

December 31, 2020

VIA HAND DELIVERY

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

RE: Application of Bret Fisher & James A. Rocco, Jr.
18 North Washington Avenue
Block 227, Lot 316
Margate, New Jersey
Our File No.: 11164-13

Dear Ms. Accardi:

Please be advised that I represent Bret Fisher and James A. Rocco, Jr. who are the Applicants to the City of Margate Planning Board for the development of a new flood-compliant two-story duplex at the above-referenced address within the MF zoning district.

The existing site is a buildable lot of record, the dimensions of which are 37.5' x 125' for a total area of 4,688 SF. The Applicants submit that there is no detriment to either the neighboring properties or the zone plan and zoning ordinance of the City of Margate, since the new two-story duplex will in all respects be a marked improvement over the existing structure and will be completely flood compliant.

Of particular importance is the overall general compliance of the structure - - the front yard and rear yard exceed the requirements. Building coverage is less than permitted by code. Overall landscaping is greater than required.

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

1. Original and seventeen (17) copies of the City of Margate Planning Board Application and Variance Application Checklist;
2. (18) – Signed and seal copies of a Plan prepared by Peter C. Weiss, Architect, dated November 18, 2020, consisting of one (1) sheet along with a Land Title Survey prepared by Robert J. Catalano, Licensed Land Surveyor and Professional Planner, dated February 27, 2008;

3. (18) – completed Staff Committee Applications and City of Margate Staff Committee Action Report;

4. (1) – Deed dated October 27, 1981, and recorded in the Atlantic County Clerk's Office on October 30, 1981 in Deed Book 3640, Page 79; and

5. (1) – 200' Property Owners' List; and

6. (1) – Original certification of paid water, sewer and taxes.

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

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

Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

BY: _____


ERIC S. GOLDSTEIN

ESG:jrw
Enclosures
c: Bret Fisher
James Rocco, Jr.

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** December 31, 2020

2. **Zoning District:**

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

3. **Subject Parcel:**

Street Address(es) 18 North Washington Avenue
Block Number 227 Lot No(s) 316
Total Area (in square feet) 4,688 SF
Frontage: 37.5 FT
Depth: 125 FT

4. **Information about the Applicant:**

Full name(s) Brett Fisher & James Rocco, Jr.
If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

Local Residence Address 16 N. Adams Avenue, Unit A, Margate, NJ/18 North Washington Avenue, Margate, NJ Zip 08402
Other Residence Address _____ Zip _____
Business Address _____ Zip _____
Phone Number(s) (include area code);
Local Residence _____ Other Residence _____
Business _____ Fax _____ Cell Phone _____

5. Interest in Subject Property:

(Supply copies of relevant documents with this Application):

- By lease dated _____
- By Agreement of Sale dated _____
- By Ownership of property since 10-27-81
- ____ By other interest in law (describe):

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

Name(s) N/A
 Address N/A
 Phone No. (include area code);
 Res. _____
 Bus. _____
 Fax _____
 Cell _____

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

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

8. Application Made To: X Planning Board Other

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

- Attorney: Name Eric S. Goldstein, Esquire Phone 609-927-1177
 Address Nehmad Davis & Goldstein, PC, 4030 Ocean Heights Avenue
 Fax 609-926-9721 Cell _____
- Architect: Name Peter C. Weiss Phone 609-822-9616
 Address 101 N. Washington Avenue, Suite 8, Margate, New Jersey 08402
 Fax _____ Cell _____
- ____ Name _____ Phone _____
 Address _____
 Fax _____ Cell _____
- ____ Preparer of Subdivision or Site Plan(if different from above)
 Name _____ Phone _____
 Address _____
 Fax _____ Cell _____

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

10. If Site Plan Action is Required:

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

-How will this be changed?

11. If Subdivision Action is Required:

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

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

-Purpose of the Subdivision

To sell lot(s)

To build and sell homes (or other buildings)

Other (please explain): _____

12. If Variances are Required:

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

-Current use of lot(s) and building(s): The property consists of a 4,688 SF lot with a non-flood compliant up and down multi-family home

-Proposed use: construction of a two story duplex

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

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

Variance	Requirement of District	Present Condition	Proposed Condition
Side Yard Setbacks	10	N/A	6.3/6.2
Lot Width	50	N/A	37.5
_____	_____	_____	_____

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

NONE

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

Site Plan:
N/A

Subdivision:
N/A

Other:
N/A

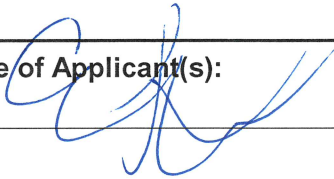
15. Space for Narrative: In this space you must provide a general narrative description of what is being proposed, as well as any information not otherwise set forth above which may be relevant to the application, including justifications, clarifications and extenuating circumstances. FAILURE TO PROPERLY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

The applicants propose the development of a new flood-complaint two story duplex at the above-referenced address within the MF zoning district. The proposed structure will include 5 street parking spaces and requires a variance for the side yard setbacks and the lot width.

