

**Patricia G. Wood**  
**Senior Paralegal**  
Direct 856.355.2924  
wood@hylandlevin.com

February 10, 2022

*Via Federal Express*

Ms. Carmella Malfara  
Planning Board Administrator  
Ventnor City  
6201 Atlantic Avenue  
Ventnor City, NJ 08406

Re: Hristos and Virginia Kolovos  
103 S. Newport Ave. a/k/a Block 27, Lot 6.02  
Bulk Variances for Third Floor Expansion

Dear Ms. Malfara:

Enclosed please find the following with regard to the referenced application:

- Original and one copy of Application for Action by Planning Board with attached Rider, Checklist, W-9 and Tax Map,
- Two copies of the 2020 Residential Property Card and the WIPP website tax payment printout are enclosed. An updated Residential Property Card and Tax Collector Certification have been requested and will be provided upon receipt;
- Two copies of a set of six (6) Photographs;
- Two original sealed Surveys;
- Two original sealed copies of a Site Plan, Floor Plans and Elevations; and
- Checks in the amount of \$250.00 for the application fee (\$200.00) and publication of decision fee (\$50.00) and \$900.00 for the escrow fees for two bulk variances.

Ms. Carmella Malfara

February 10, 2022

Page 2

If you should require anything further, please contact us. We look forward to receiving your completeness review and request this matter be scheduled for the first available meeting of the Planning Board. Thank you for your assistance with regard to this matter.

Very truly yours,



Patricia G. Wood

Paralegal to Robert S. Baranowski, Jr.

Enclosures

cc: Hristos and Virginia Kolovos (w/enc., via email)  
Peter Lazaropoulos, AIA, PE, PP, LEED AP (w/enc., via email)



# City of Ventnor City

City Hall  
6201 Atlantic Avenue  
Ventnor City, New Jersey 08406

Information can be found on City Website: [www.ventnorcity.org](http://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: \_\_\_\_\_

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) 103 S. Newport Ave.

Block Number: 27 Lot Number (s): 6.02

Total Area (in Square Feet): 3,125

Lot Frontage: 50' Lot Depth: 62.5'

4. Information about the Applicant

Full Name (s): Hristos Kolovos and Virginia Kolovos

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

\_\_\_\_\_

Property Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Other Residence Address: 74 Eastwick Dr., Voorhees, NJ Zip Code: 08043

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

74 Eastwick Dr., Voorhees, NJ Zip Code: 08043

Phone Number (s) (Include Area Code):

Home Address: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Business Address: \_\_\_\_\_ Best Number to call: 856 392 6744

Email Address (s): chriskolovos@me.com

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

\_\_\_\_\_

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

\_\_\_ By lease dated: \_\_\_\_\_

\_\_\_ By Agreement of Sale Dated: \_\_\_\_\_

X By Ownership of property since: 2/11/2020

\_\_\_ 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. \_\_\_\_\_

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

\_\_\_ Minor Site Plan

\_\_\_ Major Site Plan

\_\_\_ Minor Subdivision

\_\_\_ Major Subdivision

X "C" Variance (s)

\_\_\_ Use or Density Variance (s) "D"

\_\_\_ Other (Explain): \_\_\_\_\_

\_\_\_ Conditional Use Permit

\_\_\_ Interpretation

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

X Attorney: Name: Robert S. Baranowski, Jr. Phone: 856 355 2900  
Hyland Levin Shapiro LLP  
Address: 6000 Sagamore Dr., Suite 6301, Marlton, NJ 08053  
Peter Lazaropoulos, AIA, PE, PP, LEED AP

X Architect: Name: Notis Professional Services Phone: 856 751 5661  
Address: 1926 Greentree Road, Suite 200, Cherry Hill, NJ 08003

\_\_\_ Engineer: Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_

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

Name: Joseph W. Maxcy, PLS Phone: 856 282 7444  
Peterman Maxcy Associates, LLC  
Address: 189 S. Lakeview Dr., Suite 101, Gibbsboro, NJ 08026

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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): single family residence
- c. Proposed use of Lot (s) and/or Building (s): single family residence with expansion of third floor
- d. Number of Bedrooms:
  - i. Current: 5
  - ii. Proposed: 5
- e. Number of Off-street parking:
  - i. Current: 3
  - ii. Proposed: 3
- f. If "D" or "USE" variance is required, Please explain: \_\_\_\_\_
- g. Dimensional Variances (Front, Side, Rear, Lot Coverage, etc.)

