

City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406

2015

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. Zoning District:

- | | | |
|---|--|-------------------------|
| R-1 _____ Single Family | R-2 _____ Single Family | R-3 _____ Single Family |
| R-4 _____ Single Family | R-5 _____ Single Family | R-6 _____ Single Family |
| R-7 <input checked="" type="checkbox"/> 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) 6221 Winchester Avenue

Block Number: 163 Lot Number (s): 33

Total Area (in Square Feet): 3,000 sq. ft

Lot Frontage: 40' Lot Depth: 75'

4. Information about the Applicant

Full Name (s): Ellen B. Jacobs

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

Property Address: 6221 Winchester Avenue, Ventnor City 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):

Home Address: 6221 Winchester Ave., Ventnor Cell Phone: (609) 703-5249

Business Address: _____ Best Number to call: (609) 703-5249

Email Address (s): ebjacobs61@gmail.com

Tax ID or Social Security Number (For Escrow Account - This must be filled in):
To be supplied under separate cover.

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: 1/13/2015
- _____ 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"
- X Other (Explain): Confirm legality of duplex use. Requesting Certificate of Non-Conformity
- _____ Conditional Use Permit _____ Interpretation

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

- X Attorney: Name: John Scott Abbott, Esq. Phone: (609)823-4495
Address: 9 S. Washington Avenue, Margate, NJ 08402
- _____ Architect: Name: _____ Phone: _____
Address: _____
- _____ Engineer: Name: _____ Phone: _____
Address: _____
- X Preparer of Sketch plot or Site Plan: (if different from above)
Name: Robert Catalano Phone: (609)
Address: 3325 Atlantic Ave., Atlantic City, NJ 08401

9. If Site plan action is required:

- a. Provide on the Site Plan itself a detailed landscape plan, include types of ground materials and vegetation, including sizes and all pertinent information
- b. Provide, if applicable, details of finish materials for the building, including and signing or lighting
- c. What is present use: _____
- 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): Existing duplex
- c. Proposed use of Lot (s) and/or Building (s): Existing duplex
- d. Number of Bedrooms:
 - i. Current: 3 Bedrooms house/2 Apartment
 - ii. Proposed: 3 house/2 apartment
- e. Number of Off-street parking:
 - i. Current: 0
 - 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
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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. _____
- 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:

- b. Subdivision:

- c. Other:

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

Existing structure has no area for any additional landscaping.

ADDENDUM TO APPLICATION
FOR CERTIFICATE OF NON-CONFORMITY
ELLEN B. JACOBS
6221 WINCHESTER AVENUE
BLOCK 163, LOT 33

This application is for a Certificate of Non-Conformity or such other relief that the Board may provide to confirm that this subject property known as 6221 Winchester Avenue, is a legal two-unit residential building. The property measures 40' x 75' and contains a total of 3,000 sq. feet. The property is currently owned by Ellen B. Jacobs. The property was originally purchased by Lenore Z. Jacobs on September 11, 1972. Her son is Marc I. Jacobs who resided in the home as a young boy and later with his wife Ellen Jacobs. Ellen Jacobs ultimately divorced her husband in 2013 and was awarded the home as part of an overall property settlement.

The property records of Ventnor show the property to be a two unit residence as of 1966. Various inspection forms are attached hereto. The subject property is the Residential 7 zoning district. Section 102-61, Permitted Uses, Paragraph A, Principal Uses, specifies that the following principal uses are permitted:

(3) Two family dwellings existing at the time this Chapter is amended. [Amended 8-28-1997 by Ord. No. 9713]

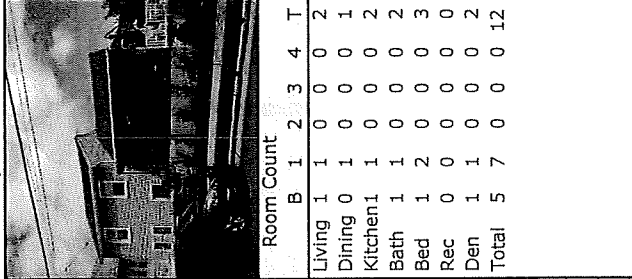
Section 102-62, Area and Bulk Requirements, A (1), requires a minimum of 2,000 sq. feet for an existing two family structure. Section 102-62 B requires a minimum lot width of 32 feet.

The following Exhibits are included herein:

1. Deed from Alice E. Smith Burch, divorced woman to Lenore Z. Jacobs, widow, dated September 11, 1972.
2. Deed from Marc I. Jacobs to Ellen B. Jacobs dated January 13, 2015.
3. Ventnor City Property Record Card
4. Rental License Application dated 6/11/2001 from Lenore Z. Jacobs.
5. Certificate of Occupancy dated 6/12/2001
6. Copies of Atlantic City Electric bills for two units #1FL and #2FL
7. Copies of South Jersey Gas bills for property
8. Portion of Ventnor City Code – Article X – Residential 7 District

It appears that the existing duplex meets all of the criteria to be deemed a permitted use based upon its existence in 1997. The two-unit building was also in existence in 1978 which is generally the test year particularly for duplexes not meeting minimum bulk requirements although this property exceeds minimum bulk requirements.

Request is made that the Board approve the issuance of a Certificate of Non-Conformity or, if appropriate, a determination that a Certificate of Land Use Compliance is appropriate for the two unit building. This application is to confirm the legality of the existing two-unit residential building which is located on the subject property known as 6221 Winchester Avenue.

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PROPERTY RECORD AND APPRAISAL CARD

1600 - 8300

M-6 REAL ESTATE DESCRIPTION	OWNERSHIP RECORD			
	NAME	MAIL ADDRESS	DATE	REMARKS
BLOCK 48-B LOT 28 PROPERTY ADDRESS: 6221 Winchester Ave. Ventnor City	BURCH, Alice E. Smith	6221 Winchester Ave. Ventnor City, N. J.		

