

# City of Ventnor City

City Hall  
6201 Atlantic Avenue  
Ventnor City, New Jersey 08406

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

Meetings held in Municipal Court Room at 6:30 pm on specified dates

**Application for Action by Planning Board**  
**Ventnor City, New Jersey**  
*Please Type or Print Clearly*

1. Date of Application: \_\_\_\_\_

2. Zoning District:

- |   |  |                         |
|---|--|-------------------------|
| R-1 _____ Single Family                       | R-2 _____ Single Family                | R-3 _____ Single Family |
| R-4 _____ Single Family                       | R-5 _____ Single Family                | R-6 _____ Single Family |
| R-7 <u>X</u> 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) 6709 Atlantic Avenue

Block Number: 75 Lot Number (s): 1

Total Area (in Square Feet): 837 sq ft

Lot Frontage: 18.00 ft Lot Depth: 46.50 ft

4. Information about the Applicant

Full Name (s): Franco Borda

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

Property Address: 6709 Atlantic Avenue Zip Code: 08406

Other Residence Address: 4365 County Line Rd, Chalfont, PA Zip Code: 18914

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

33 N. Brighton Avenue, Atlantic City, NJ Zip Code: 08401

Phone Number (s) (Include Area Code):

Home Address: \_\_\_\_\_ Cell Phone: 215-534-3506

Business Address: \_\_\_\_\_ Best Number to call: 609-348-5300

Email Address (s): \_\_\_\_\_

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

\_\_\_\_\_

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

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

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

By Ownership of property since: 09/03/2019

\_\_\_\_\_ By other Interest in Law (Describe): \_\_\_\_\_

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

a. Name (s): \_\_\_\_\_

b. Address: \_\_\_\_\_

c. Phone Number (Include Area Code):

i. Residence: \_\_\_\_\_

ii. Business: \_\_\_\_\_

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

i. \_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_ Minor Site Plan

\_\_\_\_\_ Major Site Plan

\_\_\_\_\_ Minor Subdivision

\_\_\_\_\_ Major Subdivision

"C" Variance (s)

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

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

\_\_\_\_\_ Conditional Use Permit

\_\_\_\_\_ Interpretation

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

Attorney: Name: Brian Callaghan Phone: 609-348-5300

Address: 2428 Atlantic Avenue, Atlantic City, NJ 08401

Architect: Name: Craig Dothe Architect LLC Phone: 609-348-2236

Address: 33 N. Brighton Avenue, Atlantic City, NJ 08401

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

Address: \_\_\_\_\_

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

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

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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): Two Story (Mixed Use Structure)
- c. Proposed use of Lot (s) and/or Building (s): Three Story (Single Family)
- d. Number of Bedrooms:
  - i. Current: \_\_\_\_\_
  - ii. Proposed: 3
- e. Number of Off-street parking:
  - i. Current: 0
  - ii. Proposed: 1
- 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
See attached chart	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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11. Prior Actions:

- a. Detail any prior hearing and/or decision relevant to this application. Supply date, name of Board, and results. If none, check here: \_\_\_\_\_
  - i. \_\_\_\_\_
- 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:

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

There is currently 100% existing coverage and there is 100% proposed coverage. We are not changing the footprint of the building. The area is so small, there is no area for landscaping, excluding putting in street trees. One tree will be planted on Atlantic Avenue and two trees will be planted on Richards Avenue.

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14. Narrative: Provide any information not otherwise set forth above which may be relevant to the application, including justifications, clarifications, and extenuating circumstances. Include a general narrative description of what is being proposed. This narrative should include a description of the current and proposed conditions of the property. Failure to include a complete narrative can constitute an incomplete application. Use another sheet if necessary:

See Attached.

Lined area for narrative description.

15. Signature of Applicant (s):

Frank Borda

Date: 11-8-20

Reesa Borda

Date: 11.8.20

16. Notarized Statement by Applicant:

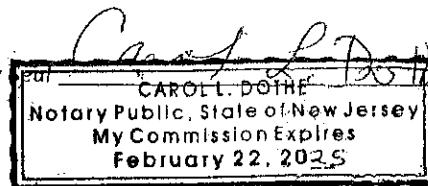
State of New Jersey )

ss.

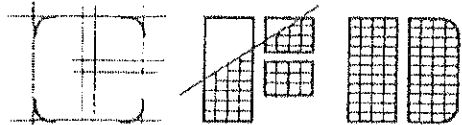
County of Atlantic )

Frank Borda, 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 8<sup>th</sup> day of NOVEMBER 2020.

Notary



CAROL L. DOTHE



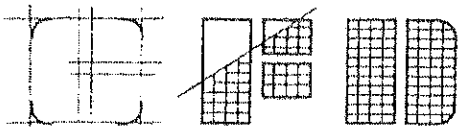
Ventnor City Zoning Board

6709 Atlantic Avenue

**Question 14**

The existing property known as 6709 Atlantic Avenue is a two story mixed use building with a small commercial space on the first floor and a residential apartment above. The proposed scope of work is to convert the first floor commercial space into a garage, storage and entry area for the new residence above. Doing so would eliminate the Non-Conforming Use. The site has a large easement along the back of the property allowing access to the neighboring rear yards, making it difficult to provide off street parking. As a result, the first floor of the residence shall be elevated to 19.15' NAVD 88, 9.00' above the curb so as to allow for parking under the residence. However, because it is on a corner lot, we can only provide a 17'-0" deep parking spot, which will require a variance. A three story residence shall be constructed above, consisting of a functional living area on the first floor, two bedrooms on the second and a master suite with a balcony on the third floor. The third floor balcony will allow for a view of the Atlantic Ocean. The Atlantic Avenue façade shall provide contemporary balconies with glass railings and large sliding glass doors. The glazing shall wrap the corner and taper off, providing a more traditional appearance as you move down Richards Avenue.

The proposed modifications will require variances for the Atlantic Avenue Front Yard Setback, Richards Avenue Front Yard Setback, Side Yard Setback, Rear Yard Setback, Building Coverage, Lot Coverage, Max Building Height and the number of Off Street Parking Spaces as well as the Depth of the Parking Stall.



