



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: 1/20/21

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	Single Family	R-8	Single Family	R-6	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 S. Melbourne Avenue

Block Number: 82

Lot Number (s): 21

Total Area (in Square Feet): 3800 s.f.

Lot Frontage: 50 feet

Lot Depth: 76 feet

4. Information about the Applicant

Full Name (s): Larry and Yvette Drosnow

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

Property Address: 16 S. Melbourne Avenue, Ventnor, NJ Zip Code: 08406

Other Residence Address:

Mailing Address (Address that all correspondence will get mailed to): 508 Valley Green Court
Flourtown, PA 09031 Zip Code:

Phone Number (s) (Include Area Code):

Home Address: 215-480-7227

Cell Phone:

Business Address:

Best Number to call:

Email Address (s): Ldrosnow@comcast.net

Tax ID or Social Security Number (For Estate/Account - This must be filled in):
200-418-3816

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

- ___ By lease dated: _____
- ___ By Agreement of Sale Dated: _____
- X ___ By Ownership of property since: September 4, 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): _____
- 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
- X ___ "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)

- X ___ Attorney: Brian J. Callaghan, Esquire Phone: 609-348-5300
Address: 2428 Atlantic Avenue, Atlantic City, NJ 08401
- ___ Architect: Name: _____ Phone: _____
Address: _____
- ___ Engineer: Name: _____ Phone: 609-641-8194
Address: _____
- X ___ Preparer of Sketch plot or Site Plan: (If different from above)
Name: Scott Ritter Phone: 215-783-1223
Address: 6 N. Lafayette Avenue, Ventnor, NJ 08406

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
- c. Proposed use of Lot (s) and/or Building (s): Single Family
- d. Number of Bedrooms: _____
 - i. Current: _____
 - ii. Proposed: _____
- e. Number of Off-street parking: _____
 - i. Current: _____
 - 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
Front yard setback	12 ft	3.9 ft	3.9 ft
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

11. Prior Actions: N/A

- a. Detail any prior hearing and/or decision relevant to this application. Supply date, name of Board, and results, if none, check here: _____
- b. Detail any current and prior permits on the property that could be relevant to the application: _____

12. County Actions: Provide necessary dates and decisions

- a. Site Plan: _____
None
- b. Subdivision: _____
None
- c. Other: _____
None

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

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

See attached Plan

NARRATIVE FOR
LARRY AND YVETTE DOROSHOW
16 S. MELBOURNE AVENUE
BLOCK 82 LOT 21

The Applicant is seeking a front yard variance to construct a roof over the existing porch. See copy of elevation plan prepared. There is no additional work being done on the property other than placing roof over the existing concrete porch. The applicant is not proposing any other additions to the property. The requirement is 12 feet for a front yard setback to the building and the applicant has 14 feet, but the applicant only has 3.8 feet to the concrete porch. The steps also extend over the property line into the City Right-of-Way. The applicant believes that the addition of the porch will have no negative impact on the neighborhood and/or zoning plan and will add an aesthetic enhancement to the front of the property.

Date 1/27/2021

B. Callahan

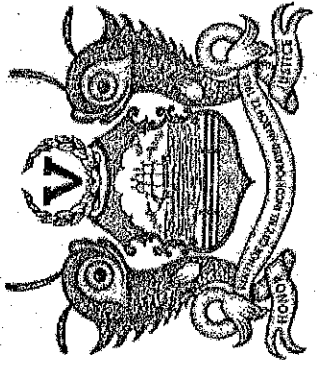
Brian J. Callaghan, Esquire
Attorney for Applicant

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
- X. a. This is available from the Ventnor City Tax Assessor
- XI. Certification that Property Taxes are current
 - a. This can be obtained from Tax Office
- XII. N/A Statement and/or drawings of existing and proposed Building heights
 - a. If applicable
- XIII. Statement and/or drawings of existing and proposed off-street parking
 - a. If applicable
- XIV. Professional plans should include a signature space for Board Chairman, engineer, and Board Secretary.
 - a. If applicable
- XV. Detailed plan for landscaping or street trees as required
 - a. Notice if requesting a waiver for such
- XVI. Check for application fee as per fee structure. Check to include \$50 for final notice of Decision.
 - a. Check for Escrow fee as per fee structure
 - a. Need to include Tax ID # or Social Security # of name on check



Ventnor City, New Jersey

Block/Lot/Qual:	82, 21.	Tax Account Id:	2180
Property Location:	16 S MELBOURNE AVE	Property Class:	2 - Residential
Owner Name/Address:	FRIEDMAN, ARNOLD & SHIRLEY, TRUSTEE 11343 BARCA BLVD. BOYNTON BEACH, FL 33437	Land Value:	325,000
Special Taxing Districts:		Improvement Value:	198,900
		Exempt Value:	0
		Total Assessed Value:	523,900
		Additional Lots:	None
		Deductions:	

Balance Includes any Adjustments to Your Account

Taxes Utilities

Year	Due Date	Type	Orig Billed	Adj Billed	Balance	Interest	Total Due	Status
2021	02/01/2021	Tax	3,393.57	245.50	3,639.07	0.00	3,639.07	OPEN
2021	05/01/2021	Tax	3,393.56	245.50	3,639.06	0.00	3,639.06	OPEN
Total 2021			6,787.13	491.00	7,278.13	0.00	7,278.13	
2020	02/01/2020	Tax	3,385.71	0.00	3,385.71	0.00	3,385.71	PAID
2020	05/01/2020	Tax	3,385.70	0.00	3,385.70	0.00	3,385.70	PAID
2020	08/01/2020	Tax	3,414.52	0.00	3,414.52	0.00	3,414.52	PAID
2020	11/01/2020	Tax	3,388.32	245.50	3,633.82	0.00	3,633.82	PAID
Total 2020			13,574.25	245.50	13,819.75	0.00	13,819.75	
2019	02/01/2019	Tax	3,449.89	0.00	3,449.89	0.00	3,449.89	PAID
2019	05/01/2019	Tax	3,449.88	-544.50	2,905.38	0.00	2,905.38	PAID
2019	08/01/2019	Tax	3,321.53	0.00	3,321.53	0.00	3,321.53	PAID
2019	11/01/2019	Tax	3,321.52	-494.51	2,827.01	0.00	2,827.01	PAID
Total 2019			13,542.82	-1,039.01	12,503.81	0.00	12,503.81	
Last Payment:		11/06/20						

