

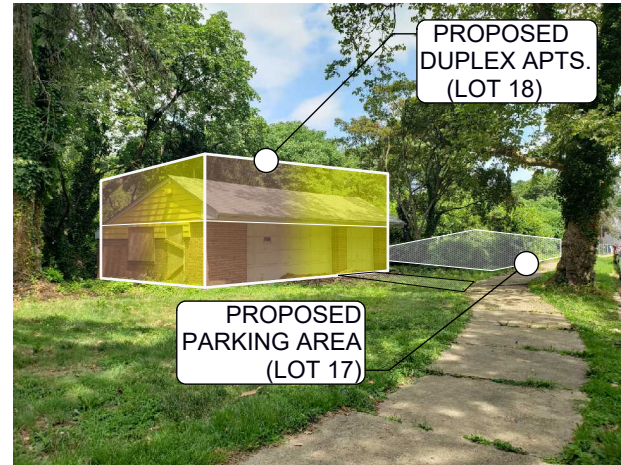
# 2851 TUCKAHOE RD. BUILDING

2851 Tuckahoe Road, Camden, New Jersey

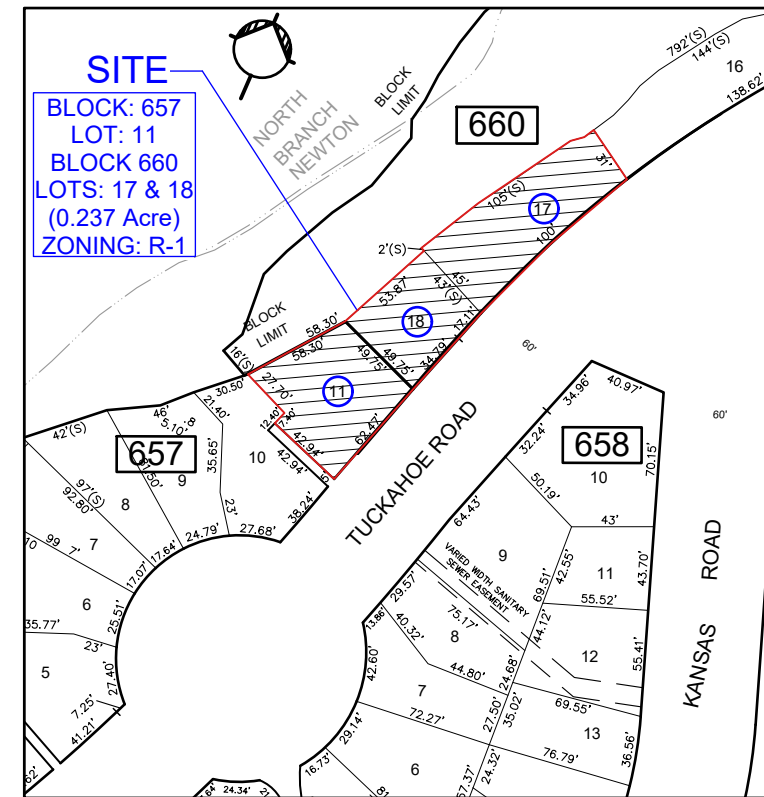
## APARTMENTS INTERIOR RENOVATIONS & IMPROVEMENTS ZONING PLANS



EXISTING EXTERIOR FRONT VIEW FROM TUCKAHOE ROAD

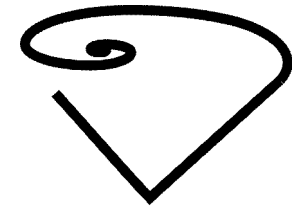


EXISTING EXTERIOR FRONT VIEW FROM TUCKAHOE ROAD



**PLOT & VICINITY MAP**  
Scale: 1" = 100'-0"

SOURCE:  
TAX MAP  
CITY OF CAMDEN  
2018



ARCHITECTURAL  
DESIGN  
STUDIO

Design Firm:

**El Donaldo F. Vid, AI**  
Architect, AIA

c/o PO Box 1571  
Camden, New Jersey  
[08105]

856-278-0057  
vidalArchitect@gmail.com

Consultants:

Project Title: 2851 TUCKAHOE RD. APARTMENTS  
ZONING PLANS  
2851 Tuckahoe Rd., Camden NJ

| Revision No. & Day | Description |
|--------------------|-------------|
|                    |             |

Sheet Title:  
**ZONING INFO. & LOCATION PLAN**  
Scale: As Noted

Drawing No: **Z-1**  
1 of 8 Total Sheets

Drawing Day: **3rd of August, 2025** Project ID: **EDV-R-76-25**

CAD File Name: **CAD-EDV-R-76-25** Drawn by: **E.D.V.** Check by: **E.D.V.**

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| AREA REGULATIONS FOR THE R-1 RESIDENTIAL ZONE (Prevalent Residential - Single Family)<br>BLOCK 657, LOT 11 |              |                      |        |              |
|--|--------------|----------------------|--------|--------------|
| DESCRIPTION  | REQUIRED     | PROVIDED             | STATUS | REMARKS      |
| MIN. LOT AREA  | 3,000 SF     | 3,564 SF             | C      |              |
| MAX. LOT AREA  | 4,000 SF     | 3,564 SF             | C      |              |
| MIN. LOT WIDTH   | 30 FT        | 62.47 FT             | C      |              |
| MIN. LOT DEPTH   | 100 FT       | 49.75 FT             | N      | Pre-Existing |
| MIN. FRONT SETBACK   | 10 FT        | 8.3 FT               | N      | Pre-Existing |
| MIN. ONE SIDE SETBACK  | 10 FT        | L.: 10 FT; R.: 14 FT | C      |              |
| MIN. AGGR. WIDTH SID. YD.  | 25 FT        | 24 FT                | N      | Pre-Existing |
| MIN. REAR SETBACK  | 20 FT        | 7.5 FT               | N      | Pre-Existing |
| MAX. BUILDING HEIGHT   | 3-STO. 35 FT | 2 - STO. (30 FT)     | C      |              |
| MAX. BUILDING COVER  | 40 %         | 34.34 % (1,224 SF)   | C      |              |
| MAX. IMPERV. COVER   | 60 %         | 53 % (1,914 SF)      | C      |              |

| AREA REGULATIONS FOR THE R-1 RESIDENTIAL ZONE (Prevalent Residential - Single Family)<br>BLOCK 660, LOT 18 |              |                        |        |              |
|--|--------------|------------------------|--------|--------------|
| DESCRIPTION  | REQUIRED     | PROVIDED               | STATUS | REMARKS      |
| MIN. LOT AREA  | 3,000 SF     | 2,051 SF               | N      | Pre-Existing |
| MAX. LOT AREA  | 4,000 SF     | 2,051 SF               | C      |              |
| MIN. LOT WIDTH   | 30 FT        | 51.9 FT                | C      |              |
| MIN. LOT DEPTH   | 100 FT       | 43 FT                  | N      | Pre-Existing |
| MIN. FRONT SETBACK   | 10 FT        | 5.5 FT                 | N      | Pre-Existing |
| MIN. ONE SIDE SETBACK  | 10 FT        | L.: 5.8 FT; R.: 5.7 FT | N      | Pre-Existing |
| MIN. AGGR. WIDTH SID. YD.  | 25 FT        | 11.5 FT                | N      | Pre-Existing |
| MIN. REAR SETBACK  | 20 FT        | 8.5 FT                 | N      | Pre-Existing |
| MAX. BUILDING HEIGHT   | 3-STO. 35 FT | 2 - STO. (21 FT)       | C      |              |
| MAX. BUILDING COVER  | 40 %         | 39.39 % (808 SF)       | C      |              |
| MAX. IMPERV. COVER   | 60 %         | 42.27 % (867 SF)       | C      |              |

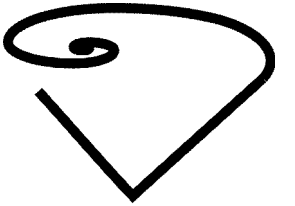
| AREA REGULATIONS FOR THE R-1 RESIDENTIAL ZONE (Prevalent Residential - Single Family)<br>OFF-STREET PARKING REQUIREMENTS |                    |                 |                  |  |
|--|--------------------|-----------------|------------------|--|
| UNIT   | REQUIRED           | PROVIDED        | STATUS           |  |
| (1) 1-BEDROOM  | 1.25/UNIT          |                 |                  |  |
| (4) 2-BEDROOM  | 1.75/UNIT          |                 |                  |  |
| <b>TOTAL</b>   | <b>8.25 SPACES</b> | <b>9 SPACES</b> | <b>*COMPLIES</b> |  |

| ZONING INFORMATION   |                           |
|--|---------------------------|
| BLOCK: 657   | LOT: 11                   |
| ZONING: Residential (R-1)  |                           |
| SCOPE OF WORK<br>The Owner proposes an interior renovation and exterior improvements to an existing 5 - Bedroom Single Family Dwelling to locate 3 Apartment Units including a new Driveway for 3 vehicles |                           |
| *The existing building footprint shall remain same.  |                           |
| SITE COVERAGE: 3,564 SF (62.47' x 49.75') Irregular (0.081 Acre)   |                           |
| BUILDING SIZE (Footprint): 808 SF (41'-1" x 37'-3")  |                           |
| BUILDING COVERAGE  | Existing/Proposed         |
| BASEMENT FLOOR   |                           |
| -Utilities, Storage & Adm.   | 730 SF                    |
| FIRST FLOOR (Existing Residential)   | 1,142 SF                  |
| SECOND FLOOR (Existing Residential)  | 697 SF                    |
| <b>EXISTING/PROPOSED SPACES</b>  |                           |
| 1-BEDROOM APARTMENT 1-A (First Floor)  | 400 SF                    |
| 2-BEDROOM APARTMENT 2-A (Second Floor)   | 697 SF                    |
| 2-BEDROOM APARTMENT 1-B (First Floor)  | 614 SF                    |
| EXISTING BUILDING HEIGHT:  | 2 STORY BUILDING (30 Ft.) |

| ZONING INFORMATION  |                           |
|---|---------------------------|
| BLOCK: 660  | LOT: 18                   |
| ZONING: Residential (R-1)   |                           |
| SCOPE OF WORK<br>The Owner proposes an interior renovation, 2nd Floor Addition and exterior improvements to an existing 3 Car Garage to locate 2 Apartment Units. |                           |
| *The existing building footprint shall remain same.   |                           |
| SITE COVERAGE: 2,051 SF (51.9' x 43') Irregular (0.047 Acre)  |                           |
| BUILDING SIZE (Footprint): 1,224 SF (33'-10" x 24'-2")  |                           |
| BUILDING COVERAGE   | Existing/Proposed         |
| FIRST FLOOR (Proposed Residential)  | 642 SF                    |
| SECOND FLOOR (Proposed Residential)   | 746 SF                    |
| <b>EXISTING/PROPOSED SPACES</b>   |                           |
| 2 - BEDROOM APARTMENT 2-A (First Floor)   | 642 SF                    |
| 2 - BEDROOM APARTMENT 2-B (Second Floor)  | 746 SF                    |
| PROPOSED BUILDING HEIGHT:   | 2 STORY BUILDING (21 Ft.) |

| ZONING INFORMATION   |         |
|--|---------|
| BLOCK: 660   | LOT: 17 |
| ZONING: Residential (R-1)  |         |
| SITE COVERAGE 3,812 SF (112.10' x 45') Irregular   |         |
| Max. Impervious Cover Requirement.....60%  |         |
| Proposed Impervious Cover.....54.83%   |         |
| SCOPE OF WORK<br>The Owner proposes a paved parking for 7 vehicles for the use of Apartments 1A, 2A, 1B, 2A and 2B |         |

FOR ZONING APPLICATION PURPOSES  
\*NOT FOR CONSTRUCTION



ARCHITECTURAL  
DESIGN  
STUDIO

Design Firm:

**El Donaldo F. Vid, AI**  
Architect, AIA

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856-278-0057  
vidalArchitect@gmail.com

Consultants:

Project Title: 2851 TUCKAHOE RD. APARTMENTS  
ZONING PLANS  
2851 Tuckahoe Rd., Camden NJ

Revision No. & Day Description

Sheet Title:

LOCATION PLAN

Scale: As Noted

Drawing No: Z-2

2 of 8 Total Sheets

Drawing Day: 3rd of August, 2025

Project ID: EDV-R-76-25

CAD File Name: CAD-EDV-R-76-25

Drawn by:

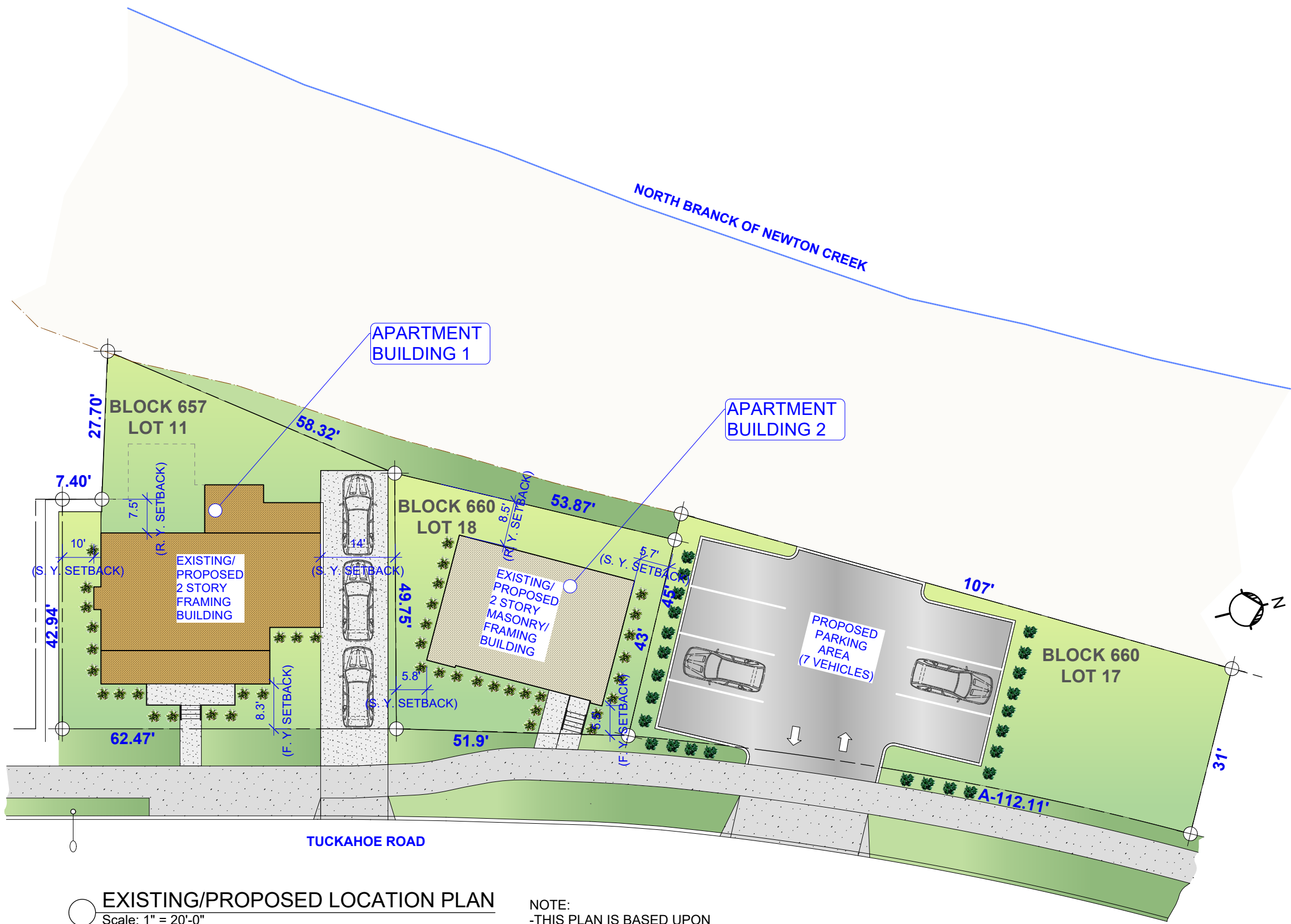
Check by:

E.D.V.

