

**THE LAW OFFICES OF
KRISTOPHER J. FACENDA, LLC**

Counselor at Law
2408 New Road, Suite 2
Northfield, New Jersey 08225
(609) 385-8791
kris@facendalaw.com

March 10, 2022

(Via Hand Delivery and Email - cmalfara@ventnorcity.com)
City of Ventnor City Planning Board
Attn: Carmella Malfara- Planning Board Secretary
6201 Atlantic Avenue
Ventnor City, NJ 08406

**RE: Application of Ocean PNC, LLC
Use and Bulk Variance Approval
8 S Melbourne Avenue
Block 82, Lot 17
Zoning District – R-4**

Dear Carmella:

Please recall that I represent Ocean PNC, LLC in connection with the Ventnor City Planning Board application on the above referenced property. Enclosed in that regard kindly find the following:

1. (16) Ventnor City Application for Action by Planning Board;
2. (16) Ventnor City Planning Board Application Checklist;
3. (16) Plan of Survey by Thomas A, Predergast dated 1/21/2022;
4. (16) Variance Plan, Site Plan and Zoning Schedule for “Proposed Duplex Residence for: Ocean PNC, LLC” dated 01/24/2022 prepared by Michael W. Kolchins, Architect;
5. (16) Variance Justification Report by Kristopher J. Facenda, Esquire;
6. (16) Ventnor City Tax Map with highlighted applicant property;
7. (16) Confirmation of Paid Taxes;
8. (16) Copy of Ventnor City Residential Property Card;
9. (16) 200’ Property Owners List; and
10. (16) Photographs of applicant property.

It is my understanding that this matter is scheduled for public hearing.

Thank you very much for your attention in this matter. In the event you should have any questions, comments or concerns, please do not hesitate to contact me.

**THE LAW OFFICES OF
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March 10, 2022
Page 2

Very truly yours,

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By: *Kristopher J. Facenda*

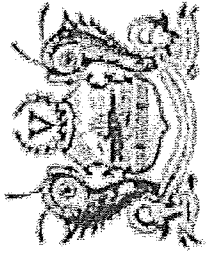
KRISTOPHER J. FACENDA
kris@facendalaw.com

KJF/ml

Enclosures

CC: Ocean PNC, LLC

G:\Clients\Ocean PNC, LLC\Mat 1 - Real Estate Matters\8 S Melbourne\Land Use\Ventnor City Planning Board re Application Copies 3 10 22.doc



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: 2/23/2022

2. Zoning District:

R-1	___	Single Family	R-2	___	Single Family	R-3	___	Single Family
R-4	<input checked="" type="checkbox"/>	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) 8 South Melbourne Avenue, Ventnor City, NJ 08406

Block Number: 82 Lot Number (s): 17

Total Area (in Square Feet): 2,888 sq. ft.

Lot Frontage: 38 ft. Lot Depth: 76 ft.

4. Information about the Applicant

Full Name (s): Ocean PNC, LLC

If Business entity, Names of Officers or Principals (Subject disclosure statement if appropriate)
Mark Naman and Denny Sher

Property Address: 108 E. Maryland Avenue, Somers Point, NJ Zip Code: 08244

Other Residence Address: N/A Zip Code:

Mailing Address (Address that all correspondence will get mailed to): c/o Kristopher J. Facenda, Esq.

2408 New Road Suite 2, Northfield, NJ Zip Code: 08225

Phone Number (s) (Include Area Code):

Home Address: _____ Cell Phone: _____

Business Address: c/o 609-385-8791 Best Number to call: _____

Email Address (s): kris@facendalaw.com

Tax ID or Social Security Number (For Escrow Account - This must be filled in):
85-2200785

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 Land
- c. Proposed use of Lot (s) and/or Building (s): Two Unit Condominium
- d. Number of Bedrooms:
 - i. Current: N/A
 - ii. Proposed: 7 (Unit A - 3; Unit B - 4)

e. Number of Off-street parking:

- i. Current: N/A
- ii. Proposed: 4

f. If "D" or "USE" variance is required, Please explain: See Attached Variance Justification Report

g. Dimensional Variances (Front, Side, Rear, Lot Coverage, etc.)

