



Eric S. Goldstein
Managing Partner

egoldstein@ndglegal.com

4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

t 609 927 1177

f 609 926 9721

January 5, 2021

VIA HAND DELIVERY

Carmella Malfara
Planning Board Administrator
City of Ventnor, City Hall
6201 Atlantic Avenue
Ventnor City, NJ 08402

RE: Application of Michael & Debra Fabrico
16 North Troy Avenue
Block 124, Lot 6.04
Ventnor, New Jersey
Our File No.: 12541-1

Dear Ms. Malfara:

Please be advised that I represent Michael & Debra Fabrico who are the Applicants to the City of Ventnor Planning Board for the construction of deck additions and elevation of an existing single-family home at the above referenced address within the R-4 zoning district.

The applicants intend to elevate the single-family property and add additions to the existing front first level and second level decks. The property generally conforms with the City of Ventnor's requirements, with the exception of the proposed front yard setback to the deck, which the applicants seek a variance.

In support of this application, enclosed please find the following:

1. Application for Action by Planning Board;
2. City of Ventnor Planning Board Application Checklist;
3. Plot Plan prepared by Mark A. Zawacki, A.I.A., Architect, dated November 20, 2020 consisting of one (1) sheet;
4. Copy of Tax Map Sheet 22, highlighting the property;
5. Copy of the Residential Property Card (to be provided under separate cover);

6. Copy of the Deed between Vincent Bruno and Michael Fabrico and Debra Fabrico dated June 29, 2020 and recorded on July 21, 2020; and

7. Copy of Property Survey prepared by Arthur W. Ponzio, Jr. Professional Surveyor and Planner, dated September 11, 2020.

Finally, enclosed two checks payable to the City of Ventnor which represents the escrow variance in the amount of \$600.00 and the filing fee variance in the amount of \$200.00.

Please note that the Certified Property Owners List and proof of paid taxes will be provided under separate cover upon our receipt.

Please file this application in the normal course of business, and notify me as to when the application has been deemed complete. Thereafter, once the application has been deemed complete, please notify my office of the hearing date, and I will provide you with the required public notices and additional copies of the application in advance of the hearing.

Thank you as always for your kind attention and usual courtesies.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

BY: 

ERIC S. GOLDSTEIN

ESG:jrw
Enclosures
c: Michael & Debra Fabrico



DEBRA A. FABRICO
 MICHAEL C. FABRICO
 1200 NORTH HARBOR DRIVE
 SINGER ISLAND
 WEST PALM BEACH, FL 33404

55-0136/0012

5059

Date 12/23/20 PMP

⑆0⑆
 ⑆1⑆
 ⑆1⑆

Pay to the order of City of Ventnor \$ 200.00
Two hundred

← Heat Reactive Ink

TD BANK

Pay to the order of Flig Fee Variance [Signature]

⑆03⑆⑆20⑆⑆360⑆⑆ ⑆⑆78560⑆⑆ 5059

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

A. C. FABRICO, DEBRA A. FABRICO, MICHAEL C. FABRICO, DEBRA A. FABRICO & MICHAEL C. FABRICO, INC.



DEBRA A. FABRICO
 MICHAEL C. FABRICO
 1200 NORTH HARBOR DRIVE
 SINGER ISLAND
 WEST PALM BEACH, FL 33404

55-0136/0012

5060

Date 12/23/20 PMP

⑆0⑆
 ⑆1⑆
 ⑆1⑆

Pay to the order of City of Ventnor \$ 600.00
Six hundred

← Heat Reactive Ink

TD BANK

Pay to the order of Escrow Variance [Signature]

⑆03⑆⑆20⑆⑆360⑆⑆ ⑆⑆78560⑆⑆ 5060

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

A. C. FABRICO, DEBRA A. FABRICO, MICHAEL C. FABRICO, DEBRA A. FABRICO & MICHAEL C. FABRICO, INC.



City of Ventnor City

City Hall
1201 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: January 4, 2021

