

January 4, 2024

**VIA HAND DELIVERY**

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

RE: Application of Sunrise Wine and Tequila, LLC  
9700 Ventnor Avenue  
Block 131, Lot 21  
Margate, Atlantic County, New Jersey  
Our File No. 13158-001

Dear Ms. Shiles:

Please be advised that I represent the above-referenced property owner with regard to its application to the City of Margate Planning Board for certain "c" variance relief for the renovation of the existing two-story building located at 9700 Ventnor Avenue.

The Applicants seek amended minor site plan approval or a site plan waiver, and "c" variances through the present application to renovate of the existing two-story building located on the property with an outside open lounge area on the second story of the structure, and removal of the 2 existing non-conforming apartments, on the property located at 9700 Ventnor Avenue. The property is currently improved with a pizza parlor (Tony Baloney's) on the Longport side and Sunrise Wine & Tequila on the Margate side of the structure.

It is respectfully submitted that the requested variances pose no detriment to either the neighboring properties or the zone plan and zoning ordinance of the City of Margate.

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. Eighteen (18) sets of architectural renderings prepared by Thomas Baglivo, RA of Baglivo Associates dated January 3, 2024, consisting of 5 sheets;

3. Eighteen (18) copies of the survey and legal description prepared by James R. Boney, PLS, dated December 9, 2022;
4. Eighteen (18) copies of the Staff Committee Application and City of Margate Staff Committee Action Report;
5. Eighteen (18) copies of the Elevation Certificate;
6. One (1) copy of the vesting Deed dated April 20, 2023 and recorded on November 17, 2023 in the Atlantic County Clerk's Office as Instrument Number 2023048291;
7. One (1) copy of the 200' Property Owners List;
8. One (1) original Proof of Paid Taxes, water and sewer; and
9. One (1) USB flash drive with electronic copies of all submission materials.

Lastly, I enclose my firm's check in the amount of \$250.00 representing the required application fee.

Please do not hesitate to contact me should you require any additional documents or information to deem this application complete. Once deemed complete, please notify me as to the date that the Planning Board will consider this application and our firm will provide the required public notice in advance of that date.

Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

By: 

ERIC S. GOLDSTEIN

ESG/Imm  
Enclosures

c: Brian and Dana Hiltner (w/encl. via e-mail: [dandbpembroke@gmail.com](mailto:dandbpembroke@gmail.com))  
13158-001/63168

APPLICATION FOR ACTION BY PLANNING BOARD  
MARGATE, NEW JERSEY

PLEASE  
TYPE OR  
PRINT

1. **Date of Application:** January 3, 2024

2. **Zoning District:**

S-60	Single Family Residential	MF	Multi-Family Residential
S-50	Single Family Residential	CBD	Central Business District
S-40(WD)	Single Family Residential	C-1	Commercial
S-30	Single Family Residential	C-2 <input checked="" type="checkbox"/>	Commercial/Business
S-25	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) 9700 Ventnor Avenue

Block Number 131 Lot No(s) 21

Total Area (in square feet) 4,350 sf.

Frontage: 50 ft.

Depth: 87 ft.

4. **Information about the Applicant:**

Full name(s) Sunrise Wine and Tequila, LLC

If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

Local Residence Address 428 N. Pembroke Avenue, Margate, NJ Zip 08402

Other Residence Address \_\_\_\_\_ Zip \_\_\_\_\_

Business Address \_\_\_\_\_ Zip \_\_\_\_\_

Phone Number(s) (include area code);

Local Residence \_\_\_\_\_ Other Residence \_\_\_\_\_

Business \_\_\_\_\_ Fax dandbpembroke@gmail.com Cell Phone (609) 703-4789

**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 April 20, 2023

\_\_\_\_ By other interest in law (describe):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**6. If you do not own the Subject Property, provide the following regarding the Owner:**

Name(s) \_\_\_\_\_

Address \_\_\_\_\_

Phone No. (include area code);  
 Res. \_\_\_\_\_  
 Bus. \_\_\_\_\_  
 Fax \_\_\_\_\_  
 Cell \_\_\_\_\_

**7. Type of Application Applied For (check all applicable):**

<input checked="" type="checkbox"/> C Variance(s)	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation (B Variance)
<input type="checkbox"/> D Variance(s)	<input type="checkbox"/> Major Subdivision	<input type="checkbox"/> Other (Explain)
<input checked="" type="checkbox"/> Minor Site Plan Action	<input type="checkbox"/> Conditional Use Permit	Possibly Site Plan Waiver
<input type="checkbox"/> Major Site Plan Action	<input type="checkbox"/> Appeal (A)	_____

**8. Application Made To:**                        X   Planning Board                         Other

**9. Professionals Representing the Applicant:** (Check applicable professional and provide information)

**Attorney:** Name Eric S. Goldstein, Esquire Phone (609) 927-1177  
 Address Nehmad Davis & Goldstein, PC - 4030 Ocean Heights Avenue, Egg Harbor Township, NJ 08234  
 Fax (609) 926-9721 Cell \_\_\_\_\_

**Architect:** Name Thomas Baglivo, RA - Baglivo Associates Phone (610) 277-7107  
 Address 472 Norristown Road, Blue Bell, PA 19422  
 Fax (484) 801-2608 Cell \_\_\_\_\_

**Surveyor:** Name James R. Boney, PLS Phone (609) 788-8013  
 Address 13 Stone Mill Court, Egg Harbor Township, NJ 08234  
 Fax \_\_\_\_\_ Cell \_\_\_\_\_

**Preparer of Subdivision or Site Plan (if different from above)**  
 Name \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_  
 Fax \_\_\_\_\_ Cell \_\_\_\_\_

*(Be sure to include all area codes and zip codes in the above)*

<p><b>10. If Site Plan Action is Required:</b></p> <p>-What is the present use of the site and building(s)? Existing two-story building with pizza parlor (Tony Baloney's) on the Longport side and Sunrise Wine &amp; Tequila on the Margate side of the structure.</p> <hr/> <p>-How will this be changed? Removal of the two (2) non-conforming apartments and the addition of an outside open lounge area on the 2nd story of the structure.</p> <hr/>	<p><b>11. If Subdivision Action is Required:</b></p> <p>-After conferring with the City Tax Assessor, provide lot numbers of new lot(s), dimensions, and area of each: (use extra pages, if necessary)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: left;">Lot No(s)</td> <td style="text-align: left;">Dimension(s)</td> <td style="text-align: left;">Area(s)</td> </tr> <tr> <td>N/A</td> <td style="text-align: center;">x</td> <td style="text-align: right;">S.F.</td> </tr> <tr> <td></td> <td style="text-align: center;">x</td> <td style="text-align: right;">S.F.</td> </tr> <tr> <td></td> <td style="text-align: center;">x</td> <td style="text-align: right;">S.F.</td> </tr> </table> <p>-Purpose of the Subdivision</p> <p><input type="checkbox"/> To sell lot(s)</p> <p><input type="checkbox"/> To build and sell homes (or other buildings)</p> <p><input type="checkbox"/> Other (please explain): _____</p>	Lot No(s)	Dimension(s)	Area(s)	N/A	x	S.F.		x	S.F.		x	S.F.
Lot No(s)	Dimension(s)	Area(s)											
N/A	x	S.F.											
	x	S.F.											
	x	S.F.											

**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): Two-story building with Pizza Parlor and Bar/Liquor Store.

-Proposed use: Outside open lounge area on the second story of the structure and removal of the 2 existing non-conforming apartments.