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**EXISTING/PROPOSED LOCATION PLAN**

Scale: 1" = 20'-0"



NOTE:  
-THIS PLAN IS BASED UPON  
A PLAN OF SURVEY BY RICHARD S. HUMPHRIES, PLS  
(03/03/2025) WALTER H. MACNAMARY ASSOC., INC.

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\*NOT FOR CONSTRUCTION

# BUILDING 1 (TRIPLEX APARTMENTS)



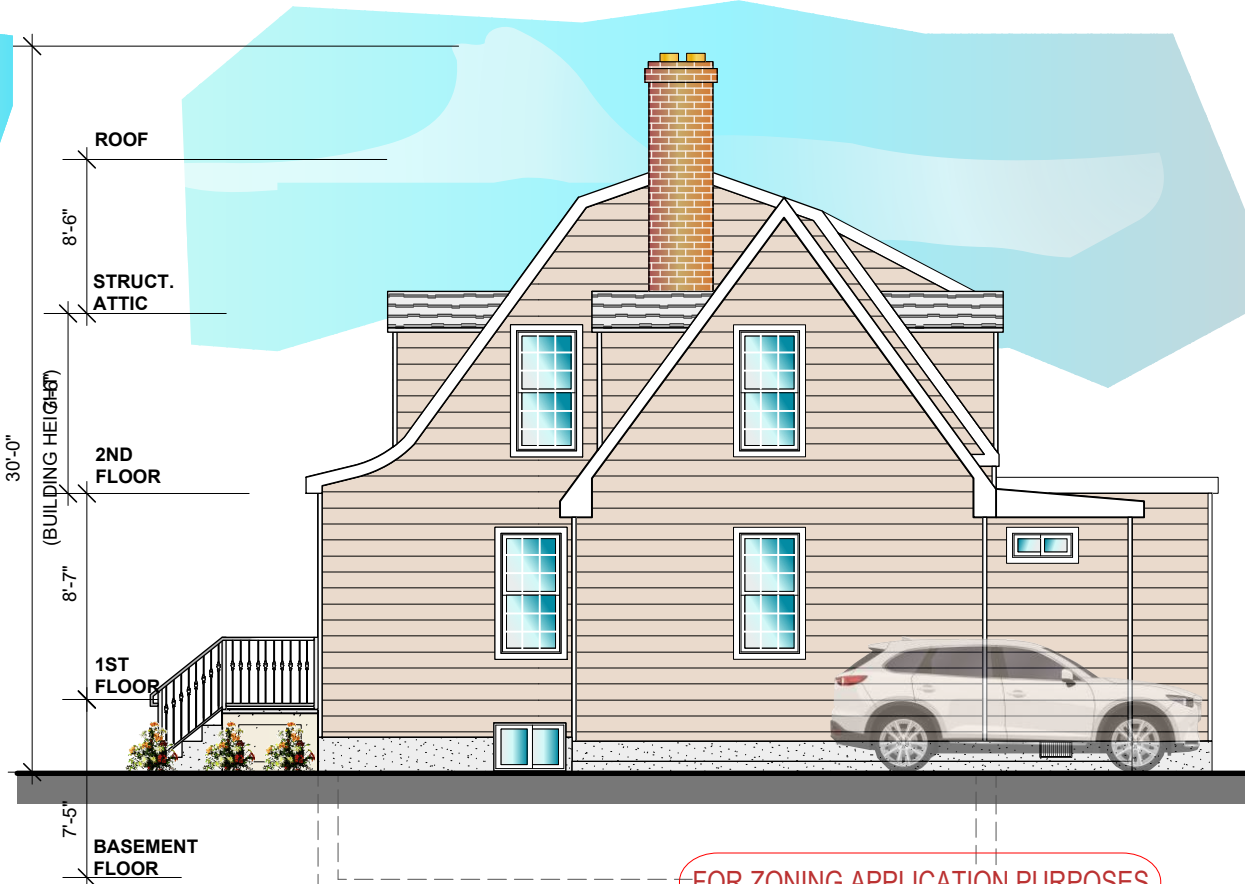
BLDG-1 PROPOSED FRONT ELEVATION (TUCKAHOE RD.)  
Scale: 1/8" = 1'-0"



BLDG-1 PROPOSED LEFT SIDE ELEVATION  
Scale: 1/8" = 1'-0"

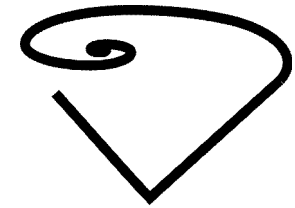


BLDG-1 PROPOSED REAR ELEVATION  
Scale: 1/8" = 1'-0"



BLDG-1 PROPOSED RIGHT SIDE ELEVATION  
Scale: 1/8" = 1'-0"

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STUDIO

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vidalArchitect@gmail.com

Consultants:

Project Title: 2851 TUCKAHOE RD. APARTMENTS  
ZONING PLANS  
2851 Tuckahoe Rd., Camden NJ

| Revision No. & Day | Description |
|--------------------|-------------|
|                    |             |

Sheet Title:  
**BUILDING "1" ELEVATIONS**  
Scale: As Noted

Drawing No: **Z-3**  
3 of 8 Total Sheets

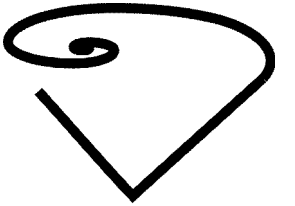
Drawing Day: **3rd of August, 2025** Project ID: **EDV-R-76-25**

|                                   |           |                     |
|-----------------------------------|-----------|---------------------|
| CAD File Name:<br>CAD-EDV-R-76-25 | Drawn by: | Check by:<br>E.D.V. |
|-----------------------------------|-----------|---------------------|

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Consultants:

Project Title: 2851 TUCKAHOE RD. APARTMENTS  
ZONING PLANS  
2851 Tuckahoe Rd., Camden NJ

| Revision No. & Day | Description |
|--------------------|-------------|
|                    |             |

Sheet Title:  
**BLDG. "1" FLOOR PLANS**  
Scale: As Noted

Drawing No: **Z-4**  
4 of 8 Total Sheets

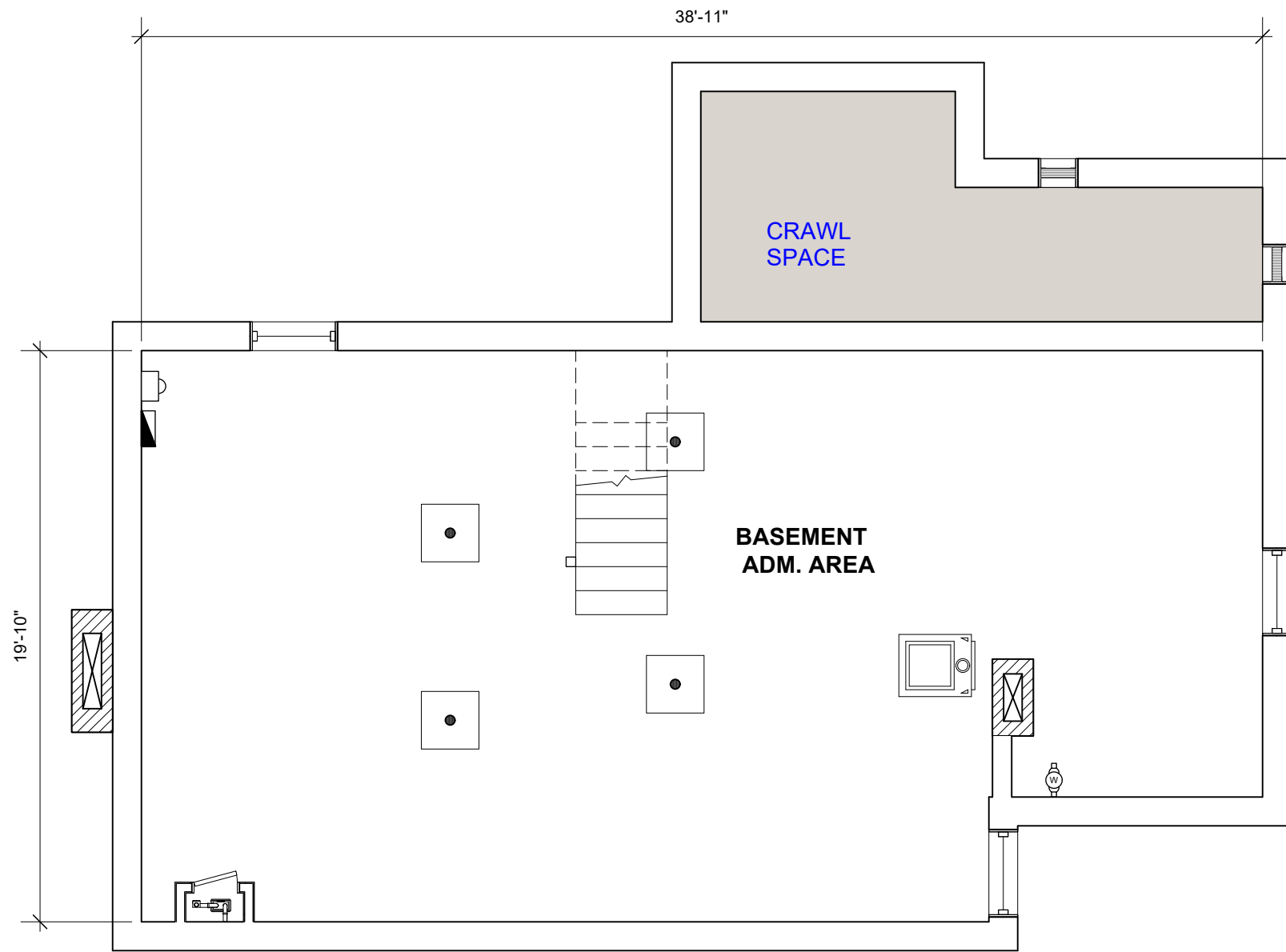
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|-----------------------------------|-----------|---------------------|
| CAD File Name:<br>CAD-EDV-R-76-25 | Drawn by: | Check by:<br>E.D.V. |
|-----------------------------------|-----------|---------------------|

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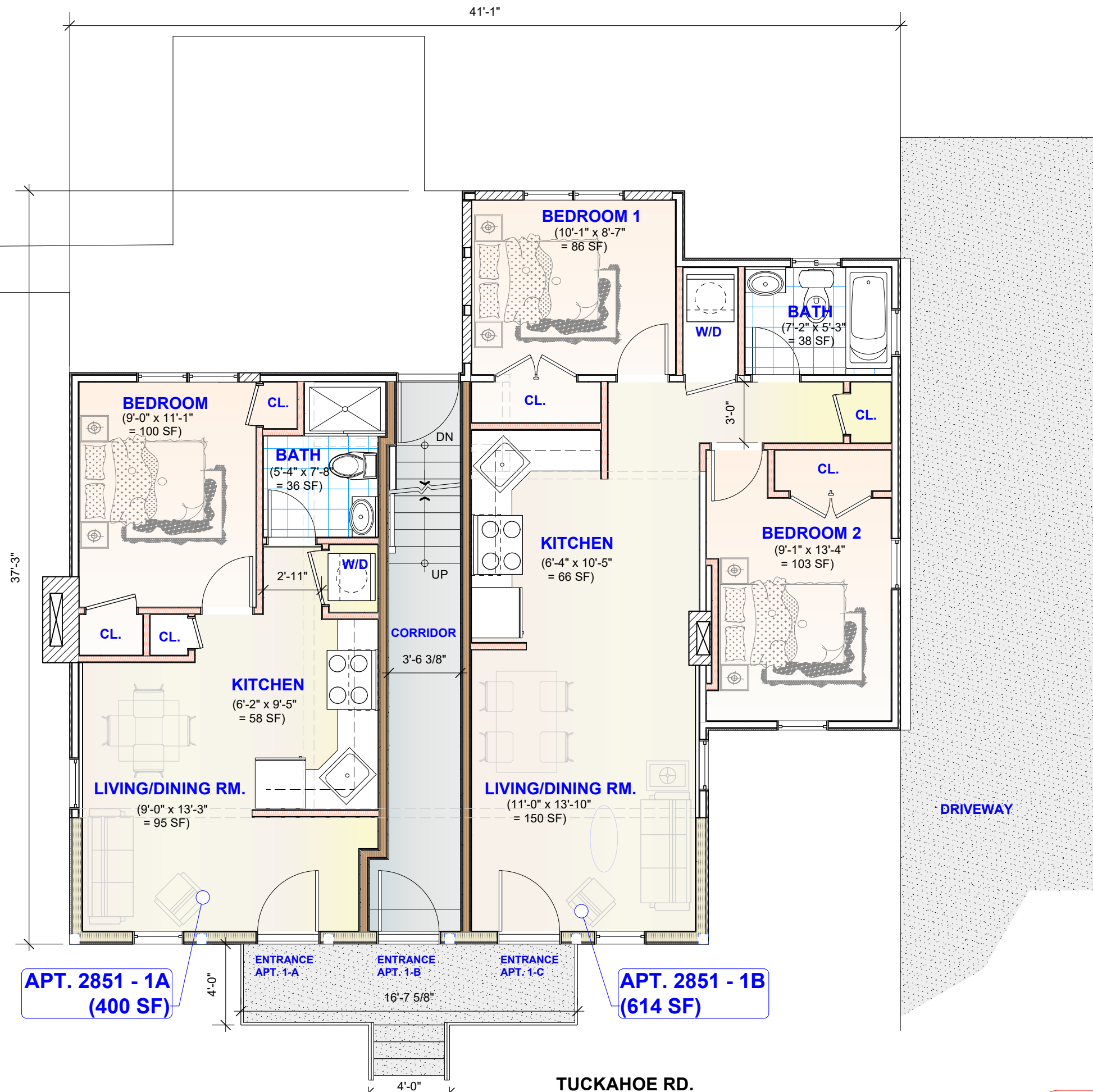
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○ EXISTING/PROPOSED BASEMENT FLOOR (626 SF)  
Scale: 3/16" = 1'-0"