2. Zoning District:

- | | | |
|---|--|-------------------------|
| R-1 _____ Single Family | R-2 _____ Single Family | R-3 _____ Single Family |
| R-4 <u>X</u> 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) 16 North Troy Avenue

Block Number: 124 Lot Number (s): 6.04

Total Area (in Square Feet): 2312 SQ FT

Lot Frontage: 12' to Building Lot Depth: 62"-6"

4. Information about the Applicant

Full Name (s): Michael & Debra Fabrico

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

Property Address: 16 North Troy Avenue, Ventnor, NJ Zip Code: 08406

Other Residence Address: _____ Zip Code: _____

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

16 North Troy Avenue, Ventnor, NJ Zip Code: 08406

Phone Number (s) (Include Area Code):

Home Address: _____ Cell Phone: _____

Business Address: _____ Best Number to call: 609-927-1177 (Atty. No.)

Email Address (s): c/o Eric Goldstein - egoldstein@ndglegal.com

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

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

_____ By lease dated: _____

_____ By Agreement of Sale Dated: _____

By Ownership of property since: 6/29/20

_____ 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"

_____ Other (Explain): _____

_____ Conditional Use Permit

_____ Interpretation

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

Attorney: Name: Eric S. Goldstein, Esq. Phone: 609-927-1177

Address: 4030 Ocean Heights Avenue, EHT, NJ 08234

Architect: Name: Mark A. Zawacki, A.I.A. Phone: 609-709-3292

Address: 1555 Zion Road, Suite 204, 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: _____

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): Single-Family Home
- c. Proposed use of Lot (s) and/or Building (s): Single-Family Home
- d. Number of Bedrooms:
 - i. Current: N/A
 - ii. Proposed: _____
- e. Number of Off-street parking:
 - i. Current: N/A
 - ii. Proposed: _____
- f. If "D" or "USE" variance is required, Please explain: _____
- g. Dimensional Variances (Front, Side, Rear, Lot Coverage, etc.)

Variance Type	Zone requirement	Present Condition	Proposed Condition
<u>Front Yard Setback - Deck</u>	<u>5'-0" Min.</u>	<u>7'-0"</u>	<u>4'-0"</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: N/A
 - i. _____
- b. Detail any current and prior permits on the property that could be relevant to the application:
 - i. N/A

12. County Actions: Provide necessary dates and decisions

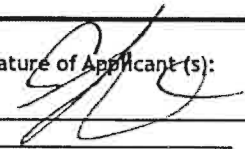
- a. Site Plan:
 - N/A
 - _____
 - _____
 - _____
- b. Subdivision:
 - N/A
 - _____
 - _____
 - _____
- c. Other:
 - N/A
 - _____
 - _____
 - _____

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

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

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 current property consists of a single family home. The Applicant proposes to elevate the property and add additions to the existing front first level and second level decks. The proposed deck additions shall have no effect to the existing off street parking of this property.

15. Signature of Applicant(s):


Date: 1-4-2021

Date:

16. Notarized Statement by Applicant:

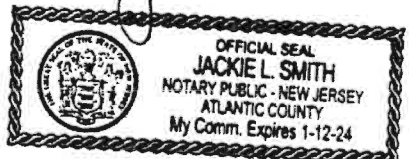
State of New Jersey)

ss.

County of Atlantic)

Eric Goldstein, 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 5th day of January, 2021.