Craig F. Dothe Architect LLC  
ARCHITECTS & PLANNERS

December 16, 2020

Roger McLarnon  
Engineer / Zoning Officer  
Ventnor City Hall  
6201 Atlantic Avenue  
Ventnor, New Jersey, 08406

6709 Atlantic Avenue  
Ventnor City, NJ 08406

Dear Roger,

Please review the following revisions to our drawings as it applies to the maximum building height of the structure. We reduced the overall building height in order to eliminate the "D" Variance.

Sincerely,

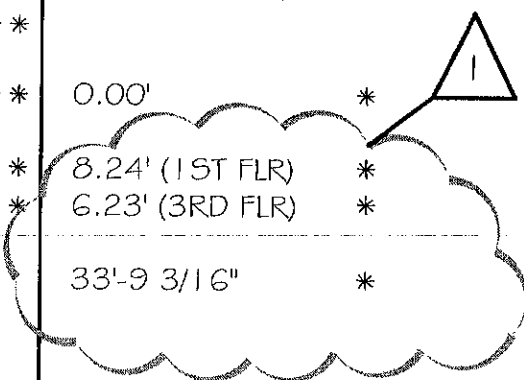
*Craig Dothe'*

Craig Dothe' RA, PP  
Craig F. Dothe' Architect LLC

# ZONING ANALYSIS

APPLICANT: FRANCO BORDA  
 SITE LOCATION: 6709 ATLANTIC AVENUE, VENTNOR CITY, NJ  
 LOT AND BLOCK: LOT 1 & BLOCK 75  
 ZONING DISTRICT: R-7  
 EXISTING USE: 2 STORY (MIXED USE STRUCTURE)  
 PROPOSED USE: 3 STORY (SINGLE FAMILY)

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
USE		MIXED **	SINGLE FAMILY
MIN LOT AREA	2,000 SF	837 SF **	837 SF **
MIN LOT WIDTH	32.00'	18.00' **	18.00' **
MIN LOT DEPTH	62.50'	46.50' **	46.50' **
COVERAGE			
BUILDING	55 %	86.38 % **	86.38 % *
LOT	75 %	100.00 % **	100.00 % *
SETBACKS			
FRONT YARD	12.00'	0.05' (BLDG) ** + 1.74' (BAY) **	0.05' (BLDG) * + 1.69' (DECK) *
FRONT YARD	12.00'	+ 0.03' (BLDG) ** + 1.80' (BAY) **	+ 0.03' (BLDG) *
SIDE YARD	4.00'	0.00' **	0.00' *
REAR YARD	12.00'	8.24' (1ST FLR) ** 6.23' (2ND FLR) **	8.24' (1ST FLR) * 6.23' (3RD FLR) *
MAX BLDG HEIGHT	31.00'	22'-0"	33'-9 3/16" *
PARKING	1.8 / BED 4.5 / 1000 SF TOTAL - 6	0 CARS **	1 CARS *