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\*NOT FOR CONSTRUCTION



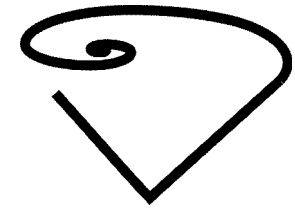
**APT. 2851 - 1A**  
**(400 SF)**

**APT. 2851 - 1B**  
**(614 SF)**

**EXISTING/PROPOSED 1ST FLOOR PLAN (1,142 SF)**

Scale: 3/16" = 1'-0"

FOR ZONING APPLICATION PURPOSES  
\*NOT FOR CONSTRUCTION



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Project Title: 2851 TUCKAHOE RD. APARTMENTS  
ZONING PLANS  
2851 Tuckahoe Rd., Camden NJ

| Revision No. & Day | Description |
|--------------------|-------------|
|                    |             |

Sheet Title:  
**BLDG. "1" FLOOR PLANS**  
Scale: As Noted

Drawing No: **Z-5**  
5 of 8 Total Sheets

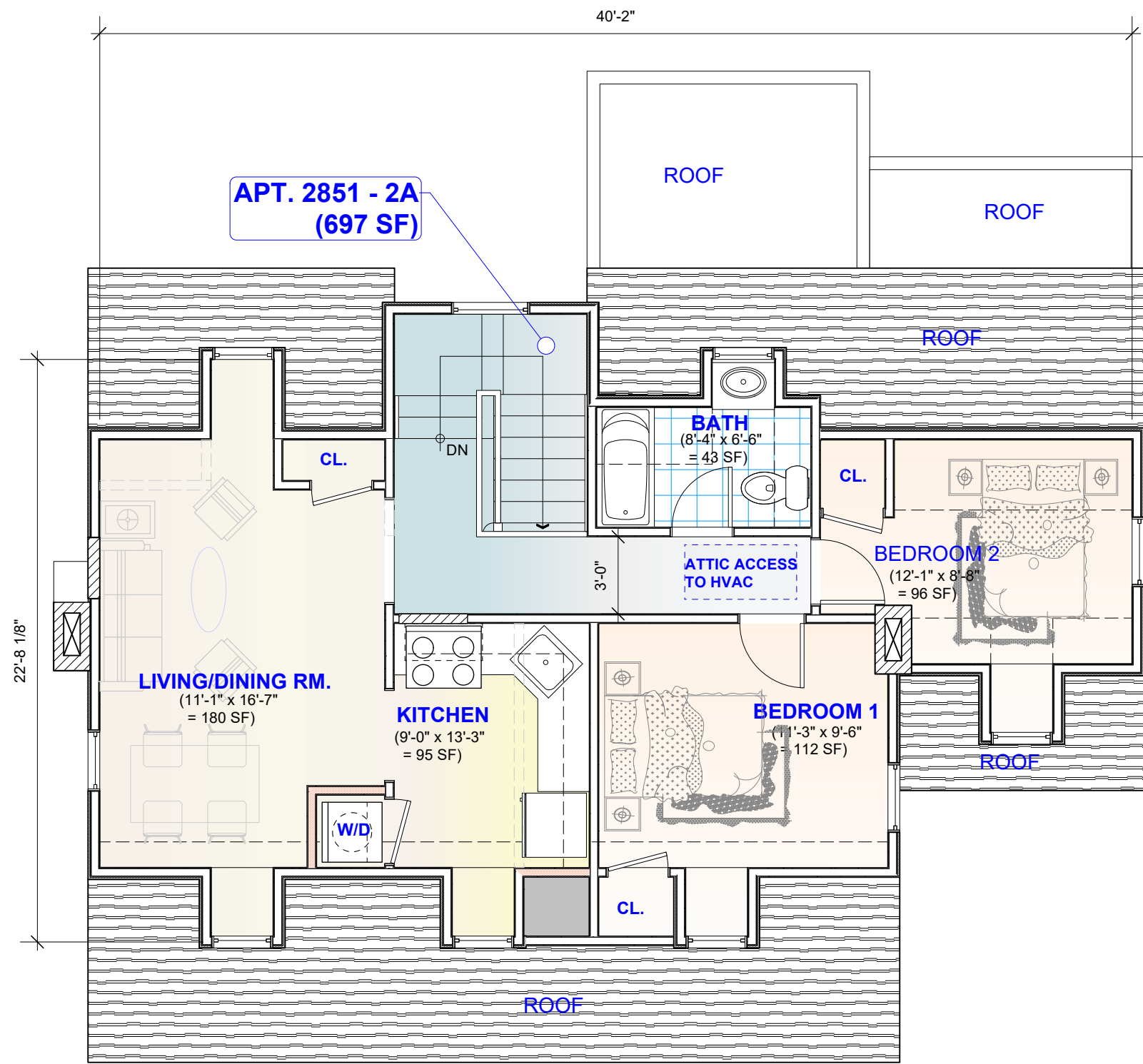
Drawing Day: **3rd of August, 2025** Project ID: **EDV-R-76-25**

CAD File Name: **CAD-EDV-R-76-25** Drawn by: **E.D.V.** Check by: **E.D.V.**

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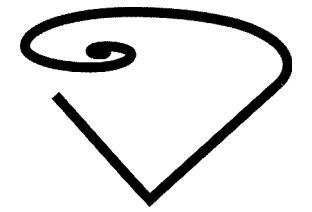
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○ EXISTING/PROPOSED 2ND FLOOR PLAN (697 SF)  
 Scale: 3/16" = 1'-0"

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 STUDIO

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 vidalArchitect@gmail.com

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Project Title: 2851 TUCKAHOE RD. APARTMENTS  
 ZONING PLANS  
 2851 Tuckahoe Rd., Camden NJ

| Revision No. & Day | Description |
|--------------------|-------------|
|                    |             |

Sheet Title:  
**BLDG. "1" FLOOR PLANS**  
 Scale: As Noted

Drawing No: **Z-6**  
 6 of 8 Total Sheets

Drawing Day: **3rd of August, 2025** Project ID: **EDV-R-76-25**

CAD File Name: **CAD-EDV-R-76-25** Drawn by: **E.D.V.** Check by: **E.D.V.**

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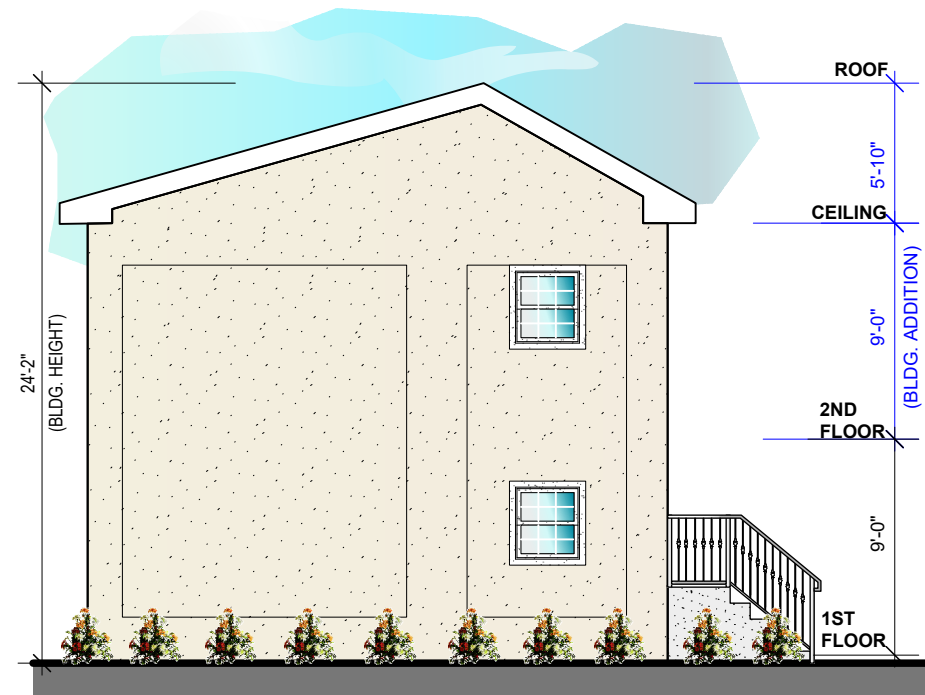
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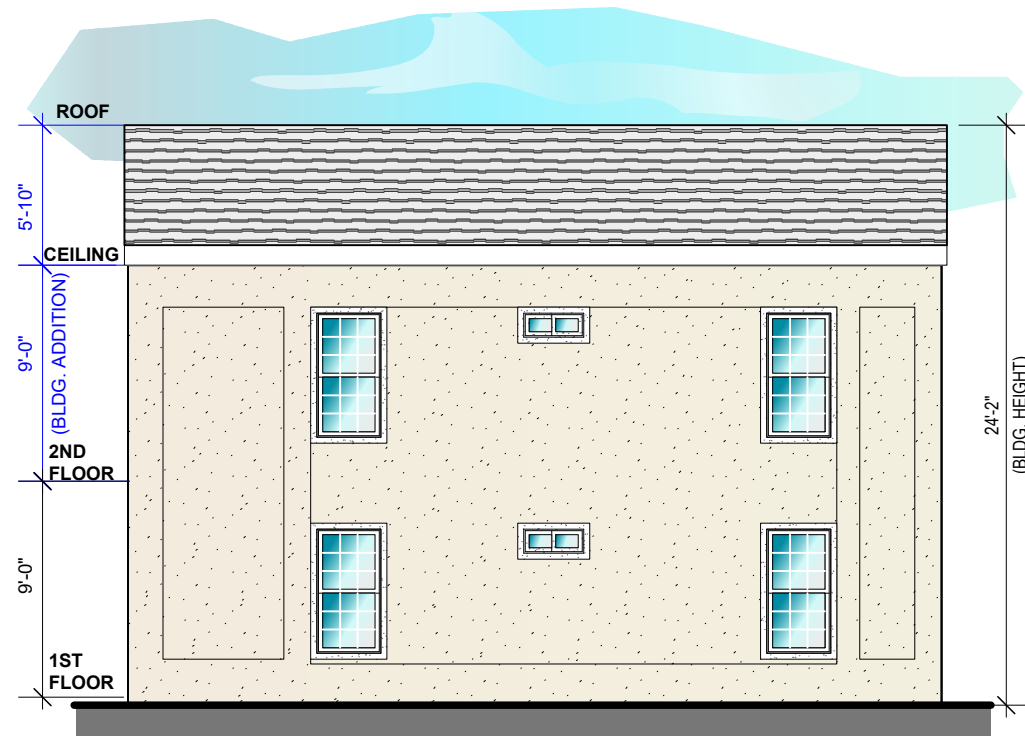
# BUILDING 2 (DUPLEX APARTMENTS)



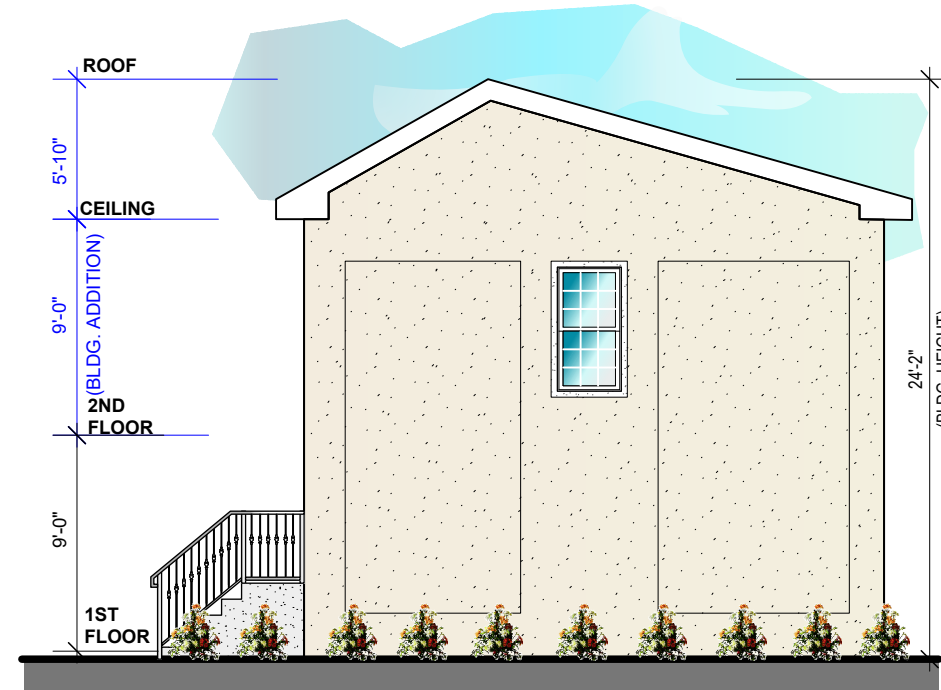
BLDG-2 PROPOSED FRONT ELEVATION (TUCKAHOE RD.)  
Scale: 1/8" = 1'-0"



