

**Borough of Haddon Heights**

514 W. Atlantic Avenue  
 Haddon Heights, NJ 08035  
 (856) 546-2580

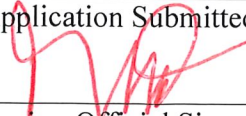
Case No. 24-3-3P

**PLANNING BOARD APPLICATION**

File: Crescendo Ventures LLC

Applicants Name

Date Application Received: 2/21/24

Application Submitted: 	
Zoning Official Signature	Date <u>2/29/24</u>

Disposition:

- { } Approved
- { } Approved with Conditions
- { } Disapproved

Date of Public Hearing: \_\_\_\_\_

Time Required for Action: \_\_\_\_\_

Extension of Time Granted: \_\_\_\_\_

Fee Collected: \_\_\_\_\_ Date Collected: \_\_\_\_\_

Date Decision Published: \_\_\_\_\_

(DO NOT WRITE ABOVE THIS LINE)

I. Pursuant to the Borough of Haddon Heights Municipal Code & applicable New Jersey State Law, application is made to the Borough of Haddon Heights for the following:

<u>Check Application(s) Requested</u>	<u>Type of Application</u>	<u>Fee \$</u>	<u>Check Application(s) Requested</u>	<u>Type of Application</u>	<u>Fee \$</u>
<input type="checkbox"/>	Appeal of Admin. Decision	_____	<input type="checkbox"/>	Preliminary/Major Subdivision	_____
<input checked="" type="checkbox"/>	<i>Triplex Certification Interpretation</i>	<u>\$150-</u>	<input type="checkbox"/>	Final Major Subdivision	_____
<input type="checkbox"/>	Bulk Variance	_____	<input type="checkbox"/>	Preliminary Site Plan	_____
<input type="checkbox"/>	Use Variance	_____	<input type="checkbox"/>	Final Site Plan	_____
<input type="checkbox"/>	Conditional Use	_____	<input type="checkbox"/>	Minor Site Plan	_____
<input type="checkbox"/>	Minor Subdivision	_____	<input type="checkbox"/>	Concept Plan	_____
				Total Fee	<u>\$150-</u>

II. Application Form No. 1 was filled out on February 20, 2024 by [Signature]  
(Applicants Signature)

III. Check Forms No. 3 through 19 for your appropriate application forms.

IV. A "complete application" requires the following submissions; please check items submitted with this form:

- Copies of this application
- Plot Plans
- Copies of 200 foot radius map
- Copy of "authorized" application form if applicant is not the property owner
- List of property owners within 200 feet of the property
- List of owner's notice and newspaper notice
- List other required submissions, e.g. payment of taxes, payment of fees, etc.

V. Full legal name of Applicant: Crescendo Ventures LLC

Mailing Address: 415 S. White Horse Pike

Town: Audubon State: NJ Zip: 08106 Phone: 856-546-8010

Applicant interest in property (owner, tenant, lessee, purchaser under contract, other: \_\_\_\_\_)

**owner**

Applicant is a:  Corporation ;  Partnership ;  Individual(s) ;  Other (specify) LLC

If the applicant is a corporation or a partnership, please attach a list of the names and addresses of persons have a 10% interest or more in the corporation or partnership (Form No. 11).

If the applicant is not the owner of the property in question, the applicant must obtain and submit a copy of this application signed by the owner.

The applicant must also submit a list of witnesses and others working on behalf of the applicant to include the attorney, engineer, architect, planner, and others, identifying their mailing address, City, State, zip code, and telephone number.

Street Address of Property: 121 Seventh Avenue Tax Map Sheet: \_\_\_\_\_

Block: 28 Lot(s): 21 Date filed with County Recorder: 12/03/19

Situated on the side of Seventh Street/Avenue distant approx. 300 feet in  
a northerly direction from the corner of the northerly side of  
Station Street/Avenue.

Is the property served by public sewer system?  Yes  No; Public Water System  Yes  No

Is the applicant willing to dedicate land for the widening of roads in compliance with the Borough or County Master Plan?  Yes  No

Is the proposed use located on a  Municipal  County or  State road?

Area of property: .20 acres or 8,750 square feet. Frontage on an improved Street 50 feet. The dimensions of the property are: 50' x 175'

Number of Proposed lots: 1 Present Zoning of Property: R-2

Present Use of Property: residential triplex

Proposed Use of Property: residential triplex

Describe proposed machinery, operation and products, if applicable: N/A

Description of all present structures: residential triplex

Name, Profession, and License No. of Person Preparing Plat: Richard S. Humphries, P.L.S.  
License No. 34859

Does this constitute a:  New Application  Expansion  Alteration

Size of proposed buildings: 34.45 height in feet, 2.5 height in stories

Number of proposed buildings 1 Floor area of all structures: 2,197 square feet

Use of existing buildings and premises: residential triplex

Percentage of coverage by all buildings: approx 25% By total impervious coverage: approx 32%

Estimated costs: Proposed Buildings \$ 0 Proposed Site Work \$ 0

Has a building permit been refused?  Yes  No Date: \_\_\_\_\_

Has a subdivision previously been granted?  Yes  No Date: \_\_\_\_\_

Has a use variance previously been granted?  Yes  No Date: \_\_\_\_\_

Has a bulk variance previously been granted?  Yes  No Date: \_\_\_\_\_

Has a site plan previously been granted?  Yes  No Date: \_\_\_\_\_

Parking spaces required: \_\_\_\_\_ and provided: \_\_\_\_\_

Are there any existing or proposed covenants or deed restrictions on the property?  Yes  No

If yes, please explain: \_\_\_\_\_

Is a variance requested?  Yes  No If yes, describe in detail the section of the Land Development

Ordinance from which the applicant seeks relief:

Requesting a Resolution from the Planning Board that this property is certified as a triplex.

If this application has arisen as the result of a denial of a zoning permit, please secure from the Zoning Enforcement Officer a letter giving reasons for denying the zoning permit and submit it with this application.

Have there been any previous Planning Board hearings involving this property?  Yes  No  
If the answer is yes, please attach a copy of the written decision(s) adopted by the applicable board.

Attach a brief statement entitled "Proposal" setting forth the particulars of the proposed use of the property (if other than single family residential) and a description of the proposed physical changes to the property. (Include all physical improvements, such as structures, additions, landscaping, etc.)

Applicant is responsible to publish and serve notice of this application in accordance with the Borough's Land Development Ordinance; however, notice may not be affected until this application is certified by a notary.

VI. Attach a list of all plans, calculations, data and other exhibits submitted, by title and date, indicating names, addresses, license number, and phone number(s) of preparer.

VII. I - hereby certify that the above statements, information, and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the above authorization. I further authorize Borough officials to inspect the site noted above.

\_\_\_\_\_  
(Signature of Owner)  
*Crescendo Ventures, LLC*

02/20/2024  
(Date)

By: *[Signature]*  
(Signature of Applicant)

Robert A. Gleazer, Managing Member (Title)

Sworn to & subscribed before me this 20<sup>th</sup> day  
of February, 2024.