| Variance Type                       | Zone requirement | Present Condition | Proposed Condition |
|-------------------------------------|------------------|-------------------|--------------------|
| <u>SEE ATTACHED ZONING SCHEDULE</u> |                  |                   |                    |
| _____                               | _____            | _____             | _____              |
| _____                               | _____            | _____             | _____              |
| _____                               | _____            | _____             | _____              |
| _____                               | _____            | _____             | _____              |

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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: \_\_\_\_\_
  - i. See attached Rider.
- b. Detail any current and prior permits on the property that could be relevant to the application:
  - i. See attached Rider.

12. County Actions: Provide necessary dates and decisions

a. Site Plan:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

b. Subdivision:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

c. Other:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# Zoning Schedule

'R3' Residential Zone District

FEMA AE10 Zone, Base Flood Elevation 10.0 ft. (NAVD 1988)

3,125 sq ft Lot Size

## Requirements:

- Minimum Lot Area: 3,000 sq ft
- Minimum Lot Width: 50.0 ft
- Minimum Lot Depth: 60.0 ft
- Maximum Building Coverage (50%): 1,562.5 sq ft
- Maximum Lot Coverage (75%): 2,343.75 sq ft
- Maximum Building Height: 35.0 ft (gable) 28.0 ft (flat)  
(from grade) (from finished first floor)
- Minimum Side Yard Setback: 5.0 ft
- Minimum Front Yard 2nd Floor Deck Setback: 6.0 ft
- Allowable Front Yard 3rd Floor Deck Setback:  
Decks serving third floor ( $\frac{1}{2}$  story) habitable areas shall be inset within the principal structure and meet all principal building setbacks.
- Minimum Off-street Parking (Based on Existing 5 Bedrooms) 3.0 spaces

## Existing:

- Lot Area: 3,125 sq ft
- Lot Width: 50.0 ft
- Lot Depth: 62.5 ft
- Building Coverage: \*1,915.63 sq ft (61.3%)
- Lot Coverage: 2,217.49 sq ft (70.95%)
- Building Height: Existing ( $\pm 33'-0"$ )  
(from existing grade)(gable/hip)
- Side Yard Setback: 5.0 ft
- Side Yard Setback at Deck Cantilever: \*2.5 ft
- Front Yard 2nd Floor Deck Setback: \*5.5 ft
- Front Yard 3rd Floor Deck Setback: \*5.5 ft
- Off-street Parking Spaces (5 Bedrooms) 3.0 spaces  
(1 garage, 2 driveway at  $\pm 22'$ )

## Proposed:

- Building Height \*\*31'-6"  $\pm$  (flat roof)  
(from existing finished first floor)
- 5' wall inset from wall below \*\*No 5' inset is proposed on the third habitable floor.

\* Previously Approved Conditions

\*\* Variance Required

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***

           N/A. The current application involves improvements to the third floor of the building and not the site.

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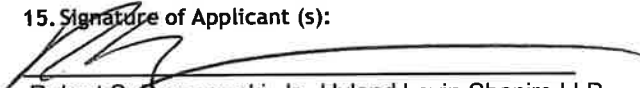
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14. **Narrative:** Provide any information not otherwise set forth above which may be relevant to the application, including justifications, clarifications, and extenuating circumstances. Include a general narrative description of what is being proposed. 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 attached Rider.

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

  
\_\_\_\_\_  
Robert S. Baranowski, Jr., Hyland Levin Shapiro LLP  
Attorneys for Applicants, Hristos Kolovos and Virginia Kolovos

Date: 2-10-22

\_\_\_\_\_  
\_\_\_\_\_

Date:

16. **Notarized Statement by Applicant:**

State of New Jersey )

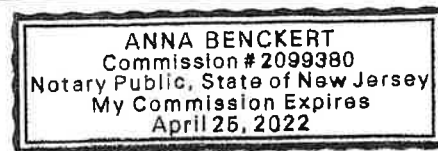
ss.

Burlington  
County of ~~Atlantic~~ )

Robert S. Baranowski, Jr., 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 10<sup>th</sup> day of February 20 22.