BLDG-2 PROPOSED LEFT SIDE ELEVATION  
Scale: 1/8" = 1'-0"

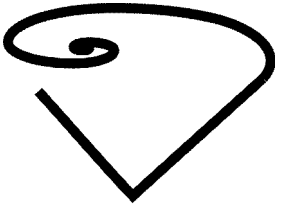


BLDG-2 PROPOSED REAR ELEVATION (TUCKAHOE RD.)  
Scale: 1/8" = 1'-0"



BLDG-2 PROPOSED RIGHT SIDE ELEVATION  
Scale: 1/8" = 1'-0"

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DESIGN  
STUDIO

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Consultants:

Project Title: 2851 TUCKAHOE RD. APARTMENTS  
ZONING PLANS  
2851 Tuckahoe Rd., Camden NJ

| Revision No. & Day | Description |
|--------------------|-------------|
|                    |             |

Sheet Title:  
**BLDG. "2" ELEVATION**  
Scale: As Noted

Drawing No: **Z-7**  
7 of 8 Total Sheets

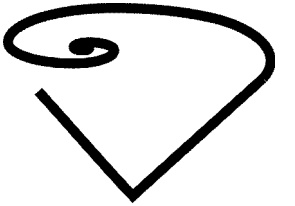
Drawing Day: **3rd of August, 2025** Project ID: **EDV-R-76-25**

CAD File Name: **CAD-EDV-R-76-25** Drawn by: **E.D.V.** Check by: **E.D.V.**

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ZONING PLANS  
2851 Tuckahoe Rd., Camden NJ

Revision No. & Day Description

Sheet Title:  
**BLDG. "2" FLOOR PLANS**

Scale: As Noted

Drawing No: **Z-8**  
8 of 8 Total Sheets

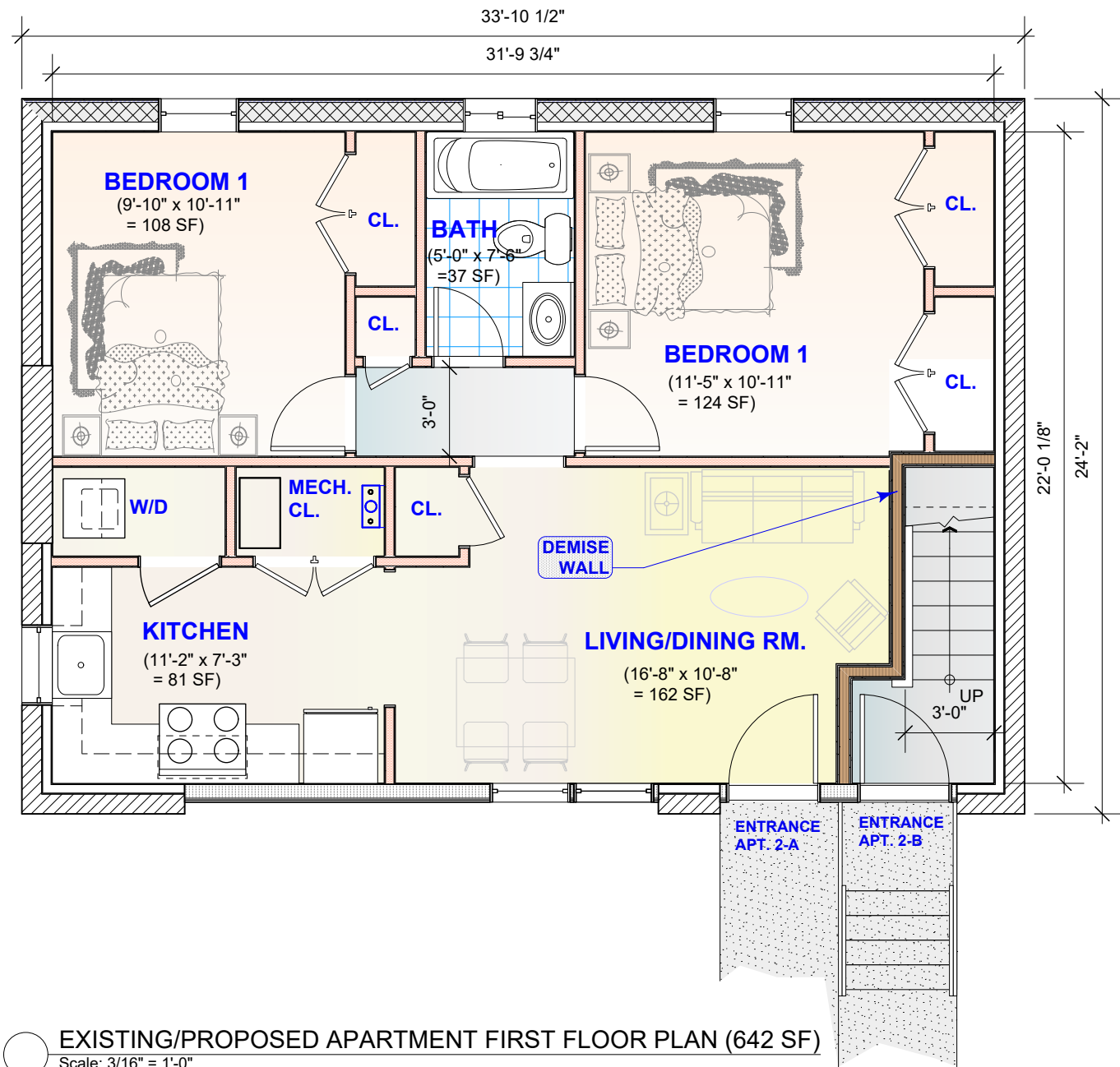
Drawing Day: **3rd of August, 2025** Project ID: **EDV-R-76-25**

CAD File Name: **CAD-EDV-R-76-25** Drawn by: **E.D.V.** Check by: **E.D.V.**

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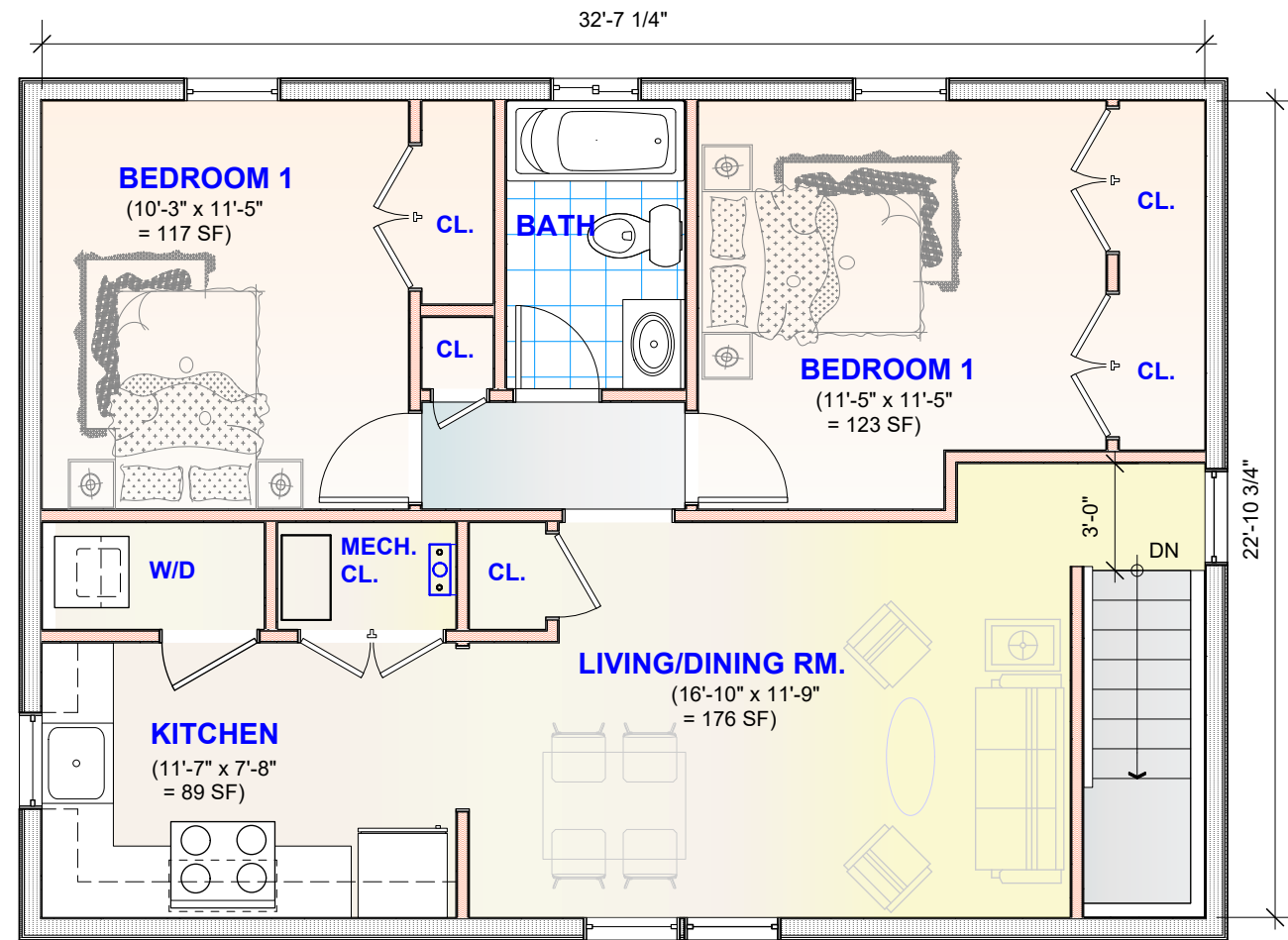
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EXISTING/PROPOSED APARTMENT FIRST FLOOR PLAN (642 SF)

Scale: 3/16" = 1'-0"



EXISTING/PROPOSED APARTMENT SECOND FLOOR PLAN (746 SF)

Scale: 3/16" = 1'-0"

FOR ZONING APPLICATION PURPOSES  
\*NOT FOR CONSTRUCTION

|                            |            |                       |                      |
|----------------------------|------------|-----------------------|----------------------|
| <b>FOR OFFICE USE ONLY</b> |            |                       |                      |
| USE _____                  | BULK _____ | APPEAL _____          | INTERPRETATION _____ |
| SUBMISSION DATE: _____     |            | COMPLETED DATE: _____ |                      |

**APPEAL for ZONING**

*Application is hereby made to the Zoning Board of Adjustment of the City of Camden for a variance in the Zoning Ordinance of the City of Camden.*

1. Name and address of APPLICANT: Air Homes, LLC, P.O. Box 1601, Mt. Laurel, NJ 08054
- Attorney's name (if applicable): Chris Norman, Esquire - The Platt Law Group, P.C.
2. The applicant's interest in the property: Owner  Tenant \_\_\_\_\_ Other \_\_\_\_\_
3. Name and address of OWNER of Property: Same as applicant
4. The property location is: 2851 Tuckahoe Road - Block 657, Lot 11; Block 660, Lot 18; Block 660, Lot 19
5. Zone District: R-1 Residential Zone
6. The lot has a frontage of \_\_\_\_\_ feet on \_\_\_\_\_ and a depth of \_\_\_\_\_ feet. See attached Narrative Statement and Location Plan.
7. How many Buildings are on the lot?: \_\_\_\_\_ Please describe building(s) giving the dimensions and number of stories: See attached Project Narrative Statement and Location Plan.
8. The PRESENT use(s) of the building and/or premises is/are: See attached Project Narrative Statement and Location Plan.
9. The PROPOSED use(s) of the building and/or premises is/are: See attached Project Narrative Statement and Location Plan.
- The PROPOSED construction and/or erection is: \_\_\_\_\_
10. The Zoning officer denied a permit because: See attached Permit Denial dated April 16, 2025.
11. Appeal is made under the Zoning Ordinance to permit: See attached Narrative Statement.
12. The reasons why the appeal should be granted are: See attached Narrative Statement. Use Variance requested.

5/22/2026  
DATE

[Signature]  
APPLICANT'S SIGNATURE  
856 334 0129  
TELEPHONE NUMBER

**CITY OF CAMDEN  
DEPARTMENT OF PLANNING & DEVELOPMENT**

**DIVISION OF PLANNING  
&  
ZONING**



**SITE PLAN APPLICATION AND  
SUBMISSION ITEMS PACKAGE**

Any question please contact:  
Angela Miller, Planning Board Secretary  
(856) 757-7214

SITE PLAN APPLICATION AND SUBMISSION ITEMS PACKAGE

**TABLE OF CONTENTS**

SITE PLAN CHECKLIST.....Page 2

PLOT PLAN CHECKLIST.....Page 3

PLANNING & ZONING FEES.....Page 5

SITE PLAN APPLICATION.....Page 6

ESCROW AGREEMENT.....Page 10

COUNTY PLANNING BOARD APPLICATION.....Page 11

REVISED 8/27/2020

**SITE PLAN APPLICATION  
CHECKLIST**

**CHECK IF COMPLETED**

**FOR OFFICE USE ONLY**

- |  |       |
|--|-------|
| <input checked="" type="checkbox"/> 1. Zoning Application                                      | _____ |
| <input checked="" type="checkbox"/> 2. Site Plan Applications & Site Plans (15 copies of both) | _____ |
| <input checked="" type="checkbox"/> 3. Proof of ownership (i.e. Deed, Tax Bill and/or Lease)   | _____ |
| <input checked="" type="checkbox"/> 4. Signed Escrow Fee Agreement                             | _____ |

**PRIOR TO SUBMISSION OF ANY SITE PLAN APPLICATIONS EVERY  
APPLICANT MUST CALL FOR A PRE-APPLICATION CONFERENCE.**

**IT IS STRONGLY ADVISED THAT THE APPROPRIATE PROFESSIONALS BE  
PRESENT AT SAID MEETING.**

**PRE-APPLICATION CONFERENCE FEE: \$500.00**

*(ACCORDING TO SECTION 577-270 OF THE CITY'S ZONING CODE)*

**\*NOTE:**

- A. Incomplete applications will not be processed.
- B. Submission hours are 8:30am to 4:30pm, Monday through Friday. All applications must be stamped "received" by the Division of Planning. No outside drop-offs will be processed.
- C. All plans must be folded with *Title Block* facing upward.
- D. Whenever public notice is required, the Division of Planning shall prepare procedures for said notification and advise applicant of its readiness.