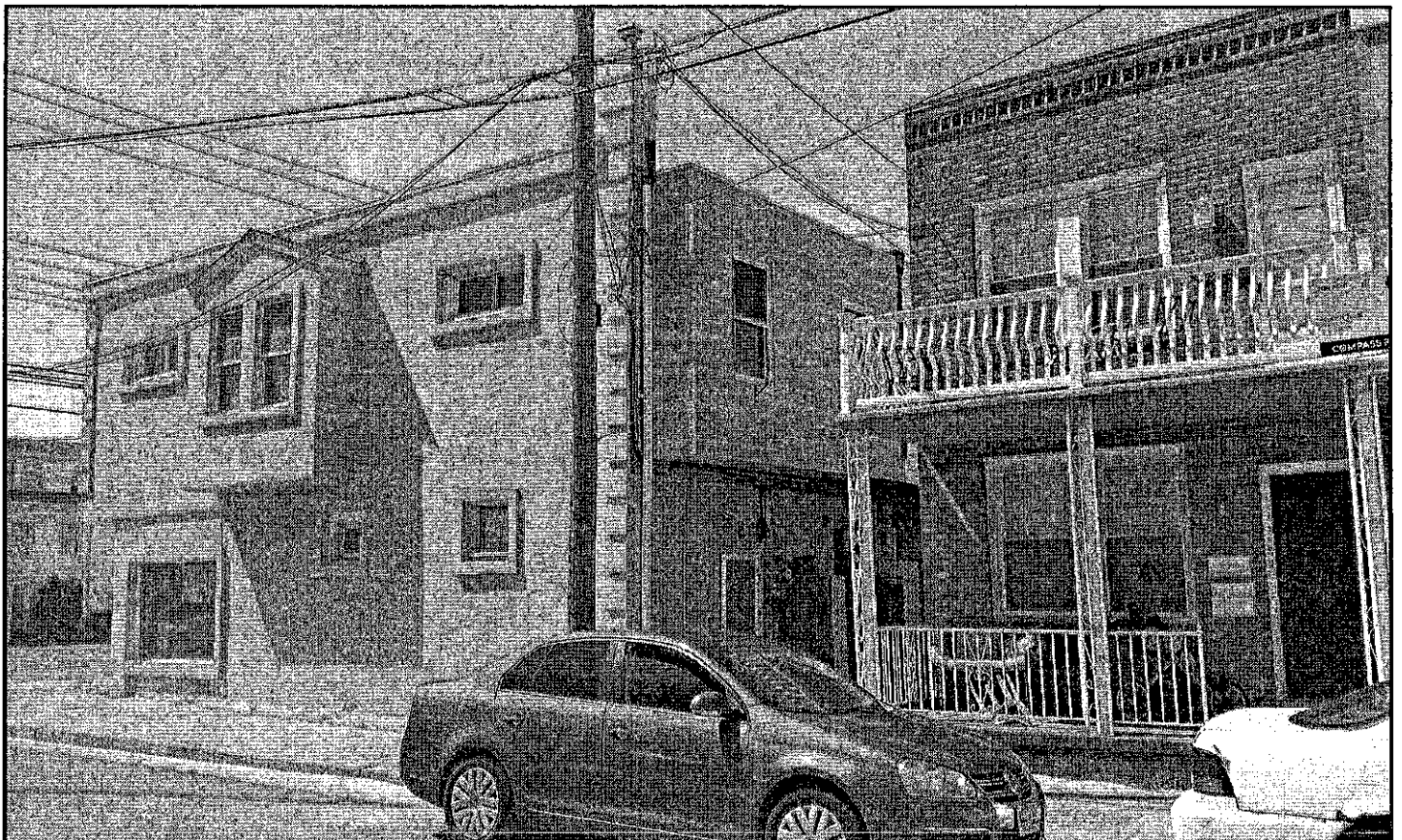


EXISTING NON CONFORMITY \*\*

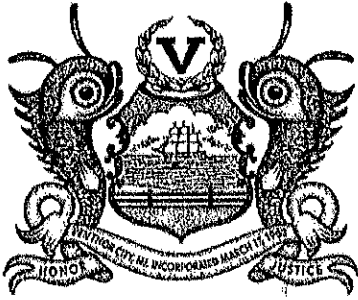
VARIANCE REQUIRED \*



FRONT OBLIQUE VIEW



REAR OBLIQUE VIEW



# Ventnor City

## New Jersey

<b>Block/Lot/Qual:</b>	75. 1.	<b>Tax Account Id:</b>	1984
<b>Property Location:</b>	6709 ATLANTIC AVE	<b>Property Class:</b>	2 - Residential
<b>Owner Name/Address:</b>	BORDA, FRANK & TERESA 4365 COUNTY LINE RD CHALFONT, PA 18914	<b>Land Value:</b>	120,800
		<b>Improvement Value:</b>	56,200
		<b>Exempt Value:</b>	0
		<b>Total Assessed Value:</b>	177,000
		<b>Additional Lots:</b>	None
<b>Special Taxing Districts:</b>		<b>Deductions:</b>	

**Taxes    Utilities**

		<a href="#">Make a Payment</a>	<a href="#">View Tax Rates</a>	<a href="#">View Current Bill</a>	<a href="#">Project Interest</a>		
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2021	02/01/2021	Tax	1,146.52	0.00	0.00	0.00	PAID
2021	05/01/2021	Tax	1,146.52	1,146.52	0.00	1,146.52	OPEN
<b>Total 2021</b>			<b>2,293.04</b>	<b>1,146.52</b>	<b>0.00</b>	<b>1,146.52</b>	
2020	02/01/2020	Tax	1,143.87	0.00	0.00	0.00	PAID
2020	05/01/2020	Tax	1,143.86	0.00	0.00	0.00	PAID
2020	08/01/2020	Tax	1,153.60	0.00	0.00	0.00	PAID
2020	11/01/2020	Tax	1,144.74	0.00	0.00	0.00	PAID
<b>Total 2020</b>			<b>4,586.07</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
2019	02/01/2019	Tax	1,165.55	0.00	0.00	0.00	PAID
2019	05/01/2019	Tax	1,165.54	0.00	0.00	0.00	PAID
2019	08/01/2019	Tax	1,122.18	0.00	0.00	0.00	PAID
2019	11/01/2019	Tax	1,122.18	0.00	0.00	0.00	PAID
<b>Total 2019</b>			<b>4,575.45</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	

Last Payment: 12/16/20

[Return to Home](#)

11-24-2020

**Tax Account Maintenance**

Block: 75      Notes Exist  
 Lot: 1  
 Qualifier:   
 Owner: BORDA, FRANK A TER SA  
 Prop. Loc: 6709 ATLANTIC AVE      Account Id: 00001984     

Year	Qtr	Type	Billed	Principal Balance	Deductions	Billing	Additional	Balance	All Charges	Add/Omit	Notes
2021	2		1,146.52	1,146.52				1,146.52	.00		
2021	1		1,146.52	1,146.52				1,146.52	.00		
2021		Total	2,293.04	2,293.04				2,293.04	.00		
2020	4		1,144.74	.00				.00	.00		
2020	3		1,153.60	.00				.00	.00		

Other Delinquent Balances:       Interest Date: 11/24/20  
 Other APR2 Threshold Amt:       Per Diem:       Last Payment Date: 10/08/2020

**TOTAL TAX BALANCE DUE**

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

This is to certify that the taxes on this account are current.

Margaret Paaronowska  
Tax Collector

City of Ventnor Tax Office  
6201 Atlantic Ave  
Ventnor, NJ 08406

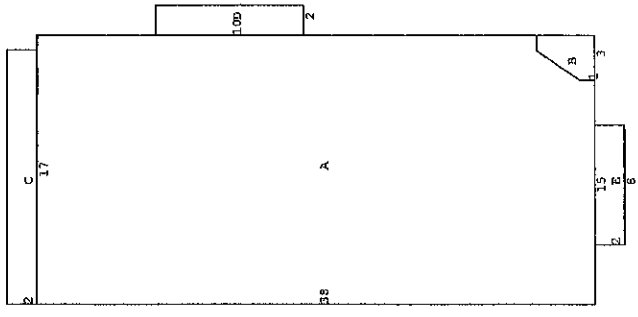
BORDA, FRANK & TERESA  
 4365 COUNTY LINE RD  
 CHALFONT, PA 18914

Class: 2  
 Zone: 07  
 Map: 14  
 VCS: 104V

--Curr. Values--  
 Land: 120,800  
 Impr: 56,200  
 Net: 177,000

--Sales History--  
 09/03/2019 270,000  
 02/04/2017 10 MUTSCHLER, COURTNEY

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)
Building Class 33	675	FRONT FEET	47	74,536
CONVERSN 1 2SB	754	SITE VALUE	1	.75400
2 STORY / ROW HOME	0			56,200
Built: 1930 Eff Yr: 1975	0			0
Endatn: CONC, SLAB	0			56,200
Roof: FLAT/SHED / BUILT-UP				120,800
ExtFin: STUCCO				
Heat: GAS RADIATORS	1429			
Air: NONE	1429			
IntFin: DRYWALL				
FlrFin: MIXED				
Plumb: 3FIX BATH	2			
<b>OTHER ITEMS</b>				
FOR SALE	1			
MARKET ADJ	1			
LAND ADJ	1			
XTRA KITCH	1			
* BEDROOMS	3			
BATHROOMS	2.0			
* TOTAL ROOMS	7			
<b>CONDITION</b>				
INT.: GOOD				
EXT.: GOOD				
LAYOUT: GOOD				
INFOBY: EST INTERIOR				
* For Informational Purposes Only				
<p>Sq. Foot Living 1,429</p> <p><b>ATTACHED ITEMS</b></p> <p><b>DETACHED ITEMS</b></p> <p>A: 2S-S 675sf                      B: 2SOV 9sf                      C: 2SOV 345f                      D: 2SOV 205f                      E: 2SOV 16sf</p>				<p>Main Bldg Replacement Cost 74,536                      CCF: 1.30, NetCond: .580, MktAdj: 1.00 * = .75400                      Main Bldg Appraised Value = 56,200                      Total Detached Item Value + 0                      Total Improve Value (rounded) = 56,200                      Total Land Value + 120,800</p> <p><b>TOTAL NET VALUE: 177,000</b></p>