[Return to Home](#)

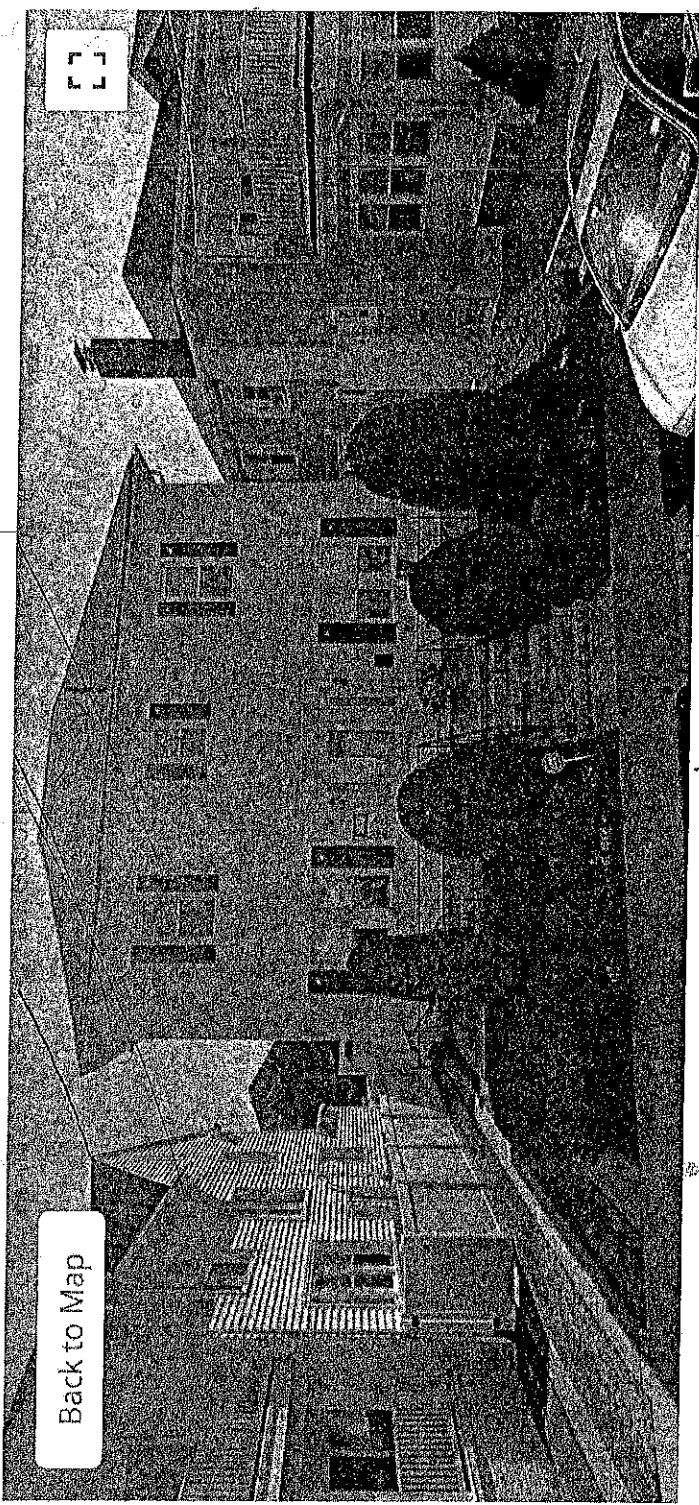
1/27/2021

16 S Melbourne Ave, Ventnor City, NJ 08406 | Zillow

Map Satellite Lot lines



Back to Map

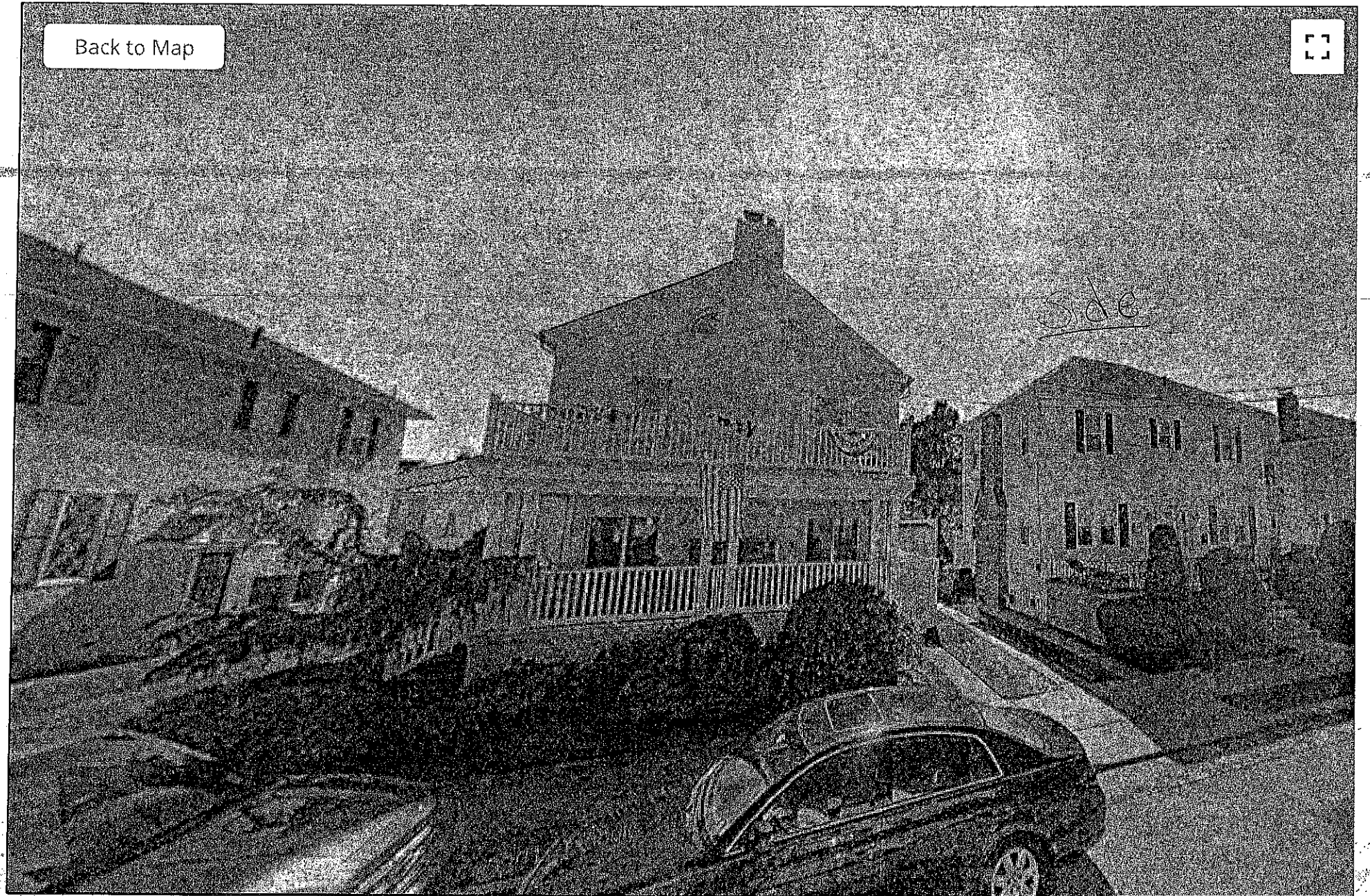


Front

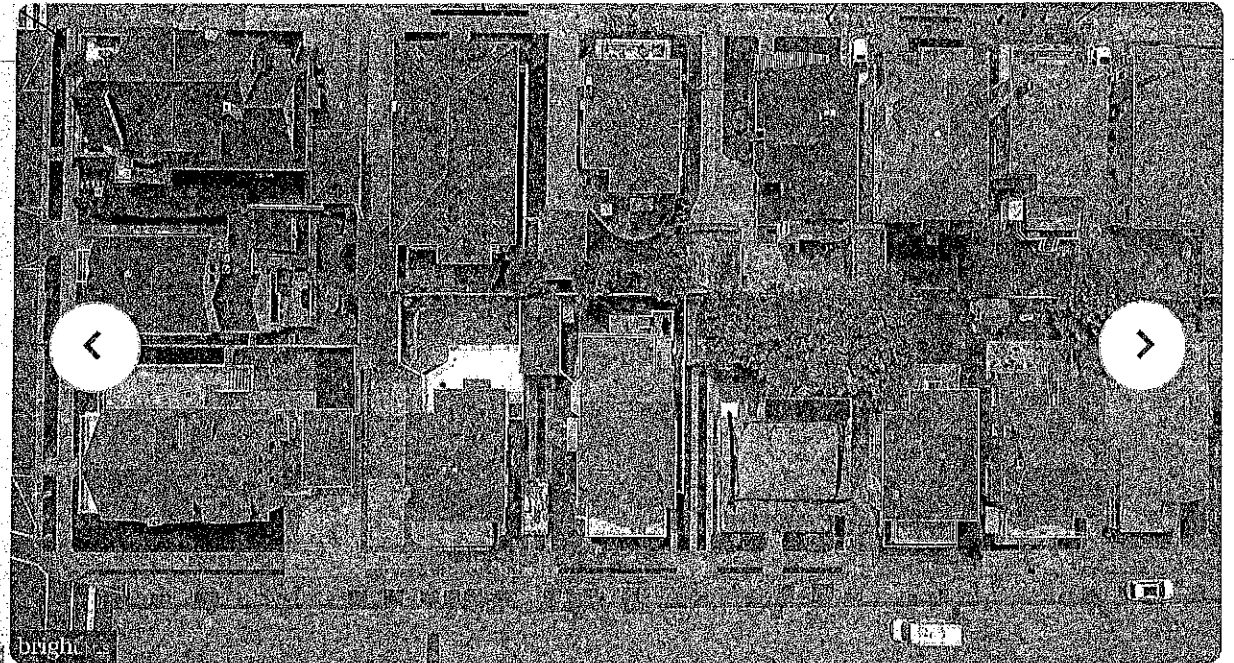