Revised 8/27/2020

The following checklist pertains to PLOT PLANS:

Check if Completed

For Office Use Only

- 1. Name and Address of owner and applicant \_\_\_\_\_
- 2. Name, signature, licenses #, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect (as applicable). \_\_\_\_\_
- 3. Title block denoting type of application, tax map sheet, county municipality, block and lot, and street address. \_\_\_\_\_
- 4. Key map not less the 1" – 1000" showing location of tract to surrounding street, municipal boundaries, etc. within 500'. \_\_\_\_\_
- 5. Schedule for required and proposed zone requirements for Lot area, frontage, setbacks, imperious coverage, parking, etc. \_\_\_\_\_
- 6. North arrow to top of sheet, scale and graphic scale. \_\_\_\_\_
- Waive 7. Signature block for board chair, secretary, zoning officer/ administrative officer and engineer. \_\_\_\_\_
- Waive 8. Date of property survey \_\_\_\_\_
- 9. Acreage of tract to nearest tenth \_\_\_\_\_
- 10. Date of original and all revisions \_\_\_\_\_
- 11. Size and location of existing or proposed structures and their dimension of setbacks \_\_\_\_\_
- 12. Location and dimensions of any existing or proposed streets \_\_\_\_\_
- 13. All proposed lot lines and area of lots in square feet \_\_\_\_\_
- 14. Copy of and plan delineation of any existing or proposed deed restriction \_\_\_\_\_
- N/A 15. Any existing or proposed easement or land reserved or dedicated for public use \_\_\_\_\_
- Waiver 16. Existing streets, other right-of-way or easements; water courses, wetlands, soils floodplains, or other environmentally Sensitive area within 200' of tract \_\_\_\_\_
- Waiver 17. Topographical features of subject property from USGS 7.5 minute maps \_\_\_\_\_

**CHECK IF COMPLETED**

**FOR OFFICE USE ONLY**

- Waiver 18. **Boundary, limits, nature and extent of wooded areas,  
Specimen trees and other significant physical features** \_\_\_\_\_
- Waiver 19. **Drainage calculations** \_\_\_\_\_
- Waiver 20. **Proposed utilities: sanitary sewer, water, storm water  
management, telephone, cable TV and electric** \_\_\_\_\_
- N/A 21. **Soil erosion and sediment control plan if more than 5000 sq. ft.** \_\_\_\_\_
- Waiver 22. **Spot and finished elevations at all property corners, corners of  
Structures, existing or proposed first floor elevations** \_\_\_\_\_
- Waiver 23. **Construction details road and paving cross-sections and profiles  
if no profiles needed** \_\_\_\_\_
- Waiver 24. **Lighting plan and details** \_\_\_\_\_
- Waiver 25. **Landscape plan and details** \_\_\_\_\_
- N/A 26. **Site identification signs, traffic control signs, and directional signs** \_\_\_\_\_
- Waiver 27. **Sight triangles** \_\_\_\_\_
- X 28. **Vehicular and pedestrian circulation patterns** \_\_\_\_\_
- X 29. **Parking plan indicating spaces, size and type aisle width internal  
Collectors, curb cuts, drives and driveways and all ingress and  
Egress areas with dimensions** \_\_\_\_\_
- X 30. **Preliminary architectural plan and elevations** \_\_\_\_\_
- N/A 31. **Environmental impact report, parcels 2 acres or larger** \_\_\_\_\_
- X 32. **Plan paper size should be 24 by 36** \_\_\_\_\_

**PURSUANT TO THE CODE OF THE CITY OF CAMDEN  
(ARTICLE I, SECTION 233-4)**

**SITE PLAN APPLICATION**

(Please Answer ALL Questions)

APPLICANT Air Homes II, LLC

ADDRESS P.O. Box 1601 Mount Laurel, New Jersey 08054

TELEPHONE# (806) 202 - 7755 FAX# \_\_\_\_\_

OWNER OF PROPERTY Same  
(if other than applicant)

ADDRESS \_\_\_\_\_

TELEPHONE# \_\_\_\_\_

**IF APPLICANT IS INCORPORATE OR A PARTNERSHIP, LEGAL REPRESENTATION IS REQUIRED.  
PLEASE PROVIDE THE FOLLOWING:**

ATTORNEY'S NAME Christopher J. Norman, Esq. - The Platt Law Group, P.C.

ADDRESS 40 Berlin Avenue, Stratford, NJ 08084

TELEPHONE# (856) 784 - 8500 Ext. 16 FAX# (856) 784 - 8050

EMAIL ADDRESS cnorman@theplattlawgroup.com

**PLEASE PROVIDE THE FOLLOWING INFORMATION BELOW:**

ENGINEER AND/OR ARCHITECT NAME El Donaldo F. Vid Al, AIA

ADDRESS P.O. Box 1571, Camden New Jersey

TELEPHONE# (856) 278 - 0057 FAX# \_\_\_\_\_

ADDRESS OF DEVELOPMENT 2851 Tuckahoe Road

BLOCK NO (S) 657 LOT NO.(S) 11 ZONE R-1  
660 17-18

PRESENT USE(S) Single Family Dwelling with detached 3-car garage on separate lots and third lot vacant

DESCRIBE PROPOSED USES (S):  
(attach separate sheet if needed) See Narrative Statement Attached

SQUARE FOOTAGE OF PROPOSED USE See Attached

LOT AREA (Measured in Square Footage) \_\_\_\_\_

BUILDING AREA OF GROUND FLOOR \_\_\_\_\_

BUILDING AREA (Total Sq. Ft. - all floors) \_\_\_\_\_

NO. OF PROPOSED PARKING SPACES \_\_\_\_\_

NO. OF EXISTING PARKING SPACES \_\_\_\_\_

AREA IN ACRES OF ANY ADDITION ADJOINING LAND OWNED BY APPLICANT \_\_\_\_\_

DOES THIS APPLICANT CONSTITUTE:  
(Please check appropriate box)

New Application

Preliminary

Preliminary and Final

Revision or Resubmission of a prior application

\*IS THIS APPLICATION FOR A VARIANCE TO CONSTRUCT A MULTI-DWELLING OF 25 OR MORE FAMILY DWELLING UNITS? (Please check) YES \_\_\_\_\_ NO

\*IS THIS APPLICATION INTENDED FOR COMMERCIAL PURPOSE(S)?  
(Please check) YES \_\_\_\_\_ NO

IF THE ANSWER TO (A) OR (B) IS "YES", AND/OR IF APPLICANT IS A CORPORATION OR PARTNERSHIP, PLEASE PROVIDE THE FOLLOWING:

1. Name and address of all stockholders or individual partners owning at least 10% of its stock, of any class, or at least 10% of the interest in the partnership, as the case may be. (Additional sheet may be attached if needed).

| NAME                             | ADDRESS   |
|----------------------------------|---|
| Rama <del>Bandag</del><br>Bangad | <del>22</del><br>P. O. Box 160<br>Mount Laurel NJ 08054 |
| Amar Kalsi                       | Same  |
|                                  |   |
|                                  |   |
|                                  |   |
|                                  |   |

DOES THIS APPLICATION INCLUDE:

1. AN ADDITION OF 1,000 SQ. FT. OR MORE TO AN EXISTING STRUCTURE?  
(Please circle) YES  NO
2. AN ADDITION OF 1,000 SQ. FT. OR MORE OF PAVING AREA FOR OFF-STREET PARKING?  
(Please circle)  YES NO

THIS APPLICANT CERTIFIES THAT THE ABOVE INFORMATION HAS BEEN COMPLETED TO THE BEST OF HIS/HER KNOWLEDGE.

5/15/2026  
DATE

Rama Bangad  
APPLICANT'S NAME (PLEASE PRINT)

  
APPLICANT'S SIGNATURE

## NARRATIVE STATEMENT

Applicant/Owner Air Homes II, LLC (“Applicant”) is the owner of real property at 2851 Tuckahoe Road, consisting of three (3) contiguous lots in the R-1 Residential Zoning District:

- Block 657, Lot 11, consisting of 3,564 square feet, is developed with an existing one-story single-family dwelling.
- Block 660, Lot 18, consisting of 2,051 square feet, is developed with an existing detached three (3) car garage.
- Block 660, Lot 19, consisting of 3,812 square feet, is an irregularly shaped vacant lot.

Applicant requests Preliminary and Final Site Plan Approval with Use Variance Approval and Bulk Variances for an integrated residential housing project, consisting of five (5) residential units with off-street parking lot with seven (7) parking stalls, as follows:

- Renovate and construct a second-floor addition on the existing residential dwelling on Block 657, Lot 11 to create three (3) residential apartment units with driveway to park three (3) vehicles.
- Renovate and construct a second-floor addition to convert the existing three (3) car garage into two (2) residential apartments on Block 660, Lot 18.
- Construct a paved parking lot with seven (7) parking spaces on Block 660, Lot 19 to service only the five (5) residential apartments.

Use Variance Approval from Section 577-47 of the City Code is requested to permit construction of the proposed parking lot on Block 660, Lot 19 and the residential triplex apartment units on Block 657, Lot 11, which proposed use are not a permitted in the R-1 Zoning District.

Applicant does not intend to consolidate the three (3) lots but would accept as a condition of approval the submission of proposed cross-easements for parking benefitting the two (2) proposed residential lots.

Proposed parking would be compliant for this integrated residential development (10 spaces provided; 8.5 spaces required).

Bulk variance relief may be required for pre-existing conditions to permit construction of the second-floor residential additions on the existing residential dwelling and converted detached garage to create the five (5) residential apartments as follows:

- Block 657, Lot 11 – Minimum Lot Depth (49.75 feet existing/proposed; 100 feet required); Minimum Front-Yard Setback (8.3 feet existing/proposed; 10 feet required); Minimum Aggregate Width Side Yard (24 feet existing/proposed; 25 feet required); and Minimum Rear-Yard Setback (7.5 feet existing/proposed; 20 feet required).
- Block 660, Lot 18 - Minimum Lot Area (2,051 sq ft. existing/proposed; 3,000 sq. ft. required); Minimum Lot Depth (43 feet existing/proposed; 100 feet required); Minimum Front-Yard Setback (5.5 feet existing/proposed; 10 feet required); Minimum One Side Setback (5.7 feet and 5.8 feet existing/proposed; 10 feet required); and Minimum Rear Setback (8.5 feet existing/proposed; 20 feet required).
- Block 660, Lot 19 – Bulk Variance relief for parking lot subsumed in Use Variance request.

Applicant requests submission waivers for Checklist items #7, 16, 17, 18, 19, 20, 22, 23, 24, 25 and 27 since the proposed residential renovations will not expand the existing building footprints and the site is already developed. In addition, the parking lot will not create any sight triangle issue. If the Board requests submission of these checklist items to the plans as a condition of approval, Applicant will comply.

Photographs of the Subject Property are attached to the application to show the existing conditions for the three lots and to demonstrate that no sight triangle issues will exist for turning movements out of the proposed driveway on Block 657, Lot 11 for the triplex unit and from the proposed parking lot driveway on Block 660, Lot 19.

## ARTICLE IV -- R-1 RESIDENTIAL ZONE

**577-47** **Permitted Uses.** In the R-1 Residential Zone, no building, structure or premises shall be used, and no building or structure shall be erected or structurally altered, except for the following permitted uses:

- A. Single-family detached dwellings.
- B. Semi-detached dwellings.
- C. Duplex (two-family) dwellings.
- D. Townhouse (attached/row) dwellings.
- E. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes.
- F. Parks, playgrounds or recreation areas, community center buildings, and libraries.
- G. Public, private, or parochial educational institutions.

**577-48** **Accessory Uses.** The following accessory uses shall be permitted in this zone:

- A. Inground and Above-Ground Swimming Pools and/or other structures customarily incidental to a private swimming pool on a property, subject to the requirements of Section 577-193.
- B. Accessory Buildings and Structures, subject to the requirements of Section 577-189.
- C. Off-Street Parking and Private Garages, subject to the requirements of Section 577-214, 230 - 241.
- D. Fences and Walls, subject to the requirements of Section 577-197.
- E. Signs, subject to the requirements of Section 577-253.
- F. Porches, decks and patios, subject to the requirements of Section 577-190.

**577-49**      **Prohibited Uses.** Any use not listed above shall be prohibited in the R-1 Residential Zone, and specifically the following:

- A.      Signs in any form except as permitted in this Ordinance.
- B.      Lodging houses, boarding houses, rooming houses, multi-family dwellings or any combination thereof.
- C.      Wireless Telecommunication Facilities.

**577-50**      **Conditional Uses.** The following conditional uses shall be permitted in this zone:

- A.      Places of Worship, subject to the requirements of Section 577-209.
- B.      Community Residences for Persons with Head Injuries and for the Developmentally Disabled and/or Community Shelters for Victims of Domestic Violence, as required by N.J.S.A. 40:55D-66.1, subject to the standards and requirements for single-family detached dwellings located within this zone and to the requirements of Section 577-204.
- C.      Family Day Care homes, subject to the requirements of Section 577-202.
- D.      Parabolic dish antennae, subject to the requirements of Section 577-210.
- E.      Public utility facilities, subject to the requirements of Section 577-191.
- F.      Cemetery, subject to the requirements of Section 577-208.
- G.      Home occupation and home professional offices, subject to the requirements of Section 577-201.