**Citizens Title Agency, LLC**

12276 Tamiami Trail E Suite 501

Naples, FL 34113

609-207-7979 Fax: CITIZENS TITLE AGENCY CITIZENS TITLE AGENCY

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December 17, 2019

Frank Borda  
Teresa Borda  
4365 County Line Road  
Chalfont, PA 18914

Re: Application No: **72-19-NJ**  
Premises: **6709 Atlantic Ave, Ventnor City, NJ 08406**  
County: **Atlantic**  
Purchaser(s): **Frank Borda and Teresa Borda**  
Seller(s): **Courtney Mutschler**

Dear Sir or Madam:

Enclosed herewith please find the following in connection with the above-captioned matter:

**Owners Policy #: 3155434-04484758**

**Recorded Deed Atlantic CO Official INST 2019045018 Vol 14662**

The Title Insurance Policy provides the assurance that you and your heirs have clear and marketable title to the property. These are important documents and should be filed with your valuable papers.

**Citizens Title Agency, LLC** would like to take this opportunity to be of service to you. In the future, if you sell or refinance your property, or are interested in purchasing another property, please contact us for your complete title insurance needs. We maintain a complete record of your file and can provide prompt and efficient service for your future transactions.

If we can be of any further assistance, please do not hesitate to contact this office.

It has been a pleasure serving you. Should you have any questions with regard to the above, please do not hesitate to contact our office.

Very truly yours,



Jennie Buehrer  
Citizens Title Agency, LLC

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Enclosures



**OWNER'S POLICY OF TITLE INSURANCE**

**SCHEDULE A**

**Name and Address of Title Insurance Company:** WFG National Title Insurance Company, 12909 SW 68th Pkwy., Suite 350, Portland, OR 97223

**File No.:** 72-19-NJ

**Policy No.:** 3155434-04484758

**Address Reference:** 6709 Atlantic Ave, Ventnor City NJ 08406

**Amount of Insurance:** \$270,000.00

**Premium:** \$1,248.00

**Date of Policy:** September 11, 2019

**1. Name of Insured:**

Frank Borda and Teresa Borda, Husband and Wife

**2. The estate or interest in the Land that is insured by this policy is:**

Fee Simple

**3. Title is vested in:**

Frank Borda and Teresa Borda, Husband and Wife, by Deed from Courtney Mutschler, a/k/a N. Courtney Mutschler, dated September 3, 2019, and recorded in the Atlantic County Clerk's Office on September 11, 2019, in Volume 14662 as CFN# 2019045018.

**4. The Land referred to in this policy is described as follows:**

See Attached Exhibit "A"

By: CITIZENS TITLE AGENCY

Authorized Signatory



## OWNER'S POLICY OF TITLE INSURANCE

### SCHEDULE B

File No. 72-19-NJ

Policy No. \* NONE \*

### EXCEPTIONS FROM COVERAGE

**Notwithstanding any provision of the policy to the contrary, the following matters are expressly excepted from the coverage of the policy, and the Company will not pay loss or damage, costs, attorney's fees, or expenses that arise by reason of:**

1. Any encroachment, encumbrance, violation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
2. Lien of unpaid taxes for 2019. Taxes paid through the Third Quarter 2019. Subsequent taxes not yet due and payable. Possible additional taxes assessed or levied under N.J.S.A. 54:4-63.1, et seq.
3. The rights or claims of parties in possession not shown by the public records.
4. Easements or claims of easements, not shown by the public record.
5. Subject to the imposition of municipal liens with respect to unpaid utility charges, if any.
6. The title to any lands lying in the bed of any street, road or avenue, abutting, adjoining, passing through or crossing subject property is not hereby insured.
7. Subject to grants and easements recorded in Deed Book 2379, Page 106; Deed Book 3527, Page 309; Deed Book 3551, Page 42; Deed Book 4636, Page 278; Deed Book 5047, Page 95; Deed Book 5112, Page 73; Deed Book 6460, Page 24; and Instrument No. 3053011.
8. Any and all terms, conditions, easements, rights of way, reservations, restrictions, provisions, limitations and/or requirements affecting common areas as set forth on Tax Map.
9. Subject to restrictions, reservations or conditions of record, if any.
10. The rights of adjoining owners, tenants and occupiers in and to all party walls, if any.
11. Sub-surface conditions and/or encroachments which are not disclosed by an instrument of record.



WFG National Title Insurance Company  
a Williston Financial Group company

## EXHIBIT A

File No. 72-19-NJ

Policy No. \* NONE \*

### LEGAL DESCRIPTION

**ALL that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Ventnor, County of Atlantic, and State of New Jersey and is bounded and described as follows:**

BEGINNING at the Northwestern corner of Atlantic and Richmond Avenues; and extending thence:

1. Northwardly, along the Westerly line of Richards Avenue, 46.5 feet; thence
2. Westwardly, parallel with Atlantic Avenue, 18 feet; thence
3. Southwardly, parallel with Richards Avenue, in part through a party wall, 46.5 feet to the Northerly line of Atlantic Avenue; thence
4. Eastwardly, along same, 18 feet to BEGINNING.

**WITH AND SUBJECT TO Right of Way for Ingress and Egress** in common with adjoining owners, tenants and mortgagees in, over and along certain alley described as follows:

BEGINNING in the Westerly line of Richards Avenue, 46.5 feet Northwardly of Atlantic Avenue; extending thence:

1. Westwardly, parallel with Atlantic Avenue, 82 feet; thence
2. Southwardly, parallel with Richards Avenue, 8 feet; thence
3. Eastwardly, parallel with Atlantic Avenue, 82 feet to the Westerly line of Richards Avenue; thence
4. Northwardly, along the Westerly line of Richards Avenue, 8 feet to the place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 1, in Tax Block 75, on the Official Tax Map of the City of Ventnor.

FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 6709 Atlantic Avenue, Ventnor City, New Jersey 08406.