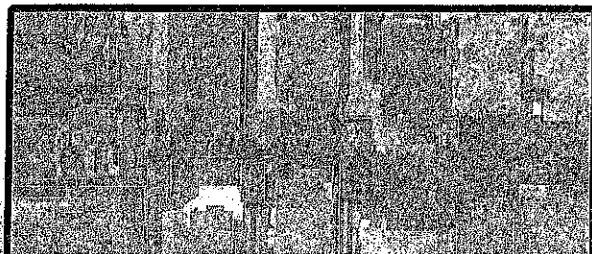
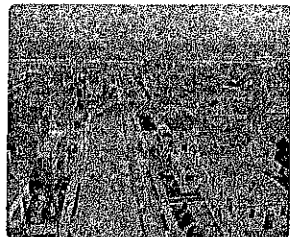
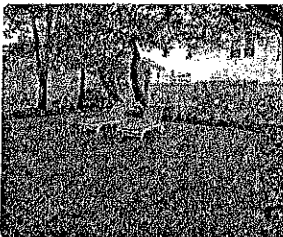
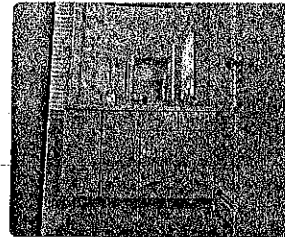
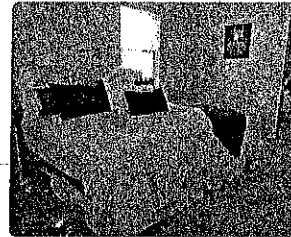
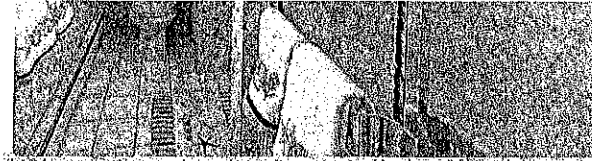