-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
Building Coverage	60% / 2,600 sf.	94.8% / 4,125 sf.	94.8% / 4,125 sf.
Front Yard Setback	6 ft.	1.11 ft.	1.11 ft.
Side Yard Setback	3 ft. each / 10 ft. combined	0 ft.	0 ft.
Rear Yard Setback	5 ft.	1.38 ft.	1.38 ft.
Parking Bar (2nd Floor)	89 Occupants/10 = 9 spaces	0 Provided	0 Provided

**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".

N/A

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

**Site Plan:**  
N/A

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**Subdivision:**  
N/A

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**Other:**  
N/A

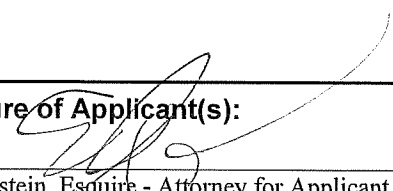
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**15. Space for Narrative:** In this space you must provide a general narrative description of what is being proposed, as well as any information not otherwise set forth above which may be relevant to the application, including justifications, clarifications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

The subject property is currently improved with an existing two story building with a pizza parlor (Tony Baloney's) on the "Longport Side" and Sunrise Wine and Tequila on the "Margate Side" of the structure.

The applicants seek to renovate the property with the addition of an outside lounge area on the second story of the building and remove the two existing non-conforming apartments on the subject property. The subject application requires variance relief for the building coverage; front, side and rear yard setbacks; and parking.

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

  
Eric S. Goldstein, Esquire - Attorney for Applicant

Date 1/4/24

Date \_\_\_\_\_

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

-Staff Committee action took place  
\_\_\_\_\_ and case assigned to  
the Planning Board for \_\_\_\_\_ or

-This application received by the  
Planning Board Administrator on  
\_\_\_\_\_

By: \_\_\_\_\_

**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 4th  
day of January 2024.



LORETTA M. MORRISON  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES  
JUNE 24, 2028

Corporate Disclosure Form

Sunrise Wine and Tequila, LLC
(Corporation Name)

IN THE MATTER OF THE: MARGATE CITY PLANNING BOARD

APPLICATION OF Sunrise Wine and Tequila, LLC
(print applicant name)

Property Location

Block ( 131 ) Lot ( 21 )
[Empty lines for address details]

Brian Hiltner, of full age, hereby certified the following factual information:
(print applicant name)

1. I am authorized to file this Certification on behalf of Sunrise Wine and Tequila, LLC the
(print corporation name)
owner of the property, which is the subject of this application.

2. Sunrise Wine and Tequila, LLC is a limited liability company corporation organized
(print corporation name) (style of)
pursuant to the laws of the State of New Jersey.

3. The names and addressed of all persons having a 10% or greater ownership Interest in
Sunrise Wine and Tequila, LLC are as follows:
(print corporation name)

- a. Brian Hiltner
b. Dana Hartman
c. [Empty line]

4. There are no other persons or entities having a 10% or greater interest in
Sunrise Wine and Tequila, 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.

[Handwritten signature]
(signature)

Eric S. Goldstein, Esquire Attorney for Applicant
(print name) (title)

Dated: ( January 3, 2024 )

## 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.	X  X  X  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.	11/17/23  Owner  No	
4.	Ten (10) folded copies of a plot plan, map or survey.		
Checklist prepared by: <u>Eric S. Goldstein, Esquire</u>  Checklist reviewed by City: _____  Application found complete on: _____  Application found incomplete on: _____		Date: <u>1/4/24</u>  _____  Date:  _____	



# CODES

CODE USED	2021 IBC CODE, NJ EDITION
TYPE OF CONSTRUCTION	III-B

9700 VENTNOR AVENUE	C-2 ZONING DISTRICT, OVERLAY DISTRICT	BLOCK 131 LOT 21	SECOND FLOOR ONLY
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REGULATION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	4,000 SF	4,350 SF	4,350 SF CONFORMING
MIN. LOT WIDTH	50'	50'	50' CONFORMING
BUILDING COVERAGE	60% - 2610.0 SF	94.8% - 4,125.0 SF	NON-CONFORMING, 4,125.0 SF
FRONT YARD	6' VARIANCE REQUIRED	1.11'	NON-CONFORMING, 1.11'
SIDE YARD	3' EACH ; 10' COMBINED	0'	NON-CONFORMING, 0'
REAR YARD	5'	1.38'	NON-CONFORMING, 1.38'
BUILDING HEIGHT	34' ABOVE CURB	26' ABOVE CURB	CONFORMING
PARKING BAR (2ND FL)	89 OCCUPANTS/10 = 9 PARKING SPACES	0 PROVIDED	NON-CONFORMING



DRAWN BY: NMB / JKH  
SCALE: 1/8" = 1'-0"

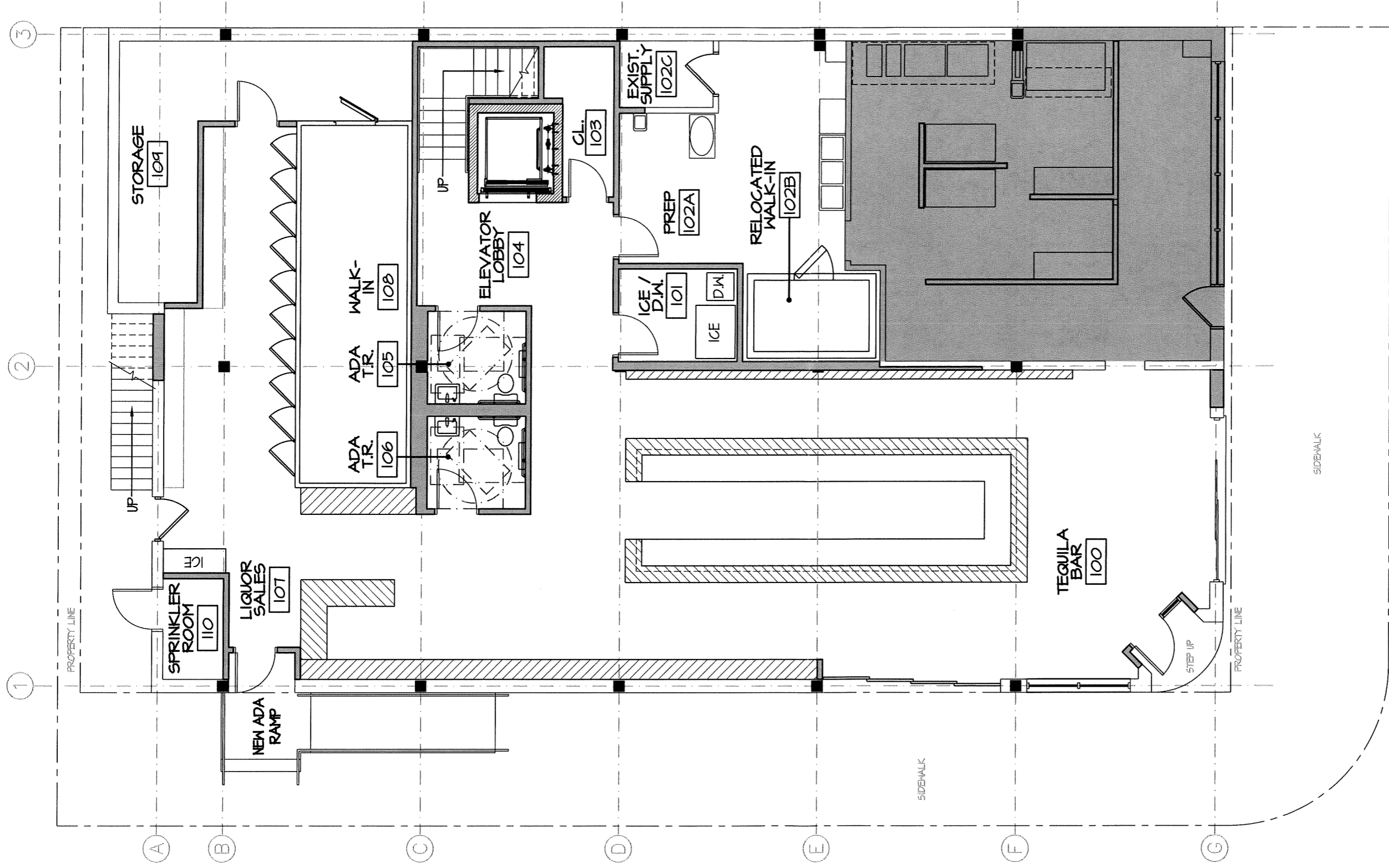
DATE: 01.03.24  
PROJECT #: 2023-012

# Z11

**SUNRISE BAR**  
9700 VENTNOR AVENUE  
MARGATE CITY, NJ 08402

**BAGLIVO ■ ASSOCIATES**  
ARCHITECTURE ■ INTERIORS ■ PLANNING

472 Norristown Road  
Blue Bell, PA 19422  
P: 610.277.7107 F: 484.801.2608  
www.baglivoassociates.com



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 SCALE: 1/8" = 1'-0"

