	GABLE
Roof Mat.	ASPH SHNGL
Bsmnt/Fin	
Foundation	BLK/CONCRT
Exterior	VINYL
Interior	DRYWALL
Floor	MIXED
Heat Src	GAS
Heat Sys	3040-FORCED AIR
Air Cond	3040-ALL COMBIN
Fireplace	1-2STY FP
Plumbing	1-4FIX BATH 2-3FIX BATH 1-2FIX BATH

Sales History				
Owner	Date	Book-Page	Price	NU
ZUCKERMAN, ALAN H & PAULA	12/20/11	13372-72137	550,000	26

Assessment History				
Year	Class	Land	Improv	Net
2022	2	587,000	308,800	895,800
2021	2	587,000	308,800	895,800
2020	2	587,000	308,800	895,800
2019	2	587,000	308,800	895,800
2018	2	587,000	308,800	895,800

Detached Items			
Desc	Area	Write Ins	Value
Miscellaneous			
LOW FOUND	1		

Open Permits			
Date	Number	Description	Value
08/06/12	00542	ALARM	
06/15/11	00334	OIL TANK	

Block 25 Lot 9 Qualifier

Owner: ZUCKERMAN, ALAN H & PAULA B

Prop Loc: 106 S PRINCETON AVE Account Id: 00001172 Tax Bill PIR Form Restricted Edit

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2022	2		5,795.82		.00	5,795.82
2022	1		5,795.83	.00	.00	.00
2022		Total	11,591.65	5,795.82	.00	5,795.82
2021	4		5,789.10	.00	.00	.00
2021	3		5,789.11	.00	.00	.00

Other Delinquent Balances: Interest Date: 02/07/22

Other APR2 Threshold Amt: Per Diem: Last Payment Date: 02/02/2022

TOTAL TAX BALANCE DUE

Principal: Penalty:

Misc Charges: Interest: Total:

The taxes are current on this property as of 2/7/22

Margaret Pasmanski
Tax Collector

City of Ventnor Tax Office
6201 Atlantic Ave
Ventnor NJ 08406

2021 FINAL/2022 PRELIMINARY TAX BILL

CITY OF VENTNOR

ATLANTIC COUNTY

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	EXPLANATION OF TAXES		
25	9		DESCRIPTION	RATE PER \$100	AMOUNT OF TAX
Property	106 S PRINCETON AVE		COUNTY TAX	0.491	4398.37
Building	2.55F		COUNTY LIBRARY TAX	0.038	340.40
Additional			COUNTY HEALTH TAX	0.026	232.91
Land Dimens.	50X62.5		COUNTY OPEN SPACE TAX	0.005	44.79
Bank	Mortgage	Tax Acct 1179	DISTRICT SCHOOL TAX	0.827	7408.27
ASSESSED VALUATION INFORMATION			LOCAL SCHOOL TAX	0.066	591.23
LAND: 587000	IMPROVEMENTS: 308800	TOTAL: 895800	LOCAL MUNICIPAL TAX	1.135	10167.33
EXEMPTIONS:			NET TAXABLE VALUE: 895800		