Variance Type	Zone requirement	Present Condition	Proposed Condition
Height	31 ft.	N/A	35 ft.
Max. Building Coverage	50% (1,444 sq. ft.)		58.17% (1,680 sq. ft.)
Min. Front Deck Setback (3rd fl.)	12 ft.		10 ft.

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: None known
- b. Detail any current and prior permits on the property that could be relevant to the application:
 - i. No known

12. County Actions: Provide necessary dates and decisions

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

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

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

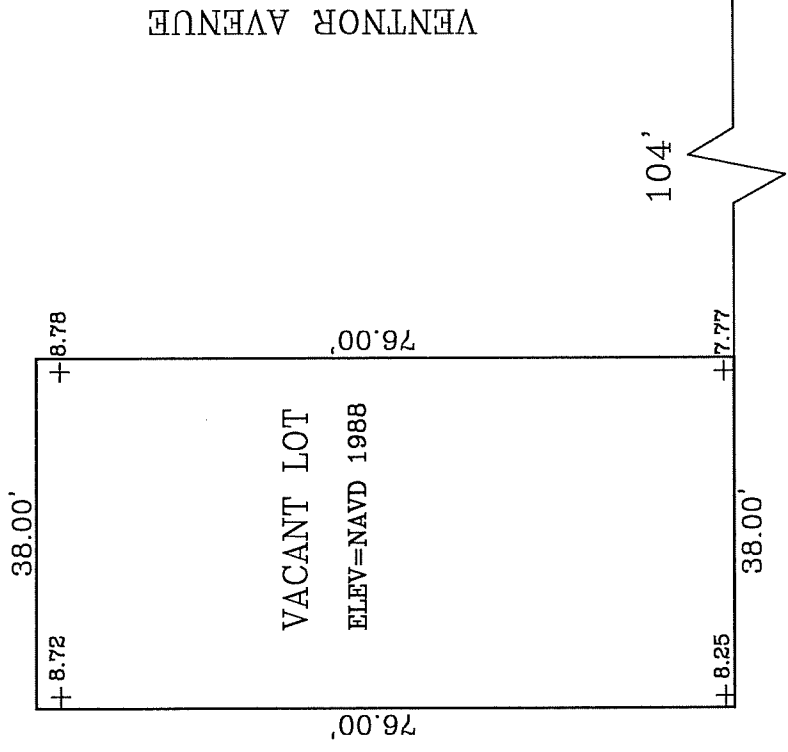
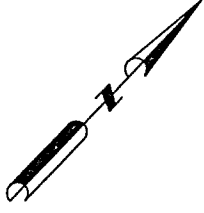
See Note on Variance Plan, Site Plan and Zoning Schedule enclosed herewith.

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. N/A Detailed sketch (s) of current conditions (Vacant Land)
- 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. N/A 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



TC + 7.81 TC + 7.56
BC + 7.30 BC + 7.05

PCL + 7.87 PCL + 7.73

PLAN OF SURVEY

Owner: Ocean PNC, LLC

To the above parties, any insurer of title relying hereon and any other party of interest. In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easements if any that may be located below the surface of lands and not visible) as an inducement for any insurer of title to insure the title of lands and premises shown hereon. This certification is only for the above named parties for purchase and/or mortgage. No liability or responsibility is assumed for the use of survey for any other purpose including but not limited to survey affidavit, resale of property, new construction or use by any other person not listed in certification. SURVEY NOT VALID WITHOUT RAISED SEAL.

Thomas A. Prendergast NJ License No. 37604

Block 82 Lot 17 Address: 8 S. Melbourne Avenue

Municipality: Ventnor City Atlantic County:

Scale: 1" = 20' by: tap Date: 1/21/2022 Revised:

Prendergast & Associates, LLC, 318 Discovery Lane, Egg Harbor Twp., NJ 08234 (609) 653-2047

VARIANCE JUSTIFICATION REPORT

VENTNOR CITY PLANNING BOARD

Applicant: Ocean PNC, LLC
Property Address: 8 S. Melbourne
Block 82, Lot 17
Ventnor City, New Jersey
Nature of Application: Use Variance Application for Duplex Condominium Residence

This Application is brought by Ocean PNC, LLC (“Ocean PNC”). The current members of Ocean PNC are Denny Sher and Mark Naman.

In this Application, OCEAN PNC proposes to construct a Duplex Condominium Residence. The property is commonly known as 8 S. Melbourne and is described on the Ventnor City Tax Map as Block 84, Lot 17 (the “Property”).

The Property is situated within Ventnor’s Residential Zone 4 which does not expressly permit Duplex Condominium Residences, necessitating use variance relief. The property was formerly the site of a non-conforming, dilapidated triplex. Applicant is simply proposing a duplex, not a triplex, resulting in reduced density.

I. Use Variance

The Applicant seeks “d” use variance relief, permit the construction, establishment and maintenance of a Duplex Condominium Residence. The Applicant is, of course, required to satisfy the positive and negative criteria to justify such variances. The positive criteria are satisfied by advancing one or more purposes of the New Jersey Municipal Land Use Law (“MLUL”).

a. Appropriate Location – N.J.S.A. 40:55D-2(g)

The Property is located in a residential zone. There can be no argument that this is an ideal location for a duplex condominium, a resident use.

For these reasons, it is respectfully submitted that this Board’s decision to allow the proposed development would clearly satisfy subsection (g) of N.J.S.A. 40:55D-2.

b. Desirable Visual Environment – N.J.S.A. 40:55D-2(i)

OCEAN PNC recognizes that a desirable visual environment will be vital to the success of the facility. There is no doubt that the proposed development will promote a desirable visual environment in accordance with N.J.S.A. 40:55D-2(i). The replacement of a dilapidated triplex with a new construction duplex condominium will undoubtedly result in a desirable visual environment.

c. Negative Criteria

Testimony from OCEAN PNC will establish that OCEAN PNC satisfies the required negative criteria, i.e. that the use variance will neither substantially impair the intent and purpose of Ventnor City's Zone Plan and Zoning Ordinance nor represent a substantial impairment the intent and purpose of Ventnor City's Zone Plan and Zoning Ordinance.

II. Conclusion

The variance requested herein will allow the Applicant to establish a residential duplex condominium in a way that advances the purposes of zoning and is consistent with the intent and purpose of the R-4 Zoning District.

The Applicant reserves the right to supplement this Addendum with additional testimony at the time of hearing.

Tax Account Maintenance

Block: Notes Exist
 Lot:
 Qualifier:
 Owner:
 Prop Loc:
 Account Id:

General		Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
Year	Qtr	Type	Billed		Principal Balance	Interest	Total Balance		
2022	2		2,730.34		2,730.34	.00	2,730.34		
2022	1		2,730.34		.00	.00	.00		
2022		Total	5,460.68		2,730.34	.00	2,730.34		
2021	4		2,727.17		.00	.00	.00		
2021	3		2,727.18		.00	.00	.00		
2021	2		2,733.50		.00	.00	.00		

Other Delinquent Balances: Interest Date:

Other APR2 Threshold Amt: Per Diem: Last Payment Date:

TOTAL TAX BALANCE DUE

Principal: Penalty:
 Misc. Charges: Interest: Total:

8 S Melbourne are current on their tax as of 1-28-22.

Margaret Pasanowski
Tax Collector

Block: 82 Lot: 17 Qualifier: Card: 1

Last Sale: 05/10/21 for \$562,500

OCEAN PNC LLC
108 E MARYLAND AVE
SOMERS POINT, NJ 08244

Units: 2 Nbhd: Model: 104V
SFLA: 1980 Floor: Map Page: 16
Prop Class: 1 Occupancy: 04 Zoning: NC Interior GOOD
Bldg Class: 10 Addtl Lot: 38X76 NC Exterior GOOD
Bldg Desc: 2SF Land Dim: COLONIAL NC Layout GOOD
Info By: AGENT Style: 38X76

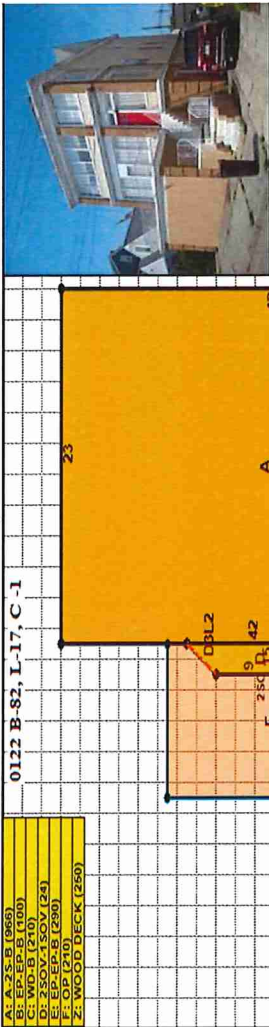
VCS: 104V
Map Page: 16
Year Built: 1900/190
NC Interior GOOD
NC Exterior GOOD
NC Layout GOOD

8 S MELBOURNE AVE

Notes:

- A: A-2S-B (966)
- B: EP-EP-B (100)
- C: WD-B (210)
- D: 2SOV-1SOV (24)
- E: EP-PORCH (290)
- F: EP-PORCH (210)
- Z: WOOD DECK (250)

0122 B-82, L-17, C-1



Valuation Summary			
Computed	Override	Summary	
Land	271,000		271,000
Improv			
Total	271,000		271,000
Floor Area (footprint)			
Item	Bsmnt	First Floor	Half Story Attic
A A-2S-B	966	966	0
B EP-EP-B	100	0	0
C WD-B	210	0	0
D 2SOV-1SOV	0	24	0
E EP-EP-B	290	0	0
Totals	1,566	990	0

SqFt Living Area			Sketch Areas		
Item	Area	Description	Sq Ft		
First Floor	990	A A-2S-B	966		
Upper Floor	990	B EP-EP-B	100		
Half Story	0	C WD-B	210		
Fin Attic	0	D 2SOV-1SOV	24		
Living Bsmnt	0	E EP-EP-B	290		
Unfin Area (-)	0	F OP	210		
Total Area	1,980				

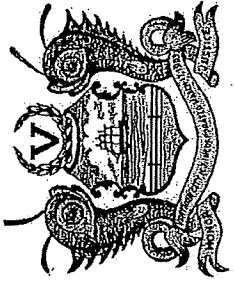
Dwelling Detail		Sales History	
Element	Description	Owner	Date
Bldg Class 10	CONVERSN 2	OCEAN PNC LLC	05/10/21 15024-35063
Yr Built	1900/1900		
Height	2 STY W/AT		
Style	COLONIAL		
Roof Type	GABLE		
Roof Mat.	ASPH SHNGL		
Bsmnt/Fin	1096-FIN BSMT		
Foundation	BLK/CONCRT		
Exterior	ASBESTOS		
Interior	DRYWALL		
Floor	MIXED		
Heat Src	OIL		
Heat Sys	1980-RADIATORS		
Air Cond	NONE		
Fireplace	NONE		
Plumbing	3-3FIX BATH		

Year	Class	Land	Improv	Ne
2022	1	271,000		271,000
2021	2	271,000	151,000	422,000
2020	2	271,000	151,000	422,000
2019	2	271,000	151,000	422,000
2018	2	271,000	151,000	422,000

Attached Items		
Seg	Item	Area
B	ENCL PORCH	100
B1	ENCL PORCH	100
C	WOOD DECK	210
E	ENCL PORCH	290
E1	ENCL PORCH	290
F	OPEN PORCH	210
ZA1	WOOD DECK	250
Total Area		1,450

Detached Items		
Desc	Area	Value
Miscellaneous		
XTRA KITCH	2	
ELEVATED BASMT	1	
OLDER KITCH	3	

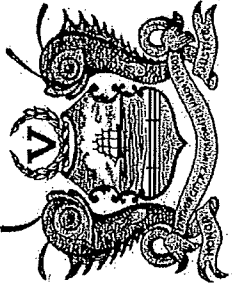
Open Date	Number	Permits Description	Value
04/16/21	00190	REM O TANK	



William Crowther, CTA

City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406



Ventnor City Tax Assessor
609-823-7911

February 24, 2022

Kristopher J. Facenda Esq.
2408 New Road Suite 2
Northfield, NJ 08225

Re: Block(s): 82 Lot(s): 17

Dear Mr. Facenda,

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:

Connective 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

Block	Lot	Property Location	Property Class	Owner Address City, State	ZIP Code
81	5.02	19 S MELBOURNE AVE	2	BOOKBINDER, ANDREA 19 S MELBOURNE AVE VENTNOR CITY, NJ	084062539
81	6	15 S MELBOURNE AVE	2	RITZEL, CHARLES & RITA (LIV TRUST) 15712 PHOEBEPARK AVE LITHIA, FL	33547
81	7	9 S MELBOURNE AVE	2	RUGGERIO, ALBERT & GAIL H 9 S MELBOURNE AVE VENTNOR, NJ	08406
81	8	7 S MELBOURNE AVE	2	ZUSSMAN, LISA & WOLFE, SHEILA 7 S MELBOURNE AVE VENTNOR, NJ	08406
81	9	5 S MELBOURNE AVE	2	BOTTARO, JOANNA & ANDREW 766 S WARNOCK ST PHILADELPHIA, PA	19147
81	10	3 S MELBOURNE AVE	2	KELLERMAN, JOSHUA D & CAROLYN L 23 FURLONG DR CHERRY HILL, NJ	08003
81	11	1 S MELBOURNE AVE	2	PLATT, JOANNE 1 S MELBOURNE AVE VENTNOR, NJ	07663
81	12	7106 VENTNOR AVE	2	COHEN, MARK N. & CAROL B. 1705 SUE ELLEN DR. HAVERTOWN, PA.	19083
81	13	7104 VENTNOR AVE	2	DAVEY, EUGENE & JO ANN 1919 CHESTNUT ST #918 PHILADELPHIA, PA	19103
81	14	7102 VENTNOR AVE	2	ADILI, REKHEP & ALIJA 62 OVERBROOK DR. CHERRY HILL, NJ	080021341
81	15	7100 VENTNOR AVE	2	ABDALLA, ANTHONY 1005 RYDAL RD CHERRY HILL, NJ	08034
81	16	6 S LAFAYETTE AVE	2	GRILLA, LUIGI & CATHY HURLEY 6 S LAFAYETTE PARK VENTNOR, NJ	08406
81	17	8 S LAFAYETTE AVE	2	GOLDENBERG, RONALD S & SUSAN W 511 S 21ST STREET PHILADELPHIA, PA	19146

Block	Lot	Qual	Property Location	Additional Lot	Property Class	Owner Address City, State	Zip Code
81	18		10 S LAFAYETTE AVE		2	CHEKKAS, KEVIN S 64 W HOLLY OAK DR VOORHEES, NJ	08043
81	19		12 S LAFAYETTE AVE		2	RAJCHEL, JOHN F 202 S SCHUYKILL AVE NORRISTOWN, PA	19403
81	20		14 S LAFAYETTE AVE		2	DESANTO, JOHN A-JR & MENDOLA, JULI 7 SYCAMORE ROAD LEVITTOWN, PA	19056
81	21		16 S LAFAYETTE AVE		2	STAMM, JOHN ERIC & HELEN 1108 SUMMIT LANE ORELAND, PA3	19075
81	22		18 S LAFAYETTE AVE		2	MAGEE, DAVID & NANCY 326 HORSESHOE WAY DOYLESTOWN, PA	18901
82	5		17 S BALTIMORE AVE		2	KAUFFMAN, ROBERT J & JANIS R 1520 SPRUCE STREET PHILADELPHIA, PA	19102
82	6		15 S BALTIMORE AVE		1	SCHWARTZ, RICHARD T & TRACY R 200 W WASHINGTON SQUARE PHILADELPHIA, PA	19106
82	7		13 S BALTIMORE AVE		2	GREENBERG, PHYLLIS N 1919 CHESTNUT ST #2817 PHILADELPHIA, PA	19103
82	8		11 S BALTIMORE AVE		2	ROSENTHAL, SAMUEL & LISA S 48 E CENTRAL AVE MOORESTOWN, NJ	08052559
82	9		9 S BALTIMORE AVE		2	RUBINSON, RONALD L TRUST 9 S BALTIMORE AVE VENTNOR, NJ	084062527
82	10		3 S BALTIMORE AVE		2	MILLER, ERIC & LORI 510 GATEWOOD RD, CHERRY HILL, NJ	08003
82	11		1 S BALTIMORE AVE		2	LPIROS, THOMAS J 1 S BALTIMORE AVE VENTNOR, NJ	08406
82	12		7118 VENTNOR AVE		2	KENNEDY, JOHN FRANCIS & KERI HALL 817 TASKER ST PHILADELPHIA, PA	19148

VARIANCE REPORT
8 S. Melbourne Ave Block 82 Lot 17

Block	Lot	Qual	Property Location	Property Class	Owner Address City, State	Zip Code
82	13		7116 VENTNOR AVE	2	BORISH, MARYLOU & NEIL; MARINO ETAL 705 EDMONDS AVE DREXEL HILL, PA	19026
82	14		7114 VENTNOR AVE	2	JOHN-DOMINICK PROPERTIES LLC 304 N SURREY AVE VENTNOR, NJ	08406
82	15		7112 VENTNOR AVE	2	ERNST, MICHAEL A & FISHER, ERNST DE 521 LONG LN HUNTINGDON VALLEY, PA	19006
82	16		2 S MELBOURNE AVE	2	MASSEY, EUGENE F & GERALDINE M 7214 ADRIANA CT NAPLES, FL	34114
82	17		8 S MELBOURNE AVE	1	OCEAN PNC LLC 108 E MARYLAND AVE SOMERS POINT, NJ	08244
82	18		10 S MELBOURNE AVE	2	SAYER, DOUGLAS R 1260 MORRIS AVE BRYN MAUR, PA	19010
82	19		12 S MELBOURNE AVE	2	BACCARE, JEFFREY A & MICHELE 320 CHEWS LANDING RD HADDONFIELD, NJ	080333840
82	20		14 S MELBOURNE AVE	2	GOTTLIEB, HERMAN & ANITA F 1505 RODGERS WALK MOUNT LAUREL, NJ	08054
82	21		16 S MELBOURNE AVE	2	DOROSHOW, LARRY & YVETTE 508 VALLEY GREEN CT FLOURTOWN, PA	19031
82	22		18 S MELBOURNE AVE	2	RUDMAN, AIMEE P 505 CYPRESS LN CHERRY HILL, NJ	08003
83	83		15 S SWARTHMORE AVE	2	BERGER, STEWART J & HEDI 1396 LANTERN CIRCLE DRESHER, PA	19025
83	11		11 S SWARTHMORE AVE	2	JONES, SCOTT 11 S SWARTHMORE AVE VENTNOR, NJ	08406
83	83		9 S SWARTHMORE AVE	2	BEGLEY, DANIEL J & MARIA F 1206 ROUND HILL ROAD BRYN MAWR, PA	19010

Block	Lot	Qual	Property Location	Additional Lot	Property Class	Owner	Address	City, State	Zip Code
83	13		7 S SWARTHMORE AVE		2	SCHINDLER RICHARD M. & JENNIFER L.	5 TYSON TERRACE LAFAYETTE HILL PA.		19444
83	14		7208 VENTNOR AVE		2	SILVERMAN, MARTIN B & KIMBERLY S	1329 MEDFORD RD WYNNWOOD, PA		19096
83	15		7200 VENTNOR AVE		2	SCIPIONE, MICHAEL & GANINE	1030 CROSS ST PHILADELPHIA, PA		19147
83	16		2 S BALTIMORE AVE		2	JASEY, KEVIN & TRACEY	2428 E CUMBERLAND ST PHILADELPHIA, PA		19125
83	17		4 S BALTIMORE AVE		2	VOLPE, LOUIS & PATRICIA	4 S BALTIMORE AVE VENTNOR, NJ		08406
83	18		6 S BALTIMORE AVE		1	ALLEN, JEFFREY & ROBIN	200 W WASHINGTON SQ #1904 PHILADELPHIA, PA		19106
83	19		8 S BALTIMORE AVE		2	CASTEL, JOSE & KAREN	1346 COREY DRIVE FT WASHINGTON, PA		19034
83	20		10 S BALTIMORE AVE		2	WILLS, TIMOTHY B & STACEY B	8230 BOONE BLVD STE 340 VIENNA, VA		22182
83	21		12 S BALTIMORE AVE		2	SILVERSTONE, HOWARD & DEBORAH	10 LUCERNE CT. CHERRY HILL, NJ.		08003
83	22		14 S BALTIMORE AVE		2	CANDEUB, ALAN & LISA SKLAR	4206 OLD LINCOLN HIGHWAY TREVOSE, PA		19053
131	131	4	7107 VENTNOR AVE		2	PAPPAS, GEORGE P & GEORGIA K	7107 VENTNOR AVE VENTNOR, NJ		08406
132	132	1	7117 VENTNOR AVE		1	PRINO BUILDERS LLC	PO BOX 3193 MARGATE, NJ		08402