Person to be contacted regarding matters  
Pertaining to this application, if other  
than myself:

*[Signature]*  
(NOTARY)

Name: Robert A. Gleazer

Thomasina Cruz  
NOTARY PUBLIC STATE OF NEW JERSEY  
MY COMMISSION EXPIRES JAN 25, 2028

Phone Number: (856) 546-8010

Borough of Haddon Heights

514 W. Atlantic Avenue  
Haddon Heights, NJ 08035  
(856) 546-2580

Case No. \_\_\_\_\_

**Planning Board  
Affidavit of Ownership**

STATE OF NEW JERSEY

ss.

COUNTY OF CAMDEN

Robert A. Gleaner, of full age, being duly sworn according to law on oath  
deposes and says that the deponent resides at 235 Spruce Street in the  
Borough of Audubon in the County of Camden

And the state of New Jersey; that his LLC is the  
owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Borough of Haddon  
Heights, New Jersey, and known and designated as Block 28, Lot 21.

Sworn to and subscribed before me this

20<sup>th</sup> day of February, 2024

[Signature]  
Robert A. Gleaner

[Signature]  
Notary

**Thomasina Cruz  
NOTARY PUBLIC STATE OF NEW JERSEY  
MY COMMISSION EXPIRES JAN 25, 2028**

AUTHORIZATION

(If anyone other than above owner is making this application, the following authorization must be executed.)

To the Planning Board:

\_\_\_\_\_ is hereby authorized to make the within application.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

**DISCLOSURE STATEMENT**

**STATEMENT OF CORPORATE OR OTHER OWNERSHIP**

Pursuant to NJSA 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate or 10% interest in any partnership must be disclosed. In accordance with NJSA 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed.

**Please indicate if the applicant is a (an):**

- a. Individual \_\_\_\_\_
- b. Corporation \_\_\_\_\_
- c. Partnership limited liability company (LLC)

**If the applicant is a Corporation or a Partnership, the following shall be provided:**

- a. The names and addresses of all stockholders owning 10% or more of its stock of any class;
- b. The names and addresses of all individual partners who own 10% or greater interest therein.

If one or more such stockholders or partners is itself a corporation or partnership, the stockholders holding 10% or more of that corporation's stock, or the individual partners owning 10% or greater interest in that partnership, as the case may be, shall also be listed.

Name:	<u>Robert A. Gleaner</u>	Address:	<u>235 Spruce St., Audubon, NJ 08106</u>	Interest %	<u>22.5%</u>
Name:	<u>David S. Gorham</u>	Address:	<u>187 La Costa Drive, Blackwood, NJ 08012</u>	Interest %	<u>22.5%</u>
Name:	<u>Donald S. Bicking</u>	Address:	<u>1217 Forge Rd., Cherry Hill, NJ 08034</u>	Interest %	<u>25%</u>
Name:	<u>Joseph Meniaci</u>	Address:	<u>147 N. Grove St., Berlin, NJ 08008</u>	Interest %	<u>25%</u>
Name:	_____	Address:	_____	Interest %	_____
Name:	_____	Address:	_____	Interest %	_____
Name:	_____	Address:	_____	Interest %	_____

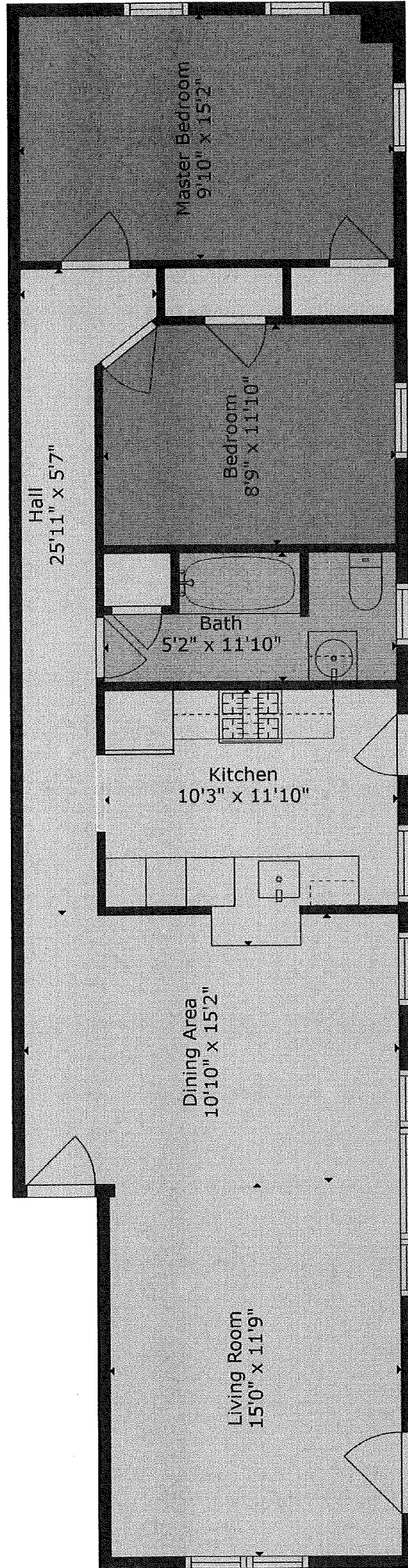
**Property Owner**

If the Owner is other than the Applicant, provide the following information:

Owner's Name Crescendo Ventures LLC  
Address 415 S. White Horse Pk, Audubon, NJ 08106  
Telephone Number (856) 546-8010