SALES RECORD			ASSESSMENT					REMARKS	
Date	Sale Price	Ratio	Year	Land	Building	Personal	Exemption		Total
1972	29000		1966	1600	7600			9200	CB62 revalued
			1972	2500	8550	(72)		11050	

LOT RECORD		ACREAGE RECORD			LAND VALUE CALCULATION								
TOPOGRAPHY	ZONING OR USE	TOPOGRAPHY	TRADING CTR.	ACRES	Size of Lot or Number of Acres	Soil Class	Base Unit Value	Depth, Corner, or Other Influence				Adjusted Unit Value	Total Value
Level	Residential	Level	Distance to Trading Center	Cultivable	40 x 75			Table	Factor	Table	Factor	\$11250	\$4500
High	Apartment	Rolling		Pasture	10 x 15		125						450
Low	Commercial	Low		Forest Trees	CORNER		10%						
IMPROVEMENTS		ROAD		Waste									
Sidewalks	Asphalt	Paved Road	City	Roads, Streams									
Curbs	Brick	All-Weather Rd.	Well	Total Acres									
Water	Concrete	Dirt Road	Spring	MIN'R'L LANDS									
Sewers	Macadam or Gravel	No Road Outlet	Stream	Type									
Gas	Unpaved-Dirt	Distance to All-Weather Rd.	Artificial	Total Acres									
ADDITIONAL INFORMATION ON MAJOR ALTERATIONS TO PRINCIPAL BUILDING - OTHER SPECIAL NOTES					Total Acres		Total Base Land Value					\$4950	
					ADJUSTMENT FOR RURAL LAND			Location Adjustment Factor					
					Type of Road			Adjusted Value					
					Distance to all-weather road			Mineral Value					
					Distance to local trading center			Total Lot or Land Value				\$5000	
					Total								

Account Id: 3780 - Type: R01 Section: Notes Exist

Prop Loc: 6221 WINCHESTER AVE Location Id: 3822

Serv Loc: Owner: JACOBS, ELLEN B

City Id: Block: 163 33 Alternate Id: Bill To:

Year Prd Code Billed Principal Balance Interest Total Balance

Year	Prd	Code	Billed	Principal Balance	Interest	Total Balance
2022	4		308.50	.00	.00	.00
2022	3		434.60	.00	.00	.00
2022	2		290.95	.00	.00	.00
2022	1		302.65	.00	.00	.00
2022	Total		1,336.70	.00	.00	.00
2021	4		308.50	.00	.00	.00
2021	3		363.60	.00	.00	.00
2021	2		302.65	.00	.00	.00

Totals for Water

Balance: .00 Interest: .00 Total: .00 Last Pymt: 01/20/23

* Indicates there are adjustments in a year & period.

Interest Date: 01/25/23 Interest Date

The Water/Sewer is current as of 1-25-23

Manager of Accounts
Tax Collector

CITY OF ... TAX OFFICE
6301 ... AVE
WASHINGTON, MD 20706

CITY OF WINCHESTER TAX OFFICE
 6201 WINCHESTER AVE
 WINCHESTER, NJ 08406

The taxes are current for B163 L33 as of
 Margaret Paamowitz
 Tax Collector
 1-25-23

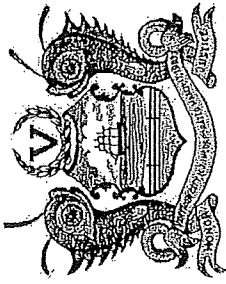
Tax Account Maintenance

Block: 163 Lot: 33 Qualifier: Owner: JACOBS, ELLEN B Prop Loc: 6221 WINCHESTER AVE Account Id: 00003768

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2023	2		1,662.80	1,662.80	.00	1,662.80
2023	1		1,662.80	1,662.80	.00	1,662.80
2023		Total	3,325.60	3,325.60	.00	3,325.60
2022	4		1,652.45	.00	.00	1,652.45
2022	3		1,652.45	.00	.00	1,652.45
2022	2		1,673.14	.00	.00	1,673.14

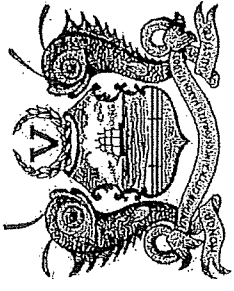
Other Delinquent Balances: Interest Date: 01/25/23 Interest Date: Interest Date Interest Detail
 Other APR2 Threshold Amt: Per Diem: .00 Last Payment Date: 10/28/2022
 TOTAL TAX BALANCE DUE Principal: 1,662.80 Penalty: .00 Misc. Charges: .00 Interest: .00 Total: 1,662.80

General Assessed Value Additional Billing Deductions Balance All Charges Add/Omit Notes