ZUCKERMAN, ALAN H & PAULA B
106 S PRINCETON AVE
VENTNOR, NJ 08406

2021 TOTAL TAX	2.588	23183.30
2021 NET TAX		23183.30
LESS 2021 PREV. BILLED		11605.09
BALANCE OF 2021 TAX		11578.21

2021 3RD QTR DUE AUG 1, 2021	5,789.11	2021 4TH QTR DUE NOV 1, 2021	5,789.10	2022 1ST QTR DUE FEB 1, 2022	5,795.83	2022 2ND QTR DUE MAY 1, 2022	5,795.82
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INFORMATION FOR TAXPAYERS	2022 PRELIMINARY TAX									
<p>MAKE CHECK PAYABLE TO: CITY OF VENTNOR</p> <p>MAIL TO: CITY OF VENTNOR TAX OFFICE 6201 ATLANTIC AVENUE VENTNOR, NEW JERSEY 08406-2734</p> <p>DAILY HOURS - 8:30AM-4:30 PM M-F PHONE (609) 823-7971 SORRY WE DO NOT ACCEPT POSTMARK. *FOR INFORMATION ABOUT NJ PROPERTY TAX RELIEF PROGRAMS, INCLUDING ELIGIBILITY CRITERION AND POTENTIAL DEDUCTION OR CREDIT ACCOUNTS PLEASE VISIT THE DIVISION OF TAXATION'S WEBSITE AT HTTPS://WWW.STATE.NJ.US/TREASURY/TAXATION/RELIEF.SHML GRACE PER UNTIL 10TH OF MONTH DUE. AFTER INTEREST ACCRUES BACK TO 1ST.</p>	<p>PRELIMINARY TAX IS EQUAL TO ONE HALF OF 2021 TOTAL NET TAX</p> <p style="text-align: right; border: 1px solid black; padding: 5px;">11,591.65</p> <p>DISTRIBUTION OF TAXES BEFORE REAP</p> <table border="1"> <tr> <td>County Taxes</td> <td>21.63%</td> <td>\$ 5016.47</td> </tr> <tr> <td>School Taxes</td> <td>34.51%</td> <td>\$ 7999.50</td> </tr> <tr> <td>Municipal Taxes</td> <td>43.86%</td> <td>\$ 10167.33</td> </tr> </table>	County Taxes	21.63%	\$ 5016.47	School Taxes	34.51%	\$ 7999.50	Municipal Taxes	43.86%	\$ 10167.33
County Taxes	21.63%	\$ 5016.47								
School Taxes	34.51%	\$ 7999.50								
Municipal Taxes	43.86%	\$ 10167.33								
<p>STATE AID USED TO OFFSET LOCAL PROPERTY TAXES: The budgets of government agencies funded by this tax bill include State aid used to reduce property taxes. State aid offset information for the current year municipal tax bills will start becoming available at the end of July. Access the Division of Local Government Service' website at http://www.nj.gov/dca/divisions/dlgs/resources/property_tax.html to find (based on assessed value of this parcel) the amount of State aid used to offset property taxes on this parcel.</p>										

CITY OF VENTNOR ATLANTIC COUNTY 2022-2

TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR CHECK
2022 2ND QUARTER TAX DUE MAY 1, 2022

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
25	9		
TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT DUE	
1179		5795.82	
		INTEREST	
		CASH	
		CHECK	
		TOTAL	

ZUCKERMAN, ALAN H & PAULA B
106 S PRINCETON AVE




CITY OF VENTNOR ATLANTIC COUNTY 2022-1

TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR CHECK
2022 1ST QUARTER TAX DUE FEBRUARY 1, 2022

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
25	9		
TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT DUE	
1179		5795.83	
		CREDIT:	5795.83-
		AMT DUE:	0.00
		INTEREST	
		CASH	
		CHECK	
		TOTAL	

ZUCKERMAN, ALAN H & PAULA B
106 S PRINCETON AVE




CITY OF VENTNOR ATLANTIC COUNTY 2021-4

TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR CHECK
2021 4TH QUARTER TAX DUE NOVEMBER 1, 2021

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
25	9		
TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT DUE	
1179		5789.10	
		CREDIT:	5789.10-
		AMT DUE:	0.00
		INTEREST	
		CASH	
		CHECK	
		TOTAL	

ZUCKERMAN, ALAN H & PAULA B
106 S PRINCETON AVE




CITY OF VENTNOR ATLANTIC COUNTY 2021-3

TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR CHECK
2021 3RD QUARTER TAX DUE AUGUST 1, 2021

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
25	9		
TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT DUE	
1179		5789.11	
		CREDIT:	5789.11-
		AMT DUE:	0.00
		INTEREST	
		CASH	
		CHECK	
		TOTAL	