Notary Seal \_\_\_\_\_



RIDER TO APPLICATION OF HRISTOS KOLOVOS AND VIRGINIA KOLOVOS  
103 S. NEWPORT AVE. A/K/A BLOCK 27, LOT 6.02  
VARIANCES FOR EXPANSION OF THIRD FLOOR

14. Narrative.

The existing residence is a two and a half story home with second and third floor decks. Applicant proposes to increase the area of the half story on the third floor to provide an additional bathroom and enlarge the two existing bedrooms on that floor utilizing existing attic space and an addition to the building that will not extend beyond the principal walls of the floors below.

Variances are required from Ordinance Section 102-18, Building Height, Paragraph C., to permit a building height of 31' 6" where flat roofs are "permitted with a maximum building height of 28 feet measured from the location of the finished first floor," and to permit Applicant to extend the walls of the third floor to the same location as the principal walls of the floors below where this Section of the Ordinance requires "a third habitable floor of a flat roof shall be inset an additional five feet from any principal building wall of the floor below." Testimony will be provided at the hearing in support of the variances.

11. Prior Actions.

Applicant received approval from the Planning Board, under Decision and Resolution No. P-28-2020, adopted on August 24, 2020, to construct new second and third floor decks, an additional curb cut and other improvements on the property. This work has been completed.

**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.  N/A 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

## Request for Taxpayer Identification Number and Certification

**Give Form to the  
requester. Do not  
send to the IRS.**

▶ Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type.  
See Specific Instructions on page 3.

|  |   |
|--|---|
| 1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.<br><b>Hristos Kolovos</b>  |   |
| 2 Business name/disregarded entity name, if different from above   |   |
| 3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.<br><br><input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate<br><br><input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____<br><b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is <b>not</b> disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.<br><br><input type="checkbox"/> Other (see instructions) ▶ _____ | 4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):<br><br>Exempt payee code (if any) _____<br><br>Exemption from FATCA reporting code (if any) _____<br><br><i>(Applies to accounts maintained outside the U.S.)</i> |
| 5 Address (number, street, and apt. or suite no.) See instructions.<br><b>74 Eastwick Dr.</b>  | Requester's name and address (optional)   |
| 6 City, state, and ZIP code<br><b>Voorhees, NJ 08043</b>   |   |
| 7 List account number(s) here (optional)   |   |

|  |   |                        |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |    |  |  |  |  |  |  |  |  |  |  |                                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|---|------------------------|---|---|---|---|---|---|---|---|--|---|---|---|---|---|---|---|---|---|---|---|----|--|--|--|--|--|--|--|--|--|--|--------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| <b>Part I Taxpayer Identification Number (TIN)</b>   |   |                        |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |    |  |  |  |  |  |  |  |  |  |  |                                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> , later. |   |                        |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |    |  |  |  |  |  |  |  |  |  |  |                                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Note: If the account is in more than one name, see the instructions for line 1. Also see <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.  | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="10" style="text-align: center; padding: 2px;">Social security number</td> </tr> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">5</td> <td style="text-align: center;">5</td> <td style="text-align: center;">-</td> <td style="text-align: center;">7</td> <td style="text-align: center;">8</td> <td style="text-align: center;">-</td> <td style="text-align: center;">9</td> <td style="text-align: center;">8</td> <td style="text-align: center;">2</td> <td style="text-align: center;">4</td> </tr> <tr> <td colspan="11" style="text-align: center; padding: 2px;">or</td> </tr> <tr> <td colspan="10" style="text-align: center; padding: 2px;">Employer identification number</td> </tr> <tr> <td style="text-align: center;"> </td> <td style="text-align: center;"> </td> <td style="text-align: center;"> </td> <td style="text-align: center;"> </td> <td style="text-align: center;"> </td> <td style="text-align: center;"> </td> <td style="text-align: center;"> </td> <td style="text-align: center;"> </td> <td style="text-align: center;"> </td> <td style="text-align: center;"> </td> <td style="text-align: center;"> </td> </tr> </table> | Social security number |   |   |   |   |   |   |   |   |  | 1 | 5 | 5 | - | 7 | 8 | - | 9 | 8 | 2 | 4 | or |  |  |  |  |  |  |  |  |  |  | Employer identification number |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Social security number   |   |                        |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |    |  |  |  |  |  |  |  |  |  |  |                                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 1  | 5   | 5                      | - | 7 | 8 | - | 9 | 8 | 2 | 4 |  |   |   |   |   |   |   |   |   |   |   |   |    |  |  |  |  |  |  |  |  |  |  |                                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| or   |   |                        |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |    |  |  |  |  |  |  |  |  |  |  |                                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Employer identification number   |   |                        |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |    |  |  |  |  |  |  |  |  |  |  |                                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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|  |  |
|--|--|
| <b>Part II Certification</b>   |  |
| Under penalties of perjury, I certify that:  |  |
| 1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and<br>2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and<br>3. I am a U.S. citizen or other U.S. person (defined below); and<br>4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct. |  |
| <b>Certification instructions.</b> You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.                                 |  |