Notary Seal 



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. None 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 *to be provided under separate cover*
 - a. This can be obtained from Tax Office
- XI. N/A Statement and/or drawings of existing and proposed Building heights
 - a. If applicable
- XII. N/A Statement and/or drawings of existing and proposed off-street parking
 - a. If applicable
- XIII. N/A Professional plans should include a signature space for Board Chairman, engineer, and Board Secretary.
 - a. If applicable
- XIV. N/A Detailed plan for landscaping or street trees as required
 - a. Notice if requesting a waiver for such
- XV. Check for application fee as per fee structure. Check to include \$50 for final notice of Decision.
- XVI. Check for Escrow fee as per fee structure
 - a. Need to include Tax ID # or Social Security # of name on check



**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 07/21/2020 09:38:35
RCPT # 1552244 RECD BY E-RECORD
NAME FEE
RECORDING FEES 70.00
INSTRUMENT# 2020036790
VOL 14824 PAGE 1 OF 6

Official Use Only

Transaction Identification Number

4484501 4227201

Submission Date(mm/dd/yyyy)	07/16/2020
No. of Pages (excluding Summary Sheet)	4
Recording Fee (excluding transfer tax)	\$70.00
Realty Transfer Tax	\$2,936.60
Total Amount	\$3,006.60

Return Address (for recorded documents)

EXCEL SETTLEMENT CO OF NJ
128 WESTMINSTER AVE
MARLTON, NJ 08053

Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE
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Municipal Codes	
VENTNOR	04

Batch Type L2 - LEVEL 2 (WITH IMAGES)

325292

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Atlantic County
Document Summary Sheet**

DEED/NO
EXEMPTION
FROM REALTY
TRANSFER FEE

Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
Consideration	\$371,000.00				
Submitted By	EXCEL SETTLEMENT CO OF NJ (CSC/INGEO SYSTEMS INC)				
Document Date	07/01/2020				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name			Address	
	VINCENT BRUNO				
GRANTEE	Name			Address	
	MICHAEL FABRICO DEBRA FABRICO				
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	04	124	6.04		04

* DO NOT REMOVE THIS PAGE.
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.


Prepared By: Jason N. Sunkett, Esq.

Deed

This Deed is made on June ^{AR}29, 2020

BETWEEN

AND DELIVERED ON JULY 1, 2020

Vincent Bruno whose address is 16 North Troy Avenue, ^{VENTNOR} ~~Ventor~~, New Jersey 08406,

referred to as the *Grantor*.

AND

Michael Fabrico and Debra Fabrico, husband and wife, whose address is about to be 16 North Troy Avenue, City of ~~Ventor~~, New Jersey 08046

^{VENTNOR} ~~Ventor~~

referred to as the *Grantee*.

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

Transfer of Title. The grantor does hereby grant and convey the property described below to the Grantee. This transfer of ownership is made for the sum and consideration of \$371,000.00 (Three Hundred and Seventy One Thousand xx/Dollars). The Grantor acknowledges receipt of this money.

^{TW}
~~VENTNOR~~

Tax Map Reference. (N.J.S.A. 46:15-2.1) City of ~~Ventor~~, County of Atlantic, State of New Jersey.

Block No 124 Lot No. 6.04

No property tax identification number is available on the date of this deed.
(Check box if applicable).

Property. The property consists of the land and all the buildings and structures on the land in the City of ~~Ventor~~, County of Atlantic and State of New Jersey.

^{VENTNOR} ~~Ventor~~

Please see attached Legal Description annexed hereto and made part hereof.

BEING THE SAME LAND AND PREMISES which became vested in Vincent Bruno by deed from Vincent Bruno, dated July 25, 1995, recorded July 28, 1995 in the Clerk's Office of the County of Atlantic, New Jersey, in Deed Book 5836, page 201.

PROMISES BY GRANTOR. The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

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:

BEGINNING at a point in the Westerly line of Troy Avenue, 163 feet South of the Southerly line of Winchester Avenue; and extending thence

- (1) South 31 degrees 55 minutes 00 seconds East along the Westerly line of Troy Avenue, 37 feet to a point; thence
- (2) South 58 degrees 05 minutes 00 seconds West and parallel with Winchester Avenue, 62.50 feet to a point; thence
- (3) North 31 degrees 55 minutes 00 seconds West and parallel with Troy Avenue, 37 feet to a point; thence
- (4) North 58 degrees 05 minutes 00 seconds East, a distance of 62.50 feet to the point and place of BEGINNING.

