

June 1, 2021

VIA HAND DELIVERY

Palma Accardi
Planning Board Administrator
City of Margate, City Hall
9001 Winchester Avenue
Margate, NJ 08402



RE: Application of 8106 Ventnor LLC
8106 Ventnor Avenue a/k/a 2 S. Haverford Avenue
Block 109.02, Lot 14
Margate, New Jersey
Our File No.: 10898-27

Dear Ms. Accardi:

Please be advised that I represent 8106 Ventnor LLC, the Applicant to the City of Margate Planning Board for development of a new flood-compliant single-family home with a third-floor deck at the above-referenced address within the S-25 zoning district.

The existing site is a total area of 4,109.75 SF. The Applicants submit that there is no detriment to either the neighboring properties or the zone plan and zoning ordinance of the City of Margate, since the development will in all respects be a marked improvement over the existing structure.

Of particular importance is the overall general compliance of the structure.

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

1. Original and seventeen (17) copies of the City of Margate Planning Board Application and Variance Application Checklist;
2. (18) – Signed and sealed copies of a Plan prepared by John Obelenus, Architect., dated March 18, 2021, consisting of five (5) sheets;
3. (18) – copies of the Property Survey prepared by Paul M. Koelling, Land Surveyor, dated January 13, 2016, along with a Neighborhood Setback Report prepared by Paul M. Koelling, Land Surveyor, dated January 14, 2016; and

4. (18) – completed Staff Committee Applications and City of Margate Staff Committee Action Report;
5. (1) – Deed dated January 20, 2016, and recorded in the Atlantic County Clerk's Office on February 3, 2016 in Deed Book 14021, Page 157; and
6. (1) – 200' Property Owners' List (to be provided under separate cover); and
7. (1) – Original certification of paid water, sewer and taxes.

Finally, enclosed is a check payable to the City of Margate which represents the application fee in the amount of \$250.00.

Should you have any further questions or require any additional documentation in advance of the hearing date, please do not hesitate to contact me.

Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

BY: 

ERIC S. GOLDSTEIN

ESG:jrw
Enclosures
c: 8106 Ventnor LLC

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** June 1, 2021

2. **Zoning District:**

S-60	Single Family Residential	MF	Multi-Family Residential
S-50	Single Family Residential	CBD	Central Business District
S-40	<input type="checkbox"/> Single Family Residential	C-1	Commercial
S-30	Single Family Residential	C-2	Commercial/Business
S-25	<input checked="" type="checkbox"/> Single Family Residential	WSD	Waterfront Special District
S-25 (HD)	Historic Single Family Residential	GO	Government and Open Space
TF	Two-Family Residential	R	Riparian Overlay District

3. **Subject Parcel:**

Street Address(es) 8106 Ventnor Avenue a/k/a 2 S. Haverford Avenue
Block Number 109.02 Lot No(s) 14
Total Area (in square feet) 4,109.75 SF
Frontage: 48.35' (Ventnor Ave)
Depth: 85.0' (Haverford Ave)

4. **Information about the Applicant:**

Full name(s) 8106 Ventnor LLC
If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)
See enclosed Disclosure Statement

Local Residence Address 8106 Ventnor Avenue a/k/a 2 S. Haverford Avenue Zip 08402
Other Residence Address _____ Zip _____
Business Address _____ Zip _____
Phone Number(s) (include area code);
Local Residence _____ Other Residence _____
Business _____ Fax _____ Cell Phone _____

10. If Site Plan Action is Required:

-What is the present use of the site and building(s)?

-How will this be changed?

11. If Subdivision Action is Required:

-After conferring with the City Tax Assessor, provide lot numbers of new lot(s), dimensions, and area of each: (use extra pages, if necessary)

Lot No(s)	Dimension(s)	Area(s)
_____	_____ x _____	_____ S.F.
_____	_____ x _____	_____ S.F.
_____	_____ x _____	_____ S.F.