DATE: 01.03.24  
 PROJECT #: 2023-012

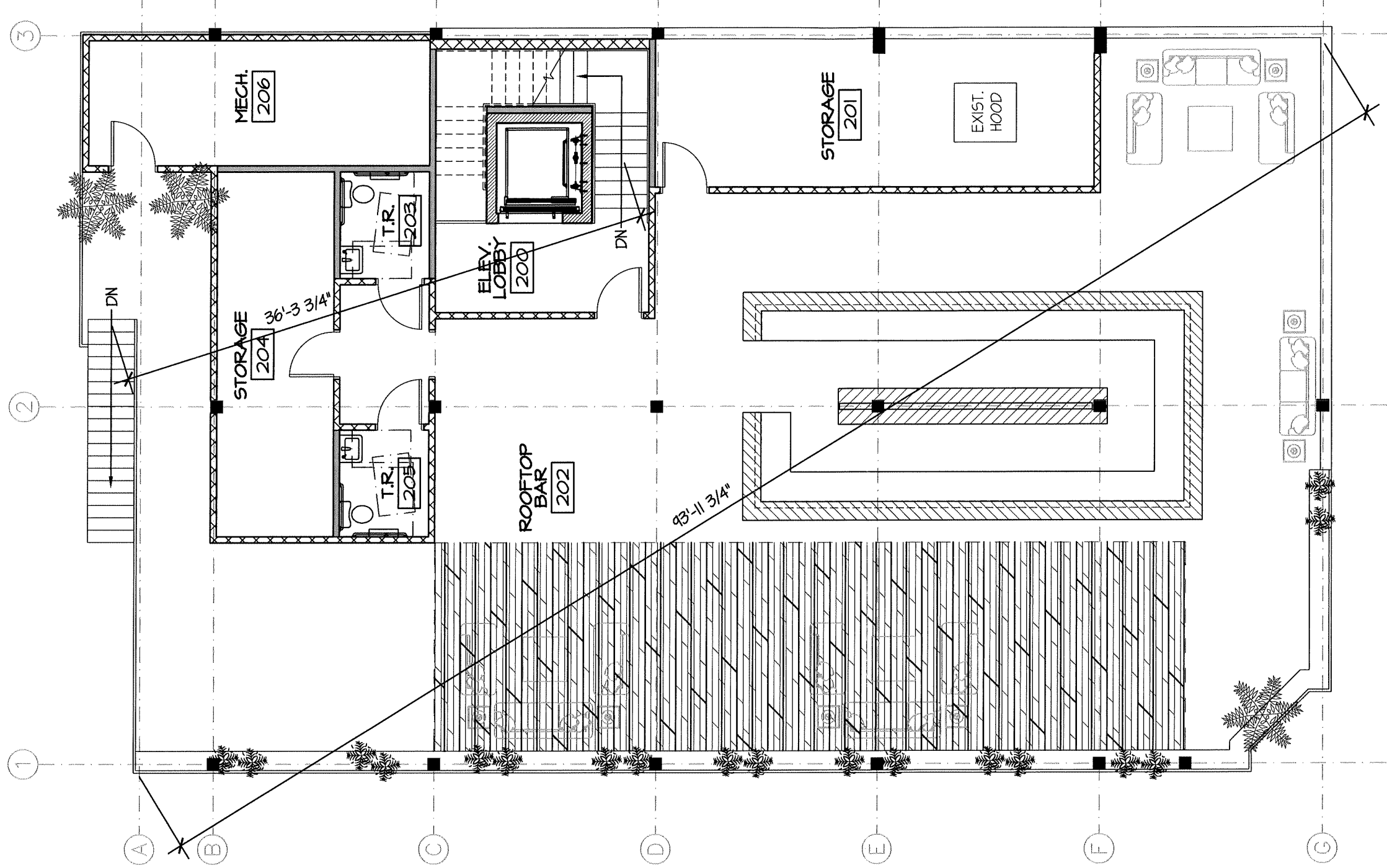
**SK11.1**

**SUNRISE BAR**  
 FIRST FLOOR  
 9700 VENTNOR AVENUE  
 MARGATE CITY, NJ 08402

**BAGLIO ■ ASSOCIATES**

ARCHITECTURE ■ INTERIORS ■ PLANNING

472 Norristown Road  
 Blue Bell, PA 19422  
 P: 610.277.7107 F: 484.801.2608  
 www.baglivoassociates.com



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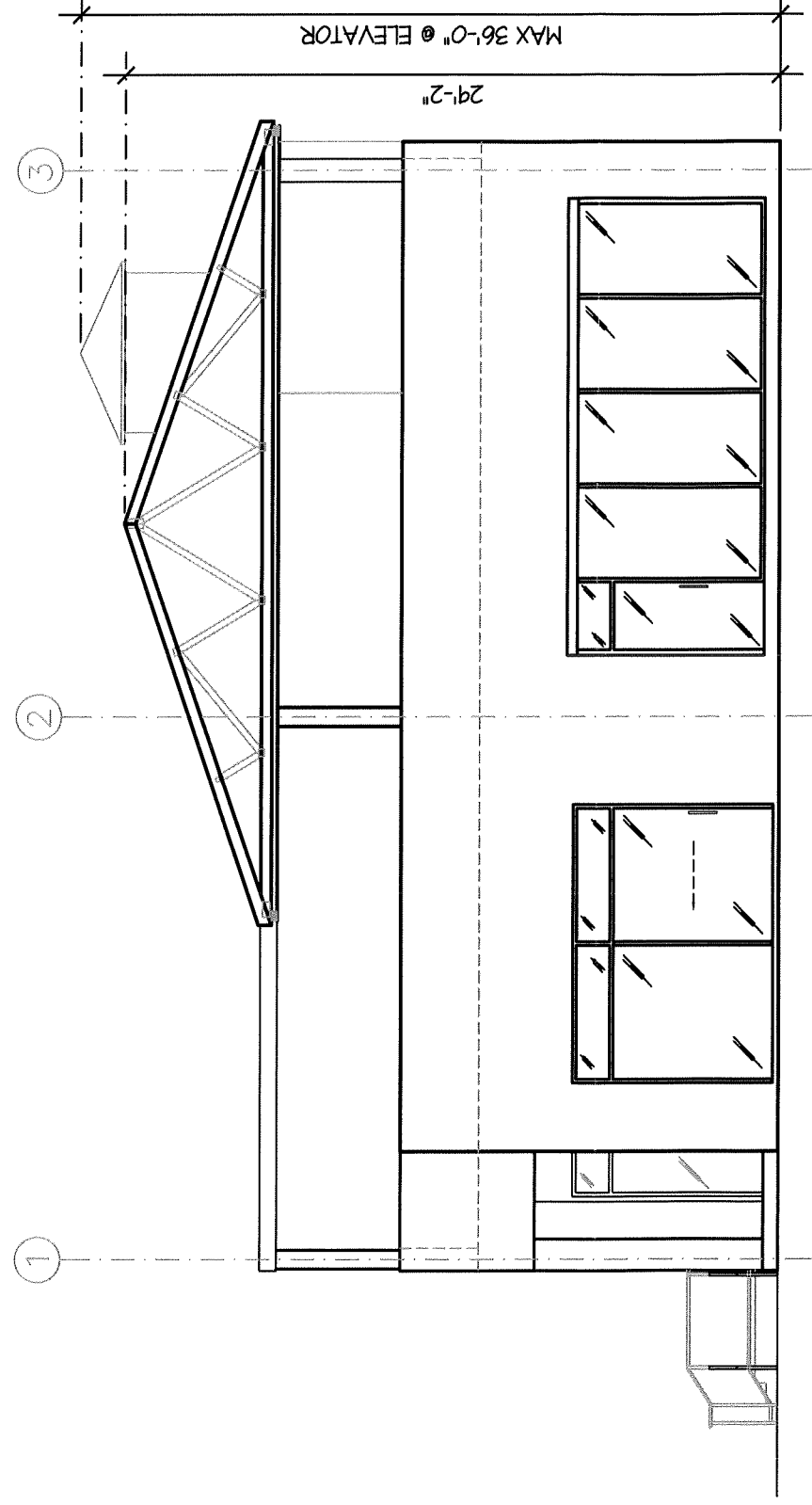
DATE: 01.03.24  
 PROJECT #: 2023-012