|                  |                            |                       |
|------------------|----------------------------|-----------------------|
| <b>Sign Here</b> | Signature of U.S. person ▶ | Date ▶ <b>7/10/20</b> |
|------------------|----------------------------|-----------------------|

### General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*

| REVISIONS |                    |       |
|-----------|--------------------|-------|
| DATE      | NAME               | NO.   |
| 5-23-2018 | CHARLES E. ADAMSON | 42827 |
|           |                    |       |
|           |                    |       |
|           |                    |       |
|           |                    |       |
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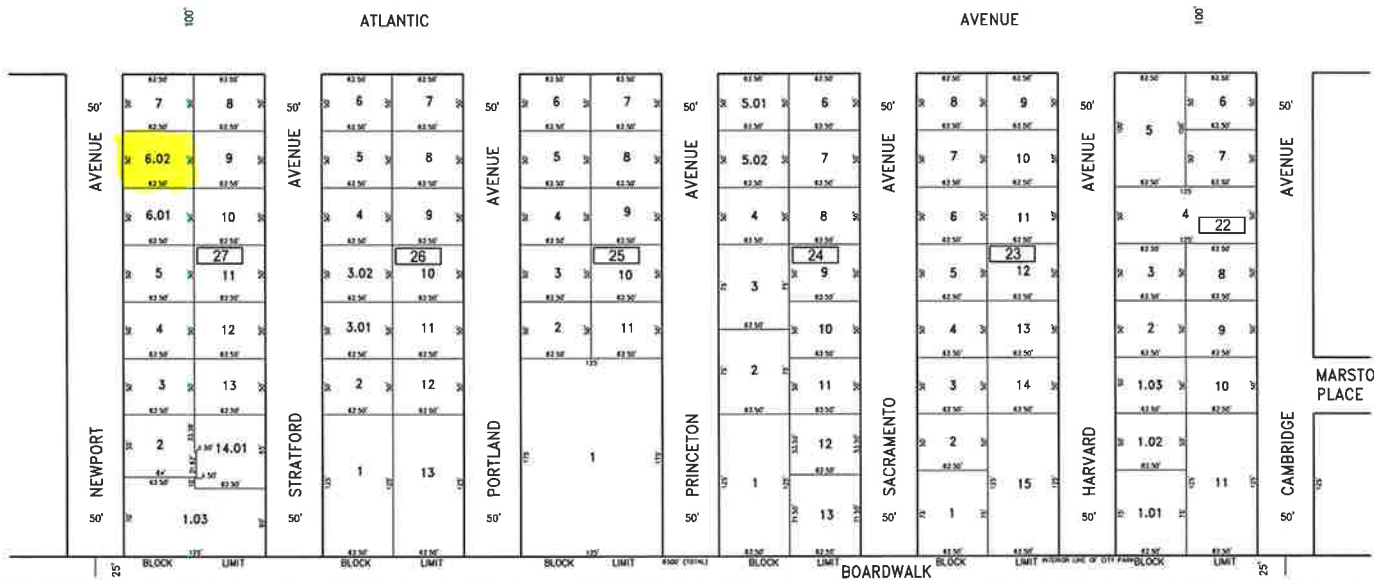
NOTE:  
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD) AND COORDINATE GEOMETRY (COGO)

SHEET 13



SHEET 6

SHEET 4



500  
DUMP  
CITY OF VENTNOR  
4086 ADDRESS (TOTAL)

1.01  
DUMP  
CITY OF VENTNOR  
289 RA ADDRESS (TOTAL)

"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. MILLER, CTA, CHIEF PROPERTY ADMINISTRATION AND SHELLY REILLY, CTA, PRINCIPAL FIELD REPRESENTATIVE. THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE WITH THE OFFICIAL APPROVAL STAMP IS ON FILE WITH REJUNCTION & VERNICK ENGINEERS."