-Purpose of the Subdivision

To sell lot(s)

To build and sell homes (or other buildings)

Other (please explain): _____

12. If Variances are Required:

(Note: Properly scaled site plan must show all dimensions relevant to variance analysis)

-Current use of lot(s) and building(s): An old non-flood compliant & non-zoning compliant structure with an office & 3 residential apartments

-Proposed use: The applicant propose to demolish the existing structure and build a single family home with a third floor deck

-If a "D" or "Use" Variance is required, please explain: _____

-Regarding any dimensional variances required, please fill out the following chart:

Variance	Requirement of District	Present Condition	Proposed Condition
Third Floor Deck	Not Permissible	N/A	Third Floor Deck
Pool Fence in front yard setback	Not Permissible	N/A	Pool Fence in front yard setback
_____	_____	_____	_____
_____	_____	_____	_____

13. Prior Action: Please detail any prior hearing and/or decision relevant to this application. Supply date, name of Board, and results. (IF YOU ARE NOT SURE PLEASE CHECK WITH EITHER BOARD ADMINISTRATOR.) If no prior action, write "none".

NONE

14. County and Other Agency Actions (Provide necessary dates and decisions):

Site Plan:
N/A

Subdivision:
N/A

Other:
N/A

15. **Space for Narrative:** In this space you must provide a general narrative description of what is being proposed, as well as any information not otherwise set forth above which may be relevant to the application, including justifications, clarifications and extenuating circumstances. FAILURE TO PROPERLY COMPLETE THIS SPACE WILL CONSTITUTE AN INCOMPLETE APPLICATION.

The Applicant proposes to demolish the existing non-flood compliant and non-zoning compliant structure on a corner lot and build a new flood compliant single-family home. Due to the location of the lot on the corner, a variance is requested for a pool fence in the front yard setback. A variance is also requested for a third floor deck.

The Applicant submits that there is no detriment to either the neighboring properties or the zone plan and zoning ordinance of the City of Margate, since the new structure will in all respects be a marked improvement over the existing structure and will be completely flood compliant.

Of particular importance is the overall general compliance of the structure.

16. **Signature of Applicant(s):**



Date June 1, 2021

Date _____

17. **This space for Board Administrator:**

-Staff Committee action took place
5/25/21 and case assigned to
the Planning Board for 6/24/21 or

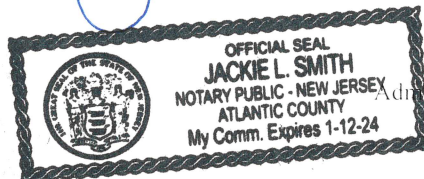
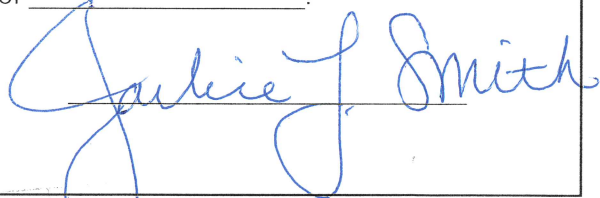
-This application received by the
Planning Board Administrator on
June 2, 2021

By: Palma Accardi

18. **Notarized Statement by Applicant:**

State of New Jersey } ss.
County of Atlantic }
Eric S. Goldstein, being duly
sworn according to 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 1
day of June



Corporate Disclosure Form

8106 Ventnor LLC

(Corporation Name)

IN THE MATTER OF THE: MARGATE CITY PLANNING BOARD

APPLICATION OF 8106 Ventnor LLC

(print applicant name)

Property Location

Block (109.02) Lot (Lot 14)

Eric S. Goldstein, Esq., Attorney for Applicant, of full age, hereby certified the following factual information:

(print applicant name)

1. I am authorized to file this Certification on behalf of 8106 Ventnor LLC the owner of the property, which is the subject of this application.

(print corporation name)

2. 8106 Ventnor LLC is a Limited Liability Company corporation organized pursuant to the laws of the State of New Jersey.

(print corporation name)

(style of)

3. The names and addresses of all persons having a 10% or greater ownership interest in 8106 Ventnor LLC are as follows:

(print corporation name)

a. Jeffrey Kaliner

b.

c.

4. There are no other persons or entities having a 10% or greater interest in 8106 Ventnor LLC.

(print corporation name)

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

(Signature)

Eric S. Goldstein

(print name)

Attorney for Applicant

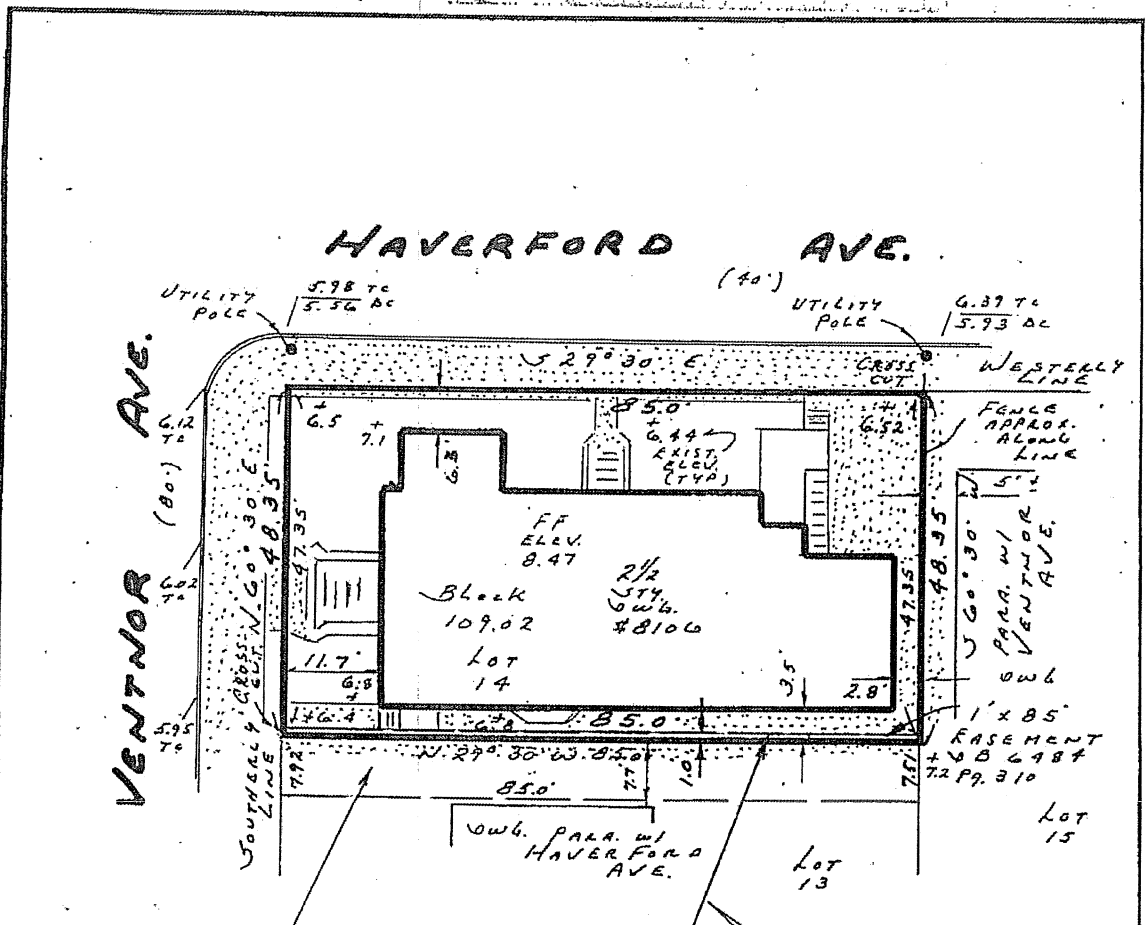
(title)

Dated: ()

LAND USE

Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	Submit the following documents with the Standard Development Application: a. Copy of an area map showing all lots within 200 feet of the property. b. List of names, addresses, lot and block numbers, as they appear on the official tax records of the City, of all owners of property within 200 feet of the property affected by the application and upon whom the notice must be served in the manner provided by law. c. Copy of professional survey at a scale not smaller than 1" = 100' nor larger than 1/8" = 1'; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines. d. Copies of subdivision, site plan or conditional use applications when applicable. e. Certification that taxes are paid.	To be provided X N/A X	X
2.	If the survey is more than one year old, attach certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance, and show any proposed changes with all dimensions including enlargement of existing footprint, if applicable.		X
3.	A statement containing the following information: a. Date of acquisition of property and from whom. b. The number of dwelling units in existing building(s). c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s). d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.	X office/3 apartments Owners No	
4.	Ten (10) folded copies of a plot plan, map or survey.	X	
Checklist prepared by: <u>Eric S. Goldstein, Esq.</u> Checklist reviewed by City: _____ Application found complete on: _____ Application found incomplete on: _____		Date: <u>6-1-21</u> _____ Date: _____	



Together with an easement for the benefit of Grantee, their heirs, executors, administrators and assigns, for the limited purpose of allowing air and light only, which easement shall never be built upon by Grantor. Said easement shall not be construed to give Grantee the right to ingress and egress, except by foot passage. It specifically restricts Grantee from the use of vehicles on or over said easement. Grantee shall not place any obstructions on the land covered by said easement and shall not interfere in any way with the Grantor's right of ingress and egress by motor vehicle or otherwise of said portion. Grantee shall have the reasonable use of said portion to make necessary and reasonable repairs to its building.

Excepting thereout and therefore a perpetual easement for ingress and egress for motor vehicles, which easement is to be reserved to the Grantor, his heirs and assigns forever, and run with the land.

Being lot 14 and part of lot 13 on map of Margate, N.J. by W.J. Risley, dated May 1924

ELEVATIONS ARE BASED ON NAVD 88 DATUM

Jeffrey Kaliner
Trident Land Transfer Company LLC

GENERAL NOTES:

Office use shown only for showing conditions with deed restrictions and zoning regulations. Grantee shall not be held for any other purpose. Surveyor shall not have any responsibility or liability if the above shown are not other than as shown.

This property is subject to any easements of record, other recorded or unrecorded, easements, encroachments, covenants, property line agreements or other conditions which may affect the use of the property. Surveyor reserves the right to modify this survey should any such information become available.

Surveyor's signature and seal and date of this survey are shown in accordance with the current regulations adopted by the New Jersey State Board of Professional Engineers and Land Surveyors. Only signed and sealed copies of this survey shall be considered as true copies.

The boundaries of adjacent blocks or adjacent lots are shown subject property, if any, are not included as a part of surveyor's contract. Surveyor reserves the right to modify this survey should such information become available.

This survey has been prepared only for the use of the parcel shown. Surveyor shall not have any responsibility or liability should this survey be used for other purposes, for use with zoning, building, or for use by any other person or entity not specifically named, for any purpose other than as intended.

In consideration of the stated amounts and promises contained in the agreement between the above named parties and the enclosed, the proceeds of which are hereinafter made by reference, I declare that this plan is based on a field survey made on 11/12/16 by me or under my immediate supervision in accordance with PLANS 13-05-01, and to the best of my professional knowledge, information and belief.

I solemnly represent the accuracy of the data as of the date of the field survey, except such corrections, if any, below the surface of the sheet or on the reverse of the sheet and not shown.

Except as shown on the plan, there are no discrepancies between the boundary lines of the subject property as shown on the plan and as described in the legal description of record.

This plan is made to provide information to the title insurer as to the location of the lot shown herein and for the mortgage holder's record. This document is given solely to the above named parties for their information only and is not transferable, except as provided herein.

Property is located in a FEMA FIRM ZONE "A-8"
FEMA Pre-FIRM Zone "AE"
Base Flood Elevation 10 ft (NAVD88)
Surveyed in accordance with title commitment
15NJ04181

PAUL M. KOELLING
LAND SURVEYOR
PLS, N.J. LICENSE NO. 246504328800

SURVEY OF PREMISES

SITUATE IN
CITY OF MARGATE
COUNTY OF ATLANTIC, N.J.

BLOCK 109.02 LOT 14

PAUL KOELLING & ASSOCIATES, LLC
SURVEYING - PLANNING
2161 SHORE ROAD
LIMWOOD, NJ 08221
Phone (908) 627-0279 Fax (908) 627-0488
CERTIFICATE OF AUTHORIZATION #246A28256300
Date: Jan. 13, 2016 Sokalski
Scale: 1" = 15' Project No. 7260

PAUL KOELLING & ASSOCIATES, LLC

2161 Shore Road

Linwood, NJ 08221

phone 927-0279 fax 927-0188

Certificate of Authorization #24GA28256300

January 14, 2016

NEIGHBORHOOD SETBACK REPORT - MARGATE, NJ

Block 109.02 Lot 14

8106 Ventnor Ave.

SETBACKS (feet)

<u>LOT</u>	<u>ADDRESS</u>	<u>DWELLING</u>	<u>FRONT PORCH</u>	<u>NOTE</u>
12	8112 Ventnor Ave.	19.0	12.7	
13	8110 Ventnor Ave.	19.3	11.0	
14	Property in Question	N/A	N/A	
15	4 S. Haverford Ave.	11.7	7.6	
16	6 S. Haverford Ave.	12.0	6.2	
17	8 S. Haverford Ave.	5.3	5.3	2nd Story Deck
18	10 S. Haverford Ave.	15.0	7.0	
19	12 S. Haverford Ave.	16.2	7.7	

Note: Prevailing Setback to be calculated by Design Professional based on City of Margate Code as applicable to setback requirements of proposed improvements.



Paul M. Koelling, Land Surveyor
N.J. License #24GS04328800



Block 10202 / 14

City of Margate City

Staff Committee Action - Planning Board

Block	Lot	Applicant Name
109.02	14	8106 Ventnor LLC
District		Address of Subject Application
S-25		8106 Ventnor Avenue

Dear (Name of Submitting Party) Eric S. Goldstein, Esq.

Your submittal was considered at the Staff Committee meeting of Tuesday, May 25, 2021

The action(s) required prior to building permit are:

staff committee met and discussed the application and find that the variances requested are accurate and possibly others may be needed. All other improvements are subject to compliance.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, June 24, 2021

Applications will be accepted on a first-come first-served basis. If the agenda becomes over-crowded, you will be rescheduled the following month. If you decide, for whatever reason, not to appear on this date, you must notify the Board Administrator as early as possible. The following month's agenda cannot be guaranteed.

The following conditions and special considerations must be addressed as part of your application to the Board:

no conditions.

APPLICATION FEES:

D Variance:	\$0.00	Court Reporter:	\$0.00
C Variance:	\$250.00	Other:	\$0.00
Site Plan:	\$0.00		\$0.00
Subdivision:	\$0.00		\$0.00
Conditional Use Permit:	\$0.00		\$0.00

Applicant shall combine all application fees into one separate check made out to the City of Margate. Escrow fees shall be a separate check made out to the City of Margate. NOTE: If an Escrow deposit is requested, a W9 form must be submitted with the Escrow check. Any Escrow funds will be refunded to the name and address indicated on the W9 form.

Please note that in proceeding further with the formal Board Application, you are responsible for satisfying all of the checklist particulars in the appropriate section(s) of the Administrative Regulations. The instructions and checklist for your particular application can be found on the following pages of this booklet: 1-13

You must also comply with the more detailed requirements of the Margate City Land Development Ordinance.

In order for you to be able to appear on the Board Agenda as per the above date, all application material must be submitted by 11:00am, Wednesday, June 02, 2021

Palma Accardi
Planning Board Administrator
Tuesday, May 25, 2021

Staff Committee Review Application
Please Type or Print Neatly • \$25 Submittal Fee

By Board Administrator Or Zoning Official	Application Received:	Initial:
--	-----------------------	----------

Staff Committee meetings are held as needed. Contents must comply in all particulars with the Administrative Regulations for Processing Planning Board Applications, sections on Staff Committee Review. The Board Administrator and other City Hall staff will answer reasonable questions regarding this procedure. THEY WILL NOT, HOWEVER, FILL OUT THESE FORMS FOR YOU.

1. Date of Submittal: April 22, 2021

2. Submitted by – Name: 8106 Ventnor LLC Phone No.: _____

Address: 8106 Ventnor Avenue, Margate, New Jersey 08402

Email Address: _____

3. If the party submitting this form is other than the potential Applicant for Board action (attorney, architect, builder, engineer, etc.), then who would the APPLICANT be?

Name: Eric S. Goldstein, Esquire Phone No.: 609-927-1177

Address: Nehmad Davis & Goldstein, PC, 4030 Ocean Heights Ave., Egg Harbor Twp., NJ 08234

Email Address: egoldstein@ndglegal.com

4. The applicant would be (Check one): Owner Renter: _____

Buyer under Agreement of Sale _____ Other: _____

5. If the applicant for Board action would be Renter or Buyer, who is present OWNER?

Name: _____ Phone No.: _____

Address: _____

6. Proposed Action is Located as Follows: Street Address: <u>8106 Ventnor Avenue a/k/a 2 Haverford Avenue</u> Block: <u>109.02</u> Lot(s): <u>14</u> Zoning District: <u>S-25</u>

7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)

There currently exist an older non-flood compliant and non-zoning compliant structure with an office and three residential apartments located on a corner lot in a residential zone.

8. Answer the following as to:	Existing Condition	Proposed Condition
a. Size and dimension of lot	4,109.75 SF	4,109.75 SF
b. Size, dimensions of buildings	N/A	1,319 SF
c. Height of bldgs. (feet)	N/A	30' above 9' above grade
d. Height of bldgs. (stories)	N/A	2 Stories
e. % of coverage on land	N/A	32%
f. Front yard setback	N/A	19.15' (Bld. Ventnor); 13.9' (Bld. Haverford)
g. Rear yard setback	N/A	See attached plans.
h. Side yard setbacks	N/A	5'/21'

9. According to the Administrative Regulations, a scaled drawing must accompany this Application. If available, a survey would be appreciated. In addition, use this space to provide a detailed narrative description of the proposed action. Attach additional paper, if necessary:

(THIS SECTION MUST BE COMPLETED)

The Applicant proposes to demolish the existing non-flood compliant and non-zoning compliant structure on a corner lot and build a new flood-compliant single family residential home. Due to the location of the lot on the corner, a variance is requested for a pool fence in the front yard setback. A variance is also requested for a third floor deck.

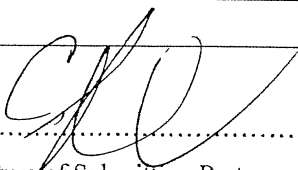
10. Although the Staff Committee will determine the correct legal steps, what are the actions requested. (check more than one, if applicable):

Subdivision C-Variance(s) D-(Use) Variance Site Plan Conditional Use Permit Other

11. Which variances are needed, if any?

Third floor deck and pool fence in the front yard setback

12. IF THERE HAS BEEN ANY PREVIOUS STAFF COMMITTEE OR FORMAL BOARD APPLICATION AND/OR ACTION ON THIS PROPOSAL PROPERTY, PLEASE ATTACH RELEVANT DOCUMENTS, AND PROVIDE INFORMATION HERE: N/A



Eric S. Goldstein, Esquire

Signature of Submitting Party

Print or Type Name



**Atlantic County
Document Summary Sheet**

ATLANTIC COUNTY, NJ
EDWARD P. McGETTIGAN, COUNTY CLERK
RECORDED 02/03/2016 12:13:21
RCPT # 1215069 RECD BY E-RECORD
NAME FEE
RECORDING FEES 80.00
INSTRUMENT# 2016006310
VOL 14021 PAGE 1 OF 7
Official Use Only

ATLANTIC COUNTY CLERK

5901 MAIN ST
MAYS LANDING NJ 08330 1797

Transaction Identification Number

2625735 1918711

Submission Date (mm/dd/yyyy)	02/01/2016
No. of Pages (excluding Summary Sheet)	5
Recording Fee (excluding transfer tax)	\$80.00
Realty Transfer Tax	\$4,559.00
Total Amount	\$4,639.00

Return Address (for recorded documents)

TRIDENT CHERRY HILL
3 EXECUTIVE CAMPUS
SUITE 100
CHERRY HILL, NJ 08002

Document Type DEED/NO EXEMPTION FROM REALTY TRANSFER FEE

Municipal Codes
MARGATE 03

Batch Type
L2 - LEVEL 2 (WITH IMAGES)

Bar Code(s)



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	\$540,000.00				
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
Document Date	01/20/2016				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name			Address	
	AVALANCHE PROPERTIES LLC			19 GEORGETOWN COURT, LINWOOD, NJ 08221	
GRANTEE	Name			Address	
	8106 VENTNOR LLC			8301 ATLANTIC AVENUE, MARGATE, NJ 08402	
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	03	109.02	14		03

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

J# 15NJ04181
CHARGE, RECORD RETURN
TRIDENT LAND TRANSFER CO. NJ
3 EXECUTIVE CAMPUS
SUITE 100
CHERRY HILL, NJ 08002

Prepared by:

Arthur E. Sklar, Esquire
Levine, Staller, Sklar, Chan &
Brown, P.A.
3030 Atlantic Avenue
Atlantic City, NJ 08401
(609) 348-1300

DEED

Date This Deed is made on January 20, 2016 between

Parties

Grantor Full name(s) and post office address	Avalanche Properties, L.L.C., a New Jersey limited liability company 19 Georgetown Court Linwood, NJ 08221	Grantor, and
Grantee Full name(s) and post office address	8106 Ventnor LLC 8301 Atlantic Avenue Margate, NJ 08402	Grantee.

(The words "Grantor" and "Grantee" include all Grantors and all Grantees under this Deed.)

Consideration In return for the payment to the Grantor by the Grantee of Five Hundred Forty Thousand Dollars (\$540,000.00), the Grantor grants and conveys to the Grantee all of the land located in the City of Margate and County of Atlantic, State of New Jersey, designated as **Lot 14, Block 109.02**, and specifically described on Exhibit "A" attached hereto and made a part hereof.

Municipal Lot and Block for Account Number The land is now designated as **Lot 14, Block 109.02**, on the municipal tax map.

Check Box if applicable No property tax identification number for the land is available at the time of this conveyance.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-20*5)

(Please Print or Type)

SELLER(S) INFORMATION (Individual, Estate, Trust)

Name(s)
 Avalanche Properties, LLC
 Current Resident Address:
 Street: 19 Georgetown Court
 City, Town, Post Office: Linwood State: NJ Zip Code:
 Linwood NJ

PROPERTY INFORMATION (Individual, Estate, Trust)

Block(s): 109.02 Lot(s): Unit(s): / Lot(s): 14 Qualifier:
 Street Address:
 8106 Ventnor Avenue
 City, Town, Post Office: Margate State: NJ Zip Code:
 Margate NJ 08402
 Seller's Percentage of Ownership: 100% Consideration: \$540,000.00 Closing Date:
 January 20, 2016

SELLER'S DECLARATION

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) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

1/20/16

 Date

 Date

Matthew Finckelson

 Signature Matthew Finckelson
 (Seller) Please indicate if Power of Attorney or Attorney in fact manager

 Signature
 (Seller) Please indicate if Power of Attorney or Attorney in fact

EXHIBIT "A"

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

BEGINNING at the intersection of the Westerly line of Haverford Avenue (40 feet wide) with the Southerly line of Ventnor Avenue(80 feet wide) and from thence running;

1. South 29 degrees 30 minutes East along the Westerly line of Haverford Avenue a distance of 85.00 feet to a point in the division line between lots 15 and 14 block 109.02; thence4
2. South 60 degrees 30 minutes West along last mentioned division line and parallel with Ventnor Avenue, a distance of 48.35 feet to a point in the division line between lots 13 and 14 block 109.02; thence
3. North 29 degrees 30 minutes West along last mentioned division line and parallel with Haverford Avenue, a distance of 85.00 feet to a point in the Southerly line of Ventnor Avenue; thence
4. North 60 degrees 30 minutes East along the Southerly line of Ventnor Avenue, a distance of 48.35 feet to a point in the Westerly line of Haverford Avenue and the point and place of beginning.

EXCEPTING THEREOUT AND THEREFROM a perpetual easement for ingress and egress for motor vehicles, which easement is to be reserved to the Grantor, his heirs and assigns forever, and run with the land, said easement so granted is bounded and described as follows:

BEGINNING at a point in the Southerly line of Ventnor Avenue (80 feet wide) South 60 degrees 30 minutes West 47.35 feet from the Westerly line of Haverford Avenue (40 feet wide) and from thence running;

1. South 29 degrees 30 minutes East, parallel with Haverford Avenue, a distance of 85.00 feet to a point; thence
2. South 60 degrees 30 minutes West, parallel with Ventnor Avenue, a distance of 1.0 feet to a point; thence
3. North 29 degrees 30 minutes West, parallel with Haverford Avenue, a distance of 85.00 feet to a point in the Southerly line of Ventnor Avenue; thence
4. North 60 degrees 30 minutes East, along the Southerly line of Ventnor Avenue, a distance of 1.0 feet to the point and place of beginning.