**SK11.2**

**SUNRISE BAR**  
 SECOND FLOOR  
 9700 VENTNOR AVENUE  
 MARGATE CITY, NJ 08402

**BAGLIVO ■ ASSOCIATES**  
 ARCHITECTURE ■ INTERIORS ■ PLANNING

472 Norristown Road  
 Blue Bell, PA 19422  
 P: 610.277.7107 F: 484.801.2608  
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SCALE: 1/8" = 1'-0"

DATE: 01.03.24  
PROJECT #: 2023-012

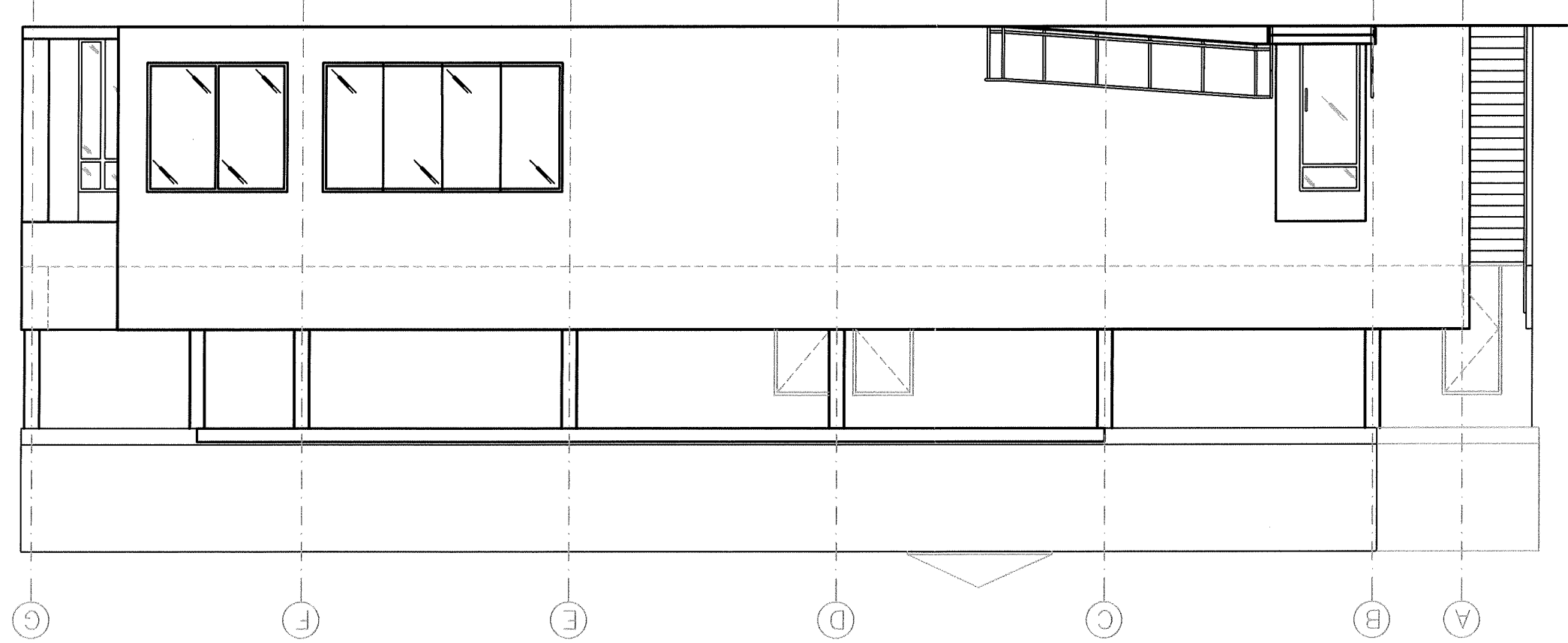
**SK111.3**

**SUNRISE BAR**  
FRONT EXTERIOR ELEVATION  
9700 VENTNOR AVENUE  
MARGATE CITY, NJ 08402

**BAGLIVO ■ ASSOCIATES**

ARCHITECTURE ■ INTERIORS ■ PLANNING

472 Norristown Road  
Blue Bell, PA 19422  
P: 610.277.7107 F: 484.801.2608  
www.baglivoassociates.com



DRAWN BY: NMB / JKH  
SCALE: 1/8" = 1'-0"

DATE: 01.03.24  
PROJECT #: 2023-012

**SK11.4**

**SUNRISE BAR**  
SIDE EXTERIOR ELEVATION  
9700 VENTNOR AVENUE  
MARGATE CITY, NJ 08402

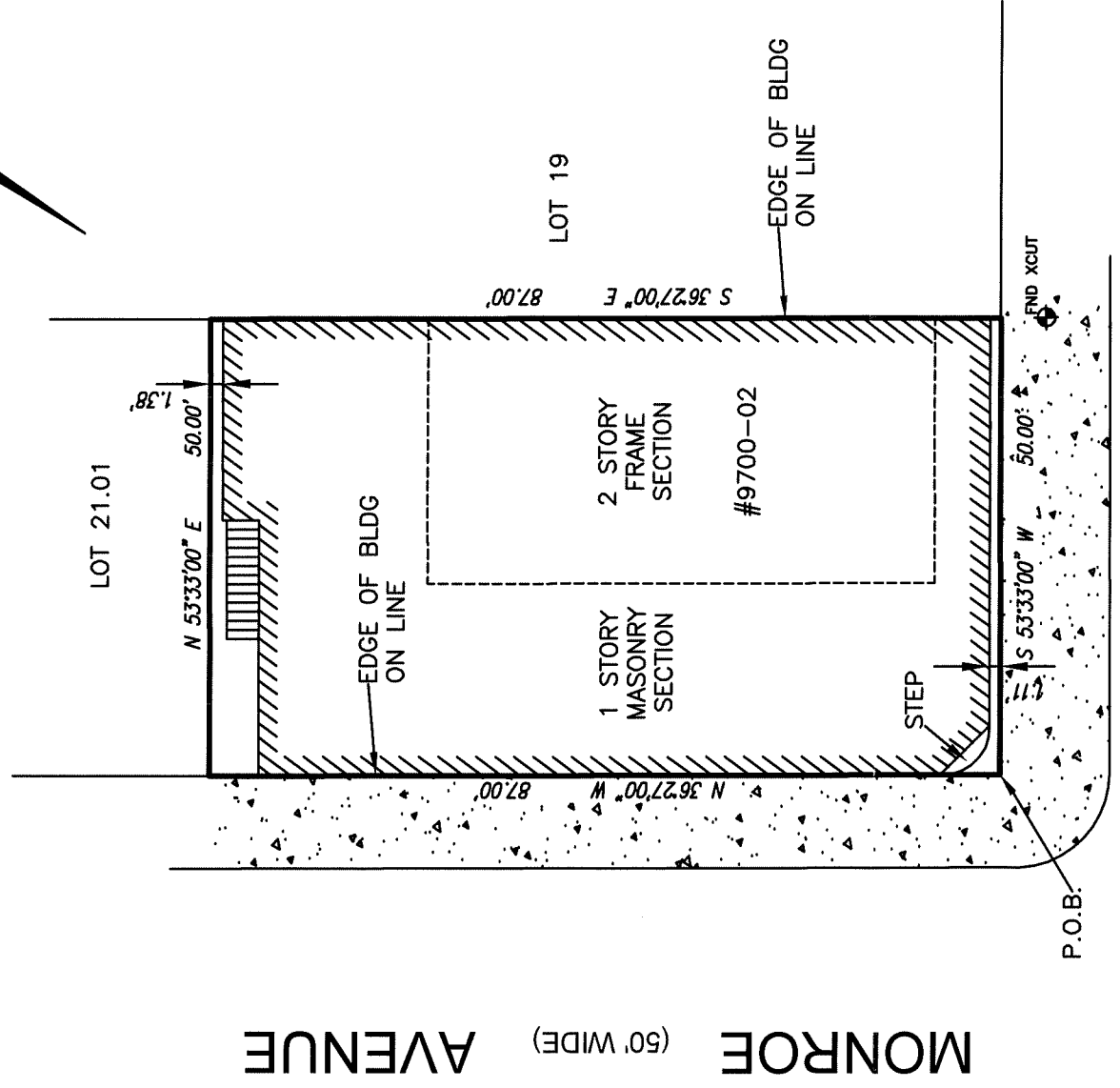
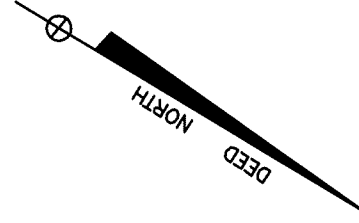
**BAGLIVO ■ ASSOCIATES**