**FLOOR PLANS  
AND  
SURVEY**

UNIT A

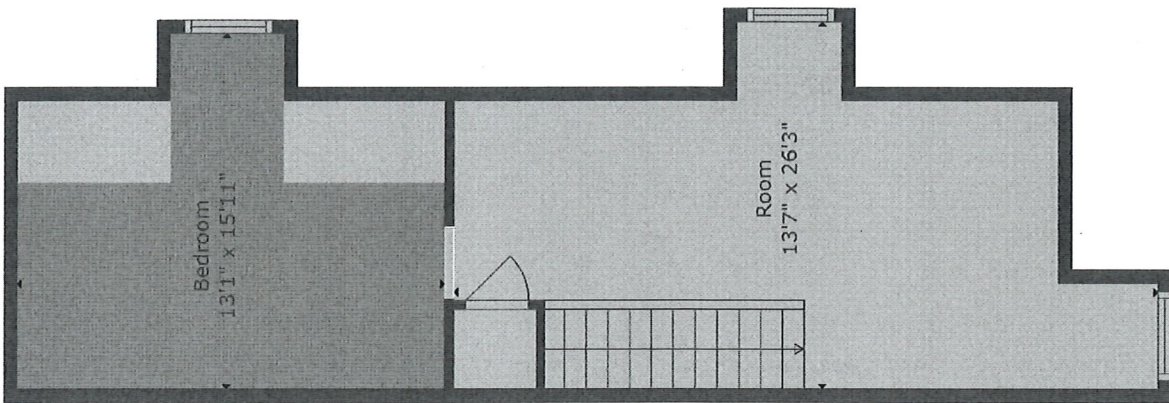


**TOTAL: 890 sq. ft**  
**FLOOR 1: 890 sq. ft**

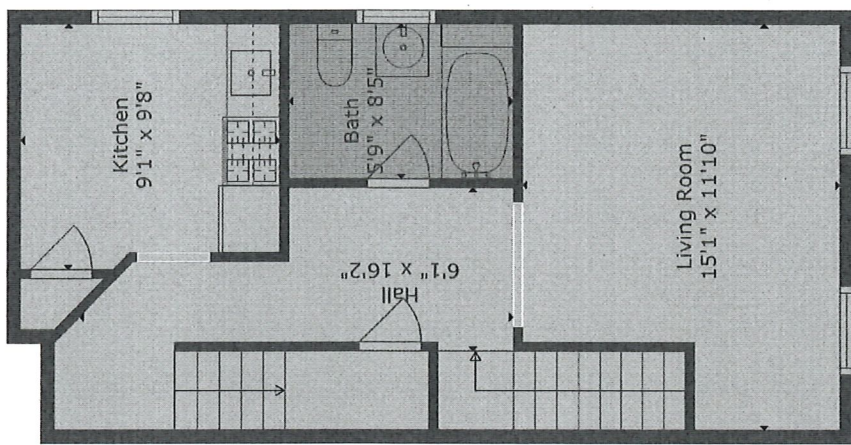
Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



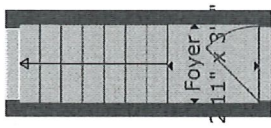
UNIT B



Floor 3



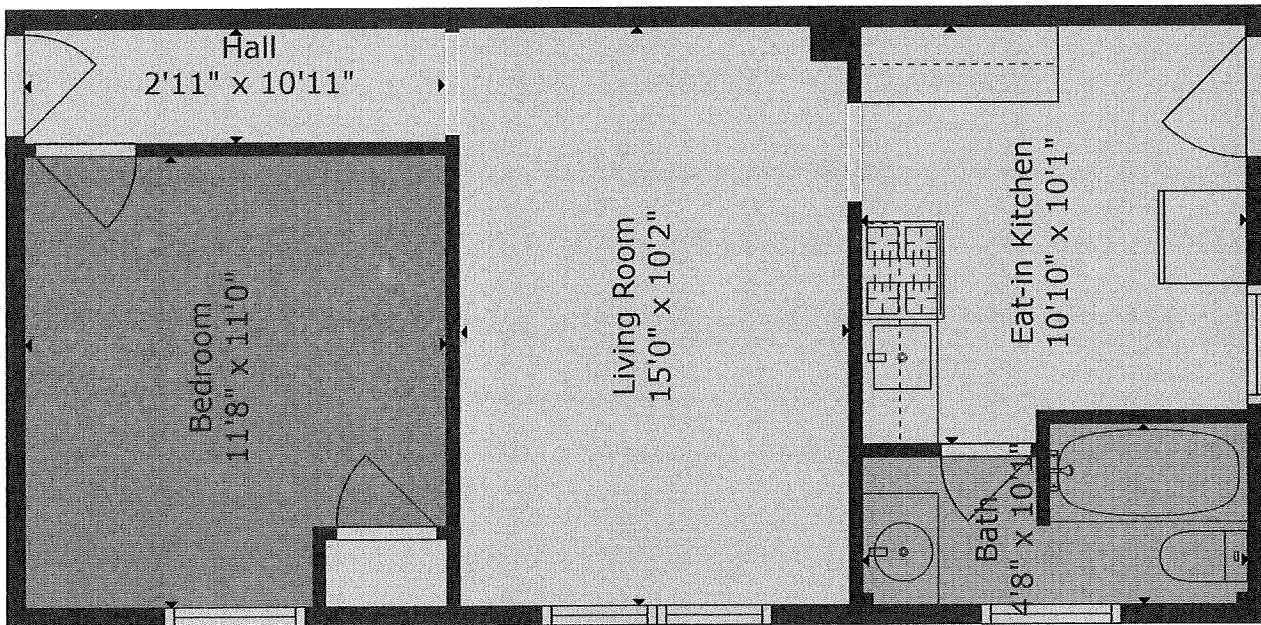
Floor 2



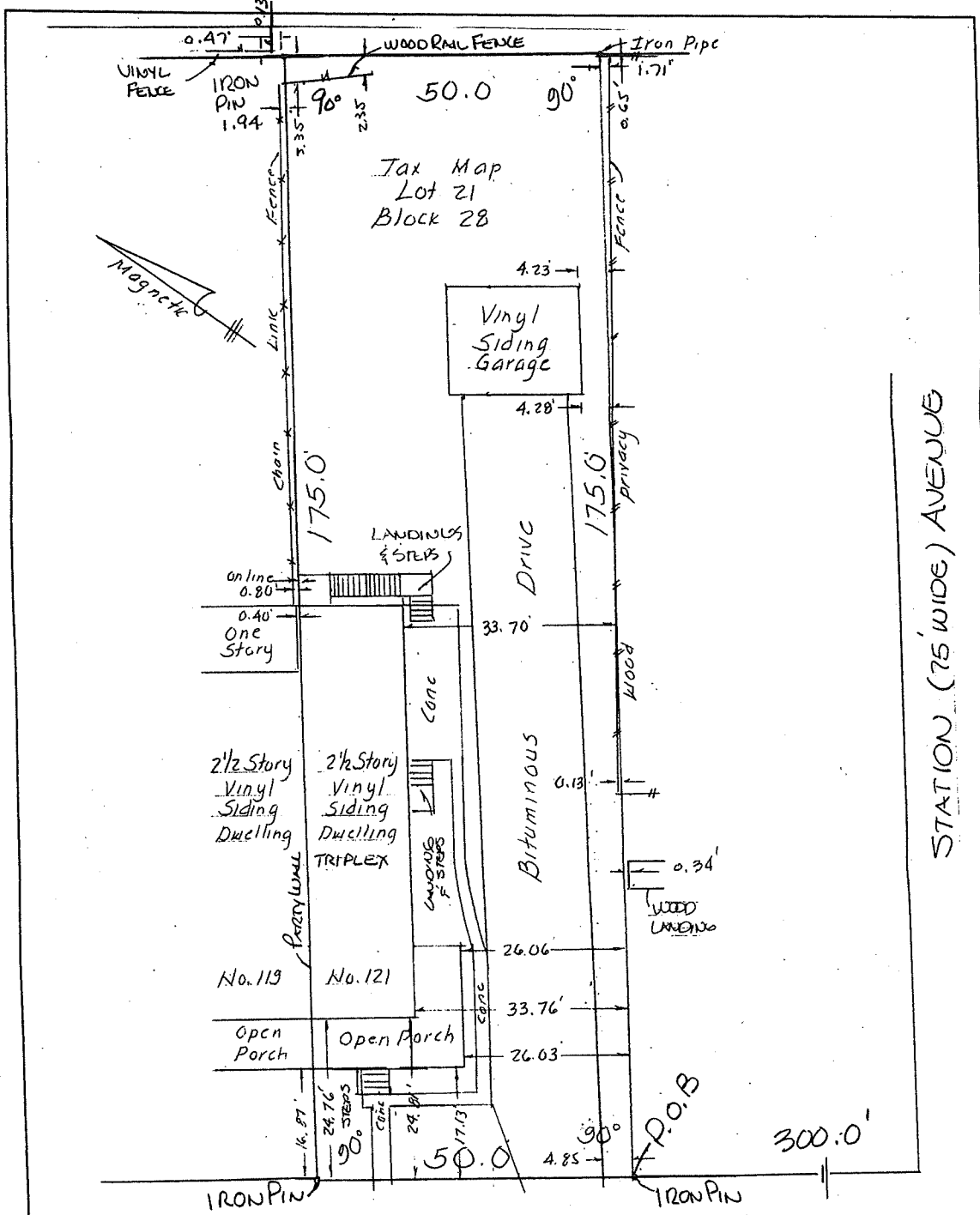
Floor 1

**TOTAL: 829 sq. ft**  
 Below Ground: 26 sq. ft, FLOOR 2: 456 sq. ft, FLOOR 3: 347 sq. ft  
 EXCLUDED AREAS: LOW CEILING: 103 sq. ft