ZUCKERMAN, ALAN H & PAULA B
106 S PRINCETON AVE



KEY MAP

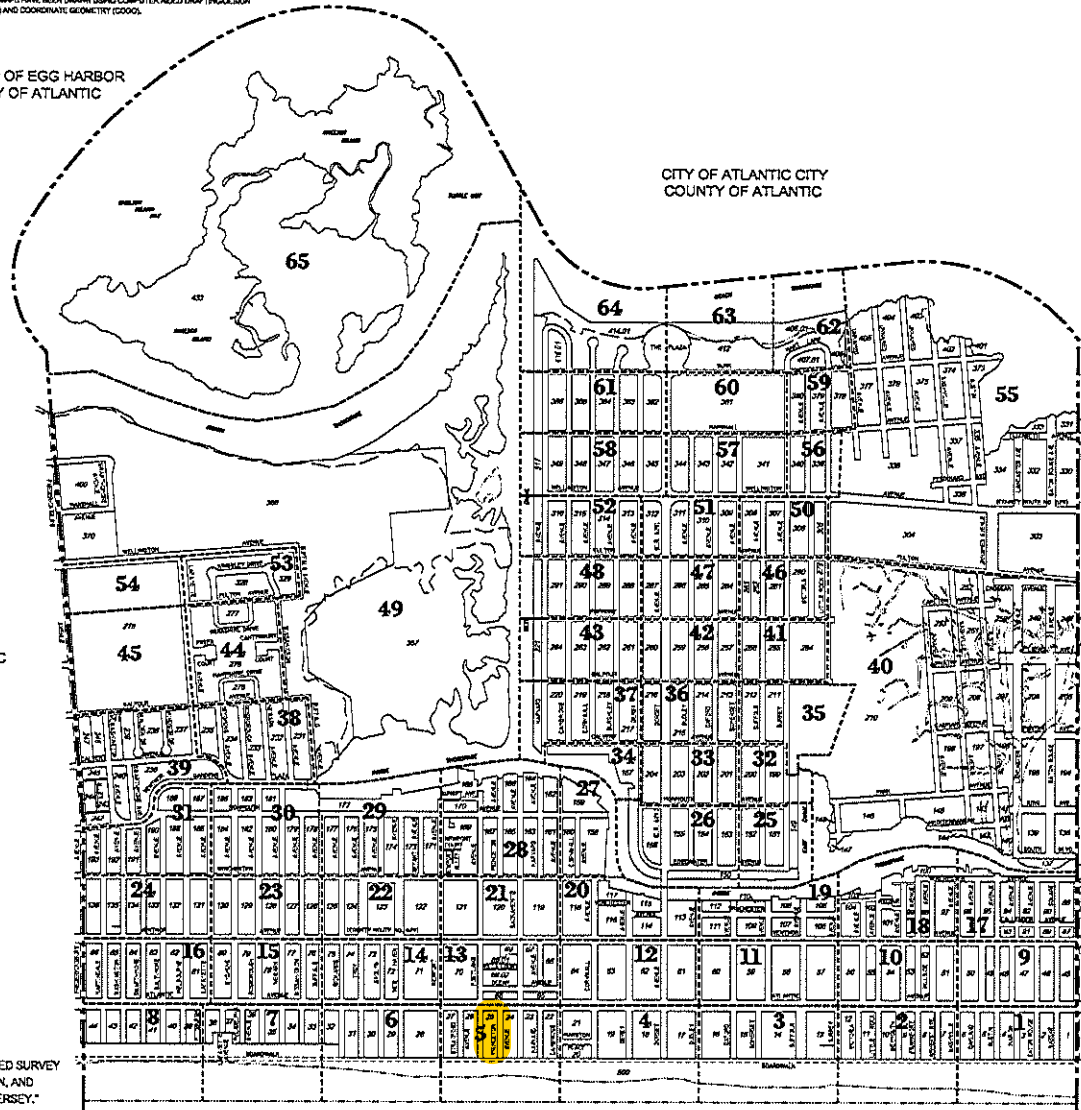
REVISIONS		
DATE	NAME	NO.
3-1-2017	CHARLES E. ADAMSON	42637
2-16-2018	CHARLES E. ADAMSON	42637