The existing site is a buildable lot of record, the dimensions of which are 37.5' x 125' for a total area of 4,688 SF. The Applicants submit that there is no detriment to either the neighboring properties or the zone plan and zoning ordinance of the City of Margate, since the new structure will in all respects be a marked improvement over the existing structure and will be completely flood compliant.

Of particular importance is the overall general compliance of the structure-- the front yard and rear yard exceed the requirements. Building coverage is less than permitted by code. Overall landscaping is greater than required.

16. Signature of Applicant(s):



Date December 31, 2020

Date _____

17. This space for Board Administrator:

-Staff Committee action took place
12/14/2020 and case assigned to
the Planning Board for 1/28/2021 or

-This application received by the
Planning Board Administrator on

1/4/2021

By: palma accardi

18. Notarized Statement by Applicant:

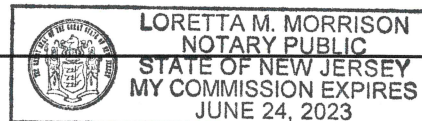
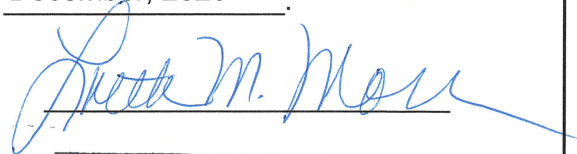
State of New Jersey } ss.

County of Atlantic }

Eris S. Goldstein, being duly

sworn according to law, deposes and says, that
the statements contained in the above application
and the statements contained in the papers
submitted herewith are true.

Sworn to and subscribed before me this 31st
day of December, 2020.

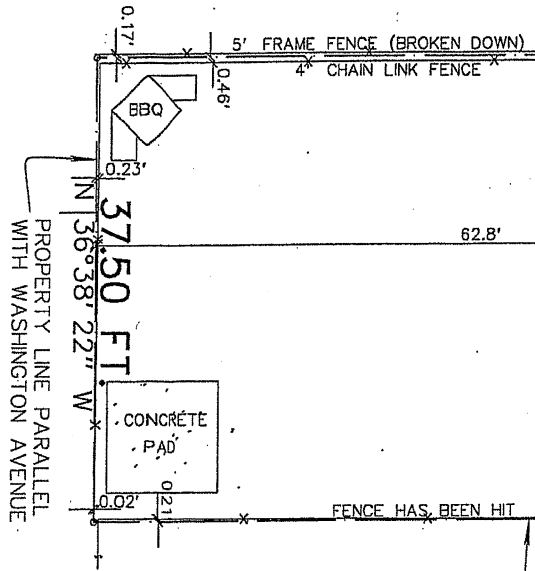


MARGATE CITY CODE

Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested	Reviewed ¹
1	Submit the following documents with the Standard Development Application:			
	a. Copy of an area map showing all lots within 200 feet of the property.		X	
	b. List of names, addresses, lot and block numbers, as they appear on the official tax records of the City, of all owners of property within 200 feet of the property affected by the application and upon whom the notice must be served in the manner provided by law.	X		
	c. Copy of professional survey at a scale not smaller than 1" = 100' nor larger than 1/8" = 1'; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines.	X		
	d. Copies of subdivision, site plan or conditional use applications when applicable.			
	e. Certification that taxes are paid.	X		
2	If the survey is more than one year old, attach certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance, and show any proposed changes with all dimensions including enlargement of existing footprint, if applicable.		X	
3	A statement containing the following information:			
	a. Date of acquisition of property and from whom.	X		
	b. The number of dwelling units in existing building(s).	1		
	c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s).	No		
	d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.	No		
4	Ten (10) folded copies of a plot plan, map or survey.			
Checklist prepared by: <u>[Signature]</u> Date: <u>12-31-20</u> Checklist reviewed by Board: _____ Date: _____ Application found complete on: _____ Application found incomplete on: _____				

(1) For City Use Only



James Rocco

and/or assigns, however their interests may appear. I, the SURVEYOR of TITLE relying hereon, and any other PARTY now in consideration of the FEE paid for making this SURVEY, hereby certify to the best of my professional knowledge and belief, this plan depicts the boundaries of the above described property as found by actual field survey, made under my immediate supervision and in accordance with the provisions of the Surveying Acts, if any, that may be located below the surface of the lands and not visible.

The dimensions shown hereon are in feet, and are accurate as of the latest date unless specified otherwise. This certification is made only to the effect that the chase and mortgage of herein delineated property at this transaction is valid and no liability is assumed by surveyor for use of SURVEY AFFIDAVIT for any purpose including but not limited to use of survey for SURVEY AFFIDAVIT for any purpose, or any other person not listed in certification either directly or indirectly.

I have been paid for the mapping of STATE TIDELANDS CLAIMS, FEDERAL WETLANDS, or any other environmentally sensitive areas, either above or below the surface of the lands.

I have set a permanent marker either found or set in accordance with the provisions of the Surveying Acts, unless specified otherwise.

Property corners not marked due to obstruction, (see note 1.)