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



**TOTAL: 478 sq. ft**  
**FLOOR 1: 478 sq. ft**



NOTE -  
 HEIGHT OF BUILDING FROM GROUND LEVEL TO PEAK OF ROOF 34.45 FEET

CRESCENDO VENTURE, 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 JAN. 29, 2024

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

**Survey of Premises**  
 N° 121 SEVENTH AVENUE  
 BORO. OF HADDON HEIGHTS  
 CAMDEN Co. New Jersey  
 Scale - 1" = 20'  
 345-79

856-854-5229  
 whmsurveying@yahoo.com

## STATUS AS A TRIPLEX

The property at 121 Seventh Avenue has been a triplex since at least 1959, established by the following proofs:

1. Attached as Exhibit "A" is the Property Record and Appraisal card obtained from the Haddon Heights Public Library. On the second page, under "*Type and Use*" the property is indicated under the category "*3-6 Family Apartment*" with a "3" and a check mark (✓) next to the box. Also included is a picture of the property. The document is dated February 19, 1959.
2. No other records could be found regarding this property at the Haddon Heights Public Library.
3. As a result of an OPRA request, a page from the Property Record, Exhibit "B" attached, was obtained showing, under "*Building Information*" the number of units as three (3). Notes on that card under "*Building Permits/Remarks*" show work dating back as early as March 25, 1997.
4. Public records of the sale of the property can only be obtained back to the late 1990's. The earliest record with the Multiple Listing Service (MLS), Exhibit "C" attached, indicates a new listing on December 1, 1998 with the property type indicated as "*Multi-Family*".
5. Also obtained as a result of the OPRA request, the Haddon Heights Fire Department has a record of inspections going back to February 19, 2004. See Exhibit "D" attached. Same indicates the property as a triplex.
6. As to current use, attached as Exhibit "E" is the CCMUA bill dated October 1, 2023 showing the property classification as "*Apartments/3.00*".
7. Also attached showing current use, as Exhibit "F", is the Borough of Haddon Heights "*Annual Registration of Rental Units*" dated July 6, 2023, filed on behalf of current owners, showing the property as "*Three Unit Multi-Family Dwelling*".

While it is true that there are gaps in these proofs, without any other indications to the contrary, the preponderance of the proofs clearly indicate that this property has been in continuous use as a triplex since early 1959 through the current date and a Certification establishing same should be issued.

# **EXHIBIT "A"**

**PROPERTY RECORD  
FEBRUARY 19, 1959**

**PROPERTY RECORD AND APPRAISAL CARD**

3 LETTIE&SIDNEY T. Mc CONAGHY  
 28 121 SEVENTH AVE.  
 21 50 X 175 622

675 2100 150 150 500 2575  
 1960 - 450 1950 100 150 500 2150

NAME MAIL ADDRESS DATE REMARKS

**OWNERSHIP RECORD**

**SALES AND ASSESSMENT RECORD**

SALES RECORD				ASSESSMENT			
Date	Sale Price	Ratio	Year	%	Land	Building	Total
			1960	25			
			1965	50	900	3900 + 200	5000
			1972	100	1800	8200	10,000

CITY BOARD OF ASSESSORS			COUNTY BOARD OF ASSESSORS		
Land	Building	Total	Land	Building	Total

LOT RECORD		ZONING OR USE		TOPOGRAPHY		ACREAGE RECORD		ACRES		LAND VALUE CALCULATION	
Level	High	Residential	Commercial	Level	Rolling	Distance to Trading Center	Distance to Water	Cultivable	Pasture	Forest Trees	Waste

IMPROVEMENTS		STREET		ROAD		DRAINAGE		MIN. RT. LANDS	
Sidewalks	Curbs	Asphalt	Brick	Paved Road	All-weather Rd.	Spring	Stream	Total Acres	Total Acres

ADDITIONAL INFORMATION ON MAJOR ALTERATIONS TO PRINCIPAL BUILDING - OTHER SPECIAL NOTES

Size of Lot or Number of Acres	Soil Class	Base Unit Value	Depth, Corner, or Other Influence	Adjusted Unit Value	Total Value
50 x 175		\$ 35	T-6 105		\$ 1837
Total Acres					\$ 1837

**ADJUSTMENT FOR RURAL LAND**

Type of Road	Adjusted Value
Distance to all-weather road	Mineral Value
Distance to local trading center	Total Lot or Land Value
Total	\$

KENNETH J. KNIGHT & ASSOCIATES Appraisers 6 KINGS HIGHWAY EAST, HADDONFIELD, NEW JERSEY

Occupant and Property Address: Soledad (1/2 4 stories) Becks (1 1/2 4 stories)

Owner (down)

BUILDING DESCRIPTION AND VALUE CALCULATION

Parcel Number: \_\_\_\_\_ of \_\_\_\_\_ Cards

PRINCIPAL BUILDING DESCRIPTION

GROUND PLAN SKETCH

1 Square = 4 Feet

BUILDING VALUE CALCULATION

ITEM NO.	AREA OR QUAN.	UNIT COST	TOTAL
Base	1008		2850
ADDITIONS AND DEDUCTIONS			
			724
			495
			560
TOTAL REPLACEMENT COST			
		Cost Conversion Factor	1.355
		Replacement Cost	
DEPRECIATION AND OBSOLESCENCE			
DEPRECIATION			
OBSOLESCENCE			
SUMMARY OF APPRAISED VALUE			
Principal Building Appraisal		7823	
Other Principal Buildings Appraisal		351	
Accessory Buildings Appraisal			
Total Building Appraisal		8174	
Total Land Appraisal		1837	
TOTAL APPRAISED VALUE		\$10000+	