BEING Lot 14 Block 109-B and part of Lot 13, Block 109-B on Map of Margate City, dated May, 1924.

TOGETHER with an easement for the benefit of Grantees, their heirs, executors, administrators and assigns, for the limited purpose of allowing air and light only, which easement shall never be built upon by Grantor. Said easement shall not be construed to give Grantee the right to ingress and egress, except by foot passage. It specifically restricts Grantee from the use of vehicles on or over said easement. Grantee shall not place any obstructions on the land covered by said easement and shall not interfere in any way with the Grantor's right of ingress and egress by motor vehicle or otherwise of said portion. Grantee shall have the reasonable use of said portion to make necessary and reasonable repairs to its building. Said easement so granted is bounded and described as follows:

Beginning at a point in the Southerly line of Ventnor Avenue (80 feet wide) 48.35 feet Westwardly from the Westerly line of Haverford Avenue (40 feet wide) and from thence running;

1. Southwardly along a line parallel with Haverford Avenue a distance of 85.00 feet to a point; thence
2. Westwardly along a line parallel with Ventnor Avenue a distance of 7.51 feet to a point; thence
3. Northwardly a distance of 85.00 feet to a point in the Southerly line of Ventnor Avenue; thence
4. North 60 degrees 30 minutes East along the Southerly line of Ventnor Avenue a distance of 7.92 feet to the

15NJ04181

EXHIBIT "A"

LEGAL DESCRIPTION
(Continued)

point and place of beginning.

BEING lot 14 and part of lot 13 on map of Margate, N.J. by W.I. Risley, dated May, 1924.

BEING DESCRIBED in accordance with a survey made by Paul M. Koelling, Land Surveyor, dated January 13, 2016.

TAX NOTE: Being known as Block 109.02, Lot 14 on the official tax map (For informational purposes only).

15NJ04181


Covenant as to Grantor's Acts

The Grantor covenants that the Grantor has done no act to encumber the land, subject to covenants, easements and restrictions of record and occupancy leases being assigned to Grantee.

Signature of Grantor

The Grantor signs this Deed on the first date above.

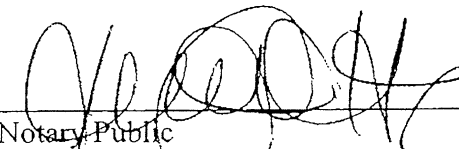
Avalanche Properties, L.L.C., a New Jersey limited liability company

By: 
Mathew Finkelson, a general manager

STATE OF NEW JERSEY :
: ss.
COUNTY OF ATLANTIC :

I certify that on January 13, 2016, Mathew Finkelson personally came before me and stated to my satisfaction that this person:

- (a) was authorized to and did execute this deed as a general manager of Avalanche Properties, L.L.C., a New Jersey limited liability company, the entity named in this deed;
- (b) this deed was made for \$540,000.00 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); and
- (c) this deed was executed as the act of the entity.


Notary Public
My Commission Expires: July 7, 2020
Jennifer J Brown

(Notarial Seal)

Jennifer J. Brown
Notary Public of New Jersey
My Commission Expires July 7, 2020



REVENUE and FINANCE DEPARTMENT
Office of the Tax Collector
City of Margate City
9001 Winchester Avenue
Margate City, New Jersey 08402
609-822-2508

Date: 5/28/21

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for 2nd Qtr 2021

And the WATER & SEWER for 2021

Are paid on property located 8106 Ventnor Ave

Assessed to 8106 Ventnor LLC

And designated as
BLOCK 109.02, LOT 14; Tax Map of Margate City, N.J.

Tara J Mazza, CTC
Tax Collector

Per LH

RECEIVED

JUN 01 2021

NDG LEGAL