INST # 2019045012  
 RECD 09/11/2019 VOL 14662  
 RCPT # 1496942 RECD BY LY (5 PGS)  
 CDN \$270,000.00 RTF \$1,481.00  
 EDWARD P. McGETTIGAN, COUNTY CLERK  
 ATLANTIC COUNTY, NJ



## Atlantic County Document Summary Sheet

ATLANTIC COUNTY CLERK  
5901 MAIN ST  
MAYS LANDING, NJ 08330

Return Name and Address  
CITIZENS TITLE AGENCY, LLC  
12276 TAMIAMI TRAIL E  
SUITE 501  
NAPLES, FL 34113

Official Use Only

Submitting Company		CITIZENS TITLE AGENCY, LLC			
Document Date (mm/dd/yyyy)		09/03/2019			
Document Type		DEED <input type="checkbox"/>			
No. of Pages of the Original Signed Document (Including the cover sheet)		5			
Consideration Amount (If applicable)		\$270,000.00			
First Party <i>(Grantor or Mortgagor or Assignor)</i> <i>(Enter up to five names)</i>	Name(s) <i>(Last Name, First Name Middle Initial, Suffix)</i> <i>(or Company Name as written)</i>	Address (Optional)			
	Courtney Mutschler				
Second Party <i>(Grantee or Mortgagee or Assignee)</i> <i>(Enter up to five names)</i>	Name(s) <i>(Last Name, First Name Middle Initial, Suffix)</i> <i>(or Company Name as written)</i>	Address (Optional)			
	Frank Borda Teresa Borda				
Parcel Information <i>(Enter up to three entries)</i>	Municipality	Block	Lot	Qualifier	Property Address
	Ventnor <input type="checkbox"/>	75	1		6709 Atlantic Ave
Reference Information <i>(Enter up to three entries)</i>	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date

\*DO NOT REMOVE THIS PAGE\*

DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF ATLANTIC COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s)

COURTNEY MUTSCHLER, A/K/A N. COURTNEY MUTSCHLER

Current Street Address  
218 OLD RIVER ROAD

City, Town, Post Office Box  
MAYS LANDING

NJ State Zip Code  
08330

**PROPERTY INFORMATION**

Block(s) Lot(s) Qualifier  
75 1

Street Address  
6709 ATLANTIC AVENUE

City, Town, Post Office Box  
VENTNOR

NJ State Zip Code  
08406

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100%	270,000.00	270,000.00	09/03/2019

**SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)**

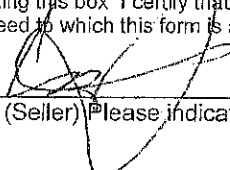
1.  Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this Property.
2.  The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3.  Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4.  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.
5.  Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6.  The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7.  The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated 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 and report the recognized gain. Seller did not receive non-like kind property.
8.  The real property is being transferred 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.
9.  The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10.  The deed is dated prior to August 1, 2004, and was not previously recorded.
11.  The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12.  The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13.  The property transferred is a cemetery plot.
14.  The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

**SELLER'S DECLARATIONS**

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 may 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 a 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.

9-3-19

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

PROPERTY PROFILE INC.  
449 W Foothill Blvd #519  
Glendora, CA 91741  
PHONE: 1-888-411-7842

This service to obtain a copy of your Property Profile Report is not associated with any governmental agency. You can obtain a copy of your grant deed or other record of title from the County recorder in the County where your property is located for a nominal fee.



**RECORDED DEED NOTICE**

Frank Borda  
4365 County Line Rd  
Chalfont, PA 18914-1825

ALL FOR AADC 190

Property ID#	10522985
Service Fee	\$86.00
Please Respond By	10/25/2019



**Detach and mail**

**October 2019**

**Please Respond by  
10/25/2019**

**Property ID#  
10522985**

**PAY BY PHONE  
1-888-411-7842**

**Se habla español**

Property Profile Inc. recommends that all homeowners obtain a copy of their **Property Profile Report** which includes a complimentary copy of your **current Grant Deed or other record of title**. These documents can provide evidence that the property at 6709 Atlantic Ave, Ventnor City, NJ 08406 was, in fact, transferred and/or has interest to the individual(s) Frank Borda.

The "Property Profile Report" is a comprehensive property report that provides a wealth of information on the property that can be used to verify property information is recorded correctly, as mistakes can affect property taxes. Legal description and information, flood information and maps, home valuations and projections, history, comparable properties and more is included.

Records obtained through public information show a Grant Deed or other record of title was recorded in your name Frank Borda on 09/11/2019, which indicates your ownership and/or interest in the specified property below.

**ATLANTIC COUNTY PUBLIC INFORMATION**

**Recording Date:** 09/11/2019  
**Transaction Amount:** N/A

**Year Built:** 1930  
**Square Feet:** 1429

**Land Use Desc:** SFR  
**Carrier Code:** C009

**Property Address:** 6709 Atlantic Ave, Ventnor City, NJ 08406

**To obtain a copy of your Property Profile Report and complimentary Grant Deed or other record of title, Please detach and return in the enclosed envelope with your service fee of \$86.00 You will receive your documents and report within 21 business days.**

Upon receipt of your service fee, your request will be submitted for document preparation and review. If for any reason your request for a Property Profile Report and complimentary Grant Deed or other record of title cannot be obtained, your service fee will be immediately refunded.

- Total Assessed Value
- Total Assessor Market Value
- Total Tax Amount
- Tax Year
- Subject Property Legal Description
- Comparable Sales Data
- Area Sales and Tax Analysis
- Tax Delinquency
- Homeowners Exemption
- Tax Exemption
- Prior Transfer Recording Date
- Flood Report
- Shows the Recorded Transfer Date
- Shows the Sale Amount
- Shows the Square Footage

Property Profile Inc. uses powerful software and cutting edge algorithms to analyze public information to create Property Profile Report. Due to the costs associated, we charge a service fee of \$86.00 for the Property Profile Report. As an additional benefit to our clients, we also include a complimentary copy of the current Grant Deed or other record of title. This is a complimentary copy and is not part of the \$86.00 service fee. This is not a bill. This is a solicitation. You are under no legal obligation to pay the amount stated, unless you accept this offer. If you are not 100% satisfied with this product, simply return it within 30 days for a full refund.