BUILDING CLASS	OBSERVED PHYSICAL CONDITION	EFFECTIVE AGE
1-2-4	Good Normal Fair	Date 57 Years 50
TYPE AND USE		
1) FOUNDATION	Stories 1 1/2 (2) 2 1/2 3 4 5	
2) EXT. WALL CONSTR.	Stories 1 2 3 4 5	
3) PORCHES	Porch # 1 2 3	
4) LIGHTING	Electricity No Electricity	
5) FLOORS	Softerwood Hardwood Concrete	
6) INTERIOR FINISH	Tile Fl'ts: Bathroom Kitchen	
7) PLUMBING	Water Only No. Bathrooms (3 Fix'd) No. Toilet Rms. (2 Fix'd) No. Single Fixtures Septic Tank	
8) HEATING	Store or Unit Heaters Hot Air: Piped (Gravity) Forced Circulation Steam Hot Water or Vapor Radiant: Concealed Fuel: Coal Gas Oil Oil Burner Coal Stoker	
9) BASEMENT	None Part % Finished: Recreation % Apartment % Floor: Dirt Wood Cement	
10) HALF STORY, ATTIC	Unfinished Finished %	
11) OTHER ITEMS	Canopy Type Area: Bath-in Garage or Porch: Sq. Ft. Ground Area	

DATE OF CONSTRUCTION	SOURCE	DATE AGE	MAJOR ALTERATIONS OR ADDITIONS ON PRINCIPAL BUILDING	EXTENT AND COST
50	OWNER			

DESCRIPTIONS, REPLACEMENT COST AND APPRAISAL OF FARM BARN'S AND ACCESSORY BUILDINGS	FLOOR OR PART	WIDTH	LENGTH	AREA
	A (2B)	16	53	848
	B (2)	16	16	100
	P#1	8	24	192
	P#2	8	11	88

BLDG. IDENT.	CLASS NO.	WIDTH	DEPTH	HEIGHT	FOUN. DATE	FLOOR	ROOF	WALLS	MISSING WALL	HEAT	LIGHT	PIBG.	AGE	AREA	UNIT COST	ADDS AND DEDUCTS	REPLACE- ment Cost	Net Cond. %	Net Appraisal
01	1622	16				Cont.	Asp	Asp		No	No	No	35	336			690	51	351

Measured by W.S. Smith Date 2/15/54 Classified by \_\_\_\_\_ Date \_\_\_\_\_ Extended by \_\_\_\_\_ Date 2/26/55 Checked by \_\_\_\_\_ Date \_\_\_\_\_





**EXHIBIT "B"**

**PROPERTY RECORD  
1997 INDICATION**

Block: 28 Land Desc: 50X175  
 Lot: 21 Bldg Desc: 2SF2G  
 Qual: Add'l Lots:  
 Card: M (#1 of 1) Agree: 0.201 Class: 2 Property Loc: 121 SEVENTH AVE

Owners Name: CRESCENDO VENTURES, LLC/REALTY SOLTN  
 Street Address: 415 S WHITE HORSE PIKE Bank: 00000  
 City & State: AUBURN, NJ  
 Map: 03

Land: 113,800 Exemption Code: 0 Net Taxable Value Deductions  
 Impr: 127,800 Value: 241,600 Cd No-Ow  
 Total: 241,600 Municipality: HADDON HEIGHTS

**SALES HISTORY**

Grantor	Date	Book/Page	Price	Nu#
1ST COLONIAL COMMUNITY BANK	10/11/19	11273/558	357500	2006
121 7TH MSRP, LLC	06/27/19	11167/857	131	2007
MAIN STREET HOME BUYERS, LLC	03/12/15	10178/1256	125	
B/M, LLC	11/14/14	10126/60	182500	26

**ASSESSMENT HISTORY**

Year	Land	Impr	Total
2006	37500	82400	119900
2007	113800	127800	241600

**LAND CALCULATIONS**

Front/Depth	Set/Bk	Depth Table	Rate	Site	DF	Tri	Topd	Value
50	175	R200	500	0	95	0	100	23500
								Units
								Rate
								Site
								Cond
								Value
								90300
								100
								100
								100
								90300

**BUILDING INFORMATION**

Class:	27	Style/Model:	CONVERTED TRIPPL
No. Units:	3	Story Height:	TWO STORY
End Unit:	N	Neigh/Zone:	7/R200
No. Rooms:	11	No. Bedrooms:	4
Actual/Eff Age:	1906/1995	Exterior Siding:	VINYL
Condition:	AVG.	Foundation:	CONCRETE
Brick Sty Height:		Stone Sty Height:	
Roof Type:	GABLE	Roof Pitch:	NORMAL
Roof Material:	SHINGLE	Floor Const:	SUPPORTED WOOD
Floor Finish:	COMBINATION	Cooling:	
Heat Source:	OIL	Heat System:	HOT WATER OR ST
Livable Area:	2419 SF	Id Code:	

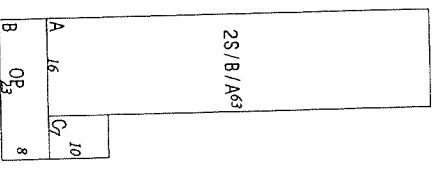
**BUILDING PERMITS/REMARKS**

Date	Work Description	Amount	Compl.
09/17/02	FRESH SINGLE GARAGE ROOF	400	04/16/03
04/09/02	REPAIR PORCH, SIDING FRONT HOUSE	6550	09/03/02
09/28/00	WATER HEATER & GAS PIPING	150	05/09/01
03/25/97	INSTALL FOUR 120 V SMOKE DETECT	380	06/13/97

**RESIDENTIAL COST APPROACH**

Area	Rate	Const	O/F	Mult	Value
Basement	1008 x	9,460 +	2220 x	1.00 x	11756
Main Bldg	1008 x	35,450 +	8100 x	1.00 x	43834
Basement	1008 x	25,130 +	2940 x	1.00 x	28271

Net Ad: 100.00 Total Land Value: 113,800 Scale: 30



Notes:  
 11-14-14 Sale Nu-Low Sale-1 Unit Vacant At Sale, All Units V Detail, Rems Low, Cash Sale, Listed @ \$239K (Listed Since 2012 @ Higher Price), Verified W Dan White 1-28-15, Seller Concessions \$3K/Triples Twin/ 2016Ad = 1 Kit Renov W New Cabinets, Vinyl Fl, C, Backsplash, Granite Crt, Chimney Liner, New Bolers In Bath, Cornel 11-18-15, No Au/2-27-04 Sale \$216,900/

Old B: 10/01/07  
 Old L: 10/27/23  
 Sale 1: 26 182500 11/14/14  
 Sale 2: 216900 02/27/05

Base Cost:	118587	CCF: 1.35	Cost New:	160092
Age Depr:	22 %	Phys Depr:	%	Net Cont: 78.00
Func Depr:	%	Econ Depr:	%	Bldg Value: 124872
Detached Items: 357 x 15,950 + 3084 x 1.00 x 0.25 x 1.35 = 2963				
DETACHED GA				
Land:	113,800	Impr:	127,800	Total: 241,600

**EXHIBIT "C"**

**PUBLIC RECORD OF SALES  
1998 INDICATION**

**Property History**

Source	Category	Status	Date	Price	Owner
Public Records		Settle Date	10/11/2019	\$357,500	CRESCENDO VENTURES LLC
Public Records	Sheriff	Settle Date	06/27/2019	\$	1ST COLONIAL CMNTY BK
Public Records		Settle Date	03/12/2015	Nominal	121 7TH-MSRP LLC
Public Records		Settle Date	11/14/2014	\$182,500	Main Street Home Buyers Llc
Public Records		Settle Date	02/27/2004	\$216,900	BAM LLC
Public Records		Settle Date	02/27/2004	\$216,900	BAM LLC
Public Records		Settle Date	08/01/2002	Nominal	MSC LLC
Public Records		Settle Date	12/21/2001	\$130,000	Mark S Cherry
Public Records		Settle Date	05/13/1999	\$125,000	Paul F & Patricia A Burgio
Public Records		Settle Date	12/07/1998	Nominal	Arnello Cafasso
Public Records		Settle Date	02/27/2005	\$216,900	
Public Records				\$	Mario & Ann Cafasso