Back to Map



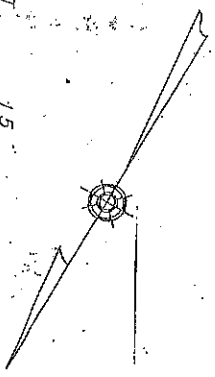
Photos Street View



1817
 TAX MAP
 OF
 VENTNOR CITY
 ATLANTIC CO., N.J.
 PREPARED BY
 THOMAS WOOD JR., P.E. & L.S., INC.
 431 GINGHAM AVE.
 600 MARSHEN CITY, N.C.
 SCALE: 1" = 50'
 1980

SHEET 8

SHEET 15



MARGATE CITY

FREDERICKSBURG AVE. CITY OF MARGATE CITY OF VENTNOR CITY

110-B

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110-A

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16

SHEET 24

BLK: 82

LOT: 21

CARD 01 OF 01

16 S MELBOURNE AVE


VENTNOR CITY

FRIEDMAN, ARNOLD, SHIRLEY (TRUSTEES)
11343 BARCA BLVD.
BOYNTON BEACH, FL. 33437

Class: 2
Zone: 04
Map: 16
VCS: 104V

--Curr. Values--
Land: 325,000
Impr: 198,900
Net: 523,900

--Sales History--
05/29/2015 10

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)										
Building Class 10 ONE FAMILY 2SF1G 2 STORY / COLONIAL Built: 1925 Eff Yr: 2005 Fndatn: BLK/CONCRT Roof: HIP / ASPH SHNGL ExtFin: ALUMINUM	1st Story 920 Upper Stories 926 Half Stories 0 Attic Area 816 (Fin. Attic) 816 Basement Area 816 (Fin. Bsmnt) 408 BuiltIn Area -9 Sq. Foot Living 2,163	FRONT FEET PRIME SFT SITE VALUE	50 3800 1	Main Bldg Replacement Cost 203,065 CCF:1.30,NetCond:.880,MktAdj:1.00 * 1.14400 Main Bldg Appraised Value = 232,306 Total Detached Item Value + 4,494 Total Improve Value (rounded) = 236,800 Total Land Value + 325,000 TOTAL NET VALUE: 561,800										
Heat: GAS HOTWTR BB 2163 Air: ALL SEPART 2163 IntFin: DRYWALL FlrFin: MIXED Plumb: 3FIX BATH 3 2FIX BATH 1 OTHER ITEMS 2STY FP 1 ELEVATED BASMT1 UPGRADED KIT 1 * BEDROOMS 4 * BATHROOMS 3.5 * TOTAL ROOMS 8 CONDITION INT.: GOOD EXT.: GOOD LAYOUT: GOOD INFOBY: OWNER * For Informational Purposes Only	ATTACHED ITEMS CONC PATIO 340 BI ENCL PR 9 DETACHED ITEMS DET. GAR. 240			<table border="1"> <tr><td>2</td><td>B</td></tr> <tr><td>3</td><td>E</td></tr> <tr><td>3</td><td>19</td></tr> <tr><td>10</td><td>31</td></tr> <tr><td></td><td>31</td></tr> </table> <p>A: CP 340sf B: 2SOV 6sf C: 2S-BIGP 9sf D: 2S-CR 95sf E: A-2S-B 816sf</p> 	2	B	3	E	3	19	10	31		31
2	B													
3	E													
3	19													
10	31													
	31													

1707-01-1100



**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 01/13/2021 14:43:38
RCPT # 1579505 RECD BY E-RECORD
NAME FEE
RECORDING FEES 70.00
INSTRUMENT# 2021002386
VOL 14923 PAGE 1 OF 6

Official Use Only

Transaction Identification Number		4880310	4713771
Submission Date (mm/dd/yyyy)	12/29/2020		
No. of Pages (excluding Summary Sheet)	4		
Recording Fee (excluding transfer tax)	\$70.00		
Realty Transfer Tax	\$5,874.00		
Total Amount	\$5,944.00		
Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE		
Municipal Codes	VENTNOR 04		
Batch Type	L2 - LEVEL 2 (WITH IMAGES)		
	358532		

Return Address (for recorded documents)
TRIDENT LAND TRANSFER COMPANY (NJ) LLC
3 EXECUTIVE CAMPUS
SUITE 400
CHERRY HILL, NJ 08002

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.
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RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Atlantic County
Document Summary Sheet**

Type		DEED/NO EXEMPTION FROM REALTY TRANSFER FEE			
Consideration		\$665,000.00			
Submitted By		SIMPLIFILE, LLC. (SIMPLIFILE)			
Document Date		09/04/2020			
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR		Name		Address	
THE ARNOLD E FRIEDMAN AND SHIRELY FRIEDMAN QUALIFIED PERSONAL RESIDENCE TRUST 2		ARNOLD E FRIEDMAN		11343 BARCA BLVD, BOYNTON BEACH, FL 33437	
SHIRLEY FRIEDMAN		SHIRLEY FRIEDMAN		11343 BARCA BLVD, BOYNTON BEACH, FL 33437	
GRANTEE		Name		Address	
LARRY DOROSHOW		LARRY DOROSHOW		508 VALLEY GREEN COURT, FLOURTOWN, PA 19031	
YVETTE DOROSHOW		YVETTE DOROSHOW		508 VALLEY GREEN COURT, FLOURTOWN, PA 19031	
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	04	82	21		04

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

Deed

This Deed is made on September 4, 2020 Delivered on September 9, 2020

Between

Arnold E. Friedman and Shirley Friedman, Trustees for the Arnold E. Friedman and Shirley Friedman Qualified Personal Residence Trust #2, dated December 16, 2002

whose post office address is 11343 Barca Blvd, Boynton Beach FL 33437

referred to as the Grantor,

And

Larry Doroshow and Yvette Doroshow, husband and wife

whose post office address is about to be 508 Valley Green Court, Flourtown, PA 19031

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 to "Property") described below to the Grantee. This Transfer is made for the sum of **Six Hundred Sixty-Five Thousand and 00/100 Dollars (\$665,000.00)**. The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15:1.1) Municipality of City of Ventnor Block No. 82 Lot No. 21

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).

Being the same land and premises which became vested in Arnold Friedman and Shirley Friedman by deed from Marcel L. Groen and Bernice M. Groen, dated June 30, 1988, recorded July 13, 1988 in the Atlantic County Clerk's Office in Deed Book 4717, page 62.