NOTES: 1. THE AREAS, BOUNDARIES AND DIMENSIONS, SHOWN ON THIS TAX MAP, ARE DERIVED FROM GROUND SURVEYS, AERIAL SURVEYS, AND RECORDED PLANS, MAPS, DEEDS AND WILLS, AND TO BE USED FOR ASSESSMENT PURPOSES ONLY.
 2. THIS TAX MAP SUPERSEDES THE TAX MAP APPROVED DATE MARCH 08, 1999.
 3. THESE MAPS HAVE BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD) AND COORDINATE GEOMETRY (COGO).

TOWNSHIP OF EGG HARBOR
 COUNTY OF ATLANTIC

CITY OF ATLANTIC CITY
 COUNTY OF ATLANTIC

CITY OF MARGATE
 COUNTY OF ATLANTIC



LEGEND KEY MAP

- | | |
|-----------|--|
| 10 | PLATE NUMBER |
| 10P | BLOCK NUMBER |
| --- | ARTIFICIAL BLOCK LIMIT LINE |
| --- | PLATE DELINEATION LINE |
| --- | MUNICIPAL BOUNDARY LINE |
| --- | WATERWAY LINES |
| --- | W.L.A. |
| --- | WETLAND AREA - W.L.A. |
| --- | PERHEAD OR BLANKHEAD LINE |
| --- | PERHEAD OR BLANKHEAD LINE (BLOCK LIMIT LINE) |

DETAIL SHEET

- | | |
|-------|--|
| 81.05 | BLOCK NUMBER |
| 5 | LOT NUMBER |
| --- | ARTIFICIAL BLOCK LIMIT LINE |
| --- | LOT LINE |
| --- | MUNICIPAL BOUNDARY LINE |
| --- | WATERWAY LINES |
| --- | W.L.A. |
| --- | WETLAND AREA - W.L.A. |
| --- | PERHEAD OR BLANKHEAD LINE |
| --- | PERHEAD OR BLANKHEAD LINE (BLOCK LIMIT LINE) |

CITY OF ATLANTIC CITY
 COUNTY OF ATLANTIC

"THIS TAX MAP SHEET HAS BEEN DIGITALLY REVISED USING COMPUTER AIDED DRAFTING/DESIGN (CAD) & COORDINATE GEOMETRY (COGO). IT IS BASED ON THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE BEARING THE OFFICIAL NEW JERSEY DIVISION TAXATION APPROVAL STAMP WITH APPROVAL DATE JULY 20, 2016, SERIAL NUMBER 1070 AND SIGNATURE OF JUDY P. NELLER, CTA, CHIEF PROPERTY ADMINISTRATION AND SHELLY KELLY, CTA, PRINCIPAL FIELD REPRESENTATIVE. THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE WITH THE OFFICIAL APPROVAL STAMP IS ON FILE WITH REMINGTON & VERWICK ENGINEERS."

"I HEREBY CERTIFY THAT THIS MAP AND ANY REQUIRED SURVEY HAS BEEN MADE UNDER MY IMMEDIATE SUPERVISION, AND COMPLIES WITH THE LAWS OF THE STATE OF NEW JERSEY."

CHARLES E. ADAMSON NJ PROFESSIONAL LAND SURVEYOR L.C. NO. 42637

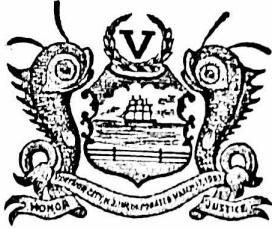
TAX MAP
CITY OF VENTNOR
 ATLANTIC COUNTY NEW JERSEY
 SCALE: 1" = 500' DATE: 2-16-2019