**MLS History Details**

Listing Info	Change Type	Change Date	Price
MLS#: <u>NJCD409980</u> Prop. Type: Residential Lease DOM / CDOM: 9 / 9 Listing Office: <u>Realty Solutions LLC</u>	Final Closed Price	02/01/21	\$1,000
	Closed	02/01/21	
	Pending	12/23/20	
	New Active	12/15/20	\$1,000
	Coming Soon	12/15/20	
	New Listing	12/15/20	
MLS#: <u>1002560474</u> Prop. Type: Residential Lease DOM / CDOM: 152 / 152 Listing Office: <u>RE/MAX Preferred - Cherry Hill</u>	Final Closed Price	09/01/15	\$800
	Closed	09/01/15	
	Pending	08/23/15	
	New Listing	03/25/15	\$800
MLS#: <u>1002975252</u> Prop. Type: Multi-Family DOM / CDOM: 101 / 101 Listing Office: <u>Daniel R White REALTOR</u>	Final Closed Price	11/14/14	\$182,500
	Closed	11/14/14	
	Pending	09/24/14	
	New Listing	06/16/14	\$239,900
MLS#: <u>1002972922</u> Prop. Type: Residential Lease DOM / CDOM: 61 / 61 Listing Office: <u>Daniel R White REALTOR</u>	Final Closed Price	08/15/14	\$850
	Closed	08/15/14	
	Price Decrease	07/15/14	\$1,000
	New Active	06/21/14	
	Coming Soon	06/20/14	
	New Listing	06/16/14	\$1,100
MLS#: <u>1007623994</u> Prop. Type: Residential Lease DOM / CDOM: 174 / 174 Listing Office: <u>Daniel R White REALTOR</u>	Canceled	11/25/14	
	Price Decrease	07/15/14	\$800
	New Active	06/07/14	
	Coming Soon	06/06/14	
	New Listing	06/05/14	\$900
MLS#: <u>1009327460</u> Prop. Type: Multi-Family DOM / CDOM: 615 / 615 Listing Office: <u>Daniel R White REALTOR</u>	Canceled	07/20/13	
	Price Decrease	06/24/13	\$249,900
	Price Decrease	01/02/13	\$259,900
	Back to Active	01/02/13	
	Expired	12/31/12	

Price Decrease	05/21/12	\$269,900
Back to Active	03/09/12	
Temporary Off Market	11/19/11	
New Listing	07/26/11	\$279,900

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MLS#:	<u>1004467350</u>	Final Closed Price	07/01/12	\$700
Prop. Type:	Residential Lease	Closed	07/01/12	
DOM / CDOM:	338 / 338	Pending	06/26/12	
Listing Office:	<u>Daniel R White REALTOR</u>	Price Decrease	03/09/12	\$700
		New Listing	07/25/11	\$725

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MLS#:	<u>1004315640</u>	Final Closed Price	08/01/11	\$850
Prop. Type:	Residential Lease	Closed	08/01/11	
DOM / CDOM:	120 / 120	Pending	07/08/11	
Listing Office:	<u>Daniel R White REALTOR</u>	Price Decrease	04/13/11	\$850
		New Listing	03/11/11	\$900

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MLS#:	<u>1005311966</u>	Final Closed Price	03/01/10	\$800
Prop. Type:	Residential Lease	Closed	03/01/10	
DOM / CDOM:	238 / 238	Pending	02/22/10	
Listing Office:	<u>Daniel R White REALTOR</u>	Price Decrease	02/17/10	\$800
		Price Decrease	12/28/09	\$900
		New Listing	06/30/09	\$950

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MLS#:	<u>1005974934</u>	Final Closed Price	01/27/09	\$675
Prop. Type:	Residential Lease	Closed	01/27/09	
DOM / CDOM:	70 / 70	New Listing	11/19/08	\$700
Listing Office:	<u>Daniel R White REALTOR</u>			

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MLS#:	<u>NJCD168694</u>	Final Closed Price	10/28/05	\$900
Prop. Type:	Residential Lease	Closed	10/28/05	
DOM / CDOM:	37 / 37	Pending	10/01/05	
Listing Office:	<u>Daniel R White REALTOR</u>	New Listing	08/26/05	\$900

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MLS#:	<u>NJCD151770</u>	Final Closed Price	01/21/05	\$700
Prop. Type:	Residential Lease	Closed	01/21/05	
DOM / CDOM:	50 / 50	Pending	01/10/05	
Listing Office:	<u>Daniel R White REALTOR</u>	New Listing	11/22/04	\$750

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MLS#:	<u>NJCD213922</u>	Final Closed Price	11/21/01	\$130,000
Prop. Type:	Multi-Family	Closed	11/21/01	
DOM / CDOM:	231 / 231	New Listing	04/05/01	\$139,900
Listing Office:	<u>Coldwell Banker Elite, Realtors-Mullica Hill</u>			

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MLS#:	<u>NJCD238062</u>	Final Closed Price	05/28/99	\$125,000
Prop. Type:	Multi-Family	Closed	05/28/99	
DOM / CDOM:	179 / 179	New Listing	12/01/98	\$129,900
Listing Office:	<u>Smeltzer Realty*</u>			

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**EXHIBIT "D"**

**FIRE INSPECTION RECORD  
2004**

# Haddon Heights Fire Department

## Inspections by Occupancy

Occupancy ID = "6121"

6121                    TRIPLEX - CRESCENDO VENTURES LLC    2021  
                           121 7th AVE  
                           Haddon Heights, NJ 08035