**577-51**      **Area Regulations.** See Table 1 on next page.

| <b>Table 1<br/>Area Regulations for the R-1 Residential District</b> |                       |                            |                     |                        |
|--|-----------------------|----------------------------|---------------------|------------------------|
| <b>REQUIREMENTS</b>  | <b>BULK STANDARDS</b> |                            |                     |                        |
|  | TYPE OF DEVELOPMENT   |                            |                     |                        |
|  | Single-Family         | Semi-Detached <sup>1</sup> | Duplex <sup>3</sup> | Townhouse <sup>4</sup> |
| Minimum lot area per dwelling unit or site area                      | 3,000 sq. ft.         | 3,000 sq. ft.              | 6,000 sq. ft.       | 2,000 sq. ft.          |
| Maximum lot area per dwelling unit or site area                      | 4,000 sq. ft.         | 4,000 sq. ft.              | 8,000 sq. ft.       | 3,000 sq. ft.          |
| Minimum lot width  | 30 ft.                | 30 ft.                     | 60 ft.              | 20 ft.                 |
| Minimum lot depth  | 100 ft.               | 100 ft.                    | 100 ft.             | 100 ft.                |
| Maximum height <sup>7</sup>  | 3 stories or 35 ft.   | 3 stories or 35 ft.        | 3 stories or 35 ft. | 3 stories or 35 ft.    |
| Minimum depth of front yard <sup>8</sup>                             | 10 ft.                | 10 ft.                     | 10 ft.              | 10 ft.                 |
| Minimum aggregate width of side yards                                | 25 ft.                | 25 ft.                     | 25 ft.              | N/A <sup>5</sup>       |
| Minimum width of each side yard                                      | 10 ft.                | 10 ft. <sup>2</sup>        | 10 ft.              | See Note 6             |
| Minimum depth of rear yard   | 20 ft.                | 20 ft.                     | 20 ft.              | 20 ft.                 |
| Maximum lot building coverage  | 40%                   | 40%                        | 40%                 | 60%                    |
| Maximum lot impervious coverage                                      | 60%                   | 60%                        | 60%                 | 80%                    |

Table 1 Notes:

1. Single family semi-detached dwelling unit with the units side by side as opposed to one on top of each other.
2. 0 ft. for common wall.
3. Two-family detached dwelling unit; a building on a single lot containing two dwelling units each of which is totally separated from the other by unpierced ceiling and floor extending from exterior wall to exterior wall.

4. One of a series of three (3) or more dwellings attached side by side in a row.
5. N/A – not applicable.
6. Interior lots at 0 ft.; end of corner lots at 10 ft.
7. A structure shall not have a height less than two (2) stories or thirty (30) feet measured from the average grade line perimetering the building to the top of the main roof cornice line, excluding necessary utility-type roof structure.
8. A front yard setback shall be provided to be not less than ten (10) feet. Where there is an existing building on each of two lots adjacent to a lot on which a proposed building is to be erected and both buildings have an alignment nearer to the street than the required front yard and where both buildings are within one hundred (100) feet of the proposed building, the average of the existing front yard depths of each adjacent lot shall be the minimum required front yard depth of the lot on which the proposed building is to be erected.
9. Maximum residential gross density is 15 dwelling units per acre.

PLEASE READ

ASSESSMENT CERTIFICATION

Section A: Applicant shall complete

SECTION A

OWNER

Name of OWNER of Property Air Homes II, LLC

Address: P.O. Box 601 Mt. Laurel, New Jersey 08054

SEARCH Address: NS Tuckahoe 550 W Yorkshp

Block: 660 Lot: 18 Account: N/A

Section B: ~~Applicant shall take this form to the City of Camden Tax Office, Room 117 (1<sup>st</sup> floor) for completion to indicate whether taxes are paid up to date. Applicant must also go to the PNC Bank (Broadway & Market St) for water and sewer to make sure water/sewer is paid up to date.~~  
Upon completion, this form shall be submitted with original application. **NO APPLICATIONS WILL BE ACCEPTED -if any money is owed for Taxes or Water/Sewer, no permit can be issued until accounts are paid in full-proof of payment must be brought back before turning application in.**

Section C: TAX OFFICE & PNC BANK  
An application for Zoning/Sign permit has been submitted to the Division of Planning. Please check your records to be certain that the account is current

I HEREBY CERTIFY THAT THE PROPERTY ASSESSMENT ARE:

| Account Type      | Qtr.       | Due date       | Amount Owed | Other            |
|-------------------|------------|----------------|-------------|------------------|
| (Taxes/W&S/Other) | <u>Not</u> | <u>Billing</u> | <u>AH</u>   | <u>5-7-2026</u>  |
| (Taxes/W&S/Other) | <u>2</u>   | <u>5/1/26</u>  | <u>ZERO</u> | <u>5/7/26 ms</u> |
| (Taxes/W&S/Other) | _____      | _____          | _____       | _____            |
| (Taxes/W&S/Other) | _____      | _____          | _____       | _____            |

COMMENTS: \_\_\_\_\_

DATED: \_\_\_\_\_

PREPARED BY: \_\_\_\_\_

PLEASE READ

ASSESSMENT CERTIFICATION

Section A: Applicant shall complete

SECTION A

OWNER

Name of OWNER of Property Air Homes II, LLC

Address: P.O. Box 601 Mt. Laurel, New Jersey 08054

SEARCH Address: NS Tuckahoe 450 W Yorkshp

Block: 660 Lot: 17 Account: NIA

Section B: ~~Applicant shall take this form to the City of Camden Tax Office, Room 117 (1<sup>st</sup> floor) for completion to indicate whether taxes are paid up to date. Applicant must also go to the PNC Bank (Broadway & Market St) for water and sewer to make sure water/sewer is paid up to date.~~

Upon completion, this form shall be submitted with original application. **NO APPLICATIONS WILL BE ACCEPTED -if any money is owed for Taxes or Water/Sewer, no permit can be issued until accounts are paid in full-proof of payment must be brought back before turning application in.**

Section C: TAX OFFICE & PNC BANK

An application for Zoning/Sign permit has been submitted to the Division of Planning. Please check your records to be certain that the account is current

I HEREBY CERTIFY THAT THE PROPERTY ASSESSMENT ARE:

| Account Type      | Qtr.       | Due date       | Amount Owed | Other            |
|-------------------|------------|----------------|-------------|------------------|
| (Taxes/W&S/Other) | <u>Not</u> | <u>Billing</u> | <u>AH</u>   | <u>5-7-2026</u>  |
| (Taxes/W&S/Other) | <u>2</u>   | <u>5/1/26</u>  | <u>ZERO</u> | <u>5/7/26 ms</u> |
| (Taxes/W&S/Other) | _____      | _____          | _____       | _____            |
| (Taxes/W&S/Other) | _____      | _____          | _____       | _____            |

COMMENTS: \_\_\_\_\_

DATED: \_\_\_\_\_

PREPARED BY: \_\_\_\_\_

PLEASE READ

ASSESSMENT CERTIFICATION

Section A: Applicant shall complete

SECTION A

OWNER

Name of OWNER of Property Air Homes II, LLC

Address: P.O. Box 601 Mt. Laurel, New Jersey 08054

SEARCH Address: 2851 Tuckahoe Road

Block: 657 Lot: 11 Account: 710486

Section B: Applicant shall take this form to the City of Camden Tax Office, Room 117 (1<sup>st</sup> floor) for completion to indicate whether taxes are paid up to date. Applicant must also go to the PNC Bank (Broadway & Market St) for water and sewer to make sure water/sewer is paid up to date. Upon completion, this form shall be submitted with original application. **NO APPLICATIONS WILL BE ACCEPTED -if any money is owed for Taxes or Water/Sewer, no permit can be issued until accounts are paid in full-proof of payment must be brought back before turning application in.**

Section C: TAX OFFICE & PNC BANK

An application for Zoning/Sign permit has been submitted to the Division of Planning. Please check your records to be certain that the account is current

I HEREBY CERTIFY THAT THE PROPERTY ASSESSMENT ARE:

| Account Type      | Qtr.       | City Of Camden Water<br>One date Office<br>Date | Amount Owed | Other              |
|-------------------|------------|---|-------------|--------------------|
| (Taxes/W&S/Other) |            | <u>5-7-2026</u><br><u>A. Mann</u>               | <u>Zero</u> | <u>Balance A/H</u> |
| (Taxes/W&S/Other) | <u>2nd</u> | <u>5/1/26</u>                                   | <u>0</u>    | <u>5/5/26</u>      |
| (Taxes/W&S/Other) |            |   |             |                    |

COMMENTS: \_\_\_\_\_

DATED: \_\_\_\_\_

PREPARED BY: \_\_\_\_\_

PREPARED BY: Elizabeth A. Diaz 2025003935  
Preparer's signature no longer required  
As per N.J.S.A. 46:26 A-3

**SHERIFF'S DEED**

**THIS INDENTURE,**

made this day December 12, 2024, between **GILBERT L. "WHIP" WILSON**, Sheriff of the County of Camden in the State of New Jersey, party of the first part and **AIR Homes II LLC**, P.O. Box 1601, Mt. Laurel, New Jersey 08054, party of the second part, witnesseth.

**WHEREAS**, on the 27<sup>th</sup> day of June, 2024, a certain Writ of Execution was issued out of the Superior Court of New Jersey, Chancery Division- Camden County, Docket No. F-013669-23 directed and delivered to the Sheriff of the said County of Camden and which said Writ is in the words or to the effect following that is to say:

THE STATE OF NEW JERSEY to the Sheriff of the County of Camden,

GREETING:

**WHEREAS**, on this 27<sup>th</sup> day of June, 2024, by a certain judgment made in our Superior Court of New Jersey, in a certain cause therein pending, wherein the PLAINTIFF is: **MidFirst Bank**

and the following named parties are the DEFENDANTS: **Joseph A. Jones deceased, his/her heirs, devisees, and personal representatives, and his, her, their or any of their successors in right, title and interest;**

**Willa B. Johnson a/k/a Willa Belinda Johnson a/k/a Linda Johnson, his/her heirs, devisees, and personal representatives, and his, her, their or any of their successors in right, title and interest; Mr. or Mrs. Johnson husband or wife of Willa B. Johnson a/k/a Willa Belinda Johnson a/k/a Linda Johnson, the spouse, domestic partner or civil union partner of Willa B. Johnson a/k/a Willa Belinda Johnson a/k/a Linda Johnson United States of America; United States of America; State of New Jersey; Dr. Frank R. Gasparovic, DC,**

**IT WAS ORDERED AND ADJUDGED** that certain mortgaged premises, with the appurtenances in the Complaint, and Amendment to Complaint, if any, in the said cause particularly set forth and described, that is to say:

The mortgaged premises are described as set forth upon the RIDER ANNEXED HERETO AND MADE A PART HEREOF.

BEING KNOWN AS Tax Block 657 and Lot(s) 11 and Lots 17 & 18, Block 660  
COMMONLY KNOWN AS *2851 Tuckahoe Road, Camden, NJ 08104*

**TOGETHER**, with all and singular the rights, liberties, privileges, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and remainders, rents, issues and profits thereof, and also all the estate, right, title, interest, use, property, claim and demand of the said defendants of, in, to and out of the same, to be sold, to pay and satisfy in the first place unto the plaintiff, the sum of **\$58,604.31** being the principal, interest and advances secured by a certain mortgage dated May 18, 2001 and given by Joseph A. Jones, together with lawful interest from June 22, 2024 until the same be paid and satisfied and also the costs of the aforesaid plaintiff with interest thereon.

**AND** for that purpose a Writ of Execution should issue, directed to the Sheriff of the County of Camden commanding him to make sale as aforesaid; and that the surplus money arising from such sale, if any there be, should be brought into our said Court, as by the judgment remaining as of record in our said Superior Court of New Jersey, at Trenton, doth and more fully appear; and whereas, the costs and Attorney's fees of the said plaintiff have been duly taxed at the following sum: \$1,997.54.

**THEREFORE**, you are hereby commanded that you cause to be made of the premises aforesaid, by selling so much of the same as may be needful and necessary for the purpose, the said sum of **\$58,604.31** and the same you do pay to the said plaintiff together with lawful interest thereon as aforesaid, and the sum aforesaid of costs with interest thereon.

**AND** that you have the surplus money, if any there be, before our said Superior Court of New Jersey, aforesaid at Trenton, within 30 days after pursuant to R.4:59-1(a), to abide the further Order of the said Court, according to judgment aforesaid, and you are to make return at the time and place aforesaid, by certificate under your hand, of the manner in which you have executed this our Writ, together with this Writ, and if no sale, this Writ shall be returnable within 24 Months.

**WITNESS**, the Honorable Sherri L. Schweitzer, P.J.CH., Judge of the Superior Court at Camden, aforesaid, the 27<sup>th</sup> day of June, 2024.

/s/ Richard P. Abel, Esquire  
Richard P. Abel, Esquire  
Attorney for Plaintiff

/s/ Michelle M. Smith, Esquire  
Michelle M. Smith, Esquire  
Clerk for the Superior Court of New Jersey

As by the record of said Writ of Execution in the Office of the Superior Court of New Jersey, at Trenton, Writ # 24003975 etc., may more fully appear.

**AND WHEREAS I**, the said GILBERT L. "WHIP" WILSON, as such Sheriff as aforesaid did in due form of law, before making such sale give notice of the time, place and upset price of such sale by public advertisement signed by myself, and set up in Camden City Council Chambers, 520 Market Street, 2<sup>nd</sup> Floor- City Hall, Camden, NJ 08102 in Camden County, being the County in which said real estate is situate and also set up at the premises to be sold at least three weeks next before the time appointed for such sale.

**AND I**, also caused such notice to be published four times in two newspapers designated by me and printed and published in the said County, the County wherein the real estate sold is situate, the same being designated for the publication by the Laws of this State, and circulating in the neighborhood of said real estate, at least once a week during four consecutive calendar weeks. One of such newspapers, Courier Post is a newspaper with circulation in the County of Camden along with a 2<sup>nd</sup> newspaper, Anointed News Journal, with circulation in the County seat of said Camden County. The first publication was at least twenty-one days prior and the last publication not more than eight days prior to the time appointed for the sale of such real estate, and by virtue of the said Writ of Execution, I did offer for sale said land and premises at public venue at the County Camden Building on **December 04, 2024** at the hour of 12:00 in the afternoon.