021G554-236511JVLJDJ654S1

Frank Borda  
4365 County Line Rd  
Chalfont, PA 18914-1825

Property ID#	10522985
Service Fee	\$86.00
Please Respond By	10/25/2019



**ORDER ONLINE**  
**PropProfile.com**  
Property ID# 10522985



**PAY BY PHONE**  
**1-888-411-7842**  
Se habla español



**PAY BY MAIL**  
Make check payable to:  
**PROPERTY PROFILE INC.**  
PO BOX 876 Glendora, CA 91740

**Recording Process:** The vast majority of states in the United States employ a system of recording legal instruments that affect the title of real estate as the exclusive means for publicly documenting land titles and interests. The recording systems are established by state statute. They usually provide for the office of a recorder in each county or other jurisdiction.

**Real Property:** Real Property is property that includes land, buildings and anything affixed to the land. Real property only includes those structures that are affixed to the land and not those which can be removed such as mobile homes and equipment.

**Real Property Records:** Real Property Records contain all of the recorded data associated with a particular Real estate. Real Property definition includes many different types of properties such as residential, condominium, commercial, industrial, vacant land, mobile home, and time-shares.

**Forms of Property Ownership:** Real property can be held in several different methods, which affect income tax, estate tax, continuity, liability, survivorship, transferability, disposition at death, and at bankruptcy.

Property Profile Inc. uses powerful software and cutting edge algorithms to analyze public information to create Property Profile Report. Due to the costs associated, we charge a service fee of \$86.00 for the Property Profile Report. As an additional benefit to our clients, we also include a complimentary copy of the current Grant Deed or other record of title. This is a complimentary copy and is not part of the \$86.00 service fee. This is not a bill. This is a solicitation. You are under no legal obligation to pay the amount stated, unless you accept this offer. If you are not 100% satisfied with this product, simply return it within 30 days for a full refund.

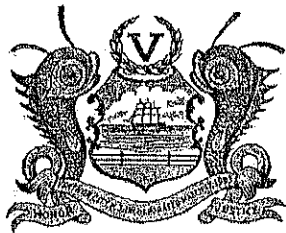
This service is to obtain a copy of your Property Profile Report. You can obtain a copy of your grant deed or other record of title from the county recorder.

**THIS PRODUCT OR SERVICE HAS NOT BEEN APPROVED OR ENDORSED BY ANY GOVERNMENTAL AGENCY, AND THIS OFFER IS NOT BEING MADE BY AN AGENCY OF THE GOVERNMENT.**

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**Property Profile Inc.:** Uses powerful software to aggregate and analyze public information. Using cutting edge algorithms and machine learning we have created a Property Profile Report that provides the highest value to homeowners. It includes the following, as available:

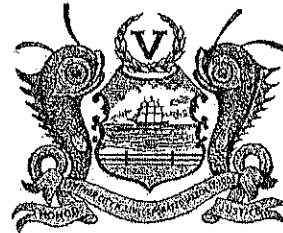
- Total Assessed Value
- Total Assessor Market Value
- Total Tax Amount
- Tax Year
- Subject Property Comparable Values
- Tax assessed values for up to 15 closest residential properties to the subject property
- Subject Property legal Description
- Subject Property Current Recorded Owner
- Comparable Sales Data
- Area Sales and Tax Analysis
- Tax Delinquency
- Homeowners Exemption
- Tax Exemption
- Prior Transfer Recording Date
- Flood Report
- Shows evidence that a transfer, or interest, was recorded for the subject property or entity
- Shows evidence to verify that the recorded information is indeed correct and mistake free
- Shows evidence that the subject property was recorded to the new owner
- Shows the owners right to possess and use the subject property
- Shows evidence of the subject property's legal description
- Shows the recorded transfer date
- Shows the sale amount
- Shows the square footage



William Crowther, CTA

## City of Ventnor City

City Hall  
6201 Atlantic Avenue  
Ventnor City, New Jersey 08406



Ventnor City Tax Assessor  
609-823-7911

November 24, 2020

Carol L. Dothe  
33 N. Brighton Avenue  
Atlantic City, NJ 08401

Re: Block(s): 75 Lot(s): 1

Dear Ms. Dothe,

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

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
31 5	103 S RICHARDS AVE	2	RETIG, JOYCE E, -TR & SYLVIA, FRIEDM 536 SPRAGUE RD PENN VALLEY, PA	19072
31 6	6704 ATLANTIC AVE	2	COZZA, LOUIS T. & MARTINA 12808 GALDI LANE PHILADELPHIA, PA.	19154
31 7	6700 ATLANTIC AVE	2	BORDA, FRANK & THERESA 4365 COUNTYLINE RD CHALFONT, PA	18914
31 8	102 S TROY AVE	2	SCHULMAN, RICHARD & MARCY 198 MERRIN LN WAYNE, PA	19087
32 4	103 S BUFFALO AVE	2	DENISH, ADAM & ANDREA 214 CEDAR RD ELKINS PARK, PA	19027
32 5	101 S BUFFALO AVE	2	BACKAL, MARC & CATHY 16 KNOTTINGHAM DRIVE VOOHREES, NJ	08043
32 6	100 S RICHARDS AVE	2	TOMEI, MARIO TRUST 100 S RICHARDS AVE VENTNOR, NJ	08406
32 7	102 S RICHARDS AVE	2	PROBE, TIMOTHY L 5 SPRINGHILL RD MANTUA, NJ	08051
32 8	104 S RICHARDS AVE	2	KLEIN, BARRY L & JUDITH K 36 ALEXANDERS CT NEWTOWN, PA	18940.3640
74 1	6701 ATLANTIC AVE	2	MUNGCAL, DANTE & CYNTHIA 55 SEASIDE CT MARGATE, NJ	08402
74 2	6703 ATLANTIC AVE	4A	SMITH, DANIEL J 9 N RICHARDS AVE VENTNOR, NJ	08406
74 3	6703B ATLANTIC AVE	4A	BORLAND, CHRISTINE R 1901 5TH AVE EAST, #2115 TUSCALOOSA, AL	35401
74 4	6705 ATLANTIC AVE	2	SEMERGIDES, NICHOLAS & KERIAKE 6705 ATLANTIC AVE. 2ND, FL VENTNOR, NJ.	08406
74 5	6707 ATLANTIC AVE	2	HOFFMAN, JOHN L 6707 ATLANTIC AVE VENTNOR, NJ	08406