Date	Time	Type	Staff Hrs	Fee
02/19/2004		220 INSPECTION - 3,001-6,000 square feet	0.00	\$22.50
02/23/2004		220+2 Smoke Detector Inspection	0.00	\$37.50
02/23/2004		220+1 NON LHU RE-INSPECTION	0.00	
03/17/2004		220+1 NON LHU RE-INSPECTION	0.00	
06/06/2005		220+1 NON LHU RE-INSPECTION	0.00	
06/06/2005		220 INSPECTION - 3,001-6,000 square feet	0.00	\$40.00
07/07/2005		220+1 NON LHU RE-INSPECTION	0.10	\$40.00
05/04/2006		261 INSPECTION - Residential 1-3 units	0.50	\$40.00
07/11/2007		261 INSPECTION - Residential 1-3 units	0.00	\$40.00
07/11/2007		220+2 Smoke Detector Inspection	0.20	
11/15/2007		220+1 NON LHU RE-INSPECTION	0.30	
12/14/2007		220+1 NON LHU RE-INSPECTION	0.10	
08/12/2008	08:45	261 INSPECTION - Residential 1-3 units	0.00	\$40.00
11/13/2008	08:45	220+1 NON LHU RE-INSPECTION	0.40	
01/27/2009	08:30	220+2 Smoke Detector Inspection	0.40	\$20.00
12/10/2009	09:30	261 INSPECTION - Residential 1-3 units	0.00	\$40.00
02/08/2010	09:30	220+1 NON LHU RE-INSPECTION	0.20	
02/24/2010	10:00	220+2 Smoke Detector Inspection	0.00	
02/25/2010		220+2 Smoke Detector Inspection	0.50	
04/14/2011		200 INSPECTION - 0-1,000 square feet	0.00	
04/14/2011	09:00	261 INSPECTION - Residential 1-3 units	0.00	\$40.00
05/12/2011	09:00	220+1 NON LHU RE-INSPECTION	0.00	
05/24/2011		220+1 NON LHU RE-INSPECTION	0.30	
05/24/2011	09:00	220+1 NON LHU RE-INSPECTION	0.20	
06/05/2012	09:30	261 INSPECTION - Residential 1-3 units	0.40	\$40.00
06/13/2013	09:30	261 INSPECTION - Residential 1-3 units	0.50	\$40.00
08/26/2014	10:00	261 INSPECTION - Residential 1-3 units	0.50	\$40.00
11/12/2014	09:30	220+2 Smoke Detector Inspection	0.40	
12/03/2015		261 INSPECTION - Residential 1-3 units	0.00	
02/11/2016		220+1 NON LHU RE-INSPECTION	0.00	
02/23/2016		220+1 NON LHU RE-INSPECTION	0.20	
03/21/2017	10:00	261 INSPECTION - Residential 1-3 units	0.00	\$40.00
05/23/2017	11:30	220+1 NON LHU RE-INSPECTION	0.30	
05/25/2018	09:30	261 INSPECTION - Residential 1-3 units	0.00	\$40.00
08/13/2018		310 REFERRAL/COMPLAINT - Citizen	0.00	

Haddon Heights Fire Department

Inspections by Occupancy

Occupancy ID = "6121"

6121            TRIPLEX - CRESCENDO VENTURES LLC 2021  
                 121 7th AVE  
                 Haddon Heights, NJ 08035

Date	Time	Type	Staff Hrs	Fee	
Total Activities for Occupancy:			35	5.50	\$560.00

Grand Total Activities:            35                            Grand Totals:            5.50            560.00



**EXHIBIT "E"**

**CCMUA BILL  
2023**



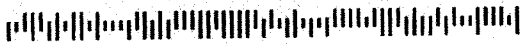
**CAMDEN COUNTY  
MUNICIPAL UTILITIES AUTHORITY**  
PO BOX 1105  
BELLMAWR NJ 08099-5105


REGIONAL SEWER INVOICE

MAKE CHECKS PAYABLE TO:  
CAMDEN COUNTY MUA

PAY IN PERSON AT:  
1645 FERRY AVE CAMDEN  
8:00 AM TO 4:00 PM

\*\*AUTO\*\*SCH 5-DIGIT 08109 C 256 P 7 58599 2 AV 0.495 Seq=58599



 CRESCENDO VENTURES LLC  
415 S WHITE HORSE PIKE  
AUDUBON NJ 08106-1310

LATE PAYMENTS SUBJECT TO  
1.5%, PER MONTH INTEREST

INTEREST HAS BEEN CHARGED ON  
THE BILL ONLY TO THE BILLING DATE.  
ADDITIONAL INTEREST ACCRUES  
UNTIL WE RECEIVE YOUR PAYMENT.

PAST DUE ACCOUNTS SUBJECT TO  
MUNICIPAL LIEN & TAX SALE

CALL CUSTOMER SERVICE AT:  
(856) 541-3700 EXT# 1444

OBTAIN YOUR CURRENT  
ACCOUNT BALANCE AT:  
[WWW.CCMUA.ORG](http://WWW.CCMUA.ORG), SELECT:  
CHECK YOUR ACCOUNT BALANCE

PAY ONLINE AT: [WWW.CCMUA.ORG](http://WWW.CCMUA.ORG)  
OR CALL (800) 966-7995  
A CONVENIENCE FEE APPLIES.

ACCOUNT #	180004756
BILLING DATE	10/01/23
SEWER SERVICE FOR	10/01/23 TO 12/31/23
PAYMENT DUE DATE	11/15/23
PAYMENT POSTED TO	09/30/23
PREVIOUS BALANCE	\$0.00
NEW CHARGES	\$264.00
INTEREST	\$0.00
TOTAL AMOUNT DUE	\$264.00
SERVICE ADDRESS	121 SEVENTH AVE
BLOCK & LOT	00028/00021
CLASSIFICATION/UNIT	APARTMENTS/3.00

PAY ONLINE AT [WWW.CCMUA.ORG](http://WWW.CCMUA.ORG) OR CALL 1 800 966-7995

.....  
detach at this perforation & return with payment ↗



ADDRESS	121 SEVENTH AVE
ACCOUNT #	180004756
BILLING DATE	10/01/23
TOTAL AMOUNT DUE	\$264.00

AMOUNT ENCLOSED \$ \_\_\_\_\_

**\*\*PLEASE DO NOT SEND CASH\*\***

MAILING ADDRESS CHANGES:  
PLEASE ATTACH A LETTER INCLUDING  
YOUR ACCOUNT NUMBER

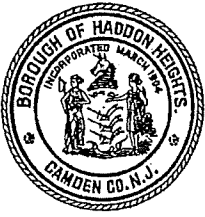
**CAMDEN COUNTY  
MUNICIPAL UTILITIES AUTHORITY**  
PO BOX 1105  
BELLMAWR NJ 08099-5105

1800047562310010000264002

001oz 766533/4223471 0058599 0117197 I=1111

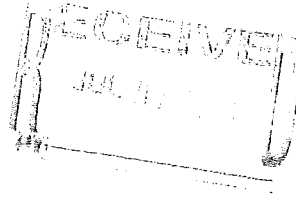
**EXHIBIT "F"**

**ANNUAL REGISTRATION  
JULY 6, 2023**



## BOROUGH OF HADDON HEIGHTS

Service Operations Facility  
514 W. Atlantic Avenue  
Haddon Heights, NJ 08035  
(856) 546-2580  
www.haddonhts.com



### ANNUAL REGISTRATION OF RENTAL UNITS

PROPERTY ADDRESS:	121 7th Ave Haddon Heights, NJ 08035	
BLOCK:	00028	LOT: 00021
NUMBER OF UNITS:	3	

#### PROPERTY OWNER INFORMATION:

<input type="checkbox"/> Individual Owner(s)	<input type="checkbox"/> Partnership	<input type="checkbox"/> Corporation	<input checked="" type="checkbox"/> Limited Liability Corporation
--	--------------------------------------	--------------------------------------	---

\*Partnership, Corporation, & LLC Ownership Types – Please attach a separate list containing the name and address of each officer, director, stockholder, or partner.