CHARLES E. ADAMSON NJ PROFESSIONAL LAND SURVEYOR L.C. NO. 42637

REMINGTON, VERWICK & WALKER ENGINEERS
 600 N. 8th STREET, PLUMMERSVILLE, NJ 08068
 609-686-7000 FAX 609-686-7076
 1000 WEST ARLING STREET, HENRIEVILLE, NY 12529

TO SHOW CONDITIONS AS OF 2-16-2019

KEY MAP



William Crowther, CTA

City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406



Ventnor City Tax Assessor
609-823-7911

January 18, 2022

Alan & Paula Zuckerman
106 S Princeton Ave
Ventnor, NJ 08406

Re: Block(s): 25 Lot(s): 9

Dear Mr. & Mrs. Zuckerman,

Pursuant to *N.J.S.A. 40:55D-12*, enclosed please find the certified list of property owners within two hundred feet of the above referenced property.

Also to be included on the notification list is:

Conective Real Estate Department
5100 Harding Highway Suite 399
Mays Landing, NJ 08330

Comcast Cable
901 Leeds Ave
Absecon, NJ 08201

Atlantic County Utilities Authority
PO Box 996
Pleasantville, NJ 08232

SJ Gas Company
1 South Jersey Plaza Rte. 54
Folsom, NJ 08037

If you have any questions regarding this matter, please feel free to contact this office.

Sincerely,

William F. Crowther, CTA
Ventnor City Tax Assessor

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
24 1	115 S PRINCETON AVE	2	115 SOUTH PRINCETON LLC 1141 WINDING DR CHERRY HILL, NJ	08003
24 2	111 S PRINCETON AVE	2	GRINSPAN, ED & JUDITH ITF 2100 SPRUCE ST PHILADELPHIA, PA	19103
24 3	107 S PRINCETON AVE	2	COMER-FENDICK, CAREN & FRIEDMAN, JA 5858 WINDSOR TERRACE BOCA RATON, FL	33496
24 4	105 S PRINCETON AVE	2	DOWD, KERRY 28 VENUTI DR ASTON, PA	19014
24 5.01	101 S PRINCETON AVE	2	MAKUEN, DAVID & REBECCA 731 S 7TH ST PHILADELPHIA, PA	19147
24 5.02	103 S PRINCETON AVENUE	2	SLOGOFF REED J & GAIL E 265 MERION RD MERION STATION, PA	19066
24 6	100 S SACRAMENTO AVE	2	KASPER, ANDREW & KASPER, SHERRY 28 HERRING RD MONVALE, NJ	07645
24 7	104 S SACRAMENTO AVE	2	JONAS, FRANCINE 2001 HAMILTON ST #2108 PHILADELPHIA, PA	19130
24 8	106 S SACRAMENTO AVE	2	FREBOWITZ, JERRY & BRENDA 753 MUSTIN LANE VILLANOVA, PA	19085
24 9	108 S SACRAMENTO AVE	2	FRIEND, MARTIN & JODI 2357 NW 59TH ST BOCA RATON, FL	33496
24 10	112 S SACRAMENTO AVE	2	STARKMAN, TAMI & BIRNBAUM, DORA 30 SOUTHWOOD DRIVE CHERRY HILL, NJ	08003
24 11	114 S SACRAMENTO AVE	2	BOCKOL, JEFFREY L & ANN E TRUSTEE 7810 LISMORE HARBOR COVE LAKE WORTH, FL	33467
24 12	116 S SACRAMENTO AVE	2	STARKMAN, MORRIS & TAMI 30 SOUTHWOOD DR. CHERRY HILL, NJ.	08003
25 1	114 S PRINCETON AVE	2	SEASCAPE VILLA LLC PO BOX 609 SOUTHEASTERN, PA	19399