ARCHITECTURE ■ INTERIORS ■ PLANNING

472 Norristown Road  
Blue Bell, PA 19422  
P: 610.277.7107 F: 484.801.2608  
www.baglivoassociates.com

NOTES:

1. BEING COMMONLY KNOWN AS LOT 21 BLOCK 131 ON THE CURRENT OFFICIAL TAX MAP OF THE CITY OF MARGATE.
2. STREET ADDRESS: 9700-02 VENTNOR AVENUE
3. DEED REFERENCE: CFN#0058558




VENTNOR (80' WIDE) AVENUE

TO:  
DANA & BRIAN HILTNER

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.

NOTE:  
THE BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING SETBACK COMPLIANCE AND SHOULD NOT BE USED FOR ERECTING FENCES OR ANY OTHER IMPROVEMENTS.

SURVEY OF:	
<b>BLOCK 131 LOT 21</b>	
CITY OF MARGATE	ATLANTIC COUNTY NEW JERSEY
 <b>JAMES R. BONNEY</b> PROFESSIONAL LAND SURVEYOR NJ LICENSE No. 31264 13 STONE MILL CT, E.H.T., NJ 08234 Ph: 609-788-8013	
DATE: 12-09-22	REV:
SCALE: 1" = 20'	
DRN.BY: JRB	
PROJ: 22-1594	

**James R. Boney & Associates, LLC**  
LAND SURVEYORS  
N. J. LICENSE No. 31264 ♦ PA. LICENSE No. SU-048532-R

Legal Description

ALL THAT CERTAIN LAND AND PREMISES situate in the City of Margate, County of Atlantic and State of New Jersey being Lot 21, Block 131 as shown on the Official Tax Map of the City of Margate and being bounded and described as follows:

BEGINNING at the point of intersection of the southeasterly line of Ventnor Avenue (80 feet wide), and the southwesterly line of Monroe Avenue (50 feet wide) and from said point runs; thence

- (1) South 53 degrees 33 minutes 00 seconds West, along said line of Ventnor Avenue, a distance of 50.00 feet to a point; thence
- (2) South 36 degrees 27 minutes 00 seconds West, parallel to Monroe Avenue, a distance of 87.00 feet to a point; thence
- (3) North 53 degrees 33 minutes 00 seconds East, parallel to said line of Ventnor Avenue, a distance of 50.00 feet to a point in said line of Monroe Avenue; thence
- (4) North 36 degrees 27 minutes 00 seconds West, along Monroe Avenue a distance of 87.00 feet to the point and place of BEGINNING.

BEING commonly known as 9700-02 Ventnor Avenue.

Being Lot 1 in Block 131 on the Tax Map of the City of Margate

Described in accordance with a survey by James R. Boney, PLS dated January 30, 2018 revised to December 09, 2022.

December 9, 2022

  
James R. Boney, PLS



**City of Margate City  
Staff Committee Action - Planning Board**

<b>Block</b> 131	<b>Lot</b> 21	<b>Applicant Name</b> Brian and Dana Hiltner
<b>District</b> C-2		<b>Address of Subject Application</b> 9700 Ventnor Avenue

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

Your submittal was considered at the Staff Committee meeting of Thursday, January 04, 2024

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

Staff committee based the review on the submissions and preliminary review - technical advisory meeting held in December. Minor site plan and variances to be applied in this application.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, January 25, 2024

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:

Full site plan submission with anticipated waiver requests required.

**APPLICATION FEES:**

<b>D Variance:</b>	\$0.00	<b>Court Reporter:</b>	\$0.00
<b>C Variance:</b>	\$250.00	<b>Other:</b>	\$0.00
<b>Site Plan:</b>	\$350.00	<b>engineer/ planning escrow</b>	\$700.00
<b>Subdivision:</b>	\$0.00		\$0.00
<b>Conditional Use Permit:</b>	\$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: 1-19

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, January 03, 2024

Palma Accardi  
Planning Board Administrator  
Wednesday, January 03, 2024



# ELEVATION CERTIFICATE

**Important:** Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name Dana & Brian Hiltner	Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9700-02 Ventnor Avenue	Company NAIC Number:
City Margate City	State New Jersey
	ZIP Code 08402
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Block 131, Lot 21	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Commercial/Residential</u>	
A5. Latitude/Longitude: Lat. <u>N 39°19'12.4"</u> Long. <u>W 74°31'02.2"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983	
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.	
A7. Building Diagram Number <u>1A</u>	
A8. For a building with a crawlspace or enclosure(s):	
a) Square footage of crawlspace or enclosure(s) _____ sq ft	
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____	
c) Total net area of flood openings in A8.b _____ sq in	
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No	
A9. For a building with an attached garage:	
a) Square footage of attached garage _____ sq ft	
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____	
c) Total net area of flood openings in A9.b _____ sq in	
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No	

## SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number Margate City 345304		B2. County Name Atlantic		B3. State New Jersey	
B4. Map/Panel Number 34001C 0434	B5. Suffix F	B6. FIRM Index Date 08-28-2018	B7. FIRM Panel Effective/ Revised Date 08-28-2018	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 10.00

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:  
 FIS Profile  FIRM  Community Determined  Other/Source: \_\_\_\_\_

B11. Indicate elevation datum used for BFE in Item B9:  NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No  
 Designation Date: \_\_\_\_\_  CBRS  OPA

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9700-02 Ventnor Avenue			Policy Number:
City Margate City	State New Jersey	ZIP Code 08402	Company NAIC Number

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: Local BM Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- |   |      |  |                                 |
|---|------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) _____   | 5.6  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor _____   | 14.6 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) _____   | N/A  | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) _____  | N/A  | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) _____ | 5.6  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) _____  | 4.8  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) _____   | 4.9  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____                                  | 4.8  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  Check here if attachments.

Certifier's Name James R. Boney, PLS	License Number 24GS03126400	<b>Place Seal Here</b>
Title Professional Land Surveyor		
Company Name James R. Boney & Associates		
Address 13 Stone Mill Court		
City Egg Harbor Twp	State New Jersey	

Signature 	Date 12-09-2022	Telephone (609) 788-8013	Ext.
---------------	--------------------	-----------------------------	------

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)  
Mechanicals to inside.

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9700-02 Ventnor Avenue			Policy Number:
City Margate City	State New Jersey	ZIP Code 08402	Company NAIC Number

## SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

## SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_ Telephone \_\_\_\_\_

Comments

Check here if attachments.

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9700-02 Ventnor Avenue			Policy Number:
City Margate City	State New Jersey	ZIP Code 08402	Company NAIC Number

## SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3.  The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for:       New Construction     Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_
- G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_
- G10. Community's design flood elevation: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_

Local Official's Name \_\_\_\_\_ Title \_\_\_\_\_

Community Name \_\_\_\_\_ Telephone \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Comments (including type of equipment and location, per C2(e), if applicable)

Check here if attachments.

# BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008  
Expiration Date: November 30, 2022

## ELEVATION CERTIFICATE

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9700-02 Ventnor Avenue			Policy Number:
City Margate City	State New Jersey	ZIP Code 08402	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



2022/12/06 01:04:25

Photo One

Photo One Caption Front

Clear Photo One



2022/12/06 01:05:30

Photo Two

Photo Two Caption Rear

Clear Photo Two

**ELEVATION CERTIFICATE**

**BUILDING PHOTOGRAPHS**

Continuation Page

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9700-02 Ventnor Avenue			Policy Number:
City Margate City	State New Jersey	ZIP Code 08402	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Photo Three

Photo Three Caption

Clear Photo Three

Photo Four

Photo Four Caption

Clear Photo Four



**Atlantic County  
Document Summary Sheet**

ATLANTIC COUNTY CLERK

5901 MAIN ST

MAYS LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ  
JOSEPH J. GIRALO, COUNTY CLERK  
RECORDED 11/17/2023 12:35:43  
RCPT # 1739873 RECD BY E-RECORD  
NAME FEE  
RECORDING FEES 90.00  
INSTRUMENT# 2023048291  
VOL 15513 PAGE 1 OF 8

**Official Use Only**

**Transaction Identification Number**

6914065

8437450

**Submission Date**(mm/dd/yyyy)

11/14/2023

**No. of Pages** (excluding Summary Sheet)

6

**Recording Fee** (excluding transfer tax)

\$90.00

**Realty Transfer Tax**

\$28,967.50

**Total Amount**

\$29,057.50

**Document Type**

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE

**Municipal Codes**

MARGATE

03

**Batch Type**

L2 - LEVEL 2 (WITH IMAGES)

**Return Address** (for recorded documents)

TRIDENT LAND TRANSFER COMPANY (NJ) LLC  
7000 LINCOLN E DR STE 105  
MARLTON, NJ 08053

555135

**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	\$1,425,000.00				
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
Document Date	04/20/2023				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name		Address		
	SALAEDIN REDZEPI		10 CLAYTON COURT, EGG HARBOR TOWNSHIP, NJ 08234		
	SALAEDINO REDZEPI		10 CLAYTON COURT, EGG HARBOR, NJ 08234		
GRANTEE	Name		Address		
	SUNRISE WINE TEQUILA LLC		428 PEMBROKE AVENUE, MARGATE, NJ 08402		
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	03	131	21		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# 22NJ03743  
CHARGE, RECORD RETURN  
TRIDENT LAND TRANSFER CO, NJ  
7000 LINCOLN DRIVE EAST  
SUITE 105  
MARLTON, NJ 08053

# DEED

This Deed is made on April 20, 2023,

**BETWEEN** Salaedino Redzepi, a/k/a Salaedin Redzepi, whose address is 10 Clayton Court, Egg Harbor Township, NJ 08234, referred to as the Grantor,

**AND**

Sunrise Wine & Tequila, LLC, whose address is 428 Pembroke Avenue, Margate, NJ 08402, 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 described below to the Grantee. This transfer is made for the sum of One Million Four Hundred Twenty-Five Thousand Dollars (\$1,425,000.00). The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality: City of Margate, Block No. 131, Lot 21 Qualifier

3. **Property.** The property consists of the land and all the buildings and structures on the land in the City of Margate, County of Atlantic and State of New Jersey. The legal description is:

(X) Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable).

BEING the same real property which became vested in Salaedin Redzepi, by deed from Robert J. Falciani, dated October 18, 1999 and recorded December 13, 1999 in the Atlantic County Clerk's Office in Deed Book 6599, Page 256, *et seq.* This deed was re-recorded to correct the Grantees name to Salaedin Redzepi.

BEING ALSO the same real property which became vested in Saledin Redzepi by deed from Robert J. Falciani, dated October 18, 1999 and recorded December 13, 1999 in the Atlantic County Clerk's Office in Deed Book 6570, Page 168, *et seq.*

Subject to easements and restrictions of record and rights to public utilities.

The street address of the Property is 9700-9702 Ventnor Avenue, Margate City, NJ 08402

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).

**SCHEDULE C  
PROPERTY DESCRIPTION**

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

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

BEGINNING at the point of intersection of the southeasterly line of Ventnor Avenue (80 feet wide), and the southwesterly line of Monroe Avenue (50 feet wide) and from said point runs; thence

(1) South 53 degrees 33 minutes 00 seconds West, along said line of Ventnor Avenue, a distance of 50.00 feet to a point; thence

(2) South 36 degrees 27 minutes 00 seconds West, parallel to Monroe Avenue, a distance of 87.00 feet to a point; thence

(3) North 53 degrees 33 minutes 00 seconds East, parallel to said line of Ventnor Avenue, a distance of 50.00 feet to a point in said line of Monroe Avenue; thence

(4) North 36 degrees 27 minutes 00 seconds West, along Monroe Avenue a distance of 87.00 feet to the point and place of BEGINNING.

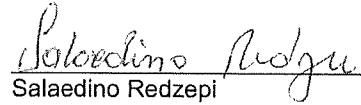
BEING described in accordance with a survey by James R. Boney, PLS dated January 30, 2018 revised to December 09, 2022.

TAX NOTE: Being known as Block 131, Lot 21 on the official tax map (For informational purposes only).

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by Trident Land Transfer Company (NJ) LLC]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

John Scott Abbott, Esq.

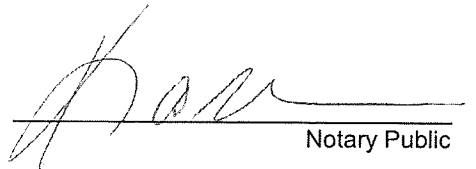
5. **Signatures.** The Grantor signed this Deed as of the date at the top of the first page.

  
Salaedino Redzeqi

STATE OF NEW JERSEY, COUNTY OF ATLANTIC, SS.:

I CERTIFY that on *April 20*, 2023, Salaedino Redzeqi, the Grantor herein, personally came before me and stated to my satisfaction that he (or if more than one, each person):

- (a) is the maker of this Deed;
- (b) he executed this Deed as his own act and deed; and
- (c) this Deed was made for \$1,425,000.00 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.

  
Notary Public

KAREN J HUNTER  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES MAY 20, 2024

KAREN J HUNTER  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES MAY 20, 2024

Record and Return To:

# State of New Jersey Seller's Residency Certification/Exemption

(Print or type)

### Seller's Information

Name(s)

Salaedino Redzepe a/k/a Salaedin Redzepe

Current Street Address:

10 Clayton Court

City, Town, Post Office Box

Egg Harbor Township

State

New Jersey

ZIP Code

08234

### Property Information

Block(s)

131

Lot(s)

21

Qualifier

Street Address:

9700-9702 Ventnor Avenue

City, Town, Post Office

Margate

State

New Jersey

ZIP Code

08402

Seller's Percentage of Ownership

100.00%

Total Consideration

\$1,425,000.00

Owner's Share of Consideration

\$1,425,000.00

Closing Date

April 20, 2023

### 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.  
 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 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.