Owner Name:	Crescendo Ventures LLC
Corporate Officer of Partnership/LLC Name(s):	Realty Solutions LLC
Owner Address:	411 South White Horse Pike
City, State, Zip:	Audubon NJ, 08106
Home Phone	855-547-4700 ext 2
Cell Phone:	855-547-4700 ext 2
Email:	PMForms@NJRealtySolutions.com

Name and address of a person who resides in the Borough of Haddon Heights and who is authorized to accept notices from a tenant or the Borough, to issue receipts for these notices, and to accept the service of process on behalf of the owner of record.

Name:	Realty Solutions LLC	Phone Number:	855-547-4700 ext 2
Haddon Heights Address:	411 S White Horse Pike		

#### MORTGAGE HOLDER(S):

THERE IS A MORTGAGE HOLDER ON THIS PROPERTY (CIRCLE) YES NO

Name of Mortgage Holder:	Haddon Savings Bank
Address of Mortgage Holder:	201 White Horse Pike Haddon Heights NJ 08035

#### RENTAL PROPERTY DESCRIPTION:

OWNER OCCUPIED (PLEASE CIRCLE): YES NO

<input type="checkbox"/> Single Family Dwelling	<input type="checkbox"/> Two Unit Multi-Family Dwelling
<input checked="" type="checkbox"/> Three Unit Multi-Family Dwelling	<input type="checkbox"/> Four Or More Unit Multi-Family Dwelling
<input type="checkbox"/> Secondary Resident – Detached (e.g. Guest House)	<input type="checkbox"/> Room Rental(s)
<input type="checkbox"/> Other (please describe)	

**BUILDING INFORMATION:**

Year Constructed: 1906	Number of Stories: 2	Total Sq. Feet: 2,419
Number of Dwelling Units: 3		
Heating System Type: <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Oil <input type="checkbox"/> Electric		
Smoke Detection System: <input type="checkbox"/> Battery Operated <input checked="" type="checkbox"/> Hardwired <input type="checkbox"/> Central Station Monitored		

*\* IF FUEL OIL IS USED TO HEAT THE UNIT, PLEASE INCLUDE THE FOLLOWING INFORMATION\**

Fuel Oil Dealer Servicing Unit: N/A      Grade of Oil Used: N/A

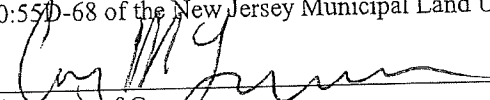
**OCCUPANT INFORMATION:**

UNIT #	NUMBER OF BEDROOMS	NUMBER OF OCCUPANTS	MONTHLY RENT	UTILITIES INCLUDED
A	2		\$1425.00	<del>None</del> None
NAMES OF OCCUPANTS		1. Leigh Kobert	2.	3.

UNIT #	NUMBER OF BEDROOMS	NUMBER OF OCCUPANTS	MONTHLY RENT	UTILITIES INCLUDED
2	1	0	VACANT	<del>None</del> None
NAMES OF OCCUPANTS		1. Vacant	2.	3.

*\*If there are more than two (2) units, please add a corresponding page to this registration form indicating the above information for the additional units.\**

By signing below, I, the owner of the aforementioned property, hereby affirm and acknowledge that the statements contained in this application are true and correct to the best of my knowledge. I further affirm that I have read the Borough's Ordinance 2019:1469 and understand that I will comply with all of the terms and conditions outlined. I further affirm that the "unit(s)" for which I am applying for are in full compliance with the Borough of Haddon Heights's Municipal Land Use regulations and the Uniform Fire Code of the State of New Jersey. I also grant permission to the Public Official of the Borough of Haddon Heights the right to inspect the dwelling unit(s) for which this license is requested. Disclaimer: Satisfaction of annual rental registration does not impact compliance with local zoning laws and regulations, specifically the requirements of N.J.S.A. 40:55D-68 of the New Jersey Municipal Land Use Law. (See attached Exhibit "A").

  
 \_\_\_\_\_  
 Signature of Owner

7/6/2023  
 \_\_\_\_\_  
 Date

*This form is to be completed and returned to the SERVICE OPERATIONS FACILITY at 514 W. Atlantic Avenue with the fee (\$50 per rental unit), payable to "the Borough of Haddon Heights"*

FOR OFFICE USE ONLY			
<input type="checkbox"/> HAND DELIVERED	<input type="checkbox"/> MAIL	<input type="checkbox"/> EMAIL	<input type="checkbox"/> FAX
Date Received:			
<input type="checkbox"/> Check # _____	<input type="checkbox"/> Cash	<input type="checkbox"/> Credit/Debit Card	Amount Paid:

**BUILDING INFORMATION:**

Year Constructed: 1906	Number of Stories: 2	Total Sq. Feet: 2,919
Number of Dwelling Units: 3		
Heating System Type: <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Oil <input type="checkbox"/> Electric		
Smoke Detection System: <input checked="" type="checkbox"/> Battery Operated <input checked="" type="checkbox"/> Hardwired <input checked="" type="checkbox"/> Central Station Monitored		

*\* IF FUEL OIL IS USED TO HEAT THE UNIT, PLEASE INCLUDE THE FOLLOWING INFORMATION\**

Fuel Oil Dealer Servicing Unit: \_\_\_\_\_ Grade of Oil Used: \_\_\_\_\_

**OCCUPANT INFORMATION:**

UNIT #	NUMBER OF BEDROOMS	NUMBER OF OCCUPANTS	MONTHLY RENT	UTILITIES INCLUDED
C	1	2	\$ 292.00	None
NAMES OF OCCUPANTS		1. Claire Gerski	2. Judy Gerski	3.

UNIT #	NUMBER OF BEDROOMS	NUMBER OF OCCUPANTS	MONTHLY RENT	UTILITIES INCLUDED
NAMES OF OCCUPANTS		1.	2.	3.

*\*If there are more than two (2) units, please add a corresponding page to this registration form indicating the above information for the additional units.\**

By signing below, I, the owner of the aforementioned property, hereby affirm and acknowledge that the statements contained in this application are true and correct to the best of my knowledge. I further affirm that I have read the Borough's Ordinance 2019:1469 and understand that I will comply with all of the terms and conditions outlined. I further affirm that the "unit(s)" for which I am applying for are in full compliance with the Borough of Haddon Height's Municipal Land Use regulations and the Uniform Fire Code of the State of New Jersey. I also grant permission to the Public Official of the Borough of Haddon Heights the right to inspect the dwelling unit(s) for which this license is requested. Disclaimer: Satisfaction of annual rental registration does not impact compliance with local zoning laws and regulations, specifically the requirements of N.J.S.A. 40:55D-68 of the New Jersey Municipal Land Use Law. (See attached Exhibit "A").

Signature of Owner \_\_\_\_\_

Date \_\_\_\_\_

7/6/2023

*This form is to be completed and returned to the SERVICE OPERATIONS FACILITY at 514 W. Atlantic Avenue with the fee (\$50 per rental unit) payable to "the Borough of Haddon Heights"*

FOR OFFICE USE ONLY			
<input type="checkbox"/> HAND DELIVERED	<input type="checkbox"/> MAIL	<input type="checkbox"/> EMAIL	<input type="checkbox"/> FAX
<input type="checkbox"/> Check # _____	<input type="checkbox"/> Cash	<input type="checkbox"/> Credit/Debit Card	
			Date Received:
			Amount Paid: