

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. 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) 114 S. Troy Avenue

Block Number: 31 Lot Number (s): 13

Total Area (in Square Feet): 7,812 sq. ft.

Lot Frontage: 62.5 ft. Lot Depth: 125 ft.

4. Information about the Applicant

Full Name (s): Troy Avenue Owners LLC

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

Property Address: _____ Zip Code: _____

Other Residence Address: _____ Zip Code: _____

Mailing Address (Address that all correspondence will get mailed to):
4 Executive Boulevard, Suite 100, Suffern, NY Zip Code: 10901

Phone Number (s) (Include Area Code):
Home Address: _____ Cell Phone: (914) 523-6262
Business Address: _____ Best Number to call: _____

Email Address (s): jpg@mmsgroup.com

Tax ID or Social Security Number (For Escrow Account - This must be filled in):
84-3960062

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

___ By lease dated: _____

___ By Agreement of Sale Dated: _____

By Ownership of property since: 1/14/2020

___ By other Interest in Law (Describe): _____

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

a. Name (s): Not Applicable

b. Address: _____

c. Phone Number (Include Area Code):

i. Residence: _____

ii. Business: _____

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

i. _____

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

___ Minor Site Plan

___ Major Site Plan

___ Minor Subdivision

___ Major Subdivision

"C" Variance (s)

___ Use or Density Variance (s) "D"

___ Other (Explain): _____

___ Conditional Use Permit

___ Interpretation

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

Attorney: Name: Brian J. Callaghan, Esq. Phone: (609) 348-5300

Address: 2428 Atlantic Avenue, Atlantic City, NJ 08401

Architect: Name: Daniel Scott Mascione Phone: (609) 383-9000

Address: 1409 New Road, Northfield, NJ 08225

___ Engineer: Name: _____ Phone: _____

Address: _____

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

Name: _____ Phone: _____

Address: _____

9. If Site plan action is required:

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: Not Applicable

d. How will this be changed: _____

e. Include all current and proposed off-street parking

10. If Variances are required:

- a. Note: Properly sealed site plan must show all dimensions relevant to variance analysis
- b. Current use of Lot (s) and/or Building (s): Vacant
- c. Proposed use of Lot (s) and/or Building (s): Single-family dwelling
- d. Number of Bedrooms:
 - i. Current: 0
 - ii. Proposed: 6
- e. Number of Off-street parking:
 - i. Current: 0
 - ii. Proposed: 4
- f. If "D" or "USE" variance is required, Please explain: Not Applicable
- g. Dimensional Variances (Front, Side, Rear, Lot Coverage, etc.)

Variance Type	Zone requirement	Present Condition	Proposed Condition
<u>Second-floor oceanfront deck extends over first-floor deck</u>	<u>variance required</u>		
<u>Roof pitch is below 5:12 minimum</u>	<u>variance required</u>		
<u>Rear yard deck off of office space extends into rear setback</u>	<u>variance required</u>		
_____	_____	_____	_____
_____	_____	_____	_____

11. Prior Actions:

- a. Detail any prior hearing and/or decision relevant to this application. Supply date, name of Board, and results. If none, check here: X
 - 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: Not Applicable
- b. Subdivision: Not Applicable
- c. Other: Not Applicable

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

Waiver is being requested for street trees.

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:

The Applicant is constructing a new, single-family home. The Applicant submitted the plans for building permits, and permits were initially granted. After a second review, the Building Dept. indicated to the Applicant that they required the variance relief requested, i.e. the oceanfront second-floor deck extended over the first-floor deck; the roof pitch was not quite 5:12; and there was a deck off of the rear office space extending into the rear setback. The Building Dept. did issue permits so that foundation-laying and construction could commence, pending the application.

The Applicant believes that the variance relief can be granted, as it will satisfy both the positive and negative criteria. As to the positive criteria: it will be an aesthetic enhancement along the Boardwalk; it will be FEMA-compliant; it will provide adequate light, air, and open space; and it will provide adequate on-site parking. As to the negative criteria: there will be no substantial detriment to the public good or to the character of the neighborhood, nor will there be a substantial impairment of the zone plan and zoning ordinance. It contemplates a single-family home in a single-family zone, whereas the bulk requirements, density ratios, and floor-area ratios are met.

15. Signature of Applicant (s):

Brian J Callaghan

Date: 8/3/2020

Date:

16. Notarized Statement by Applicant:

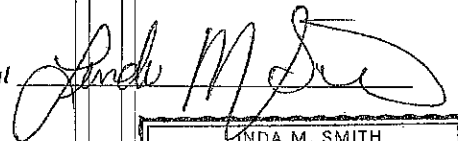
State of New Jersey)

ss.

County of Atlantic)

Brian J. Callaghan, 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 3rd day of August 2020.

Notary Seal



LINDA M. SMITH
Commission # B0070076
Notary Public, State of New Jersey
My Commission Expires
October 15, 2022

City of Ventnor City Planning Board

Application Checklist

This list is for each and every copy submitted of application

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

Feb - Mar 2019

114 S. troy Avenue, Vent

39° 20' 8.75" N
74° 28' 40.99" W

© Zoom Earth Microsoft

100 ft



Ventnor City, NJ



Sold

Price

Beds & Baths

Home type

More

1-10

Schools

Draw

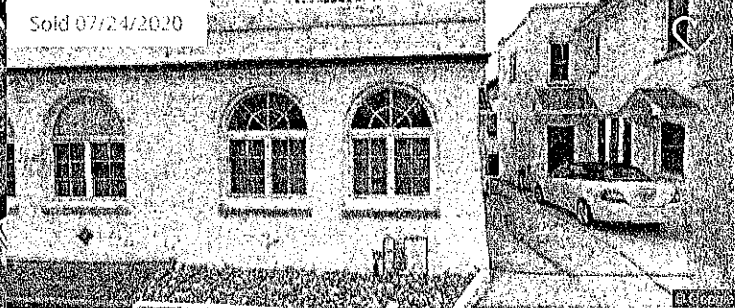
Recently Sold Homes

44 results

Sort by: Newest



Sold 07/24/2020



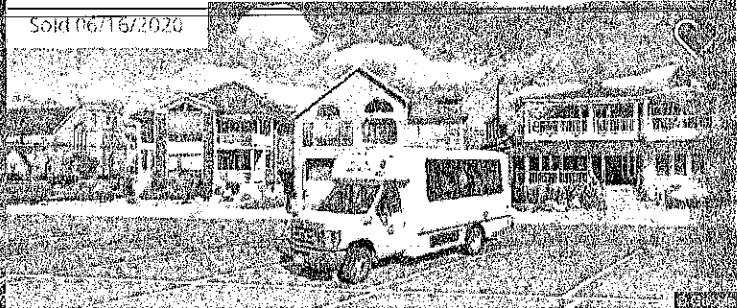
\$376,500

3 bds 2 ba 1,548 sqft

18 S Avolyn Ave, Ventnor City, NJ 08406

Sold

Sold 06/16/2020



\$765,000

5 bds 4 ba 2,986 sqft

103 S Newport Ave, Ventnor City, NJ 08406

Sold

Sold 05/14/2020



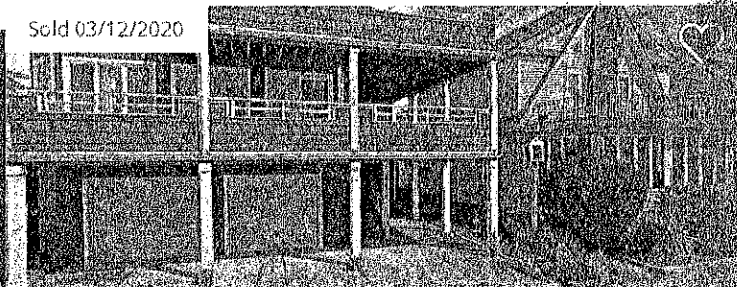
\$320,000

4 bds 2.5 ba 2,220 sqft

6801 Atlantic Ave, Ventnor City, NJ 08406

Sold

Sold 03/12/2020





Ventnor City, NJ



Sold

Price

Beds & Baths

Home type

More

Save search

Schools

Draw

Recently Sold Homes

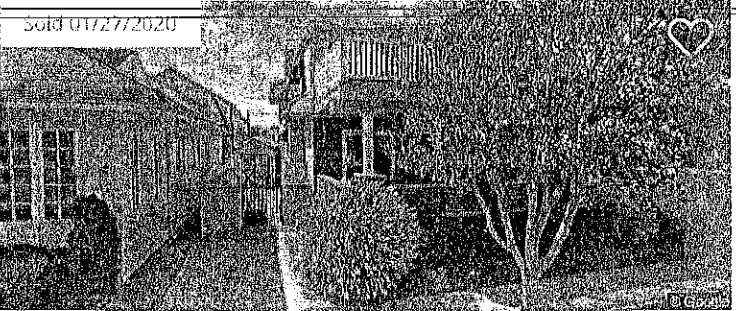
12 results

Sort by: Newest



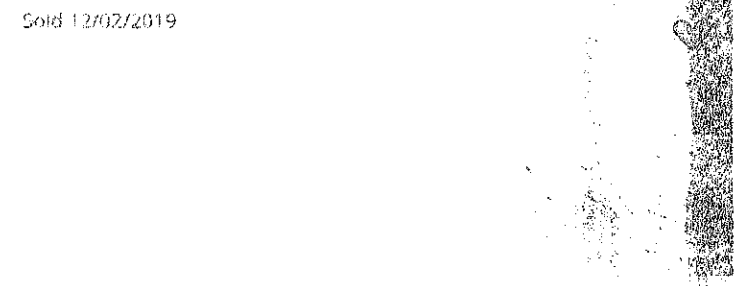
Sold 01/29/2020

\$553,000 4 bds 2.5 ba 2,517 sqft
 103 S Richards Ave, Ventnor City, NJ 08406
 Sold



Sold 01/27/2020

\$2.20M -- bds -- ba 4,298 sqft
 114 S Troy Ave, Ventnor City, NJ 08406
 Sold



Sold 12/02/2019

\$200,000 -- bds -- ba 800 sqft
 111 S Buffalo Ave APT 305, Ventnor City, NJ 08406
 Sold



Sold 08/06/2019



Sign Up

114 S Troy Ave
Ventnor City, NJ 08406

\$2,023,819

Redfin Estimate

4,298 Sq. Ft.

\$471 / Sq. Ft.

\$2,200,000

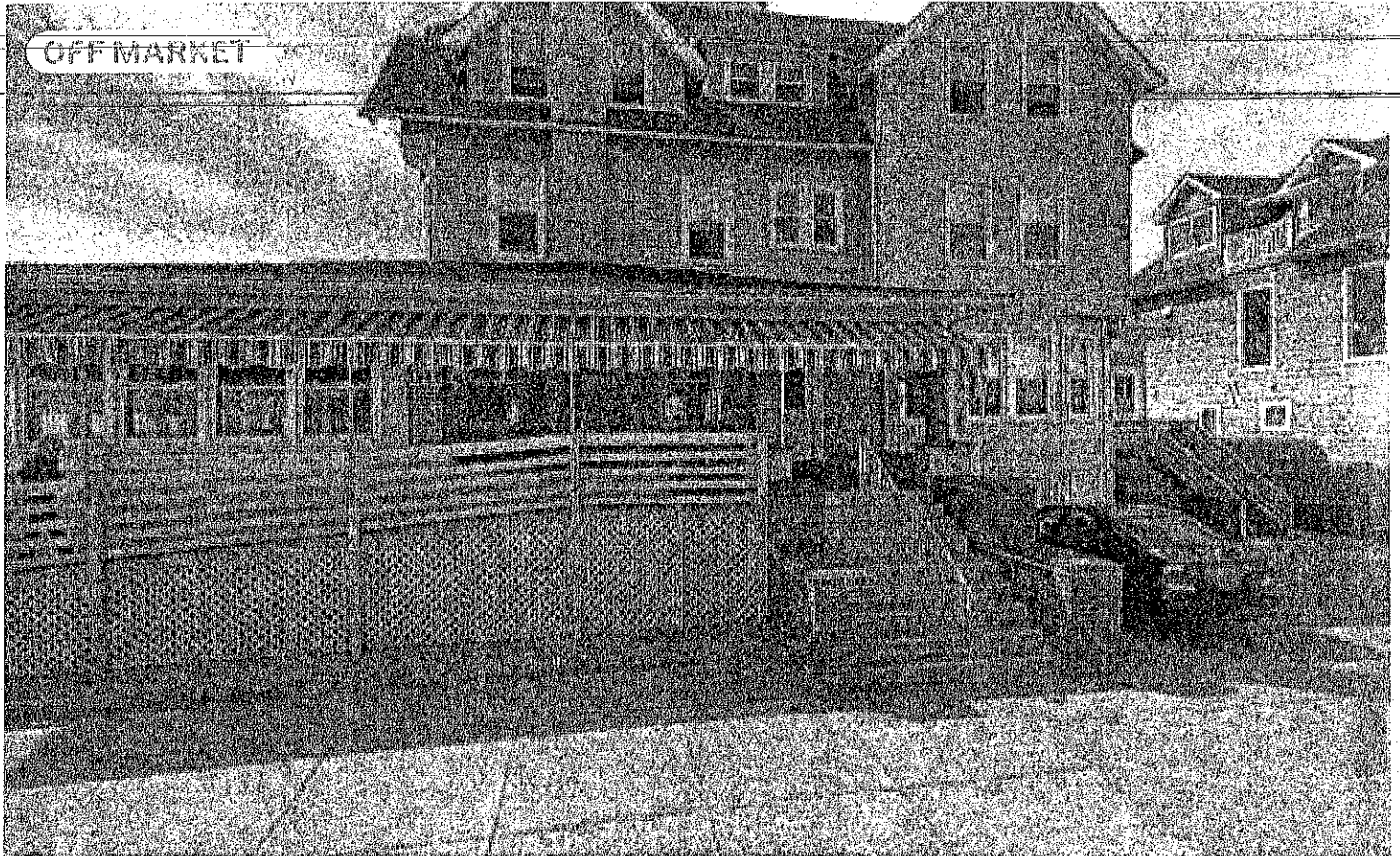
Last Sold Price

—
Beds

—
Baths

Built: 1900

Status: Sold Source: Public Records



Is This Your Home?

Track this home's estimate
& nearby sales activity

ATLANTIC AVE.

72-A

72-B

71-A

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40

BUFFALO AVE.

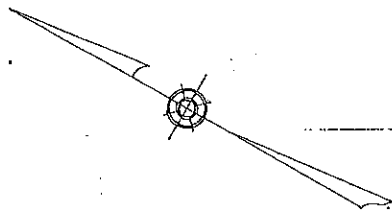
RICHARDS AVE.

TROY AVE.

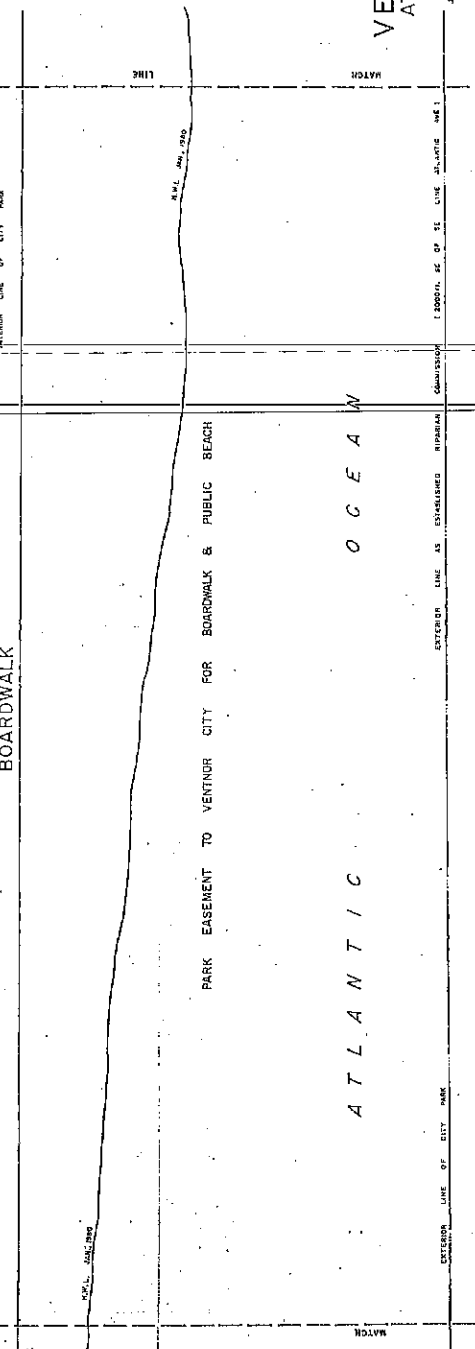
AVOLYN AVE.

NEW HAVEN AVE.

NEWPORT AVE.



BOARDWALK



TAX MAP
OF
VENTNOR CITY
ATLANTIC CO., N.J.

PREPARED BY
A. THOMAS WOOD, JR., P.E. & L.S. 0039
1000 W. 10TH AVE.
802 HARRISBURG, PA.

SCALE: 1" = 50' 1980

ATLANTIC OCEAN

BLK: 31 LOT: 13

CARD 01 OF 01

114 S TROY AVE

VENTNOR CITY

Class: 2 --Curr. Values--
 Zone: 03 Land: 1,492,500
 Map: 06 Impr: 297,400
 VCS: 103V Net: 1,789,900

--Sales History--
 01/14/2020 2,200,000

APPRAISED VALUES (COST APPROCH)	
Main Bldg Replacement Cost	336,425
CCF: 1.30, NetCond: .680, MKTAdj: 1.00 *	.88400
Main Bldg Appraised Value	= 297,400
Total Detached Item Value	+ 0
Total Improve Value (rounded)	= 297,400
Total Land Value	+ 1,492,500
TOTAL NET VALUE:	1,789,900

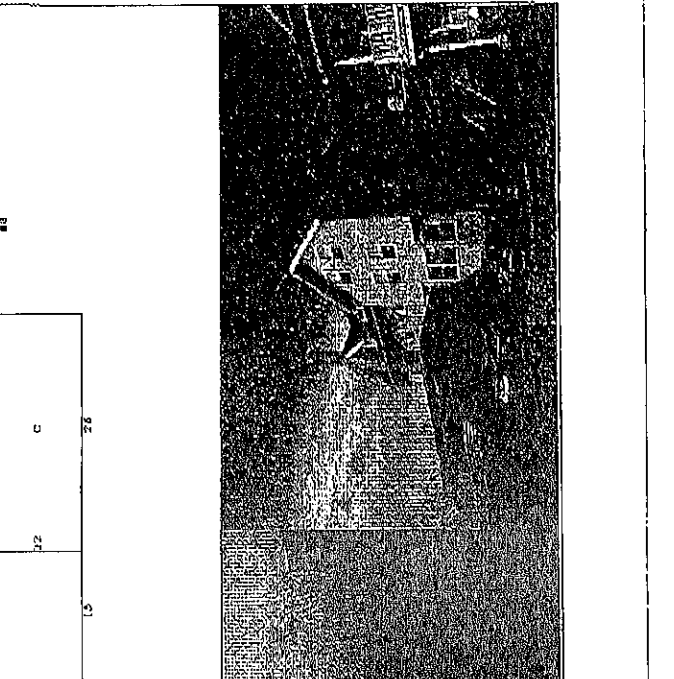
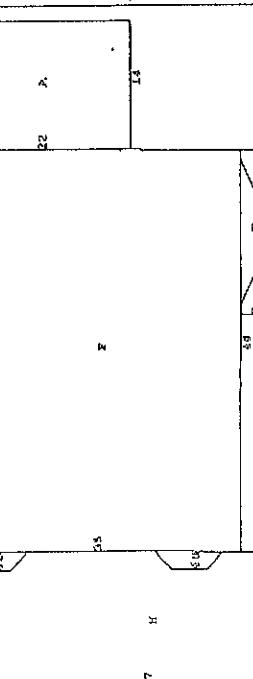
LAND DESC.	UNITS
FRONT HEET	125
BEACH FRONT	1
PRIME SFT	7813

FLOOR AREAS	UNITS
1st Story	1,892
Upper Stories	1,636
Half Stories	1,540
Attic Area	0
Basement Area	1,872
Sq. Foot Living	4,298

BUILDING DESCRIPTION	UNITS
Building Class 17	1
ONE FAMILY 2.5SS	1
3 STORY / COLONIAL	1
Built: 1900 Eff Yr: 1985	
Endatn: BLK/CONCRT	
Roof: GABLE / ASPH SHNGL	
ExtFin: VINYL	
Heat: GAS RADIATORS	4298
Ali: NONE	4298
IntFin: DRYWALL	
FlrFin: MIXED	
Plumb: 3FIX BATH	6
2FIX BATH	6
1FIX BATH	5

ATTACHED ITEMS	UNITS
OPEN PORCH	312
ENCL PORCH	705

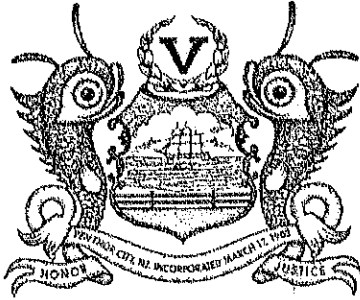
DETACHED ITEMS	UNITS
A: 1S-B	308sf
B: 2SOV	12sf
C: OF	312sf
D: 2SOV	12sf
E: 3SOV-2SOV	36sf
F: 2.5S-B	1540sf
G: 1SOV	20sf
H: EP	705sf
I: 1S-B	24sf



OTHER ITEMS	UNITS
ELEVATED BASMT1	1
OLDER KITCH	1
* BEDROOMS	11
* BATHROOMS	9.0
* TOTAL ROOMS	14

CONDITION
INT.: GOOD
EXT.: GOOD
LAYOUT: GOOD
INFOBY: OWNER

* For Informational Purposes Only



Ventnor City

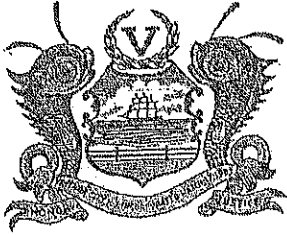
New Jersey

Block/Lot/Qual:	31. 13.	Tax Account Id:	1258
Property Location:	114 S TROY AVE	Property Class:	2 - Residential
Owner Name/Address:	TROY AVENUE OWNERS LLC. 4 EXECUTIVE BLVD #100 SUFFERN, NY 10901	Land Value:	1,492,500
		Improvement Value:	297,400
		Exempt Value:	0
		Total Assessed Value:	1,789,900
Special Taxing Districts:		Additional Lots:	None
		Deductions:	

Taxes

Make a Payment View Tax Rates View Current Bill Project Interest							
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2020	02/01/2020	Tax	11,567.23	0.00	0.00	0.00	PAID
2020	05/01/2020	Tax	11,567.23	0.00	0.00	0.00	PAID
2020	08/01/2020	Tax	11,665.67	0.00	0.00	0.00	PAID
Total 2020			34,800.13	0.00	0.00	0.00	
2019	02/01/2019	Tax	11,786.50	0.00	0.00	0.00	PAID
2019	05/01/2019	Tax	11,786.49	0.00	0.00	0.00	PAID
2019	08/01/2019	Tax	11,347.97	0.00	0.00	0.00	PAID
2019	11/01/2019	Tax	11,347.96	0.00	0.00	0.00	PAID
Total 2019			46,268.92	0.00	0.00	0.00	
2018	02/01/2018	Tax	11,849.14	0.00	0.00	0.00	PAID
2018	05/01/2018	Tax	11,849.14	0.00	0.00	0.00	PAID
2018	08/01/2018	Tax	11,723.85	0.00	0.00	0.00	PAID
2018	11/01/2018	Tax	11,723.84	0.00	0.00	0.00	PAID
Total 2018			47,145.97	0.00	0.00	0.00	
Last Payment: 07/14/20							

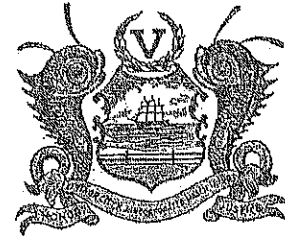
[Return to Home](#)



William Crowther, CTA

City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406



Ventnor City Tax Assessor
609-823-7911

July 29, 2020

Jeff Goldstein (Troy Avenue Owners LLC)
4 Executive Blvd. 100
Suffern, NY 10901

Re: Block(s): 31 Lot(s): 13

Dear Mr. Goldstein,

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

Also to be included on the notification list is:

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

Comcast Cable
901 Leeds Ave
Absecon, NJ 08201

Atlantic County Utilities Authority
PO Box 996
Pleasantville, NJ 08232

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

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

Sincerely,

William F. Crowther, CTA
Ventnor City Tax Assessor

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
30 1	117 S TROY AVE	2	LEVIN, ARNOLD TRUSTEE 510 WALNUT STREET STE 500 PHILADELPHIA, PA 19106.3697
30 2	115 S TROY AVE	2	MUZIO, GAETANO J FAMILY TRUST 100 MORTON ST. # 7BW NEW YORK, NY. 10019
30 3	111 S TROY AVE	2	111 S TROY AVENUE LLC 631 VALLEY VIEW RD ARDMORE, PA 19003
30 4	109 S TROY AVE	2	GROBMAN, LINDA 7591 BLUE HERON WAY WEST PALM BEACH, FL 33412
30 5	107 S TROY AVE	2	SCHNEIDER, JOSH & ELIZABETH 400 MERION HILL LANE CONSHOHOCKEN, PA. 19428
30 6	105 S TROY AVE	2	GOLDIN, KEN 60 LANE OF ACRES HADDONFIELD, NJ 08033
30 11	104 S AVOLYN AVE	2	LEHMAN, MICHAEL & WENDY 1189 HAMPSHIRE PLACE WEST CHESTER, PA 19382
30 12	108 S AVOLYN AVE	2	SUMMERS FAMILY TRUST 12440 AVILES CIRCLE PALM BEACH GARDENS, FL 33418
30 13	110 S AVOLYN AVE	2	GERSHMAN, STEVEN A & REBECCA E 12318 BENSON BRANCH RD ELLICOTT CITY, MD 21042
30 14	112 S AVOLYN AVE	2	KRAMER, CHARLES 126 VIA FLORENZA PALM BEACH GARDENS, FL 33418
30 15	114 S AVOLYN AVE	2	ZINDLER, BENJAMIN & JAIME 6515 GOLDFLEAF DR BETHESDA, MD 20817
30 16	116 S AVOLYN AVE	2	PEPPER, STEVEN & MINDY 2251 FRALEY ST PHILADELPHIA, PA 19137
31 1	115 S RICHARDS AVE	2	WEISS, LAURENCE N & HARRIET 1706 RITTENHOUSE SQ, 2501 PHILADELPHIA, PA 19103
31 2.01	111 S RICHARDS AVE	2	LAMM, HARVEY & SANDRA ETALS 3 BALA PLAZA EAST, STE 123 BALA CYNWD, PA 19004
31 2.02	109 S RICHARDS AVE	2	GAJER, REVA & PAUL 2 PARTRIDGE DR ROSLYN, NY 11576
31 3	107 S RICHARDS AVE	2	FANIKOS, MICHAEL & LESLIE 6 PRINCE ST BORDENTOWN, NJ 08505
31 4	105 S RICHARDS AVE	2	GLICKMAN, STEVEN S & BETH V 105 S RICHARDS AVE VENTNOR, NJ 08406.2647
31 5	103 S RICHARDS AVE	2	RETIG, JOYCE E, -TR & SYLVIA, FRIEDM 536 SPRAGUE RD PENN VALLEY, PA 19072

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
31 8	102 S TROY AVE	2	SCHULMAN, RICHARD & MARCY 198 MERRIN LN WAYNE, PA	19087
31 9	106 S TROY AVE	2	ATKINS, ELLIOT L & SHARON W 7 WOODLEIGH DR CHERRY HILL, N J	08003
31 10	108 S TROY AVE	2	FINE, DAVID W 705 CANTERBURY LANE VILLANOVA, PA	19085
31 11	110 S TROY AVE	2	PLOTNICK, PHILIP D & JILL A 114 CHINABERRY DRIVE LAFAYETTE HILL, PA	19444
31 12	112 S TROY AVE	2	TRANQUILITY ROAD LLC 4 EXECUTIVE BLVD #100 SUFFERN, NY	10901
31 13	114 S TROY AVE	2	TROY AVENUE OWNERS LLC 4 EXECUTIVE BLVD 100 SUFFERN, NY	10901
32 1	111 S BUFFALO AVE	1	6800 BOARDWALK @ HAWKEYE PROP MGT PO BOX 3182 MARGATE, NJ	08402
32 1 C0101	111 S BUFFALO AVE	2	LIPSON, SUSAN & ALVIN 1001 CITY AVE UNIT WA805 WYNNEWOOD, PA	19096
32 1 C0102	111 S BUFFALO AVE	2	ZELL, MARSHA, TRUSTEE 7513 BAYSHORE DR. MARGATE, NJ.	08402
32 1 C0104	111 S BUFFALO AVE	2	CIOFFI, WILLIAM & DORIS 424 POINTSETTE AVE PITMAN, NJ	08071
32 1 C0105	111 S BUFFALO AVE	2	SMITH PAUL A. & JANET S. 666 W GERMANTOWN PK, 1602 PLYMOUTH MEETING, PA	19462
32 1 C0201	111 S BUFFALO AVE	2	WINSTON, IRA & FLAURA KOPLIN 317 MERION AVE NARBERTH, PA	19072
32 1 C0202	111 S BUFFALO AVE	2	CLARK, HEATHER, & SHERWOOD, SCOTT 19 RIDGEWOOD CT. NORTHFIELD, NJ.	08225
32 1 C0204	111 S BUFFALO AVE	2	LIPSHUTZ, DAVID & MICHELLE 8121 HAMMOND RD ELKINS PARK, PA	19027
32 1 C0301	111 S BUFFALO AVE	2	YIGITER, SELIM & SEVKET 15 WOODS EDGE DR JACKSON, NJ	08527
32 1 C0303	111 S BUFFALO AVE	2	CASTRO, ALFONSO & GROSS, SHAYNA 406 PENWYN RD WYNNEWOOD, PA	19016
32 1 C0305	111 S BUFFALO AVE	2	OMALLEY, BRIAN 39 HUNTINGDON WAY SEWELL, NJ	08080
32 1 C0306	111 S BUFFALO AVE	2	HAINES, STEPHEN J & RUTH 807 E PASSYUNK AVE PHILADELPHIA, PA	19147.3018

ADJACENT PROPERTY LISTING
TAXING DISTRICT 22 VENTNOR CITY

APPLICANT: Block 31 Lot 13
COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
32 1 C0401	111 S BUFFALO AVE	2	SCHWARTZ, ROBERT & KAREN 1010 WAVERLY RD GALDYNE, PA	19035
32 1 C0403	111 S BUFFALO AVE	2	SHAPIRO, RONALD 36 NOLAN CIRCLE VOORHEES, NJ.	08043
32 1 C0405	111 S BUFFALO AVE	2	ROMAN, SUSAN, & SURUDA, TERESA 32 PEASLEY DRIVE MARLBORO, NJ	07746
32 1 C0406	111 S BUFFALO AVE	2	ROMAN, ROBERT 111 S BUFFALO AVE #406 VENTNOR, NJ.	08406
32 1 C0501	111 S BUFFALO AVE	2	PROMISLOFF, ROSLYN D 516 HOFFMAN DR BRYN MAWR, PA	19010
32 1 C0503	111 S BUFFALO AVE	2	MILLMAN, JOAN 111 S BUFFALO AVE VENTNOR, NJ	08406
32 1 C0505	111 S BUFFALO AVE	2	WALDMAN, KEITH & MARCIA 511 KNIGHTS PL CHERRY HILL, NJ	08003
32 1 C0506	111 S BUFFALO AVE	2	BARRON, VERNA & EDWARD 240 MONTEPELIER DR. DOWNINGTOWN, PA.	19355
32 1 C0601	111 S BUFFALO AVE	2	RUBINSTEIN, TERRY 6505 NW 39TH TERRACE BOCA RATON FL	33496
32 8	104 S RICHARDS AVE	2	KLEIN, BARRY L & JUDITH K 36 ALEXANDERS CT NEWTOWN, PA	18940.3640
32 9	106 S RICHARDS AVE	2	MORTELLITI, GEORGE & KRISTEN 606 GATES ST PHILADELPHIA, PA	19128
32 10	108 S RICHARDS AVE	2	WAKS ROBERT & BETH 132 CHINABERRY DR. LAFAYETTE HILLS PA.	19444
32 11	110 S RICHARDS AVE	2	ON THE BEACH, LLC.C/O T. DUDEK 2511 MONDAMIN FARM RD. LANCASTER, PA.	17601



**Atlantic County
Document Summary Sheet**

ATLANTIC COUNTY CLERK

5901 MAIN ST
MAYS LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ
EDWARD P. McGETTIGAN, COUNTY CLERK
RECORDED 01/27/2020 16:16:55
ROPT # 1524340 RECD BY E-RECORD
NAME FEE
RECORDING FEES 90.00
INSTRUMENT# 202006473
VOL 14733 PAGE 1 OF 8
Official Use Only

Transaction Identification Number

4172704 3830178

Submission Date(mm/dd/yyyy)

01/16/2020

Return Address (for recorded documents)

No. of Pages (excluding Summary Sheet)

6

NATIONAL GRANITE TITLE INSURANCE
AGENCY INC
NEW CITY, NY 10956

Recording Fee (excluding transfer tax)

\$90.00

Realty Transfer Tax

\$46,095.00

Total Amount

\$46,185.00

Document Type

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE

Municipal Codes

VENINOR

04

Batch Type

L2 - LEVEL 2 (WITH IMAGES)

295216

Additional Information (Official Use Only)

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**Atlantic County
Document Summary Sheet**

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
	Consideration	\$2,200,000.00				
	Submitted By	NATIONAL GRANITE TITLE INSURANCE AGENCY - NJ (CSC/INGEO S				
	Document Date	01/01/2020				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		THE BENEDICTINE SISTERS OF ELIZABETH NEW JERSEY				
GRANTEE	Name			Address		
	TROY AVENUE OWNERS LLC					
Parcel Info						
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality	
	04	31	13		04	
<p><i>* DO NOT REMOVE THIS PAGE. COVER SHEET (DOCUMENT SUMMARY FORM) IS PART OF ATLANTIC COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.</i></p>						

5828114_1M16D(11H55M8S197)/4172704 3830178

DEED

This Deed is made ^{as of} ~~of~~ JANUARY 14, 2020
BETWEEN

THE BENEDICTINE SISTERS OF ELIZABETH, NEW JERSEY

A Non-Profit Corporation of the state of NEW JERSEY

Having its principal office at 851 NORTH BROAD STREET, ELIZABETH, NEW JERSEY 07208

Referred to as the Grantor,
AND

TROY AVENUE OWNERS LLC

Whose post office address is about to be 4 EXECUTIVE BLVD, SUITE 100, SUFFERN, NY 10901

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 (called the "Property") described below to the Grantee. This transfer is made for the sum of TWO MILLION TWO HUNDRED THOUSAND DOLLARS AND 00/100 (\$2,200,000.00)

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of VENTNOR
Block No. 31 Lot No. 13 Qualifier No. Account No.

No property tax identification number is available on the date of this Deed. (Check Box if Applicable.)

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:

Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

SEE SCHEDULE "A"

Being the same premises conveyed to Benedictine Sisters of Elizabeth City, New Jersey, a non-profit corporation by deed made by Lillian Maisie, widow, dated September 27, 1965 and recorded September 27, 1965 in the Atlantic County Clerk in Book 2297, page 178 and;

Pursuant to Certificate of Adoption of Certificate of Reincorporation by Benedictine Sisters of Elizabeth City, New Jersey dated 12/4/1996 and recorded 12/9/1966.

Prepared by: (print signers name below signature)

(For Recorder's Use Only)

GARY A. BUNDY, ESQ.

Deed, Bargain and Sale
Corp. to Ind. or Corp.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Title No.: AT-1457R

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land, situate, lying and being in Ventnor City, County of Atlantic and State of New Jersey and being known as Lot 14 in Block 72-B on map entitled, "Plan of Ventnor Beach Front Improvement Co.," dated May, 1912, said premises are more particularly bounded and described as follows:

BEGINNING at a point in the southwesterly line of Troy Avenue (50 feet wide) 300 feet southeasterly of the southeasterly line of Atlantic Avenue (100 feet wide) and extending thence;

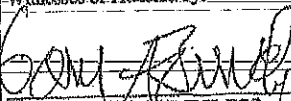
- 1) South 32 degrees 06 minutes 30 seconds East, along the said southwesterly line of Troy Avenue, 125.00 feet; thence
- 2) South 57 degrees 53 minutes 30 seconds West, parallel with Atlantic Avenue, 62.50 feet; thence
- 3) North 32 degrees 06 minutes 30 seconds West, parallel with Troy Avenue, 125.00 feet; thence
- 4) North 57 degrees 53 minutes 30 seconds East, parallel with Atlantic Avenue, 62.50 feet to the point or place of BEGINNING.

FOR INFORMATION ONLY: Being Block 31 Lot 13 on the Tax Map of the City of Ventnor, County of Atlantic and State of New Jersey.


The street address of the Property is: 114 S. TROY AVENUE, VENTNOR, NEW JERSEY 08406

4. Signatures. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed. (Print name below each signature.)

Witnesses or Attested by:


GARY A. BUNDY, ESQ.
ATTORNEY AT LAW STATE
OF NEW JERSEY

THE BENEDICTINE SISTERS OF ELIZABETH
NEW JERSEY, A NON-PROFIT CORPORATION
OF THE STATE OF NEW JERSEY

By  O.S.B.
SISTER MARY FEEHAN, O.S.B. PRESIDENT

 O.S.B.
SISTER MARIETTE BERNIER, O.S.B. SECRETARY

STATE OF NEW JERSEY, COUNTY OF
I CERTIFY that on JANUARY 14, 2020


UNION

SS:

SISTER MARY FEEHAN, O.S.B. and SISTER MARIETTE BERNIER, O.S.B.

Personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached Deed;
- (b) was authorized to and did execute this Deed as the PRESIDENT and SECRETARY of THE BENEDICTINE SISTERS OF ELIZABETH, NEW JERSEY A NON-PROFIT CORPORATION, the entity named in this Deed;
- (c) executed this Deed as the act of the entity named in this Deed;
- (d) made this Deed for \$2,200,000.00 as 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.); and


GARY A. BUNDY, ESQ.
ATTORNEY AT LAW STATE OF NEW JERSEY

RECORD AND RETURN TO:

NATIONAL GRANITE TITLE INSURANCE
155 North Main Street
New City, NY 10956