04-20-2023

Date

Salaedino Redzepe

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER  
(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)  
PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY }  
COUNTY OF Atlantic } SS. County Municipal Code 0116  
MUNICIPALITY OF PROPERTY LOCATION City of Margate

FOR RECORDER'S USE ONLY  
Consideration \$ \_\_\_\_\_  
RTF paid by buyer \$ \_\_\_\_\_  
Date \_\_\_\_\_ By \_\_\_\_\_

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

X X X - X X - X 150  
Last three digits in grantee's Social Security Number

Deponent, Brian Hiltner, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Managing Member in a deed dated 4/20/23 transferring real property identified as (Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) Block no. 131, Lot no. 21, located at 9700-9702 Ventnor Avenue, Margate (Street Address, Town) and annexed thereto.

(2) CONSIDERATION \$ 1,425,000.00 (See Instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.

- Class 2 Residential
- Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
- Class 4A - Commercial properties (if checked, calculation in (E) required below)
- Cooperative unit (four families or less) (See C. 46:8D-3.) Cooperative units are Class 4C

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.

- Property class. Circle applicable class or classes: 1 3B 4B 4C 15  
Property classes: 1-Vacant Land; 3B-Farm property (Qualified); 4B-Industrial properties; 4C-Apartments; 15: Public property, etc. (N.J.A.C. 18:12-2.2 et seq.)
- Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
- Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4.
- Intercompany transfer between combined group members as part of the unitary business (See Instruction #13 on reverse side) List the Combined group NU ID number (Required) \_\_\_\_\_

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

- Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY  
Total Assessed Valuation ÷ Director's Ratio = Equalized Valuation

Property Class _____	\$ _____	÷	_____ %	= \$ _____
Property Class _____	\$ _____	÷	_____ %	= \$ _____
Property Class _____	\$ _____	÷	_____ %	= \$ _____
Property Class _____	\$ _____	÷	_____ %	= \$ _____

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation ÷ Director's Ratio = Equalized Value  
\$ 671900.00 ÷ 68.31 % = \$ 983604

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this April 20, 2023

*[Signature]*

*[Signature]*  
Signature of Deponent  
Brian Hiltner

Sunrise Wine & Tequila, LLC  
Grantee Name

9700-9702 Ventnor Avenue, Margate, NJ 08402

22NJ03743

STATE OF NEW JERSEY  
**AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER**  
(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)  
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY	} SS. County Municipal Code	<b>FOR RECORDER'S USE ONLY</b>	
COUNTY OF Atlantic		0116	Consideration \$ _____
MUNICIPALITY OF PROPERTY LOCATION City of Margate		RTF paid by seller \$ _____	Date _____ By _____

\*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Salaedin Redzepl (Name), being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantor \_\_\_\_\_ in a deed dated April 20, 2023 transferring real property identified as Block no. 131, Lot no. 21, located at 9700-9702 Ventnor Avenue, Margate, and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 1,425,000.00 (Instructions #1 and #5 on reverse side)  no prior mortgage to which property is subject.

(3) Property transferred is Class (4A) 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #5A and #7 on reverse side)

Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation  
\$ 671,900 ÷ 68.31 % = \$ 456,974.89 \$9,832.04

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)  
Deponent states that this deed transaction is fully exempt from the Realty Transfer imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)  
NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s)  62 years of age or over. \* (Instruction #9 on reverse side for A or B)
- B. { BLIND PERSON Grantor(s)  legally blind or;\*
  - DISABLED PERSON Grantor(s)  permanently and totally disabled  receiving disability payments  not gainfully employed\*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:  
 Owned and occupied by grantor(s) at time of sale.  Resident of State of New Jersey.  
 One or two-family residential premises.  Owners as joint tenants must all qualify.

\*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

- C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.
  - Affordable according to H.U.D standards.  Reserved for occupancy.
  - Meets income requirements of region.  Subject to resale controls.

- (6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.
  - Entirely new improvement.  Not previously occupied.
  - Not previously used for any purpose.  "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

- (7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.
  - No prior mortgage assumed or to which property is subject at time of sale.
  - No contributions to capital by either grantor or grantee legal entity.
  - No stock or money exchanged by or between grantor or grantee legal entities.

- (8) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)
  - Intercompany transfer between combined group members as part of the unitary business.
  - Combined group NU ID number (Required) \_\_\_\_\_

(9) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 20th day of April, 2023.

Salaedin Redzepl Signature of Deponent  
10 Clayton Court, Egg Harbor Township, NJ 08234 Deponent Address

Salaedino Redzepl a/k/a Salaedin Redzepl Grantor Name  
10 Clayton Court, Egg Harbor Township, NJ 08234 Grantor Address at Time of Sale

Karen J Hunter Last three digits in Grantor's Social Security No. X X X - X X - X 7 5 4  
NOTARY PUBLIC

Trident Land Transfer Company (NJ) LLC Name/Company of Settlement Officer

FOR RECORDER'S USE ONLY



Office of the Tax Assessor  
Municipal Building  
9001 Winchester Ave.  
Margate City, NJ 08402  
Phone: 609-822-1950  
Fax: 609-487-1142

James W. Manghan, CTA  
Tax Assessor

**Eric S. Goldstein**  
**Nehmad Davis & Goldstein, PC**  
**4030 Ocean Heights Avenue**  
**Egg Harbor Township, NJ 08234**

**Block: 131 Lot: 21**  
**Location: 9700 Ventnor Ave**  
**Date: January 4, 2024**

A handwritten signature in black ink, appearing to read "James W. Manghan", is written over a horizontal line.

**James W. Manghan, CTA**  
**Tax Assessor**

**Your File No.: 13158-001**

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Tax list good for 60 days per Margate City Code Book (170-5)

[www.margate-nj.com](http://www.margate-nj.com)

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
130 25	9614 VENTNOR AVE	4A	FRYE, DIANE B 9614 VENTNOR AVE MARGATE, NJ	08402
130 31 C000A	9612 VENTNOR AVE	2	STUTS, GEORGE D & KATHRYN 234 ANDERSON AVE PHOENIXVILLE, PA	19460
130 31 C000B	9612 VENTNOR AVE	2	GOODMAN, JOEL & TERRI 1402 PATRICK COURT MAPLE GLEN, PA	19002
130 31 C000C	9612 VENTNOR AVE	2	GOLDBERGER, BENSON 112 BRINLEY CT PHILADELPHIA, PA	19146
130 35	9608 VENTNOR AVE	2	BELL ATLANTIC-PROPERTY TAX #3137 PO BOX 2749 ADDISON, TX	75001
130 37	9606 VENTNOR AVE	2	VEKSTEIN, ERIC & SONYA 610 ASPEN STREET WASHINGTON, DC	20012
130 213	11 S MONROE AVE	2	SPINOSI, M L & DOMINJANNI, A 508 EGG HARBOR ROAD SEWELL, NJ	08080
130 215 C000A	7 S MONROE AVE	2	OLEVSKY FAMILY TRUST 168 PHEASANT LN HUNTINGDON VALLEY, PA	19006
130 215 C000B	7 S MONROE AVE	2	LITVAK, ALEXANDER V & SVETLANA E 10 HARTLEY LN VOORHEES, NJ	08043
130 218	14 S MADISON AVE	2	TADDEI, JOHN 33 FAIRLAMB AVE HAVERTOWN, PA	19083
130 219 C000A	5 S MONROE AVE	2	HOFFNER, JEFFREY A & MELISSA 5 S MONROE AVE MARGATE, NJ	08402
130 219 C000B	5 S MONROE AVE	2	BERMAN, ADAM & ERIKA 34 WILLIAM PENN RD WARREN TWP, NJ	07059
130 220 C00A	12 S MADISON AVE	2	DI CELLO, RUSSELL & ANDERSON, LISA 54 W EUCLID AVENUE HADDONFIELD, NJ	08033



Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
130 220 C00B	12 S MADISON AVE	2	BACHMAN, STEPHEN 309 N THURLOW AVENUE MARGATE, NJ	08402
131 7	3 S COOLIDGE AVE	2	MARCUS, SCOTT & MONA 3 S COOLIDGE AVENUE MARGATE CITY, NJ	08042
131 11	9708-9710 VENTNOR AVE	4A	BAGLIVO, STEVEN 8005 ATLANTIC AVENUE MARGATE, NJ	08402
131 17 C000A	9706 VENTNOR AVE	2	WATTS TRUST @ GARY & NICOLE 237 FREELAND DR COLLEGEVILLE, PA	194262686
131 17 C000B	9706 VENTNOR AVE	2	NEUBAUER, ANGELA A 25 PIN OAK COURT LAFAYETTE HILL, PA	19444
131 17 C000C	9706 VENTNOR AVE	2	SHAPIRO, LOUIS CHARLES 9706 VENTNOR AVE # C MARGATE, NJ	08402
131 17 C000D	9706 VENTNOR AVE	2	GEDDES, PATRICK & SANDRA 20 LAVENDER CT MARLTON, NJ	08053
131 19 C01	9704 VENTNOR AVE	2	COHEN, MICHAEL E & SHERYL B 21213 ANNS CHOICE WAY WARMINSTER, PA	18974
131 19 C02	9704 VENTNOR AVE	2	ALEXANDER, ALANNA 9704 VENTNOR AVE UNIT 2 MARGATE, NJ	08402
131 19 C03	9704 VENTNOR AVE	2	BUZETTA, RONALD 128 MOOREHEAD AVENUE CONSHOHOCKEN, PA	19428
131 19 C04	9704 VENTNOR AVE	2	HERSH, MATTHEW & VAN DUSEN, CRYSTAL 7 CORLEN CT MEDFORD, NJ	08055
131 21	9700 VENTNOR AVE	4A	SUNRISE WINE & TEQUILA LLC 428 N PEMBROKE AVENUE MARGATE CITY, NJ	084021324
131 21.01	4 S MONROE AVE	2	FOXTAIL MANAGEMENT LLC 96 CHELTENHAM AVE LINWOOD, NJ	08221

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
131 208	12 S MONROE AVE	2	WILLIAMS TRUST, PATRICIA A 76 SARATOGA ROAD STRATFORD, NJ	08084
131 210 C000A	10 S MONROE AVE	2	PERLMAN, ELI M. & KATHLEEN T 823 EDNA JANE LANE WEST GROVE, PA	19390
131 210 C000B	10 S MONROE AVE	2	BURTON, JUDI & MICHAEL S 148 INVERNESS DRIVE BLUE BELL, PA	19422
131 211	11 S COOLIDGE AVE	2	BECK, FRANCIS D 11 S COOLIDGE AVE MARGATE, NJ	08402
131 215	9 S COOLIDGE AVE	2	LEVINSTEIN, GENE & INNA 17 OXFORD DR IVYLAND, PA	18974
131 216 C000A	8 S MONROE AVE	2	FEIG, PHILIP & SHARON 87 DILLON WAY WASHINGTON CROSSING, PA	18977
131 216 C000B	8 S MONROE AVE	2	GOLDFELD, MITCHELL LEE & PATRICIA 9 STOCKTON DRIVE VOORHEES, NJ	08043
131 217	7 S COOLIDGE AVE	2	TORJMAN, MARC C & GAYLE B 1120 DEER RUN COURT SOUTHAMPTON, PA	18966
131 219	5 S COOLIDGE AVE	2	DIMARTINO, JAMES & JOHN & GODFREY L 691 SOCS LANE CAPE MAY, NJ	08204
131 220 C000A	6 S MONROE AVE	2	DIPRETORO GUARINO, EUGENIA E 39 OVERLOOK CIRCLE BERWYN, PA	19312
131 220 C000B	6 S MONROE AVE	2	DIPRETORO JR, RAYMOND A & JEANINE 44 WOODRIDGE ROAD THORNTON, PA	19373
230 28	9615 VENTNOR AVE	4A	PET FRIENDLY VENTURES LLC 9615 VENTNOR AVE MARGATE, NJ	08402
230 32 C000A	9613 VENTNOR AVE	2	RYAN, RICHARD W & SONIA LEA 3281 CLARIDGE RD BENSALEM, PA	190201793

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
230 32 C000B	9613 VENTNOR AVE	2	NISENZON, LEONID & FRIDMAN, MARINA 41 LENAPE RD RICHBORO, PA	18954
230 303 C0001	5 N MONROE AVE	2	PAYMER, ALISON & SCOTT 5 N MONROE AVE UNIT 1 MARGATE, NJ	08402
230 303 C0002	5 N MONROE AVE	2	LORENZ, GREGORY A & CAROL 166 RICE DRIVE MORRISVILLE, PA	19067
231 14	9709 VENTNOR AVE	2	COPPINGER, STACY 103 LANTERN WAY DEPTFORD, NJ	08096
231 16	9701-9707 VENTNOR AVE	4A	FRAZIER PROPERTIES C/O H J GROSS MD 9701 VENTNOR AVE MARGATE, NJ	08402
231 304 C000A	4 N MONROE AVE	2	SHERMAN, MICHAEL E & JILL S 1109 OAKMONT DR LANCASTER, PA	17601
231 304 C000B	4 N MONROE AVE	2	WEISBAUM, STANLEY E & MICHELE R 2142 JULIA DRIVE CONSHOHOCKEN, PA	19428
231 304 C000C	4 N MONROE AVE	2	MUNSON, MICHAEL & MAZZACANO, ANDREA 2034 E WELLINGTON RD NEWTOWN, PA	18940
231 304 C000D	4 N MONROE AVE	2	GERARD, MICHAEL & KATE 8101 CRITTENDEN ST. PHILADELPHIA, PA	19118

CONDO ASSOCIATIONS TO BE NOTIFIED WITH TAXLIST

OCEANVIEW CONDO ASSOCIATION  
HAWKEYE PROPERTY MANAGEMENT  
PO BOX 3182  
MARGATE, NJ 08402  
BLOCK: 130 LOT: 201

SEA COVE CONDO ASSOCIATION  
THOMPSON REALTY  
1613 ATLANTIC AVE  
ATLANTIC CITY, NJ 08401  
BLOCK: 230 LOT: 34

ROYAL PALMS CONDO ASSOCIATION  
HAWKEYE PROPERTY MANAGEMENT  
PO BOX 3182  
MARGATE, NJ 08402  
BLOCK: 231 LOT: 6

UTILITIES TO BE NOTIFIED WITH TAXLIST

ATLANTIC CITY ELECTRIC  
5100 HARDING HIGHWAY, SUITE 399  
MAYS LANDING, NJ 08330

SOUTH JERSEY GAS COMPANY  
VP CONSTRUCTION  
1 SOUTH JERSEY PLAZA, RT. 54  
FOLSOM, NJ 08037

COMCAST CABLE, GREG SMITH, PM  
901 LEEDS AVENUE  
ABSECON, NJ 08201

ATLANTIC COUNTY PLANNING BOARD  
RT 9 & DOLPHIN RD  
PO BOX 719  
NORTHFIELD, NJ 08225

ITEMS PRINTED.....55



TARA J. MAZZA, CTC  
TAX COLLECTOR

## OFFICE OF THE TAX COLLECTOR

MUNICIPAL BUILDING  
9001 WINCHESTER AVENUE  
MARGATE CITY, NEW JERSEY 08402  
(609) 822-2508  
FAX (609) 822-8316  
E-mail: mazza\_tara@margate-nj.com

December 29, 2023

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for Q4 due November 1<sup>st</sup>, 2023;

And the WATER and SEWER charges for the year 2023

Are paid on property located at 9702 Ventnor Avenue;

Assessed to Sunrise Wine & Tequila LLC;

Designated as BLOCK 131, LOT 21, Tax Map of Margate City, N.J.

This certification expires on January 31, 2024.

Tara J Mazza, CTC  
Tax Collector  
Mazza\_tara@margate-nj.com

Per

A handwritten signature in black ink, appearing to be "TJM" followed by a stylized flourish.