City of Ventnor City

City Hall
6207 Atlantic Avenue
Ventnor City, New Jersey 08406



William Crowther, CTA

Ventnor City Tax Assessor
609-823-7911

January 26, 2023

John Scott Abbott, Esq.
9 South Washington Avenue
Margate, NJ 08402

Re: Block(s): 163 Lot(s): 33

Dear Mr. Abbott,

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

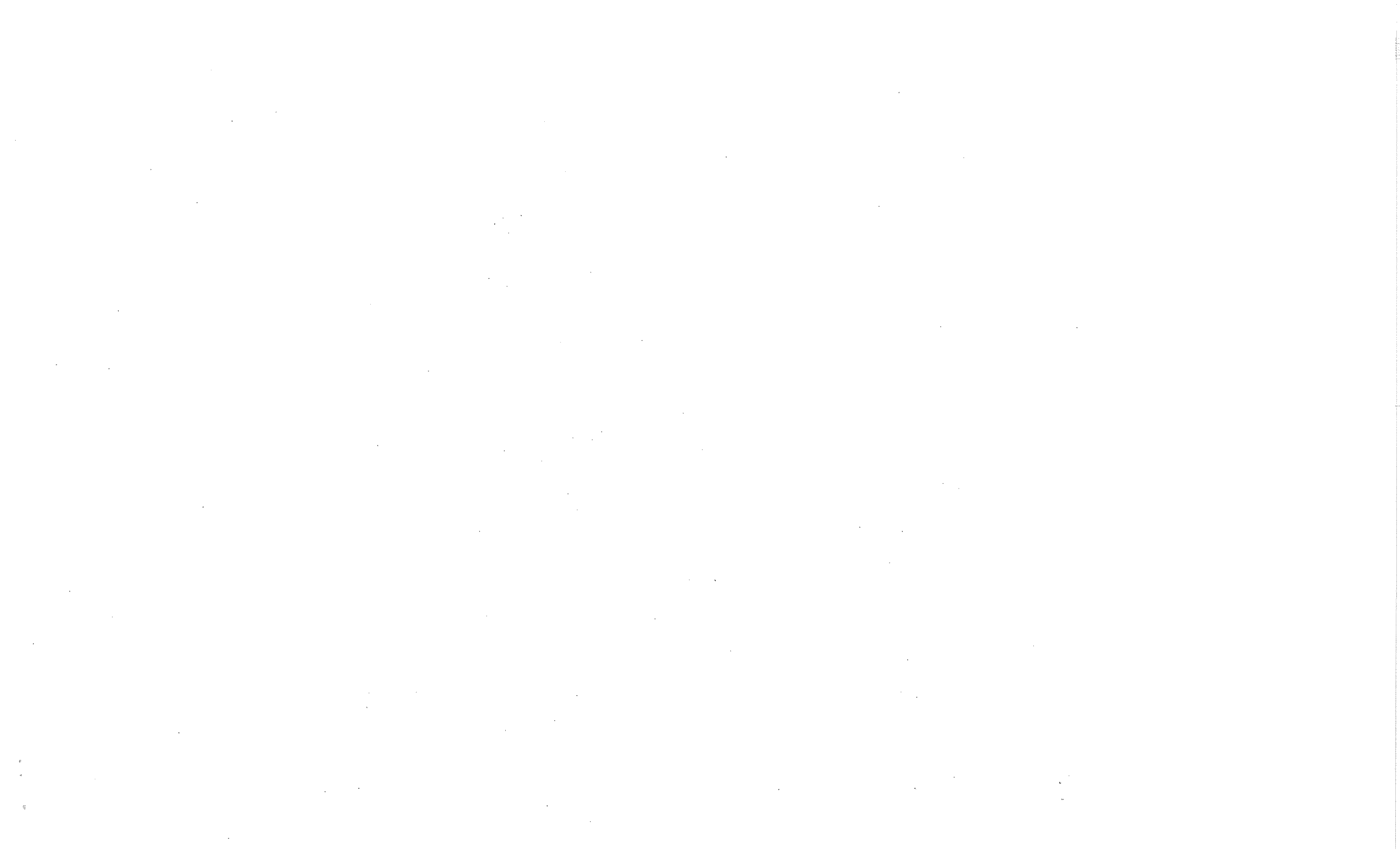
Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
119 7	13 N SACRAMENTO AVE	4A	NORTH SACRAMENTO REALTY LLC/C/OJP 8309 20TH AVE BROOKLYN, NY	11214
119 13	15 N SACRAMENTO AVE	2	WEXLER, STUART 15 N SACRAMENTO AVE VENTNOR, NJ	08406
119 14	17 N SACRAMENTO AVE	2	JIMENEZ, MARIANO 17 N SACRAMENTO AVE VENTNOR, NJ	08406
119 15	19 N SACRAMENTO AVE	2	PALMIERI, FRANCIS & THERESA B 1103 SPRINGWOOD LANE COLLEGEVILLE, PA.	19426
119 16	21 N SACRAMENTO AVE	2	ALLEN, PATRICIA 21 N SACRAMENTO AVE VENTNOR, NJ	08406
119 17	6210 WINCHESTER AVE	2	GORDON, DANIEL;PARZINO, GINA 6210 WINCHESTER AVE VENTNOR, NJ	08406
119 18	6208 WINCHESTER AVE	2	COOPER, BRIAN & KRISTEN 6208 WINCHESTER AVE VENTNOR, NJ	08406
119 19	6206 WINCHESTER AVE	2	RUEPP, SARA;BUDD, MARK 6206 WINCHESTER AVE VENTNOR, NJ	08406
119 20	6204 WINCHESTER AVE	2	ORIFICI, J & R J HARLAN 6204 WINCHESTER AVE VENTNOR, NJ	08406
119 21	24 N CAMBRIDGE AVE	2	MILLER, LARRY & SUSAN R 33 VICTORIA COURT HOLLAND, PA	18966
119 22	22 N CAMBRIDGE AVE	1	STEINBERG A& KIRSCH HOLDINGS RE LLC 22 N CAMBRIDGE AVE VENTNOR CITY, NJ	084062202
119 23	20 N CAMBRIDGE AVE	2	GNIEWEK, EDWIN J JR PO BOX 464 BENSALEM, PA	19020
119 24	18 N CAMBRIDGE AVE	2	MIELE, JOYCE K & MICHAEL G 617 LOMBARD ST PHILADELPHIA, PA	19147

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
119 25	16 N CAMBRIDGE AVE	2	ROBB, DAVID & ELIZABETH 2204 BRANDYWINE STREET PHILADELPHIA, PA	19130
120 16	6302 WINCHESTER AVE	15F	6302 WINCHESTER AVE CONDOS 6302 WINCHESTER AVE VENTNOR, NJ	08406
120 16 C0001	6302 A WINCHESTER AVE	2	ANNUCCI, NICHOLAS GEORGE 2 CHRYSANTHEMUM CT SEWELL, NJ	080804114
120 16 C0002	6302 B WINCHESTER AVE	2	ANNUCCI, STEVEN C & THERESA T 6302 WINCHESTER AVE #2 VENTNOR CITY, NJ	084062277
120 17	6300 WINCHESTER AVE	15F	6300 WINCHESTER CONDO ASSOCIATION 6300 WINCHESTER AVE VENTNOR, NJ	08406
120 17 C0001	6300 WINCHESTER AVE 1ST	2	JOHNSON, ERIC R & LALAINE E 326 LONGSTONE DR CHERRY HILL, NJ	08003
120 17 C0002	6300 WINCHESTER AVE 2ND	2	MACCARIO, MARIA & ELENA 2011 HUNT MASTER LANE GLEN MILLS, PA	19342
120 18	16 N SACRAMENTO AVE	4C	MMB SACRAMENTO REALTY LLC 2 MERMAID RD TOMS RIVER, NJ	087534738
120 19	14 N SACRAMENTO AVE	15F	WINDSOR-CONDO ASSN 14 N SACRAMENTO AVE VENTNOR, NJ	08406
120 19 C0001	14 N SACRAMENTO AVE C0A1	2	CROFTON, DAVID & LORI ANN 107 FOXCROFT DR FRANKLINVILLE, NJ	08322
120 19 C0002	14 N SACRAMENTO AVE C0A2	2	COPPOLA, FREDERICK 2312 S 21ST STREET PHILADELPHIA, PA	19145
120 19 C0003	14 N SACRAMENTO AVE C0A3	2	GORMAN, THOMAS R,-TR & KEVIN J,/TR 117 ROOSEVELT ST NAPA, CA	94558
120 19 C0004	14 N SACRAMENTO AVE C0A4	2	SORINO, SHANNON 3337 MERCHANTVILLE RD MERCHANTVILLE, NJ	08109