**WHEREUPON** the said party of the second part bidding therefore for the same, the sum of **\$126,000.00** and no other person bidding as much I did then and there openly and publicly in due form of law between the hours of nine and five in the afternoon, strike off and sell tracts or parcels of land and premises for the sum of **\$126,000.00** the said party of the second part being then and there the highest bidder for same. And on December 04, 2024 in the year last aforesaid I did truly report the said sale to the Superior


Court of New Jersey, Chancery Division and no objection to the said sale having been made, and by Assignment of Bid, if any, filed with the Sheriff of Camden County said bidder assigned its bid to: N/A

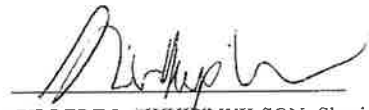
**NOW, THEREFORE**, This Indenture witnesseth, that I, the said GILBERT L. "WHIP" WILSON, as such Sheriff as aforesaid under and by the virtue of the said Writ of Execution and in execution of the power and trust in me reposed and also for and in consideration of the said sum of **\$126,000.00** therefrom acquit, exonerate and forever discharge to the said party of the second part, its successors and assigns, all and singular the said tract or parcel of lands and premises, with the appurtenances, privileges, and hereditaments thereunto belonging or in any way appertaining; to have and hold the same, unto the said party of the second part, its successors and assigns to its and their only proper use, benefit, and behoof forever, in as full, ample and beneficial manner as by virtue of said Writ of Execution I may, can or ought to convey the same.

**AND I**, the said GILBERT L. "WHIP" WILSON, do hereby covenant, promise and agree, to and with the said party of the second part, its successors and assigns, that I have not, as such Sheriff as aforesaid, done or caused, suffered or procured to be done any act, matter or thing whereby the said premises, or any part thereof, with the appurtenances, are or may be charged or encumbered in estate, title or otherwise.

**IN WITNESS WHEREOF**, I the said GILBERT L. "WHIP" WILSON as such Sheriff as aforesaid, have hereunto set my hand and seal the day and year aforesaid.

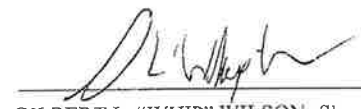
Signed, sealed and delivered  
in the presence of

  
Howard L. Goldberg  
Attorney-at-Law, State of New Jersey


  
GILBERT L. "WHIP" WILSON, Sheriff

STATE OF NEW JERSEY    ) ss.  
COUNTY OF CAMDEN    )

I, GILBERT L. "WHIP" WILSON, Sheriff, of the County of Camden, do solemnly swear that the real estate described in this deed made to **AIR Homes II LLC**, P.O. Box 1601, Mt. Laurel, New Jersey 08054, was by me sold by virtue of a good and subsisting execution (or as the case may be) as is therein recited, that the money ordered to be made has not been to my knowledge or belief paid or satisfied, that the time and place of the same of said real estate were by me duly advertised as required by law, and that the same was cried off and sold to a bona fide purchaser for the best price that could be obtained and the true consideration for this conveyance as set forth in the deed is **\$126,000.00**.

  
GILBERT L. "WHIP" WILSON, Sheriff

Sworn before me, Howard L. Goldberg, on this 2<sup>nd</sup> day of JANUARY, 2025, and I having examined the deed above mentioned do approve the same and order it to be recorded as a good and sufficient conveyance of the real estate therein described.

  
Howard L. Goldberg  
Attorney-at-Law, State of New Jersey

STATE OF NEW JERSEY ) ss.  
COUNTY OF CAMDEN )

On this 2<sup>nd</sup> day of JANUARY, 2025, before me, the  
subscriber, HOWARD L. GOLDBERG personally appeared GILBERT L. "WHIP" WILSON, Sheriff  
of the County of Camden aforesaid, who is, I am satisfied, the grantor in the within Indenture named, and I  
having first made known to him the contents thereof, he did thereupon acknowledge that he signed, sealed  
and delivered the same on his voluntary act and deed, for the uses and purposes therein expressed.


  
Howard L. Goldberg  
Attorney-at-Law, State of New Jersey

EXHIBIT "A"

ALL that certain land and premises situate in the City of Camden, County of Camden and the State of New Jersey, bounded and described as follows:

**BEGINNING** at a point in the curved Northwestern line of Tuckahoe Road (60.0 feet wide) a distance of 482.01 feet Westwardly and Southwestwardly measured along the tangent and curved Northerly and Northwestern lines of Tuckahoe Road from the point of intersection of the extended West line of Morgan Boulevard with the extended North line of Tuckahoe Road; thence

- (1) in a general Southerly direction, along the curved Northwestern line of Tuckahoe Road, and curving to the left with a radius of 659.92 feet, an arc distance of 117.11 feet to a point of tangency; thence
- (2) South 18 degrees 33 minutes 59 seconds West, along the Northwestern line of Tuckahoe Road, a distance of 97.26 feet to a point in the Northeasterly line of a 5.0 feet wide alley; thence
- (3) North 71 degrees 19 minutes 10 seconds West, along the Northeasterly line of said alley, a distance of 42.94 feet to a point; thence
- (4) North 18 degrees 51 minutes 50 seconds East, a distance of 7.40 feet to a point; thence
- (5) North 70 degrees 21 minutes 10 seconds West, a distance of 27.70 feet to a point corner to lands of Camden County Park Commission; thence
- (6) North 39 degrees 30 minutes 36 seconds East, along lands of the Camden County Park Commission, a distance of 58.32 feet to a point; thence
- (7) North 29 degrees 14 minutes 56 seconds East, still along same, a distance of 53.87 feet to a point; thence
- (8) North 69 degrees 56 minutes 53 seconds West, a distance of 5.8 feet to a point in the normal high water line of North Branch of Newton Creek as shown on Official Property Map of Yorkship Village and prior deeds of record; thence
- (9) in a general Northeasterly direction, along the normal high water line of North Branch of Newton Creek, a distance of 107 feet more or less to a point; thence
- (10) South 61 degrees 15 minutes 57 seconds East, a distance of 31 feet more or less to a point in the curved Northwestern line of Tuckahoe Road and place of BEGINNING.

BEING known as Lot 11, 17, and 18, Block 657 and 660 as shown on the City of Camden tax map.

COMMONLY known as 2851 Tuckahoe Road.

*State of New Jersey*  
**AFFIDAVIT OF CONSIDERATION FOR SHERIFF'S DEEDS**  
 (Statement of Prior Mortgages, Liens or Encumbrances) (46:15-6.1)

To be recorded with Deed pursuant to c:49, P.L. 1968, as amended, and c.225, P.L. 1979

STATE OF PENNSYLVANIA  
 §  
 COUNTY OF PHILADELPHIA

| FOR RECORDER'S USE ONLY |          |
|-------------------------|----------|
| Consideration \$        | _____    |
| RTF paid by seller \$   | _____    |
| Date _____              | By _____ |

**IMPORTANT NOTE:**

This form is to be attached to all Sheriff's Deeds not otherwise exempt pursuant to N.J.S.A. 46:15-10, when presented to the County Clerk or Register of Deeds for Recording. One of the following blocks MUST be checked:

NO PRIOR MORTGAGES OR LIENS ARE OUTSTANDING

PRIOR MORTGAGES OR LIENS OUTSTANDING AND NOT EXTINGUISHED BY THIS SALE ARE LISTED IN SECTION 2 BELOW

**(1) PARTY OR LEGAL REPRESENTATIVE**

KML LAW GROUP, P.C., Legal Representative for Plaintiff:

MidFirst Bank

2851 Tuckahoe Road Camden, NJ 08104

Docket No.: F-013669-23

"Legal Representative" is to be interpreted broadly to include any person actively and responsibly participating in the transaction, such as but not limited to: an attorney representing one of the parties; a closing officer of a title company or lending institution participating in the transaction; a holder of power of attorney from plaintiff).

**(2) CONSIDERATION:** Deponent states that, with respect to the Deed hereto annexed, there follows the name or names of all mortgages and other holders of encumbrances constituting "consideration" as defined in the act to which this act is a supplement (C.46:15-5(c)), to which such sale shall be subject. Such prior mortgages, liens and encumbrances are as follows:

|                       |                    |
|-----------------------|--------------------|
| NAME OF SECURED PARTY | CURRENT AMOUNT DUE |
|-----------------------|--------------------|

**TOTAL: \$0.00**

NOTE: The amount of consideration on which the Realty Transfer Fee shall be calculated shall include both the total listed above and the amount bid at the sale as set forth in the Sheriff's Deed. Deponent makes this affidavit to induce the County Clerk or Register of Deeds to record the Deed and accept the fee submitted herewith in accordance with the provisions of c.49, P.L. 1968, as amended, and c.225, P.L. 1979.

Subscribed and sworn before me on this

11 day of July, 2024

*[Signature]*  
 FRANK J. KEENAN, Esq.

Commonwealth of Pennsylvania - Notary Seal  
 William F. Jamieson III, Notary Public  
 Philadelphia County  
 My commission expires April 7, 2026  
 Commission number 1412084

Member, Pennsylvania Association of Notaries

KML LAW GROUP, P.C.  
 701 Market Street  
 Philadelphia PA 19106  
 Our File No: NJ78733FC

| AMOUNT BID AT<br>SHERIFF'S SALE |
|---------------------------------|
| \$ <u>126,000</u>               |

| FOR OFFICIAL USE ONLY                                       |                       |
|---|-----------------------|
| This space for use of the County Clerk or Register of Deeds |                       |
| Instrument Number _____                                     | County _____          |
| Deed Number _____   | Book _____ Page _____ |
| Deed Dated _____  | Deed Recorded _____   |

**IMPORTANT: BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ PAGE 2 HEREOF.**  
 This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director. ORIGINAL- to be attached to Sheriff's Deed, DUPLICATE for Sheriff.



CAMDEN COUNTY, NJ  
 CAMDEN COUNTY CLERK'S OFFICE  
 SHER DEED-OR BOOK 12741/1081  
 RECORDED 01/24/2025 07:13:16  
 FILE NUMBER 2025003935  
 RCPT #: 2771059; RECD BY: CS19  
 RECORDING FEES \$117.00  
 MARGINAL NOTATION \$0.00  
 TOTAL TAX \$504.00



### Camden County Document Summary Sheet

**CAMDEN COUNTY CLERK**  
 520 MARKET ST  
 CAMDEN NJ 08102

**Return Name and Address**  
 AIR Homes LLC  
 P.O. Box 1601  
 Mt Laurel NJ 08054

Official Use Only

|   |                |
|---|----------------|
| <b>Submitting Company</b>   | AIR Homes LLC  |
| <b>Document Date (mm/dd/yyyy)</b>   | 12/12/24       |
| <b>Document Type</b>  | Sheriff's Deed |
| <b>No. of Pages of the Original Signed Document (Including the cover sheet)</b> | 7              |
| <b>Consideration Amount (If applicable)</b>                                     | \$126,000      |

|  |  |                           |
|--|--|---------------------------|
| <b>First Party</b><br><i>(Grantor or Mortgagor or Assignor)</i><br><i>(Enter up to five names)</i> | <b>Name(s)</b><br><i>(Last Name First Name Middle Initial Suffix)</i><br><i>(or Company Name as written)</i> | <b>Address (Optional)</b> |
|  | Willa B. Johnson   |                           |

|   |  |                           |
|---|--|---------------------------|
| <b>Second Party</b><br><i>(Grantee or Mortgagee or Assignee)</i><br><i>(Enter up to five names)</i> | <b>Name(s)</b><br><i>(Last Name First Name Middle Initial Suffix)</i><br><i>(or Company Name as written)</i> | <b>Address (Optional)</b> |
|   | AIR Homes LLC  |                           |

|   | Municipality | Block      | Lot         | Qualifier | Property Address |
|---|--------------|------------|-------------|-----------|------------------|
| <b>Parcel Information</b><br><i>(Enter up to three entries)</i> | Camden City  | 657<br>660 | 11<br>17+18 |           | 2851 Tuckahoe Rd |

|  | Book Type | Book | Beginning Page | Instrument No. | Recorded/File Date |
|--|-----------|------|----------------|----------------|--------------------|
| <b>Reference Information</b><br><i>(Enter up to three entries)</i> |           |      |                |                |                    |

DO NOT REMOVE THIS PAGE.  
 DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF CAMDEN COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

**2025 FINAL/2026 PRELIMINARY TAX BILL**

**CITY OF CAMDEN**

CAMDEN COUNTY

**EXPLANATION OF TAXES**

| BLOCK NUMBER   | LOT NUMBER | QUALIFICATION |
|--|------------|---------------|
| 660  | 17         |               |
| Property Locat. 660 17<br>Building Desc. NS TUCKAHOE 450 W YORKSHP<br>Additional Lots<br>Land Dimens.<br>Bank<br>Mortgage # 100875 M141 Tax Acct. #<br>ASSESSED VALUATION INFORMATION<br>00660 IMPROVEMENTS TO 0002129 |            |               |

| CAMDEN DESCRIPTION | CAMDEN PER \$100 | AMOUNT OF TAX |
|--------------------|------------------|---------------|
| COUNTY TAX         | 0.864            | 177.11        |
| COUNTY OPEN SPACE  | 0.032            | 6.56          |
| SCHOOL TAX         | 0.911            | 186.76        |
| LIBRARY TAX        | 0.035            | 11.28         |
| MUNICIPAL TAX      | 8.25             | 374.13        |

EXEMPTIONS ▶ 20500 NET TAXABLE VALUE ▶ 20500  
20500

AIR HOMES II, LLC  
PO BOX 1601  
MOUNT LAUREL, NJ 08054

|                        |       |        |
|------------------------|-------|--------|
| 2025 TOTAL TAX         | 3.687 | 755.84 |
| 2025 NET TAX           |       | 755.84 |
| LESS 2025 PREV. BILLED |       | 363.16 |
| BALANCE OF 2025 TAX    |       | 392.68 |

| 2025 3RD QTR DUE AUG. 1, 2025 | 2025 4TH QTR DUE NOV. 1, 2025 | 2026 1ST QTR DUE FEB. 1, 2026 | 2026 2ND QTR DUE MAY 1, 2026 |
|-------------------------------|-------------------------------|-------------------------------|------------------------------|
| 196.34                        | 196.34                        | 188.96                        | 188.96                       |

**INFORMATION FOR TAXPAYERS**  
 MAKE CHECK PAYABLE TO: CITY OF CAMDEN  
 CITY OF CAMDEN  
 MAIL TO: OFFICE OF REVENUE COLLECTION  
 ROOM 117 CITY HALL  
 320 MARKET STREET  
 P.O. BOX 81207  
 CAMDEN, NJ 08101-5129

**2026 PRELIMINARY TAX**  
 PRELIMINARY TAX IS EQUAL TO ONE HALF OF 2025 TOTAL NET TAX  
 377.92

**SEE REVERSE SIDE FOR ADDITIONAL INFORMATION**  
 OFFICE HOURS 8:30A TO 4:00P MON-FRI  
 PH# 856-757-7003  
 EMAIL : tax@camdennj.gov  
 PAYMENTS CAN BE MADE ONLINE AT WWW.CAMDENNJ.GOV; IN PERSON OR BY MAIL  
 GRACE PERIOD FOR 3RD QTR HAS BEEN EXTENDED UNTIL SEP. 03, 2025  
 TAX SALE WILL BE HELD ON APRIL 6, 2026 FOR ALL PRIOR YEAR CHARGES.

**DISTRIBUTION OF TAXES**

|                 |        |           |
|-----------------|--------|-----------|
| County Taxes    | 25.79% | \$ 194.95 |
| School Taxes    | 24.71% | \$ 186.76 |
| Municipal Taxes | 49.50% | \$ 374.13 |

State Aid Used to Offset Local Property Taxes: The budgets of the government agencies funded by this tax bill include State aid used to reduce property taxes. State aid offset information for current year municipal tax bills will start becoming available at the end of August. To find the amount of State aid used to offset property taxes on this parcel (based on its assessed value), visit [https://www.nj.gov/dca/dlgs/resources/Property\\_Tax\\_info.shtml](https://www.nj.gov/dca/dlgs/resources/Property_Tax_info.shtml).

**CITY OF CAMDEN 2026-2**  
 CAMDEN TAX COLLECTIONS CLUB - DETACH AND RETURN WITH YOUR PAYMENT  
 2026 2ND QUARTER TAX DUE MAY 1, 2026

| BLOCK NUMBER                                   | LOT NUMBER      | QUALIFICATION     | BANK CODE         |
|--|-----------------|-------------------|-------------------|
| 660  | 17              |                   |                   |
| TAX ACCOUNT NUMBER                             | TAX BILL NUMBER | TAX AMOUNT BILLED | DUE MAY 1, 2026   |
| 00012129                                       |                 |                   | 00660             |
| AIR HOMES II, LLC<br>NS TUCKAHOE 450 W YORKSHP |                 |                   | ADJUSTMENT 188.96 |
|  |                 |                   | INTEREST          |
|  |                 |                   | CASH              |
|  |                 |                   | CHECK             |
|  |                 |                   | TOTAL             |

**THIS IS NOT A BILL - FOR ADVICE ONLY**

2025 FINAL/2026 PRELIMINARY TAX BILL

CITY OF CAMDEN

CAMDEN COUNTY

| BLOCK NUMBER | LOT NUMBER | QUALIFICATION | CAMDEN DESCRIPTION | CAMDEN PER \$100 | AMOUNT OF TAX |
|--------------|------------|---------------|--------------------|------------------|---------------|
| 660          | 18         |               | COUNTY TAX         | 0.864            | 202.18        |
|              |            |               | COUNTY OPEN SPACE  | 0.032            | 7.49          |
|              |            |               | SCHOOL TAX         | 0.911            | 213.17        |
|              |            |               | LIBRARY TAX        | 0.035            | 12.87         |
|              |            |               | MUNICIPAL TAX      | 1.825            | 427.05        |

ASSESSED VALUATION INFORMATION

|                    |                          |             |
|--------------------|--------------------------|-------------|
| EXEMPTIONS ▶ 16500 | NET TAXABLE VALUE ▶ 6900 | TOTAL 23400 |
|                    |                          | 23400       |

THIS IS NOT A BILL  
FOR ADVICE ONLY

AIR HOMES II, LLC  
PO BOX 1601  
MOUNT LAUREL, NJ 08054

|                        |       |        |
|------------------------|-------|--------|
| 2025 TOTAL TAX         | 3.687 | 862.76 |
| 2025 NET TAX           |       | 862.76 |
| LESS 2025 PREV. BILLED |       | 414.53 |
| BALANCE OF 2025 TAX    |       | 448.23 |

|                                  |                                  |                                  |                                 |
|----------------------------------|----------------------------------|----------------------------------|---------------------------------|
| 2025 3RD QTR<br>DUE AUG. 1, 2025 | 2025 4TH QTR<br>DUE NOV. 1, 2025 | 2026 1ST QTR<br>DUE FEB. 1, 2026 | 2026 2ND QTR<br>DUE MAY 1, 2026 |
| 224.12                           | 224.11                           | 215.69                           | 215.69                          |

|  |  |              |        |           |       |  |  |              |        |           |       |  |  |                 |        |           |       |  |  |
|--|--|--------------|--------|-----------|-------|--|--|--------------|--------|-----------|-------|--|--|-----------------|--------|-----------|-------|--|--|
| <p><b>INFORMATION FOR TAXPAYERS</b></p> <p>MAKE CHECK PAYABLE TO: CITY OF CAMDEN</p> <p>CITY OF CAMDEN<br/>MAIL TO: OFFICE OF REVENUE COLLECTION<br/>ROOM 117 - CITY HALL STREET<br/>P.O. BOX 95130<br/>CAMDEN, NJ 08101-5130</p>  | <p><b>2026 PRELIMINARY TAX</b></p> <p>PRELIMINARY TAX IS EQUAL TO ONE HALF OF 2025 TOTAL NET TAX</p> <div style="border: 1px solid black; padding: 5px; text-align: right;">431.38</div>   |              |        |           |       |  |  |              |        |           |       |  |  |                 |        |           |       |  |  |
| <p><b>SEE REVERSE SIDE FOR ADDITIONAL INFORMATION</b></p> <p>OFFICE HOURS 8:30A TO 4:00P MON-FRI<br/>PH# 856-757-7003<br/>EMAIL : tax@camdennj.gov<br/>PAYMENTS CAN BE MADE ONLINE AT WWW.CAMDENNJ.GOV; IN PERSON OR BY MAIL<br/>GRACE PERIOD FOR 3RD QTR HAS BEEN EXTENDED UNTIL SEP. 03, 2025<br/>TAX SALE WILL BE HELD ON APRIL 6, 2026 FOR ALL PRIOR YEAR CHARGES.</p> | <p><b>DISTRIBUTION OF TAXES</b></p> <table border="0"> <tr> <td>County Taxes</td> <td>25.79%</td> <td>\$ 222.54</td> </tr> <tr> <td colspan="3">*****</td> </tr> <tr> <td>School Taxes</td> <td>24.71%</td> <td>\$ 213.17</td> </tr> <tr> <td colspan="3">*****</td> </tr> <tr> <td>Municipal Taxes</td> <td>49.50%</td> <td>\$ 427.05</td> </tr> <tr> <td colspan="3">*****</td> </tr> </table> | County Taxes | 25.79% | \$ 222.54 | ***** |  |  | School Taxes | 24.71% | \$ 213.17 | ***** |  |  | Municipal Taxes | 49.50% | \$ 427.05 | ***** |  |  |
| County Taxes   | 25.79%   | \$ 222.54    |        |           |       |  |  |              |        |           |       |  |  |                 |        |           |       |  |  |
| *****  |  |              |        |           |       |  |  |              |        |           |       |  |  |                 |        |           |       |  |  |
| School Taxes   | 24.71%   | \$ 213.17    |        |           |       |  |  |              |        |           |       |  |  |                 |        |           |       |  |  |
| *****  |  |              |        |           |       |  |  |              |        |           |       |  |  |                 |        |           |       |  |  |
| Municipal Taxes  | 49.50%   | \$ 427.05    |        |           |       |  |  |              |        |           |       |  |  |                 |        |           |       |  |  |
| *****  |  |              |        |           |       |  |  |              |        |           |       |  |  |                 |        |           |       |  |  |

**State Aid Used to Offset Local Property Taxes:** The budgets of the government agencies funded by this tax bill include State aid used to reduce property taxes. State aid offset information for current year municipal tax bills will start becoming available at the end of August. To find the amount of State aid used to offset property taxes on this parcel (based on its assessed value), visit [https://www.nj.gov/dca/dlgs/resources/Property\\_Tax\\_info.shtml](https://www.nj.gov/dca/dlgs/resources/Property_Tax_info.shtml).

**CITY OF CAMDEN 2026-2**

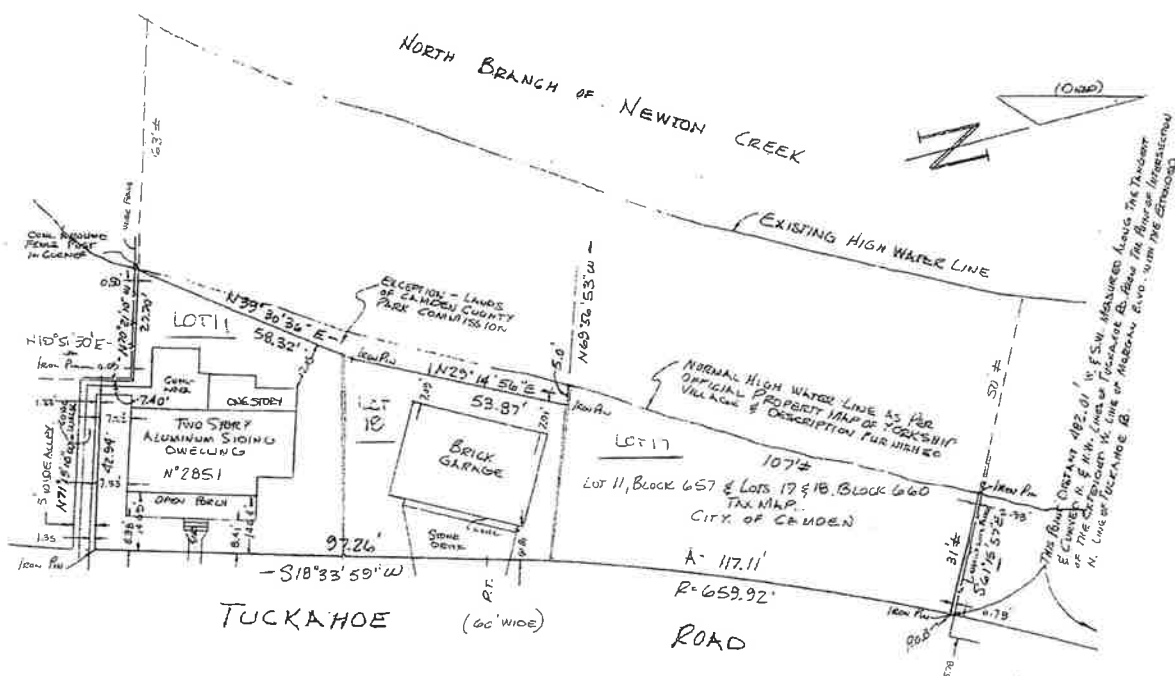
CAMDEN  
TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR PAYMENT  
2026 2ND QUARTER TAX DUE MAY 1, 2026

|                    |                 |                   |                 |
|--------------------|-----------------|-------------------|-----------------|
| BLOCK NUMBER       | LOT NUMBER      | QUALIFICATION     | BANK CODE       |
| 660                | 18              |                   |                 |
| TAX ACCOUNT NUMBER | TAX BILL NUMBER | TAX AMOUNT BILLED | DUE MAY 1, 2026 |
| 00012130           |                 | 215.69            |                 |

AIR HOMES II, LLC  
NS TUCKAHOE 550 W YORKSHIP

|            |        |
|------------|--------|
| ADJUSTMENT | 215.69 |
| INTEREST   |        |
| CASH       |        |
| CHECK      |        |
| TOTAL      |        |

THIS IS NOT A BILL - FOR ADVICE ONLY



AIR HOMES, LLC

TO  
any insurer of Title relying hereon and any other party in interest

In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easement, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insurer of title to insure the title to the lands and premises shown thereon. Responsibility limited to current transaction

*Richard S. Humphries*

**RICHARD S. HUMPHRIES**  
P.L.S. N.J. LIC. 34859  
DATE OF SURVEY MARCH 3, 2025

**Walter H. Macnamara Assoc., Inc.**  
Professional Land Surveyors  
Certificate of Authorization 24GA28052300  
813 Haddon Ave., Collingswood, NJ 08108

**Survey of Premises**

N° 2851 TUCKAHOE ROAD  
CITY OF CAMDEN  
CAMDEN Co. New Jersey  
Scale - 1" = 20' 394-60

856-854-5229

ESCROW DEPOSIT AGREEMENT BETWEEN THE CITY OF CAMDEN AND

DEPOSITOR Air Homes II, LLC

Address P.O. Box 1601, Mount Laurel, New Jersey 08057

Telephone No. (856) 202 - 7755

Check No. 7426 and 7423

Depositor herewith deposits the sum of \$2,408.82 (Preliminary Engineering Review) and \$1,204.41 (Final Engineering Review) dollars (\$) with the City of Camden in accordance with an subject to the provisions of the City of Camden Ordinance No. MC-2304, being incorporated by reference and made a part hereof, and agrees to the following:

1. Depositor's payment of said deposit is made in connection with an application for:

Use variance and preliminary and final site plan approval

At (provide address with block and lot number): 2851 Tuckahoe Road

Block 657 Lot 11 and Block 660 Lots 17-18

2. The Treasure of the City of Camden shall be authorized to disburse to the City Engineer from the funds deposited, those fees required to be paid for the technical and professional review by the Zoning Board of Adjustment and/or Planning Board pursuant to the terms of Ordinance MC-2304.
3. All fees shall be disbursed upon reconciliation of the Engineer & Insurance Escrow Accounts by Ordinance MC-2304.
4. If there are insufficient funds in the depositor's escrow account to pay all pending bill attribute to the aforementioned project, depositor shall be notified by the appropriate agency and requested to make an additional deposit into the escrow account.
5. Depositor understands that if he/she fails to make any additional deposit required, depositor's application shall be denied.
6. Any additional deposits shall be made to the Treasure, City of Camden, by way of the Division of Planning, in accordance with the terms set forth herein unless otherwise agreed to by the depositor and the approving agency.
7. The City of Camden shall not be required to pay interest on any sums held pursuant to this agreement.

IN WITNESS WHEREOF the undersigned hereby accepts the terms and conditions of this agreement.

5/15/2026  
DATE:

Rayb  
Applicant or Authorized Signature