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
74 6	25 S RICHARDS AVE	2	LAWRENCE, MATTHEW W 1960 SUPERFINE LN #78 WILMINGTON, DE	19802
74 7	21 S RICHARDS AVE	2	RUSH, DEBBI 21 S RICHARDS AVE. VENTNOR, NJ	08406
74 8	19 S RICHARDS AVE	2	RITTER, PAUL M, & SILVANA 19 S RICHARDS AVENUE VENTNOR, NJ	08406
74 9	15 S RICHARDS AVE	2	SWITONSKA, WANDA B 79 BASIN RD HAMMONTON, NJ	08037
74 24	18 S TROY AVE	2	SPAGNOLA, JOHN R & JANET A 18 S TROY AVE VENTNOR, NJ	08406
74 25	20 S TROY AVE	2	AGOSTINELLI, VINCENT;MAMMUCARI, S 20 S TROY AVE. VENTNOR, NJ.	08406
74 26	22 S TROY AVE	2	SANCHEZ, D & I, SANCHEZ, C 405 DAHLIA ST. NORTHFIELD, NJ.	08225
74 27	24 S TROY AVE	2	SCRUDATO, MICHAEL ETALS 505 ASH CT.C/O KELLY HAAG TELFORD, PA.	18969
75 1	6709 ATLANTIC AVE	2	BORDA, FRANK & TERESA 4365 COUNTY LINE RD CHALFONT, PA	18914
75 2	6711 ATLANTIC AVE	4A	DEFEO, JOAN 6001 WINCHESTER AVE VENTNOR, N J	08406
75 3	6713 ATLANTIC AVE	2	KRANTZ, ARLENE 700 N JEROME AVE MARGATE, NJ	08402
75 4	6715 ATLANTIC AVE	4A	KAMMERMAN CHRISTIAN & STACEY 427 CARSON AVE ATLANTIC CITY, NJ	08401
75 5	6717 ATLANTIC AVE	4A	GUTIERREZ, DAVID RAFAEL 4420 OLIVE AVE LONG BEACH, CA	90807
75 6	6719 ATLANTIC AVE	4A	GUTIERREZ, DAVID RAFAEL 4420 OLIVE AVE LONG BEACH, CA	90807

ADJACENT PROPERTY LISTING

APPLICANT: Block 75 Lot 1

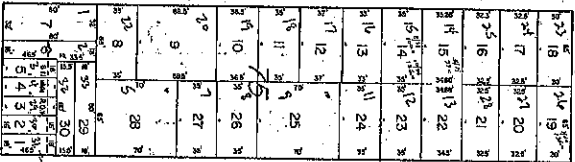
TAXING DISTRICT 22 VENTNOR CITY

COUNTY 01 ATLANTIC

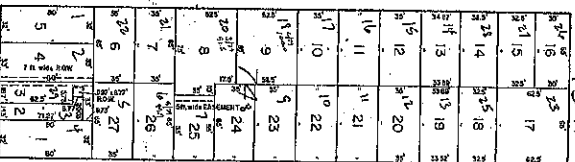
PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
75 7	6721-23 ATLANTIC AVE	4C	PLOTNICK, FREDRIC L 261 OLD YORK RD. #732 JENKINTOWN, PA	19046
75 8	25 S BUFFALO AVE	2	BARAN, ROBERT T & LISA 215 TOULON AVE WEST ATLANTIC CITY, NJ	08232
75 9	23 S BUFFALO AVE	2	SEITCHIK, BETSY & MATTHEW (TRUST) 536 OLIVIA WAY LAFAYETTE HILL, PA	19444
75 10	17 S BUFFALO AVE	2	BERBECARU, ANNA PO BOX 2062 JENKINTOWN, PA	19046
75 11	15 S BUFFALO AVE	2	JAMES, LOUIS F. & CHERYL L. 1220 STONGS LANE AMBLER, PA.	19002
75 26	22 S RICHARDS AVE	2	BEBECARU, ANNA PO BOX 2150 VENTNOR, NJ	08406
75 27	24 S RICHARDS AVE	2	FINKLE EDWARD 24 S RICHARDS AVE. VENTNOR, NJ.	08406
75 28.01	26 S RICHARDS AVE	2	HOFFMAN, STEVEN & JODI 29 STAGS LEAP CT PIKEVILLE, MD	21208
75 28.02	28 S RICHARDS AVE	2	BROOK, NANCY & WILLIAM 526 TABOR AVE SOUTH HAMPTON, PA	18966
75 29	30 S RICHARDS AVE	2	GOULD, JACOB S 319 VICTORIA LANE PERKASIE, PA	18944
75 30	32 S RICHARDS AVE	1	32 S RICHARDS AVE CONDOMINIUM ASSN 2022 SHUNK ST PHILA, PA	19145
75 30 C01	32 S RICHARDS AVE	2	COHEN, BARBARA & STEVEN 20 WOODBRIDGE PL LANGHORNE, PA	19053
75 30 C02	32B S RICHARDS AVE	2	BITTERMAN, MICHAEL A 35 WILLIAM PENN DR SCHWENKSVILLE, PA	19473
75 31	20 S RICHARDS AVE	1	C03S RICHARDS AVE CONDO ASSN/COHEN 21 OLD REPUBLIC LANE MARLTON, NJ	08053

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
75 31 C01	20 S RICHARDS AVE	2	LASH, JACK & JULIE 4169 REMO CRESCENT ROAD BENSALEM, PA	19020
75 31 C02	20 S RICHARDS AVE #2	2	STAIMAN, NINA 7 COHASSET LANE CHERRY HILL NJ	08003
75 31 C03	20 S RICHARDS AVE #3	2	HEINZ BARBARA 20 S RICHARDS AVE, #3 VENTNOR, NJ	08406
76 1	6801 ATLANTIC AVE	2	PORT, JOEL ALAN & TAMAR J 826 VILLAGE CR BLUE BELL, PA	19422
76 28	26 S BUFFALO AVE	2	HYMSON, ROBIN 55 STONEYFORD ROAD HOLLAND, PA	18966
76 29	S BUFFALO AVE	1	UNKNOWN OWNER @ CITY HALL 6201 ATLANTIC AVE VENTNOR, NJ	08406
76 30	28 S BUFFALO AVE	2	PINGRELLI, CHRISTINE 130 CARLI DRIVE BROOMALL, PA	19008
76 31	30 S BUFFALO AVE	2	BIERWIRTH, ARTHUR & HEUER, MONICA 2244 CHRISTIAN ST PHILADELPHIA, PA	19146

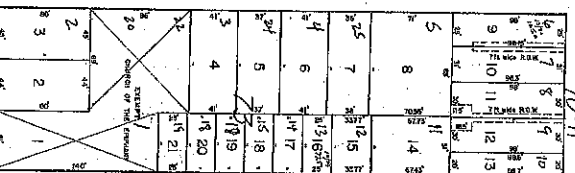
BUFFALO AVE.



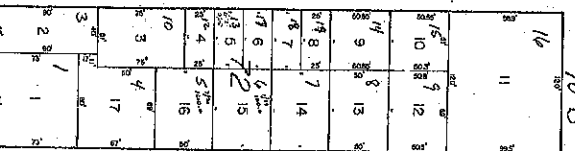
RICHARDS AVE.



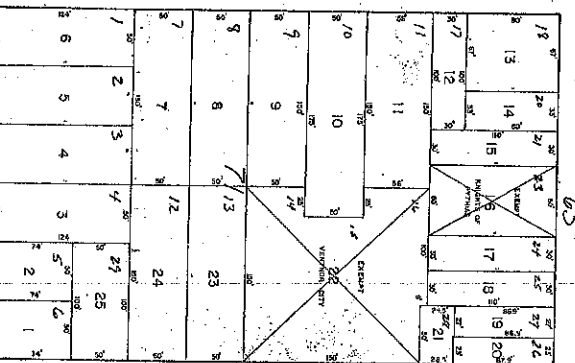
TROY AVE.



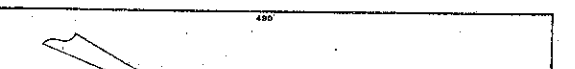
AVOLYN AVE.



NEW HAVEN AVE.



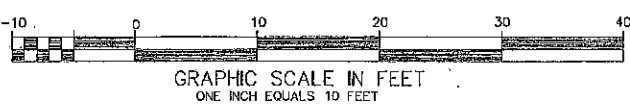
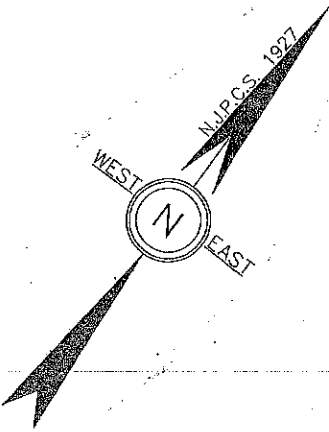
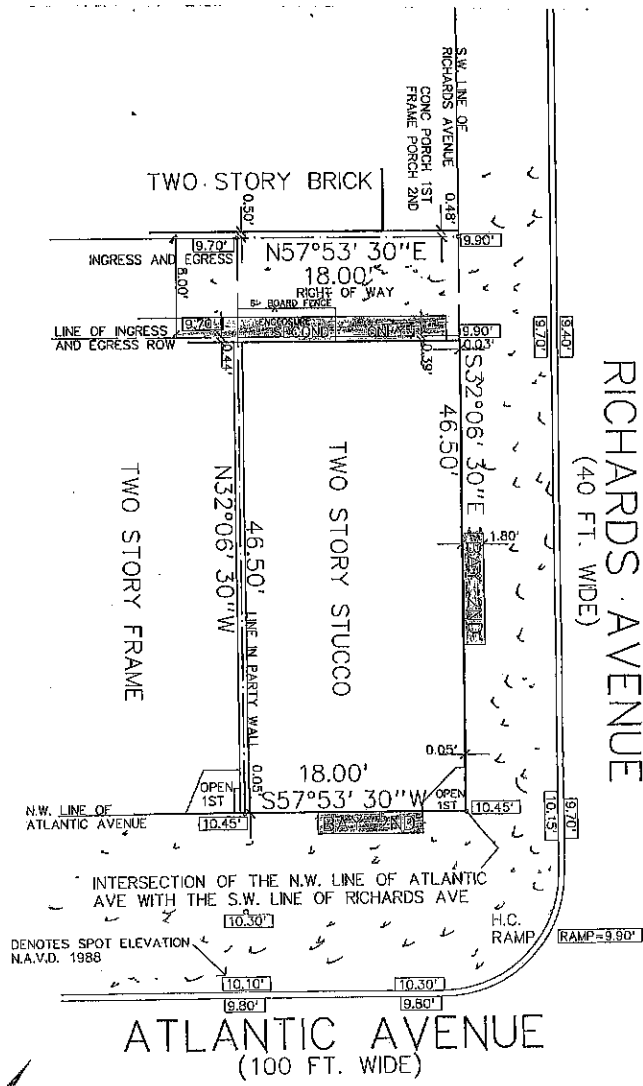
NEWPORT AVE.



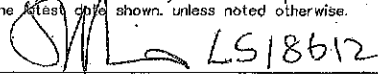
ATLANTIC AVE.

VENTNOR AVE.

TAX MAP 1215  
 VENTNOR CITY  
 ATLANTIC COUNTY, N.J.  
 PREPARED BY  
 J. THOMAS WOOD JR., P.E. & A.L.S. SIBS  
 431 CINCINNATI AVE.  
 800 HARBOR CITY, N.J. 08060  
 SCALE: 1" = 50'




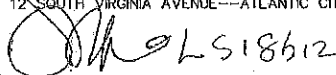

FRANKO BORDA

**SURVEYORS CERTIFICATION**  
 I hereby certify that this survey is a true and accurate representation of the conditions found by actual field survey made under my immediate supervision as of the latest date shown, unless noted otherwise.  
  
 Robert J. Catalano Professional Land Surveyor No. 18612

**LAND TITLE SURVEY**

6709 ATLANTIC AVENUE BLOCK 75 LOT 1  
 VENTNOR CITY JUNE 25, 2020 WO 20095

ATLANTIC COUNTY, NEW JERSEY  
 ROBERT J. CATALANO AND ASSOCIATES P.A.,  
 LAND SURVEYORS AND PLANNERS  
 12 SOUTH VIRGINIA AVENUE--ATLANTIC CITY, N.J.

ROBERT J. CATALANO PROFESSIONAL LAND SURVEYOR NO 18612 609-345-1887  
 emails Col\_catsr@comcast.net Crystal\_crystalcatsurveys@comcast.net