BEING Lot 6.04 in Block 124 on Plan of Minor Subdivision of Lot 6.01 in Block 124 on the tax map of the City of Ventnor, filed July 20, 1995 as Map #3380.

FOR INFORMATION PURPOSES ONLY: Also known as Lot 6.04, Block 124 on the City of Ventnor Tax Map.

GIT/REP-3
(8-19)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Vincent Bruno

Current Street Address

16 North Troy Avenue

City, Town, Post Office

Ventnor VENTNOR *VB*

State

NJ

ZIP Code

08406

Property Information

Block(s)

124

Lot(s)

6.04

Qualifier

Street Address

16 North Troy Avenue

City, Town, Post Office

Ventnor VENTNOR *VB*

State

NJ

ZIP Code

08046

Seller's Percentage of Ownership

100

Total Consideration

\$371,000.00

Owner's Share of Consideration

\$371,000.00

Closing Date

6/29/2020 *VB*

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 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.
8. Seller did not receive non-like kind property.
9. 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.
10. 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.
11. The deed is dated prior to August 1, 2004, and was not previously recorded.
12. 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.
13. 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.
14. The property transferred is a cemetery plot.
15. 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.
16. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
17. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

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 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.

6/29/2020
Date

Vincent Bruno
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Signatures. The Grantor signs this Deed as of date first above written.

Witnessed or Attested by:

Vincent Bruno
Vincent Bruno

(SEAL)