**TAX MAP**  
**CITY OF VENTNOR**

ATLANTIC COUNTY NEW JERSEY  
SCALE: 1" = 50' DATE: 5-19-2018

CHARLES E. ADAMSON IS PROFESSIONAL LAND SURVEYOR LIC. NO. 42827  
17 CA 2014700



REMINGTON, VERNICK & WALBERG ENGINEERS

945 N. 84th STREET, PLEASANTVILLE, NJ 08062  
(609) 645-7000 FAX (609) 645-7076  
WEB SITE ADDRESS: WWW.RVJ.COM

TO SHOW CONDITIONS AS OF 1-20-2020

BLK: 27 LOT: 6.02  
 KOLOVOS, HRISTOS & VIRGINIA  
 74 EASTWICK DR  
 VOORHEES, NJ 08043

CARD 01 OF 01  
 Class: 2  
 Zone: 03  
 Map: 05  
 VCS: 103V

103 S NEWPORT AVE  
 --Curr. Values--  
 Land: 587,000  
 Impr: 314,500  
 Net: 901,500  
 --Sales History--  
 01/10/2020 765,000  
 09/12/2013 925,000  
 01/18/2007 1,300,000

VENTNOR CITY  
 ROMAN, GREGORY  
 JERUD, DAVID & LORRAINE

| BUILDING DESCRIPTION     | FLOOR AREAS           | LAND DESC.  | UNITS | APPRAISED VALUES (COST APPROCH)             |
|--------------------------|-----------------------|-------------|-------|---|
| Building Class 19        | 1st Story 1,332       | FRONT FEET  | 50    | Main Bldg Replacement Cost 291,474          |
| ONE FAMILY 2.5SF1G       | Upper Stories 1,422   | BEACH BLOCK | 1     | CCF:1.30,NetCond:.830,MktAdj:1.00 * 1.07900 |
| 2 STY W/AT / CONTEMPRY   | Half Stories 0        | PRIME SFT   | 3125  | Main Bldg Appraised Value = 314,500         |
| Built: 1985 Eff Yr: 2000 | Attic Area 1,332      |             |       | Total Detached Item Value + 0               |
| Fndatn: BLK/CONCRT       | (Fin. Attic) 1,332    |             |       | Total Improve Value (rounded) = 314,500     |
| CONC. SLAB 300           | Basement Area 0       |             |       | Total Land Value + 587,000                  |
| Roof: GABLE / ASPH SHNGL | BuiltIn Area -300     |             |       | <b>TOTAL NET VALUE: 901,500</b>             |
| ExtFin: WOOD SIDNG       | Sq. Foot Living 2,986 |             |       |   |
| Heat: GAS                | <b>ATTACHED ITEMS</b> |             |       |   |
| FORCED AIR 2986          | BI GARAGE 300         |             |       |   |
| Air: ALL COMBIN 2986     | ATT CARPRT 90         |             |       |   |
| IntFin: DRYWALL          | OPEN PORCH 66         |             |       |   |
| FlrFin: MIXED            | OPEN PORCH 66         |             |       |   |
| Plumb: 3FIX BATH 4       | WOOD DECK 94          |             |       |   |
| 2FIX BATH 1              | OPEN PORCH 94         |             |       |   |
| <b>OTHER ITEMS</b>       | <b>DETACHED ITEMS</b> |             |       |   |
| 1STY FP 1                |                       |             |       |   |
| LOW FOUND 1              |                       |             |       |   |
| * BEDROOMS 6             |                       |             |       |   |
| BATHROOMS 4.5            |                       |             |       |   |
| * TOTAL ROOMS 9          |                       |             |       |   |
| <b>CONDITION</b>         |                       |             |       |   |
| INT.: GOOD               |                       |             |       |   |
| EXT.: GOOD               |                       |             |       |   |
| LAYOUT: GOOD             |                       |             |       |   |
| INFOBY: EST INTERIOR     |                       |             |       |   |

A: A-2S-C 1032    B: A-2S-B 300    C: 2SOV-A 90    D: OP-OP 66    E: WD-OP 94



# Ventnor City

## New Jersey

|                                  |   |                              |                 |
|----------------------------------|---|------------------------------|-----------------|
| <b>Block/Lot/Qual:</b>           | 27. 6.02  | <b>Tax Account Id:</b>       | 1203            |
| <b>Property Location:</b>        | 103 S NEWPORT AVE   | <b>Property Class:</b>       | 2 - Residential |
| <b>Owner Name/Address:</b>       | KOLOVOS, HRISTOS & VIRGINIA<br>302 TOM BROWN ROAD<br>MOORISTOWN, NJ 08057 | <b>Land Value:</b>           | 587,000         |
|                                  |   | <b>Improvement Value:</b>    | 213,000         |
|                                  |   | <b>Exempt Value:</b>         | 0               |
|                                  |   | <b>Total Assessed Value:</b> | 800,000         |
|                                  |   | <b>Additional Lots:</b>      | None            |
| <b>Special Taxing Districts:</b> |   | <b>Deductions:</b>           |                 |

**Balance Includes any Adjustments to Your Account**

Taxes Utilities

|                        |                   | <a href="#">Make a Payment</a> | <a href="#">View Tax Rates</a> | <a href="#">View Current Bill</a> | <a href="#">Project Interest</a> |             |                  |        |
|------------------------|-------------------|--------------------------------|--------------------------------|-----------------------------------|----------------------------------|-------------|------------------|--------|
| Year                   | Due Date          | Type                           | Orig Billed                    | Adj Billed                        | Balance                          | Interest    | Total Due        | Status |
| 2022                   | 02/01/2022        | Tax                            | 5,176.00                       | 0.00                              | 0.00                             | 0.00        | 0.00             | PAID   |
| 2022                   | 05/01/2022        | Tax                            | 5,176.00                       | 0.00                              | 5,176.00                         | 0.00        | 5,176.00         | OPEN   |
|                        | <b>Total 2022</b> |                                | <b>10,352.00</b>               | <b>0.00</b>                       | <b>5,176.00</b>                  | <b>0.00</b> | <b>5,176.00</b>  |        |
| 2021                   | 02/01/2021        | Tax                            | 5,839.47                       | -333.60                           | 0.00                             | 0.00        | 0.00             | PAID   |
| 2021                   | 05/01/2021        | Tax                            | 5,839.47                       | -333.59                           | 0.00                             | 0.00        | 0.00             | PAID   |
| 2021                   | 08/01/2021        | Tax                            | 4,846.13                       | 0.00                              | 0.00                             | 0.00        | 0.00             | PAID   |
| 2021                   | 11/01/2021        | Tax                            | 4,846.12                       | 0.00                              | -4,496.08                        | 0.00        | -4,496.08        | PAID   |
|                        | <b>Total 2021</b> |                                | <b>21,371.19</b>               | <b>-667.19</b>                    | <b>-4,496.08</b>                 | <b>0.00</b> | <b>-4,496.08</b> |        |
| 2020                   | 02/01/2020        | Tax                            | 5,825.95                       | 0.00                              | 0.00                             | 0.00        | 0.00             | PAID   |
| 2020                   | 05/01/2020        | Tax                            | 5,825.94                       | 0.00                              | 0.00                             | 0.00        | 0.00             | PAID   |
| 2020                   | 08/01/2020        | Tax                            | 5,875.53                       | 0.00                              | 0.00                             | 0.00        | 0.00             | PAID   |
| 2020                   | 11/01/2020        | Tax                            | 5,830.45                       | -1,334.37                         | 0.00                             | 0.00        | 0.00             | PAID   |
|                        | <b>Total 2020</b> |                                | <b>23,357.87</b>               | <b>-1,334.37</b>                  | <b>0.00</b>                      | <b>0.00</b> | <b>0.00</b>      |        |
| Last Payment: 01/28/22 |                   |                                |                                |                                   |                                  |             |                  |        |

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