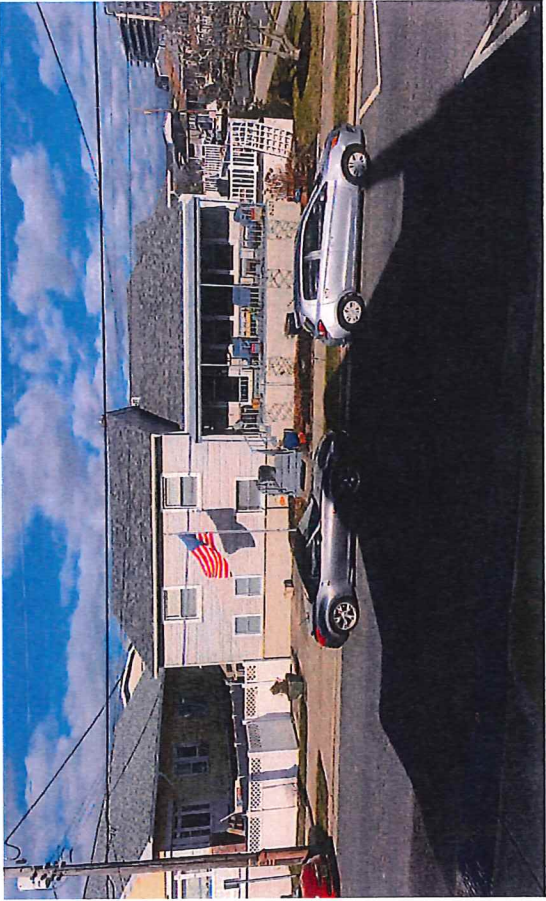
Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
120 19 C0005	14 N SACRAMENTO AVE C0A5	2	LOHMEYER, LAWRENCE,-JR 381 BRAE BOURN RD HUNTINGDON VALLEY, PA	19006
120 19 C0006	14 N SACRAMENTO AVE C0A6	2	MENICHELLI CESARE & CATHERINE 14 N SACRAMENTO AVE #A6 VENTNOR, NJ	08406
120 19 C0007	14 N SACRAMENTO AVE C0B1	2	BRILLMAN, BRIAN & JEAN 7501 WOODLAWN AVE ELKINS PARK, PA	19027
120 19 C0008	14 N SACRAMENTO AVE C0B2	2	REINFELD, HAROLD & FLORENCE 14 N SACRAMENTO AVE #B2 VENTNOR, NJ	08406
120 19 C0009	14 N SACRAMENTO AVE C0B3	2	BERKMAN, ALAN 14 N SACRAMENTO AVE #B3 VENTNOR, NJ	08406
120 19 C0010	14 N SACRAMENTO AVE C0B4	2	JENKINS, BERNARD 802 N BURGHELY AVE VENTNOR, NJ	08406
161 1	6203 WINCHESTER AVE	2	DENENBERG, ALAN E & MAURA F 326 OLD FOREST RD WYNNEWOOD, PA	19096
161 2	101 N HARVARD AVE	2	ALAIMO, MARGARET 101 N HARVARD AVE VENTNOR, NJ	08406
161 3	103 N HARVARD AVE	2	NEW JERSEY HOME BUYERS LLC 369 E 62ND ST NEW YORK, NY	10065
161 4	105 N HARVARD AVE	2	MAURIZI, JOSEPH A 647 KNOLL AVE PENNDDEL, PA	19047
161 5	107 N HARVARD AVE	2	TANCREDI, ROBERT N. & JANET A. 8931 LEONARD ST, PHILADELPHIA, PA.	19152
161 6	109 N HARVARD AVE	2	VENTURA, LINDA L 109 N HARVARD AVE VENTNOR, NJ	08406
161 7	111 N HARVARD AVE	2	LIVEZEY, JAMES & KRISTINE 1140 MILL CREEK RD SOUTHAMPTON, PA	18966

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
161 8	113 N HARVARD AVE	2	113 HARVARD LLC PO BOX 446 LONGPORT, NJ	08403
161 25	114 N CAMBRIDGE AVE	2	TKACHUCK- MALVASI,DEBORAH 215 N LAFAYETTE AVE. VENTNOR,NJ NJ	08406
161 26	112 N CAMBRIDGE AVE	2	LOMBARDI, CHRISTINE & CHRISTOPHER 518 CASCADE COURT SEWELL, NJ	08080
161 27	110 N CAMBRIDGE AVE	2	LOMBARDI, CHRISTOPHER & CHRISTINE 518 CASCADE CT SEWELL, NJ	08080
161 28	108 N CAMBRIDGE AVE	2	VESPERTINO, DANTE A & ELEONORA G 10 BAYSIDE COURT MARGATE, NJ	08402
161 29	104 N CAMBRIDGE AVE	2	BASSFORD, HARRY 6101 MONMOUTH AVE, #810 VENTNOR, NJ	08406
161 30	102 N CAMBRIDGE AVE	2	MICHINI II, ALFRED & JOAN 2007 HILLSIDE CR LANSDALE, PA	19446
163 1	6223 WINCHESTER AVE	2	SOCHOCKY, JOHN ESTATE 6223 WINCHESTER AVE VENTNOR, NJ	08406
163 2	101 N SACRAMENTO AVE	2	PRESS, JAY & LEAH & SCHECHTER B & S 8417 CASTOR AVE PHILADELPHIA, PA.	19152
163 3	103 N SACRAMENTO AVE	2	KHUC, DENNIS T 103 N SACRAMENTO AVE VENTNOR, NJ	08406
163 4.01	105 N SACRAMENTO AVE	2	CATRAMBONE, ANTHONY & DONNA MARIE 1273 HIGHWAY A1A APT 311 SATELLITE BEACH, FL	32937
163 4.02	105A N SACRAMENTO AVE	2	GUERRERO, NYDIA 105A N SACRAMENTO AVE VENTNOR, NJ	08406
163 5	107 N SACRAMENTO AVE	2	AHMED, JALAL & JAHERA 107 N SACRAMETNO AVE VENTNOR, NJ	08406

<u>Block Lot Qual</u>	<u>Property Location Additional Lot Additional Lot</u>	<u>Property Class</u>	<u>Owner Address City, State</u>	<u>Zip Code</u>
163 6	109 N SACRAMENTO AVE	2	GREENBERG, JUDD & MICHELLE 1546 SOUTH ST PHILADELPHIA, PA	19146
163 27	114 N HARVARD AVE	2	THALASSINOS, ANTONIOS 107 N 36TH AVE LONGPORT, NJ	08403
163 28	112 N HARVARD AVE	2	TRACTENBERG, NANCY & MURPHY, KEVIN 803 WHARTON ST PHILADELPHIA, PA	19147
163 29	108 N HARVARD AVE	2	MARSHALL, DEBRA 108 N HARVARD AVE VENTNOR, NJ	08406
163 30	106 N HARVARD AVE	2	KAMINSKI, STEPHEN T & DROZDOWSKI, G 106 N HARVARD AVE VENTNOR, NJ	08406
163 31	104 N HARVARD AVE	2	PYTLEWSKI, SUSAN 9603 LEON ST PHILADELPHIA, PA	19114
163 32	102 N HARVARD AVE	2	MICHELINI, RONALD & JO ANN 49 RED FOX TRAIL SICKLERVILLE, NJ	08081
163 33	6221 WINCHESTER AVE	2	JACOBS, ELLEN B 6221 WINCHESTER AVE VENTNOR, NJ	08406



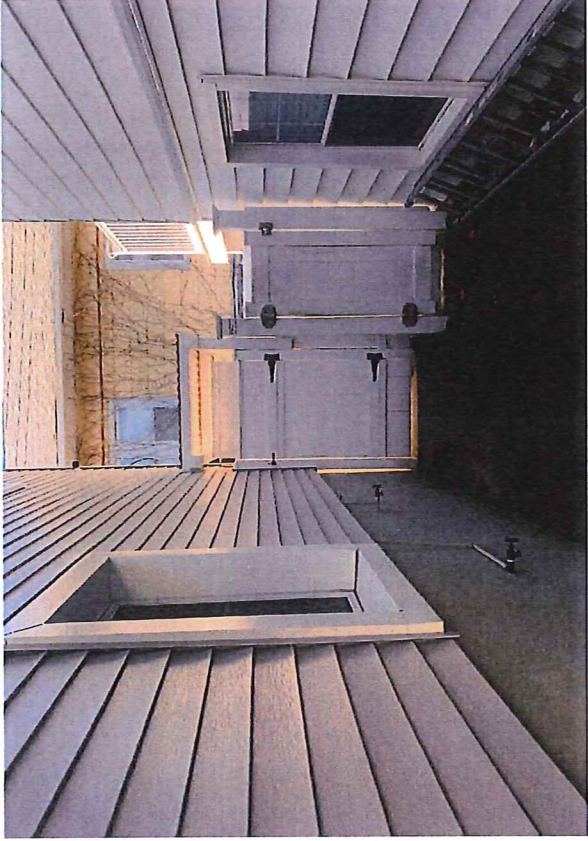
APPLICATION OF ELLEN JACOBS
6221 WINCHESTER AVENUE,
BLOCK 163, LOT 33



APPLICATION OF ELLEN JACOBS
6221 WINCHESTER AVENUE,
BLOCK 163, LOT 33



APPLICATION OF ELLEN JACOBS
6221 WINCHESTER AVENUE,
BLOCK 163, LOT 33



ARTICLE X
Residential 7 District

§ 102-60. Purpose; applicable regulations.

- A. The purpose of the Residential 7 District is to permit residential development of mixed density with sufficient controls and to permit a mixture of housing options consistent with existing developmental patterns within the City.
- B. The use, height and area regulations of §§ 102-60 to 102-62, inclusive, or those regulations set forth elsewhere in this chapter, where applicable to these sections, and the general regulations of Article XVIII are the regulations in the Residential 7 District.

§ 102-61. Permitted uses.

A building or land shall be used only for the following purposes:

- A. Principal uses. The following principal uses are permitted:
- (1) Single-family detached dwellings.
 - (2) All other principal uses permitted in the Residential 1 District, subject to conditions listed in Article IV, § 102-13A.
 - (3) Two-family dwellings existing at the time this chapter is amended. [**Amended 8-28-1997 by Ord. No. 9713**]
 - (4) A second residential unit for seasonal use only shall be a permitted use for all existing residential structures in existence as of May 1, 2003. The second unit for seasonal use shall be located on the ground floor area or first habitable floor area immediately above the ground level of a property. "Seasonal use," for the purposes of this provision, is defined as that time of year extending from May 15 to September 15 of each year (summer season). Occupancy of a seasonal residential unit during any period of time after September 15 through May 14 shall be a violation of this chapter. [**Added 11-12-1998 by Ord. No. 9824; amended 6-19-2003 by Ord. No. 2003-7**]
- B. Conditional uses. The following conditional uses are permitted:
- (1) All conditional uses permitted in the Residential 1 District, subject to conditions listed in Article IV, § 102-13B.
 - (2) Bed-and-breakfast use within the area bounded by the rear property lines of the lots fronting on the east side of Frankfort Avenue to the front property lines of the lots fronting on the east side of Little Rock Avenue and between Ventnor Avenue and Atlantic Avenue and meeting all of the conditions as follows: [**Added 6-25-1998 by Ord. No. 9813**]
 - (a) The dwelling shall be the owner-occupied primary residence of the proprietor of the bed-and-breakfast operation.

- (b) The dwelling shall meet all of the license and code requirements of the Ventnor City Building Code as enforced by the Ventnor City Building Department.
- (c) There shall not be more than one bed per guest room and two guests per room per stay.
- (d) The stay per guest room shall not be longer than 15 consecutive days per renter per property location within any thirty-day period.
- (e) Not more than two employees shall be on the premises at any one time who are not resident members of the bed and breakfast household.
- (f) No guest room shall be permitted to have any cooking facilities. All cooking facilities shall be contained within a single kitchen within the structure.
- (g) No eating facilities shall be permitted within the guest rooms and all guest eating shall take place within a common dining area. Breakfast may be prepared and served to overnight guests by the owner as part of the accommodations, but no other meals shall be prepared and served. Afternoon tea and coffee is permitted.
- (h) One on-site or off-site parking space per guest room and two on-site or off-site parking spaces for the dwelling owner in accordance with §§ 102-11 and 102-118.6 of the Code shall be provided. On-site parking spaces may be stacked.
- (i) No accessory structure or use, with the exception of parking, may be permitted to be included in the operations of the bed-and-breakfast. Storage of food and trash shall be contained within the principal structure. Accessory structures incidental to the residential operation, such as storage of furniture, lawn maintenance equipment or recreational equipment, is permitted.
- (j) One sign per operation will be permitted in accordance with § 102-118.7, not exceeding six square feet in area.

C. Accessory uses. The following accessory uses are permitted:

- (1) Accessory uses and buildings permitted in the Residential 1 District, Article IV, except that professional offices and customary home occupations shall be limited to detached single-family dwellings.
- (2) Parking lots as an accessory use for bed-and-breakfast operations, whether contiguous to the bed-and-breakfast lot or a separate individual lot within the district, subject to site plan review. [Added 6-25-1998 by Ord. No. 9813]

§ 102-62. Area and bulk requirements.

The following area and bulk requirements shall apply:

- A. The minimum lot size shall be:
- (1) Two thousand square feet for existing single- and two-family structures.
 - (2) Two thousand square feet for all new single-family detached dwellings.⁹
- B. The minimum lot width shall be 32 feet for existing structures of construction of new single-family detached dwellings. [Amended 4-21-2005 by Ord. No. 2005-9]
- C. The minimum lot depth for all uses shall be 62 1/2 feet.
- D. Coverage.
- (1) The maximum building coverage shall be 60%.
 - (2) The maximum lot coverage shall be 75%.
- E. The front yard shall be a minimum of 12 feet for all principal and accessory uses. In the case of corner lots, all yards fronting on a street will be considered front yards, and one side yard will be considered a rear yard.
- F. The side yards shall be a minimum of four feet for single-family and two-family dwellings and accessory uses and 10 feet for all buildings with more than two dwelling units.
- G. The rear yard shall be a minimum of 12 feet for all principal uses. Accessory uses may be located not closer than three feet to the rear property line.
- H. The maximum principal building height shall be as determined in § 102-118. The maximum accessory building height shall be 12 feet. [Amended 6-7-2007 by Ord. No. 2007-5]

§ 102-63. (Reserved)

§ 102-64. (Reserved)

§ 102-65. (Reserved)

§ 102-66. (Reserved)

§ 102-67. (Reserved)

9. Editor's Note: Former § 102-62A(3), regarding two-family dwellings, which previously followed this subsection, was repealed 4-21-2005 by Ord. No. 2005-9.

This DEED

Made this 11th day of September in the year Nineteen hundred and seventy two by and between ALICE E. SMITH BURCH, divorced woman, of the City of Ventnor City, County of Atlantic, State of New Jersey

hereinafter known as the Grantor;

and LENORE Z. JACOBS, widow, of the City of Atlantic City, County of Atlantic, State of New Jersey

hereinafter known as the Grantee;

WITNESSETH, that for and in consideration of the sum of TWENTY NINE THOUSAND (\$29,000.00) DOLLARS-----said Grantor does GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee in fee simple the following described land and premises, with the improvements, easements and appurtenances thereunto belonging, ALL that certain lot, tract or parcel of land situate, lying and being in the City of Ventnor City, County of Atlantic, State of New Jersey, bounded and described as follows:

BEGINNING in the Northwesterly corner of Winchester Avenue and Harvard Avenue; and extending thence

- (1) Northwardly, along the Westerly line of Harvard Avenue, 40 feet; thence
- (2) Westwardly, parallel with Winchester Avenue, 75 feet; thence
- (3) Southwardly, parallel with Harvard Avenue, 40 feet to the Northerly line of Winchester Avenue; thence
- (4) Eastwardly, along the same 75 feet to the BEGINNING.

BEING KNOWN AS 6221 Winchester Avenue

BEING the same land and premises conveyed unto Edward H. Burch and Alice E. Smith Burch, his wife by deed from George H. Winn and Blanche L. E. Winn, his wife, dated July 13, 1946 and recorded July 17, 1946 in Deed Book 1293, page 266.

Subsequently, Edward H. Burch conveyed all his interest including his curtesy right unto Alice E. Smith Burch by deed dated December 2, 1954 and recorded in Deed Book 1725, page 192.

Remore SC [Signature]



DEED

ATLANTIC COUNTY, NJ
 EDWARD P. McGETTIGAN, COUNTY
 CLERK
 RCPT # 1139282 REGD BY Cc6thh
 REC FEE \$80.00 CDN \$1.00
 RTE \$0.00
 RECD 01/28/2015 04:14:22 PM
 INST # 2015004604 VOL 13853

This Deed is made on January 13, 2015,

BETWEEN Marc I. Jacobs, whose address is 11 Mill West Mill Road, Northfield, NJ 08225, referred to as the Grantor,

AND

Ellen B. Jacobs, whose address is 6221 Winchester Avenue, Ventnor, NJ 08406, referred to as the Grantee.

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

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantees. This transfer is made for the sum of One Dollar (\$1.00). The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality: City of Ventnor, Block No. 163, Lot 33, Qualifier

3. Property. The property consists of the land and all the buildings and structures on the land in the City of Ventnor, County of Atlantic and State of New Jersey. The legal description is:

(x) Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable).

BEING the same lands and premises which became vested in Marc L. Jacobs, by deed from Estate of Lenore Z. Snyder, a/k/a Lenore Snyder, deceased, Marc L. Jacobs, Executor, dated August 31, 2010 and recorded September 1, 2010 in the Atlantic County Clerk's Office in Book 13189 as Instrument No. 2010052257.


Subject to any and all easements and restrictions of record.

This Deed is made pursuant to the terms of a Final Judgment of Divorce between the parties filed in the Superior Court of Atlantic County, Chancery Division, Family Part, Docket Number FM-01-000855-13V filed August 26, 2013. Grantor hereby relinquishes any and all right, title and interest he may have in the subject property.

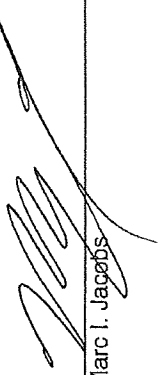
The street address of the Property is: 6221 Winchester Avenue, Ventnor, NJ 08406

4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Prepared by:


 John Scott Abbott, Esq.

5. **Signatures.** The Grantor signed this Deed as of the date at the top of the first page.




Marc I. Jacobs

STATE OF NEW JERSEY, COUNTY OF ATLANTIC: SS.

I CERTIFY that on January 13, 2015, Marc I. Jacobs, the Grantor herein, personally came before me and stated to my satisfaction that he (or if more than one, each person):

- (a) is the maker of this Deed;
- (b) he executed this Deed as his own act and deed; and
- (c) this Deed was made for \$1.00 as the full and actual consideration paid or to be paid for the transfer of title. Such consideration is defined in N.J.S.A. 46:15-5.



Diana R. Ackerman, Notary Public
My Commission Expires:
May 20, 2017

Record and Return To:

John Scott Abbott
9 S. Washington Avenue
Margate, NJ 08402

SCHEDULE A

LEGAL DESCRIPTION

SELL AND CONVEY unto the said Grantee in fee simple the following described land and premises, with the improvements, easements and appurtenances thereto belonging, ALL that certain lot, tract or parcel of land situate, lying and being in the City of Ventnor City, County of Atlantic, State of New Jersey, bounded and described as follows:

BEGINNING in the Northwesterly corner of Winchester Avenue and Harvard Avenue; and extending thence

- (1) Northwardly, along the Westerly line of Harvard Avenue, 40 feet; thence
- (2) Westwardly, parallel with Winchester Avenue, 75 feet; thence
- (3) Southwardly, parallel with Harvard Avenue, 40 feet to the Northerly line of Winchester Avenue; thence
- (4) Eastwardly, along the same 75 feet to the BEGINNING.

BEING KNOWN AS 6221 Winchester Avenue

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et. seq.)

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

STATE OF NEW JERSEY

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

COUNTY ATLANTIC } SS. County Municipal Code

MUNICIPALITY OF PROPERTY LOCATION City of Ventnor

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Marc I. Jacobs, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantor (Name) in a deed dated January 13, 2015 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) _____ real property identified as Block number 163 Lot number 33 located at 6221 Winchester Avenue, Ventnor, NJ and _____ annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) No prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6A and #7 on reverse side)
Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation

\$ _____ ÷ _____ % = \$ _____
If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
(a) for consideration less than \$100.00.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)
NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over. * (Instruction #9 on reverse side for A or B)
 - B. BLIND PERSON Grantor(s) legally blind or;
 - DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed*
- Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
 Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
 One or two-family residential premises. Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANITOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)
 Affordable according to H.U.D. standards. Reserved for occupancy.
 Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)
 Entirely new improvement. Not previously occupied.
 Not previously used for any purpose. NEW CONSTRUCTION* printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)
 No prior mortgage assumed or to which property is subject at time of sale.
 No contributions to capital by either grantor or grantee legal entity.
 No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 13th day of January, 2015
Diana R. Ackerman Signature of Deponent
Diana R. Ackerman 11 West Mill Road Northfield, NJ 08225 Grantor Name
Notary Public Dependent Address 11 West Mill Road Northfield, NJ 08225 Grantor Address at Time of Sale
My Commission Expires: May 20, 2017 XXXX-XXX-XXXX Name/Company of Settlement Officer

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

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT
The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: www.state.nj.us/treasury/taxation/rtf/localtax.htm



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Names(s)

Marc L. Jacobs

Current Resident Address:

Street: 11 West Mill Road

City, Town, Post Office

Northfield

State

NJ

Zip Code

08225

PROPERTY INFORMATION (Brief Property Description)

Block(s)

163

Lot(s)

33

Qualifier

Street Address:

6221 Winchester Avenue

City, Town, Post Office

Ventnor

State

NJ

Zip Code

08406

Seller's Percentage of Ownership

100%

Consideration

\$1.00

Closing Date

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)

- I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
- The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
- I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- 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.
- Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
- The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
- The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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 (see instructions).
 No non-like kind property received.
- Transfer 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.
- The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
- The deed being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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 could 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 the 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.

1/18/13

Date

Signature

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

Date

Signature

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

Amount Due By January 23, 2023 \$260.75

USAGE DETAIL

Meter	Start Date	End Date	End Reading	Start Reading	Reading Difference	Read × Multiplier	Gas Used	CCF	Factor	Therm	Energy Used (Therms)
0379325	12-01-22	01-04-23	7,796	7,670	126	1	126.00		1.0350		130.41

All readings are actual unless otherwise noted with an asterisk(*).

USAGE COSTS

Customer Charge \$11.90 Service Agreement: 3499368373

Delivery Charge 130.41 Therms x \$1.122000 \$146.32 Your rate schedule: Residential Service Heat(SI-RSG)

Total Usage Costs \$158.22

GAS CHARGES (BGSS)

BGSS 130.41 Therms x \$0.786191 \$102.53 Price to compare: \$0.786191

Total Gas Charges \$102.53

USAGE HISTORY - COMPARISON

Month	Energy used (therms)	Days in Period	Average Temperature
January 2022	139.46	33	42.63°
January 2023	130.41	34	38.00°

Automated Payments available. Enjoy the convenience of paying your bill automatically every month. Save a stamp, time and paper. Plus, it's free, secure and one less thing to think about. Enroll today at myaccount.southjerseygas.com or by phone at 1.866.334.6012.

SF230104000000284900000003.XML-16301-000007313



Enclose this section with your payment. Please do not staple or clip.

Check for name, address, phone, email corrections; complete on reverse side.

Account Number 3494319351

Amount Due \$260.75

Due Date January 23, 2023

Upstairs
Downstairs
 2058784871
 1/5/23

PO BOX 6091
 BELLMAWR, NJ 08099-6091

008151 000007313

ELLEN JACOBS
 6221 WINCHESTER AVE
 VENTNOR CITY NJ 08406-2242

3494319351 26075216

CITY OF VENTNOR
6201 ATLANTIC AVENUE
VENTNOR, NJ 08406

CERTIFICATE OF OCCUPANCY

ISSUED TO:

JACOBS, LENORE Z
6221 WINCHESTER AVE
VENTNOR, N J 08406

PROPERTY LOCATION: 6221 WINCHESTER AVE
BLOCK AND LOT: 00163 00033
ISSUE DATE: 6/12/2001


OCCUPANTS JAQUELIN LOVE

THIS BUILDING HAS BEEN GIVEN A FINAL INSPECTION AND IS HEREBY DECLARED TO BE READY AND SUITABLE FOR IT'S CLASSIFIED OCCUPANCY AS REQUIRED BY THE VENTNOR HOUSING DEPARTMENT.

CERT #:01000806 TYPE RENTAL ACCOUNT NO.: 2001 03514000

NUMBER OF UNIT IN RENTAL PROPERTY: DOWN

FEE PAID: 30


DINO CAVALLIERI
HOUSING INSPECTOR

FAILURE TO OBTAIN A NEW CERTIFICATE OF OCCUPANCY FOR ANY CHANGE TO THE ABOVE NAMES OR NEW OCCUPANTS IS IN VIOLATION OF VENTNOR CITY ORDANANCE 138.7 AND IS SUBJECT TO A SUMMONS WITH A FINE NOT TO EXCEED \$1000.00.



CERTIFICATE OF OCCUPANCY APPLICATION FOR (CHECK ONE)

OWNER OCCUPIED YEARLY RENTAL RENTAL
 SUMMER RENTAL WINTER RENTAL SALE

Application is hereby made for inspection, approval and issuance of a CERTIFICATE OF OCCUPANCY for the following dwelling unit as provided by Ordinance 8333 - Chapter 138.

A fee of \$30.00 must be paid at the time of application. Payment can be made in cash, money order or check. The fee of \$30.00 is not refundable. The fee of \$30.00 is required for each unit in the dwelling whether tenant or owner occupied.