STATE OF ~~NEW JERSEY~~ FLORIDA
COUNTY OF MIAMI-DADE

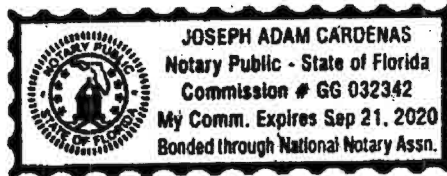
I CERTIFY that on JUNE 29th, 2020

BRUNO VINCENT personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

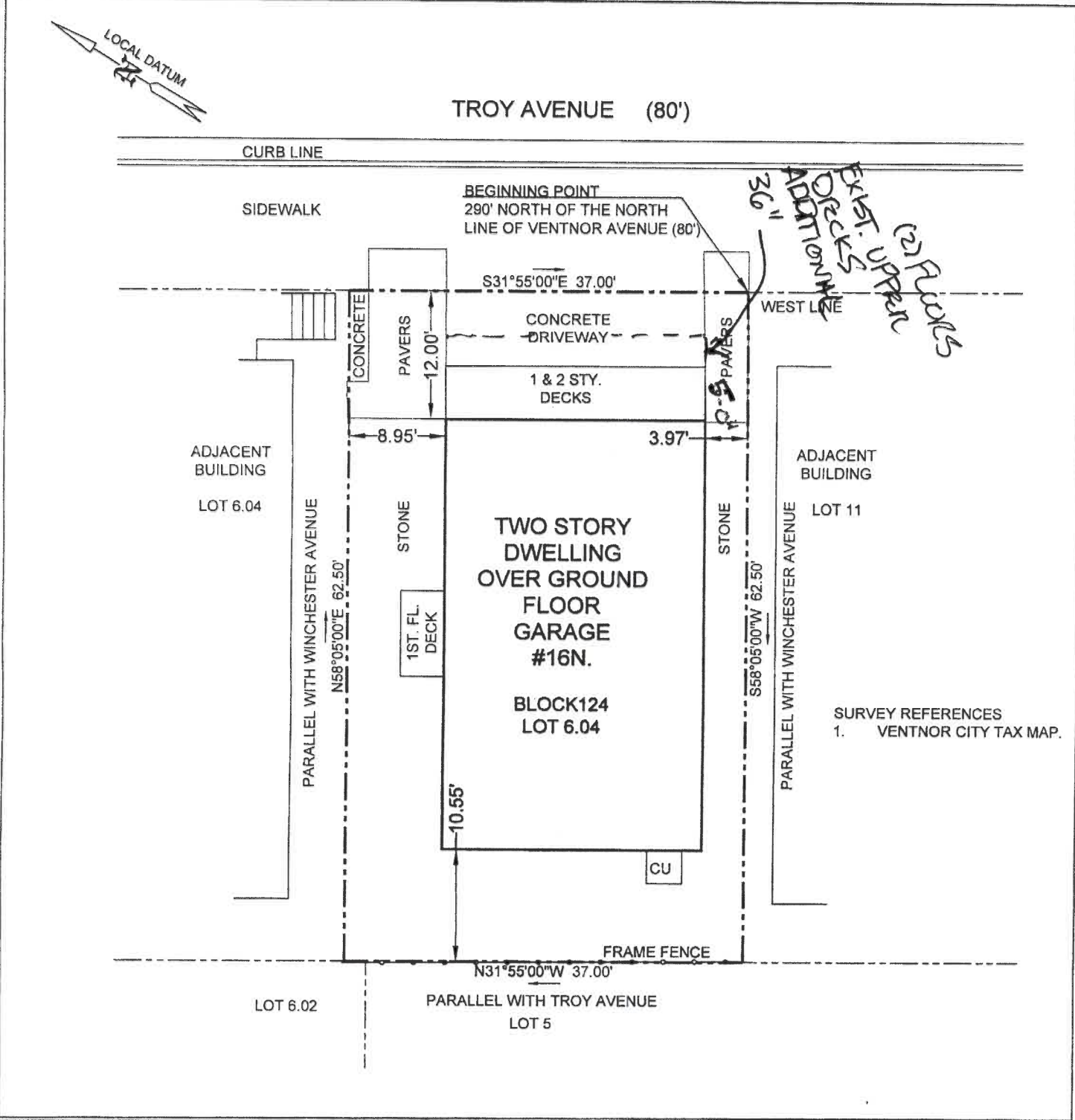
- (a) is named in and personally signed this Deed.
- (b) signed, sealed and delivered this Deed as his/her act and deed; and
- (c) the full and actual consideration paid or to be paid for the transfer of title as defined by N.J.S.A.46:15-5, is \$371,000.00.

Joseph Adam Cardenas
Signed and sworn before me on
JOSEPH ADAM CARDENAS

09/2020
My Commission expires:



1:00



PROPERTY SURVEY
 VENTNOR CITY
 BLOCK 124 LOT 6.04
 ATLANTIC COUNTY, NEW JERSEY

- | | |
|---|---|
| <p>1. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 2,312.5 ± S.F..</p> <p>2. PERMANENT MARKERS HAVE BEEN SET OR FOUND WHERE NOTED.</p> <p>3. OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.</p> <p>4. THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, EITHER RECORDED OR UNRECORDED. UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.</p> <p>5. SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.</p> | <p>6. THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.</p> <p>7. THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.</p> <p>8. THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.</p> |
|---|---|

MICHAEL & DEBRA FABRICO, HW
 OLD REPUBLIC TITLE COMPANY
 ADVISORS MORTGAGE GROUP LLC, ITS
 SUCCESSORS AND OR ASSIGNS AS THEIR
 INTEREST MAY APPEAR

ARTHUR W. PONZIO, JR.
 PROFESSIONAL PLANNER N.J. NO. 33L100267600
 PROFESSIONAL SURVEYOR N.J. NO. 24GS02831400

ARTHUR W. PONZIO CO.
& ASSOCIATES
 SURVEYING-ENGINEERING-PLANNING

400 NORTH DOVER AVENUE
 ATLANTIC CITY, NEW JERSEY 08401
 PHONE (609) 344-8194 FAX (609) 344-1594
 NEW JERSEY AUTH. NO.: 24GA28001300

DATE: 09-11-2020	DRAWN BY: WJP
SCALE: 1" = 10'	PROJECT NO.: 35379