Also being the same land and premises which became vested in the Arnold E. Friedland and Shirley Friedman Qualified Personal Residence Trust #2 by deed from Arnold Friedman and Shirley Friedman, dated December 11, 2002, recorded December 20, 2002, in the Atlantic County Clerk's office in Instrument Number 2116777.

Also being the same land and premises which became vested in Arnold E. Friedman and Shirley Friedman, Trustees for the Arnold E. Friedman and Shirley Friedman Qualified Personal Residence Trust #2, dated December 16, 2002,

Prepared by: Douglas T. Harris, Esq.

EXHIBIT "A"

The land referred to in this Commitment is described as follows:

LAND AND PREMISES situate in the City of Ventnor, County of Atlantic and State of New Jersey as follows:

BEGINNING AT A POINT IN THE WESTERLY LINE OF MELBOURNE PARK (80 FEET WIDE), SAID POINT BEING DISTANT 184.00 FEET NORTH OF THE NORTHERLY LINE OF ATLANTIC AVENUE (100 FEET WIDE), WHEN MEASURED IN AND ALONG THE AFORESAID WESTERLY LINE OF MELBOURNE PARK, AND EXTENDING FROM SAID BEGINNING POINT; THENCE

(1) SOUTH 31 DEGREES 55 MINUTES 00 SECONDS WEST, PARALLEL WITH ATLANTIC AVENUE, A DISTANCE OF 76.00 FEET TO A POINT; THENCE

(2) NORTH 58 DEGREES 05 MINUTES 00 SECONDS WEST, PARALLEL WITH MELBOURNE PARK, A DISTANCE OF 50.00 FEET TO A POINT; THENCE

(3) NORTH 31 DEGREES 55 MINUTES 00 SECONDS EAST, PARALLEL WITH ATLANTIC AVENUE, A DISTANCE OF 76.00 FEET TO A POINT IN THE AFORESAID WESTERLY LINE OF MELBOURNE PARK; THENCE

(4) SOUTH 58 DEGREES 05 MINUTES 00 SECONDS EAST, IN AND ALONG SAME, A DISTANCE OF 50.00 FEET TO THE POINT AND PLACE OF BEGINNING.

TAX NOTE: Being known as Block 82, Lot 21 on the official tax map (For informational purposes only).

20NJ03936

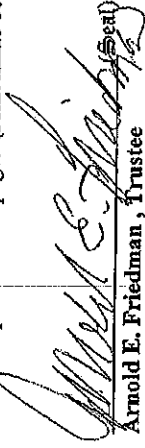
by deed from Arnold E. Friedman and Shirley Friedman, Trustees for the Arnold E. Friedman and Shirley Friedman Qualified Personal Residence Trust #2 (formerly vested of record as the Arnold E. Friedman and Shirley Friedman Qualified Personal Residence Trust #2) dated May 29, 2015 and recorded July 2, 2015 in the Atlantic County Clerk's office in Instrument Number 2015039028.

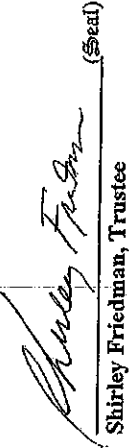
The street address of the Property is: 16 South Melbourne Avenue, Ventnor NJ 08406.

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

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

Witnessed By:


Arnold E. Friedman, Trustee


Shirley Friedman, Trustee

STATE OF NJ, COUNTY OF Atlantic

I CERTIFY that on 9/4/20

Arnold E. Friedman and Shirley Friedman, Trustees for the Arnold E. Friedman and Shirley Friedman Qualified Personal Residence Trust #2, dated December 16, 2002 personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and,
- (c) made this Deed for \$665,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5).

J# 202102386
CHARGE, RECORD RETURN
TRIDENT LAND TRANSFER CO, NJ
3 EXECUTIVE CAMPUS
SUITE 100
CHERRY HILL, NJ 08002



JENNIFER J. BROWN
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JULY 7, 2025

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

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Arnold E. Friedman and Shirley Friedman, Trustees of the Arnold E. Friedman and Shirley Friedman Qualified Personal Residence Trust #2, dated December 16, 2002

Current Street Address

16 South Melbourne Avenue

Ventor

State

NJ

ZIP Code

08406

Property Information

Block(s)

82

Lot(s)

21

Qualifier

Street Address

16 South Melbourne Avenue

City, Town, Post Office

Ventor

State

NJ

ZIP Code

08406

Seller's Percentage of Ownership

100%

Total Consideration

\$665,000

Owner's Share of Consideration

\$665,000

Closing Date

9/9/2020

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, transferee, 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.
15. 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.
16. 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 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.

9/4/2020

Date

9/4/2020

Date

Signature (Seller)

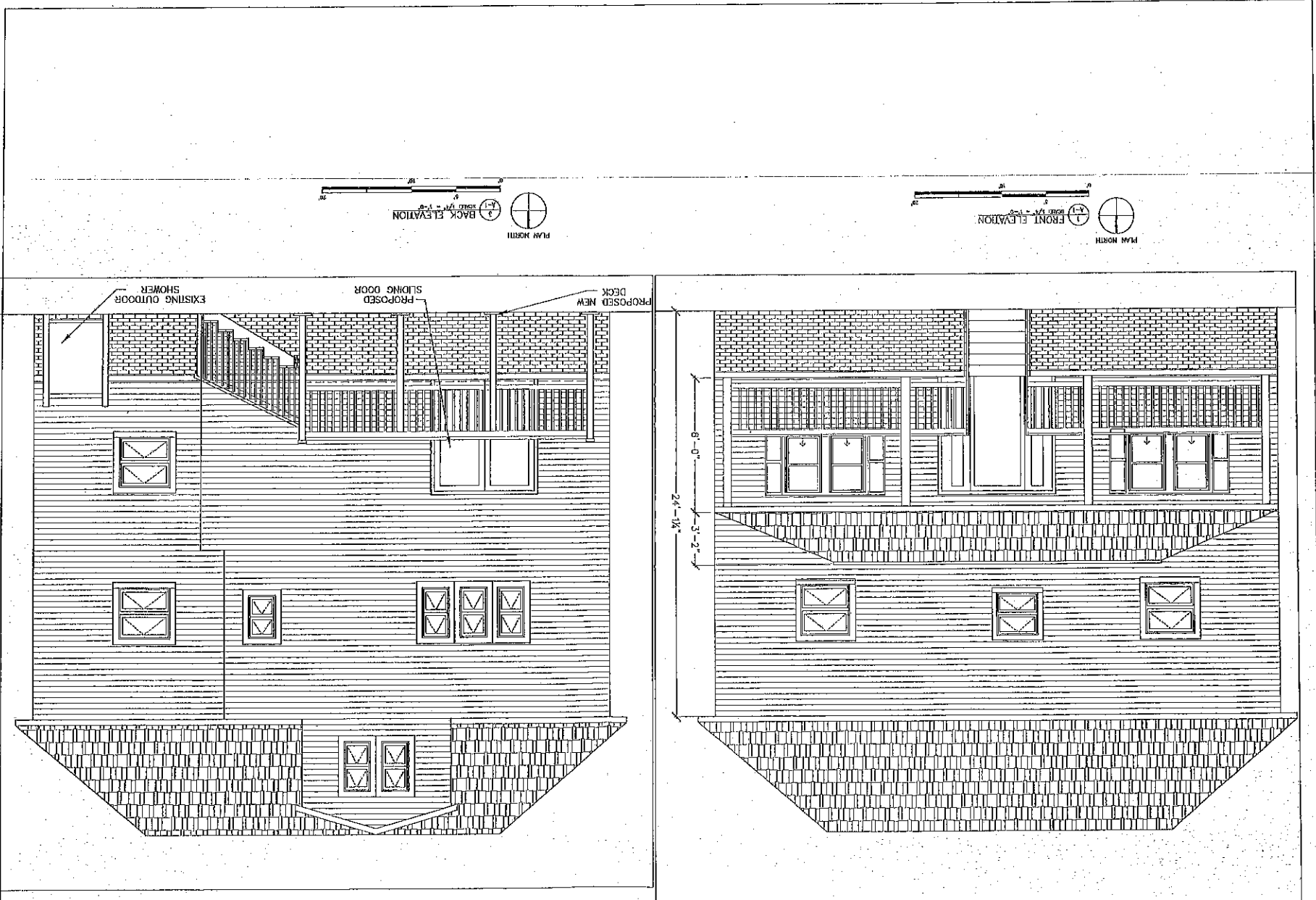
Indicate if Power of Attorney or Attorney in Fact

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

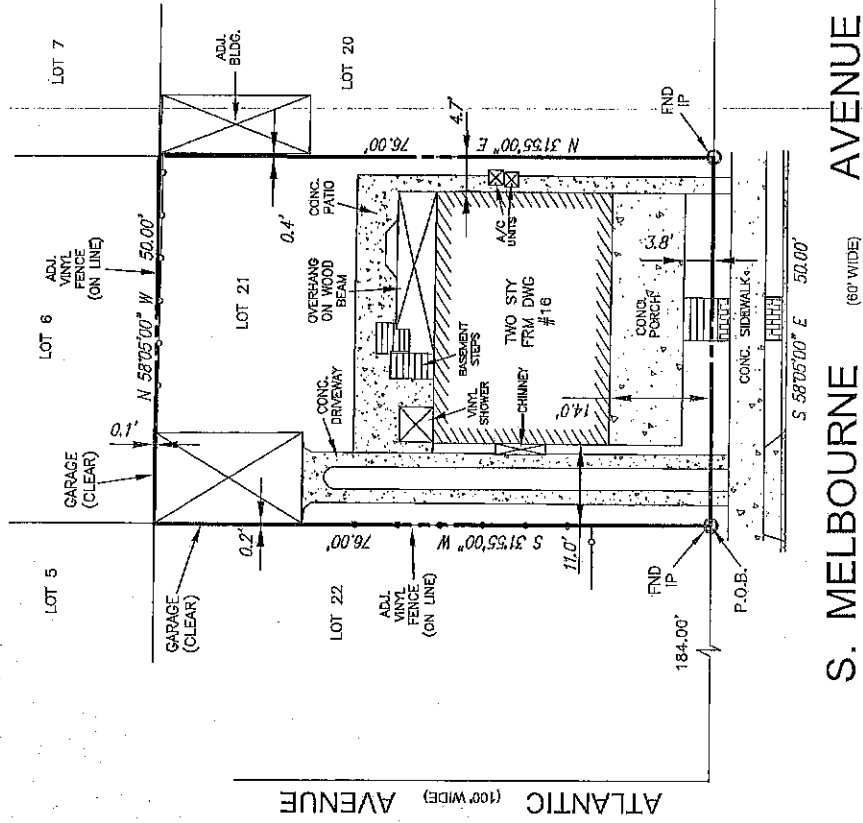
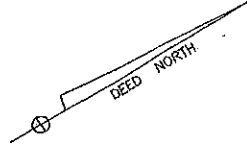
Project No.: 20-014
 Date: 10/15/2020
 Designed By: _____
 Drawn By: _____
 Sheet No. _____

FLOOR PLANS FOR:
Samuel Decker
 16 S. MELBORNE AVE
 VENTNOR NJ



NOTES:

1. BEING COMMONLY KNOWN AS LOT 21 BLOCK 82 ON THE CURRENT OFFICIAL TAX MAP OF THE CITY OF VENTNOR.
2. STREET ADDRESS: 16 S. MELBOURNE AVENUE
3. SURVEY PERFORMED IN ACCORDANCE WITH TRIDENT LAND TRANSFER FILE NO. 20M03636



TD:

LARRY DORSHOW & YVETTE DORSHOW, H/W
TRIDENT LAND TRANSFER COMPANY (NJ) LLC
CITIZENS BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED AND PREPARED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW JERSEY.
I FURTHER CERTIFY TO ITS ACCURACY EXCEPT FOR ANY EASEMENTS OR STRUCTURES NOT VISIBLE ON THE SURFACE.

THE BUILDING OFFSET DISTANCES SHOWN WERE MEASURED FROM THE FINISHED SIDING.

SURVEY OF:

BLOCK 82 LOT 21

CITY OF VENTNOR ATLANTIC COUNTY NEW JERSEY

JAMES R. BONEY
PROFESSIONAL LAND SURVEYOR
NJ LICENSE No. 31264

13 STONE MILL CT, E.H.T., NJ 08234 Ph: (609) 788-8013

DATE: 08-18-20

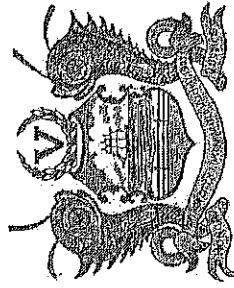
SCALE: 1"= 20'

DRN.BY: MJE

PROJ: 18-1428

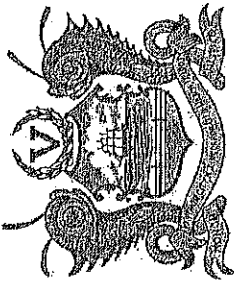
REV:

Doroshow



City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406



William Crowther, CTA

Ventnor City Tax Assessor
609-823-7911

February 4, 2021

Brian J. Callaghan, Esq.
2428 Atlantic Avenue
Atlantic City, NJ 08401

Re: Block(s): 82 Lot(s): 21

Dear Mr. Callaghan,

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 ✓ Comcast Cable ✓
- 5100 Harding Highway Suite 399 ✓ 901 Leeds Ave
- Mays Landing, NJ 08330 Absecon, NJ 08201
- Atlantic County Utilities Authority ✓ SJ Gas Company ✓
- PO Box 996 ✓ 1 South Jersey Plaza Rte. 54
- Pleasantville, NJ 08232 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

ADJACENT PROPERTY LISTING APPLICANT: Block 82 Lot 21
 TAXING DISTRICT 22 VENTNOR CITY COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
81 2	7103 ATLANTIC AVE	2	✓ ARONOVITZ, ARNOLD & ARLENE 4545 CHAMPIONS RUN CHERRY HILL, NJ.	08002
81 3	7105 ATLANTIC AVE	2	✓ VILLARI, ANNETTE G 7105 ATLANTIC AVE VENTNOR, NJ	08406
81 4	7107 ATLANTIC AVE	2	✓ HORWITZ, ANDREW M, -TR & TRACI D, -TR 915 CHERYSTONE DR LOS GATOS, CA	95032
81 5.01	21 S MELBOURNE AVE	2	✓ INFANTOLINO, ANTHONY & LYNNE 133 RENAISSANCE DRIVE CHERRY HILL, NJ	08003
81 5.02	19 S MELBOURNE AVE	2	✓ CICCARELLI, JOHN & LYNNE 19 S MELBOURNE AVE VENTNOR, NJ	08406
81 6	15 S MELBOURNE AVE	2	✓ KITZEL, CHARLES & RITA (LIV TRUST) 15712 PHOEBEPARK AVE LITHIA, FL	33547
81 7	9 S MELBOURNE AVE	2	✓ RUGGERIO, ALBERT & GAIL H - 9 S MELBOURNE AVE VENTNOR, NJ	08406
81 8	7 S MELBOURNE AVE	2	✓ ZUSSMAN, LISA & WOLFE, SHEILA 7 S MELBOURNE AVE VENTNOR, NJ	08406
81 9	5 S MELBOURNE AVE	2	✓ BOTTARO, JOANNA & ANDREW 766 S WARNOCK ST PHILADELPHIA, PA	19147
81 10	3 S MELBOURNE AVE	2	✓ WAITZ, BARBARA 1357 PADDOCK WAY CHERRY HILL, NJ	08003
81 11	1 S MELBOURNE AVE	2	✓ ELATT, JOANNE 1 S MELBOURNE AVE VENTNOR, NJ	07663
81 12	7106 VENTNOR AVE	2	✓ COHEN, MARK N. & CAROL B. 1705 SUE ELLEN DR. HAVERTOWN, PA.	19083
81 17	8 S LAFAYETTE AVE	2	✓ GOLDENBERG, RONALD S & SUSAN W 511 S 21ST STREET PHILADELPHIA, PA	19146
81 18	10 S LAFAYETTE AVE	2	✓ CHERKAS, KEVIN S 64 W HOLLY OAK DR VOORHEES, NJ	08043

TAXING DISTRICT 22 VENTNOR CITY ADJACENT PROPERTY LISTING APPLICANT: Block 82 Lot 21
COUNTY 01 ATLANTIC

PAGE 2

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
81 19	12 S LAFAYETTE AVE	2 ✓	RAJCHEL, JOHN F 202 S SCHUYKILL AVE NORRISTOWN, PA 19403
81 20	14 S LAFAYETTE AVE	2 ✓	DESANTO, JOHN A, -JR & MENDOLA, JULI 7 SYCAMORE ROAD LEVITTOWN, PA 19056
81 21	16 S LAFAYETTE AVE	2 ✓	STAMM, JOHN ERIC & HELEN 1108 SUMMIT LANE ORELAND, PA3 19075
81 22	18 S LAFAYETTE AVE	2 ✓	MAGEE, DAVID & NANCY 326 HORSESHOE WAY DOYLESTOWN, PA 18901
81 23	20 S LAFAYETTE AVE	2 ✓	CLARK, GARY K 20 S LAFAYETTE AVE VENTNOR, NJ 08406
81 24	22 S LAFAYETTE AVE	2 ✓	ERACE, MICHAEL J & FRANCINE 2315 S 21ST STREET PHILADELPHIA, PA 19145
82 1	7115 ATLANTIC AVE	2 ✓	BARBATT, VINCENT & MARYANA M. 714 DETMAR TERRACE RUNNEMEDE, NJ 08078
82 2	7117 ATLANTIC AVE	2 ✓	KATZ, LAURENCE & BROOKS, NATALIE 1704 GRANDVIEW DR NEWTOWN, PA 18940
82 3	7119 ATLANTIC AVE	2 ✓	GOLDBLUM, SETH & DANA 411 BERKLEY RD. HAVERFORD, PA 19041
82 4	19 S BALTIMORE AVE	2 ✓	LEVY, ROBERT D. & JILL 4423 ROUTE 130 SOUTH BURLINGTON, NJ 08016
82 5	17 S BALTIMORE AVE	2 ✓	KAUFFMAN, ROBERT J & JANIS R 1520 SPRUCE STREET PHILADELPHIA, PA 19102
82 6	15 S BALTIMORE AVE	2 ✓	SCHWARTZ, RICHARD T & TRACY R 117 QUARRY STREET, UNIT 6 PHILADELPHIA, PA 19106
82 7	13 S BALTIMORE AVE	2 ✓	GREENBERG, PHYLLIS N 1919 CHESTNUT ST #2817 PHILADELPHIA, PA 19103
82 8	11 S BALTIMORE AVE	2 ✓	ROSENTHAL, SAMUEL & LISA S 48 E CENTRAL AVE MOORESTOWN, NJ 08057.2559

TAXING DISTRICT 22 VENTNOR CITY ADJACENT PROPERTY LISTING APPLICANT: Block 82 Lot 21
 COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
82 9	9 S BALTIMORE AVE	2	✓ RUBINSON, RONALD L. TRUST 9 S BALTIMORE AVE VENTNOR, NJ 08406.2527
82 10	3 S BALTIMORE AVE	2	✓ MILLER, ERIC & LORI 510 GATEWOOD RD. CHERRY HILL, NJ. 08003
82 11	1 S BALTIMORE AVE	2	✓ LIPIROS, THOMAS J 1 S BALTIMORE AVE VENTNOR, N J 08406
82 12	7118 VENTNOR AVE	2	✓ KENNEDY, JOHN FRANCIS & KERI HALL 817 TASKER ST PHILADELPHIA, PA 19148
82 13	7116 VENTNOR AVE	2	✓ BORLISH, MARYLOU & NEILL; MARINO ETAL 705 EDMONDS AVE DREXEL HILL, PA 19026
82 14	7114 VENTNOR AVE	2	✓ JOHN-DOMINICK PROPERTIES LLC 304 N SURREY AVE VENTNOR, NJ 08406
82 15	7112 VENTNOR AVE	2	✓ ERNST, MICHAEL A & FISHER, ERNST DE 521 LONG LN HUNTINGDON VALLEY, PA 19006
82 16	2 S MELBOURNE AVE	2	✓ MASSEY, EUGENE F & GERALDINE M 7214 ADRIANA CT NAPLES, FL 34114
82 17	8 S MELBOURNE AVE	2	✓ ARCELAY, RICHARD A & TIZIANA 430 E 86TH ST #7E NEW YORK, NY 10028
82 18	10 S MELBOURNE AVE	2	✓ SAYER, DOUGLAS R 1260 MORRIS AVE BRYN MAUR, PA 19010
82 19	12 S MELBOURNE AVE	2	✓ PACCARE, JEFFREY A & MICHELE 320 CHEWS LANDING RD HADDONFIELD, NJ 08033.3840
82 20	14 S MELBOURNE AVE	2	✓ GOTTLIEB, HERMAN & ANITA F 1505 RODGERS WALK MOUNT LAUREL, NJ. 08054
82 21	16 S MELBOURNE AVE	2	✓ FRIEDMAN,ARNOLD,SHIRLEY (TRUSTEES) 11343 BARCA BLVD. BOYNTON BEACH, FL. 33437
82 22	18 S MELBOURNE AVE	2	✓ RUDMAN, AIMEE P 505 CYPRESS LN CHERRY HILL, NJ 08003

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
82 23	20 S MELBOURNE AVE	2	✓ LERRO, JOHN N & ANNE C 3 CHARTER OAK RD CLEMENTON, NJ 08021
83 1	7201 ATLANTIC AVE	2	✓ PISTOLA, PETER & MARION 7201 ATLANTIC AVE VENTNOR, N J 08406
83 2	7203 ATLANTIC AVE	2	✓ SNYDER, ARNOLD & SANDRA 7203 ATLANTIC AVE VENTNOR, NJ 08406
83 5	25 S SWARTHMORE AVE	2	✓ JACOBS, CORY & MINDLE 3 ELLIOT DRIVE VOORHEES, NJ 08043
83 6	22 S BALTIMORE AVE	2	✓ SOLOMON-LOWDEN, CHARLES & SHARON LE 22 S BALTIMORE AVE VENTNOR CITY, NJ 08406
83 7	21 S SWARTHMORE AVE	2	✓ GROEN, LEO & MOFFITT, MAUREEN THEREES 21 S SWARTHMORE AVE VENTNOR, NJ 08406
83 8	19 S SWARTHMORE AVE	2	✓ RESNICK, WILLIAM, MARK & KAHN, S 19 S SWARTHMORE AVE VENTNOR, N J 08406
83 9	17 S SWARTHMORE AVE	2	✓ GUTSCHE, JACOB & KAREN 238 ARDLEIGH RD PENN VALLEY, PA 19072
83 10	15 S SWARTHMORE AVE	2	✓ BERGER, STEWART J & HEDI 1396 LANTERN CIRCLE DRYSHER, PA 19025
83 11	11 S SWARTHMORE AVE	2	✓ JONES, SCOTT 11 S SWARTHMORE AVE VENTNOR, N J 08406
83 17	4 S BALTIMORE AVE	2	✓ VOLPE, LOUIS & PATRICIA 182 WEST ALBERMARLE LAMSDOWNE, PA 19050
83 18	6 S BALTIMORE AVE	2	✓ ALLEN, JEFFREY & ROBIN 200 W WASHINGTON SQ #1904 PHILADELPHIA, PA 19106
83 19	8 S BALTIMORE AVE	2	✓ CASTEL, JOSE & KAREN 1346 COREY DRIVE FT WASHINGTON, PA 19034
83 20	10 S BALTIMORE AVE	2	✓ WILLS, TIMOTHY B & STACEY B 7908 BURDETTE RD BETHESDA, MD 20817

ADJACENT PROPERTY LISTING APPLICANT: Block 82 Lot 21
TAXING DISTRICT 22 VENTNOR CITY COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
83 21	12 S BALTIMORE AVE	2	SILVERSTONE, HOWARD & DEBORAH 10 LUCERNE CT. CHERRY HILL, NJ. 08003
83 22	14 S BALTIMORE AVE	2	CANDEUB, ALAN & LISA SKLAR 16 BRENDAN CT HOMLAND, PA 18966
83 23	16 S BALTIMORE AVE	2	WINEGRAD, LEONARD A & BONNIE 666 W GERMANTOWN PK #2815 PLYMOUTH MEETING, PA 19462
83 24	24 S BALTIMORE AVE	2	BATCHELOR, DEBORAH 38 LAUREL CIRCLE MALVERN, PA 19355