If re-inspection is necessary due to failure to bring any unit up to code compliance another \$20.00 fee will be charged for each re-inspection.

RE-INSPECTION FEE TO BE PAID IN ADVANCE

Failure to make application for inspection and obtain a Certificate of Occupancy for each new tenant of a dwelling unit is punishable by a fine not to exceed \$1,000.00. Failure to obtain a Certificate of Occupancy before occupying property is subject to a summons.

OWNER OF PROPERTY LEMORE Z. SMOYER PHONE # (609) 843-5988
LEMORE Z. JACOBS
 FOR A SALE PRINT BUYER'S NAME

OWNER ADDRESS 6221 WINCHESTER AVE. VENTNOR, N.J.
 AGENT NAME _____ PHONE # _____
 AGENT ADDRESS _____

PROPERTY ADDRESS 6221 Winchester UNIT # Dunst
 NUMBER OF BEDROOMS (1) THREE NUMBER OF OCCUPANTS 3
 REQUESTED INSPECTION DATE _____ TIME _____

LIST INDIVIDUALS AUTHORIZED TO OCCUPY UNIT - EACH ADULT & EACH CHILD

NAME (PLEASE PRINT)	AGE (IF UNDER 18)	NAME (PLEASE PRINT)	AGE (IF UNDER 18)
1. <u>Jacquelin Love</u>	8.		
2. _____	9.		
3. _____	10.		
4. _____	11.		
5. _____	12.		
6. _____	13.		
7. _____	14.		

I CERTIFY THAT THE ABOVE PERTINENT INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE.

**NOTE - A NEW CERTIFICATE OF OCCUPANCY AND INSPECTION ARE REQUIRED PRIOR TO ANY CHANGES, ADDITIONAL TENANTS OR NEW TENANTS.

OWNER/AUTHORIZED AGENT PER RENTAL LICENSE [Signature]

\$30.00 FEE PAID	CASH	CHECK #	1034	REC'D. BY	DATE
INITIAL INSPECTION	DATE <u>6/11/01</u>	PASS	<input checked="" type="checkbox"/>	FAIL	
RE-INSPECTION #1	DATE	PASS		FAIL	PAID
RE-INSPECTION #2	DATE	PASS		FAIL	PAID
RE-INSPECTION #3	DATE	PASS		FAIL	PAID

APPROVED FOR ISSUANCE [Signature] DATE 6/11/01 C.O. # _____

Display Device : W9
User : JIMGR

BLOCK 00163 SUFFIX LOT 00033 SUFFIX QUAL ACCOUNT 3514000
NAME JACOBS, LENORE Z PROP CLASS 2
ADDRESS 6221 WINCHESTER AVE PROP LOC 6221 WINCHESTER AVE
 VENTNOR, N J 08406 BANK CODE 00000

RENTAL LICENSE
LICENSED OWNER CERT OF NON-CONFORMITY DATE 00 00 0000 DENIED UNITS 002
JACOBS, LENORE Z I/P/C I # Units 001 ZONE
6221 WINCHESTER AVE
VENTNOR, N J 08406 Lic # 01 03514000
Ph1 6098235988 Ph2 Date 06 14 01 Fee 0000020 Ck # 0001034
LOCAL AGENT Fuel Info

Ph1 Ph2
STATUS I DATE 06 14 01

Ph1 Ph2
ADDITIONAL INFO
6/14/01-RNTL.LIC.ISSUED

U 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21
O
D
V 01

ACTION U

CITY OF VENTNOR
6201 ATLANTIC AVE
VENTNOR, NJ 08406

RENTAL PROPERTY LICENSE

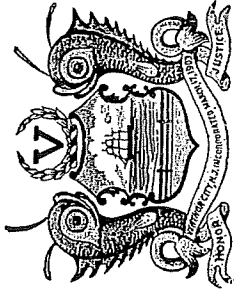
ISSUED TO:

JACOBS, LENORE Z
6221 WINCHESTER AVE
VENTNOR, N J 08406

PROPERTY LOCATION: 6221 WINCHESTER AVE
BLOCK AND LOT: 00163 00033
ISSUE DATE: 6/14/01
EXPIRATION DATE: 6/14/02
CERT #:03514000 LICENSE NO.: 01 03514000
NUMBER OF UNITS IN RENTAL PROPERTY:001
FEE PAID: 20

*****THE MAXIMUM OCCUPANCY LOAD ALLOWABLE FOR THIS UNIT IS ONE (1)*****

DINO CAVALIERI
ISSUING AGENT



RENTAL LICENSE APPLICATION

TYPE OR PRINT CLEARLY IN BLACK INK

VENTNOR CITY, N.J. 08406

RENTAL ADDRESS 6221 WINGHESTER AV. VENTNOR, N.J. 08406 FOR OFFICE USE ONLY *****

BLK	LOT	DIMENSIONS			OCCUPANT LOAD		
		UNIT 1	UNIT 2	UNIT 3	1	2	3
		8' X 9' = 72'					
BEDROOM #1							
BEDROOM #2							
BEDROOM #3							
BEDROOM #4							
LIVING ROOM		10' X 15' = 150'					
DINING ROOM							
KITCHEN		3' X 9' = 27'					
SUNPORCH							
OTHER							

TOTAL FEE 20.00 W/S _____
 CHECK # 1034
 COLLECTED BY _____
 DATE _____
 ADDITIONAL COMMENTS N=1

PRIVATE OWNER: MARK Z. JACOBS
 NAME: MARK Z. JACOBS
 ADDRESS: 6221 WINGHESTER AV.
 PHONE (Day) 923-5988 (Night) 923-5988
 AGENT: *****
 NAME: _____
 ADDRESS: _____
 PHONE (Day) _____ (Night) _____
 MANAGER/SUPERINTENDENT: _____
 NAME: _____
 ADDRESS: _____
 PHONE (Day) _____ (Night) _____

NOTE: USE REVERSE SIDE OF FORM TO SKETCH FLOOR PLAN OF RENTAL UNIT

IF ABOVE UNIT(S) HANDLED BY ANYONE OTHER THAN PROPERTY OWNER, OWNER MUST NOTARIZE AFFIDAVIT. SUBLETTING PROHIBITED WITHOUT OWNER'S NOTARIZED AUTHORIZATION ON EACH OCCASION.

OWNER SIGNATURE: Mark Z. Jacobs DATE: _____
 AGENT SIGNATURE: Rita Cavalieri DATE: 6/11/01
 HOUSING DEPT. HEAD