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
25 2	109 S PORTLAND AVE	2	BEN-ARI, JACOB @ NATE 291 MAIN STREET EXTON, PA 19341
25 3	107 S PORTLAND AVE.	2	FREZEL, JERROLD A & BETH G 233 S SIXTH ST, #1301 PHILADELPHIA, PA 19106
25 4	105 S PORTLAND AVE	2	SCHWARTZ, LEON & DEBRA 1855 BERTRAM RD HUNTINGDON VALLEY, PA 19006.7903
25 5	103 S PORTLAND AVE	2	HOLLANDER, JON & KELLY DEVINE 6316 VILLA CT VENTNOR, NJ 08406
25 6	6306 ATLANTIC AVE	2	RILEY, JOHN E & CARRICK, LAURIE A 6306 ATLANTIC AVE VENTNOR, NJ 08406
25 7	100 S PRINCETON AVE	2	GAECKLE, JOSEPH T & JOSEPHINE A 30 WESTMINSTER LN PHOENIXVILLE, PA 19460
25 8	102 S PRINCETON AVE	2	COYNE, ADAM & ALISON 11 BURNHAM LN VOORHEES, NJ 08043
25 9	106 S PRINCETON AVE	2	ZUCKERMAN, ALAN H & PAULA B 106 S PRINCETON AVE VENTNOR, NJ 08406
25 10	108 S PRINCETON AVE	2	MANDEVILLE, JOSEPHINE C, -TR, /TR & C 1408 GRAND OAK LANE WEST CHESTER, PA 19380
25 11	110 S PRINCETON AVE	2	RILEY, EMILY C 50 WISTAR ROAD VILLANOVA, PA 19085
26 2	111 S STRATFORD AVE	2	WOLKOFF, MARK & SHERRY 44 HIBISCUS DR MARLTON, NJ 08053
26 3.01	109 S STRATFORD AVE	2	BUCKMAN, TERRY & AMY 25 E PRINCETON ROAD BALA CYNWYD, PA 19004
26 3.02	107 S STRATFORD AVE	2	DUBB, JEFFREY & RUTH ANN 2208 PINE STREET PHILADELPHIA, PA 19103
26 4	105 S STRATFORD AVE	2	PICOW, GEORGANN 10392 EL PARAISO PLACE DEERFIELD BEACH, FL 33446

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
26 5	103 S STRATFORD AVE	2	FELKER, M BARRY & DONNA 304 SUNSHINE LAKES DR VOOREES, NJ	08043
26 6	101 S STRATFORD AVE	2	GOLDBERG, BRUCE & TERRI S 1610 GERSON DR NARBERTH, PA	19072
26 7	100 S PORTLAND AVE	2	GROSSMAN, HARRY & ILENE 7 CHAMBORD LN VOORHEES, NJ	08043
26 8	104 S PORTLAND AVE	2	PULLIA, PAUL JR & JOANNE C 136 BRYNMAUR AVE HAMMONTON, NJ	08037
26 9	106 S PORTLAND AVE	2	GEVINSON, MITCHELL & TERI 3299 HARRINGTON DR BOCA RATON, FL	33496
26 10	108 S PORTLAND AVE	2	TOLAN, MEREDITH ETAL 467 ATHENS AVE WYNNEWOOD, PA	19096
26 11	110 S PORTLAND AVE	2	ECONOMOU, PHILIP & GALE 110 S PORTLAND AVE VENTNOR, NJ.	08406
26 12	112 S PORTLAND AVE	2	ALTMAN FAMILY INVESTMENTS 12833 HUNTSMAN WAY POTOMAC, MD	20854
26 13	114 S PORTLAND AVE	2	GEVINSON, TERRI 2017 IRREVOCABLE T 3299 HARRINGTON DR BOCA RATON, FL	33496
68 1.03	6305 ATLANTIC AVE	2	JOSEPH, LINDA K 6305 ATLANTIC AVE VENTNOR, NJ	08406
68 1.04	6307 ATLANTIC AVE	2	GOLDSTEIN, SANDRA D 88 NATHANIEL RD HOLLAND, PA	18966
68 1.05	6309 ATLANTIC AVE	2	MORREALE, STEPHEN & GINA ETALS 29 UPTON WAY SEWELL, NJ	08080