Where a permanent marker is not set, an offset in lieu of permanent marker is shown.

[Signature] LS18612
 ROBERT J. CATALANO LICENSED LAND SURVEYOR #18612
 PROFESSIONAL PLANNER # 1600

If obstructions prevent the setting of actual corners, the owner may request within 10 days of closing a re-survey. Corners not set provided the obstructions have been removed. Obstructions may be, but are not limited to: extra-ordinary chopping, stumps, roots, shrubbery, trees, debris, fences, posts, poles, signs, walls, signs, markers by others, etc.

LAND TITLE SURVEY

18 North Washington Avenue Block 227 Lot 316
 Margate City, N.J. February 27, 2008

ATLANTIC COUNTY, NEW JERSEY

ROBERT J. CATALANO AND ASSOCIATES P.A.
 LAND SURVEYORS AND PLANNERS
 SOUTH VIRGINIA AVENUE--ATLANTIC CITY, N.J.

www.catsurveys.com
 email <catsr@catsurveys.com>

DRAWN BY 735	CHECKED BY R.J.C.	SEE ABOVE DATE SEE ABOVE SCALE
-----------------	----------------------	-----------------------------------

Nehmad Perillo
Davis & Goldstein



Nehmad Perillo Davis & Goldstein, PC
Counselors at Law
www.npdlaw.com

Eric S. Goldstein
Partner

egoldstein@npdlaw.com

4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

t 609 927 1177

f 609 926 9721

December 8, 2020

Via Hand-Delivery

Roger D. McLarnon, PE, PP, CME, CFM, CPWM
Planning Engineering Zoning and Purchasing
City of Margate
Margate Planning and Zoning Board
Municipal Building
9001 Winchester Avenue
Margate, NJ 08402

Re: Application of Brett Fisher
18 N. Washington Avenue
Block 227, Lot 316
Margate, New Jersey
Our File No.: 11164/13

Dear Mr. McLarnon:

Please be advised that I represent the above referenced property owners with regard to their application to the City of Margate Planning Board for certain "c" variance relief for the construction of a new fully flood compliant two-story duplex.

In furtherance of this application, I enclose the following information for staff committee review:

1. Staff Committee Review Application;
2. Architectural renderings of the subject property prepared by Peter Weiss, Architect, dated November 18, 2020, consisting of one (1) sheet;
3. A land title survey prepared by Robert J. Catalano, Licensed Land Surveyor and Professional Planner, dated February 27, 2008.
4. My firm's check payable to the City of Margate in the amount of \$25.00 representing the Staff Committee Review Application fee.

Roger D. McLarnon, PE, PP, CME, CFM, CPWM
December 8, 2020
Page 2

I am submitting this application and documentation in order to be placed on the Staff Committee's next available agenda. Please do not hesitate to contact me if you have any further questions from the applicant or require any further documentation to be submitted.

Very truly yours,

NEHMAD PERILLO DAVIS & GOLDSTEIN, P.C.

BY: 

ERIC S. GOLDSTEIN

ESG:jrw
Enclosures
c: Brett Fisher

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

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

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

1. Date of Submittal: December 8, 2020
2. Submitted by – Name: Brett Fisher Phone No.: _____
Address: 16 N. Adams Avenue, Unit A, Margate, New Jersey
Email Address: _____

3. If the party submitting this form is other than the potential Applicant for Board action (attorney, architect, builder, engineer, etc.), then who would the APPLICANT be?
Name: Eric S. Goldstein, Esquire Phone No.: 609-927-1177
Address: Nehmad Davis & Goldstein, PC, 4030 Ocean Heights Ave., Egg Harbor Twp., NJ 08234
Email Address: egoldstein@ndglegal.com

4. The applicant would be (Check one): Owner _____ Renter: _____
Buyer under Agreement of Sale Other: _____

5. If the applicant for Board action would be Renter or Buyer, who is present OWNER?
Name: James A. Rocco Jr. & Lydia A. Rocco Phone No.: _____
Address: 18 North Washington Avenue

6. Proposed Action is Located as Follows: Street Address: <u>18 North Washington Avenue</u> Block: <u>227</u> Lot(s): <u>316</u> Zoning District: <u>MF</u>

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

The property consists of a 4,688 SF lot with a non-flood complaint up and down multi family home.

8. Answer the following as to:	Existing Condition	Proposed Condition
a. Size and dimension of lot	4,688 SF	4,688 SF
b. Size, dimensions of buildings	N/A	See attached plans
c. Height of bldgs. (feet)	N/A	25.8'
d. Height of bldgs. (stories)	N/A	2 Stories
e. % of coverage on land	N/A	38%
f. Front yard setback	N/A	22.3
g. Rear yard setback	N/A	27
h. Side yard setbacks	N/A	6.3/6.2

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

(THIS SECTION MUST BE COMPLETED)

The applicants propose to demolish the existing older home and build a two story duplex as shown on the attached plans.

A variance is requested for the side yard setbacks (proposing setbacks of 6.3' and 6.2') and the lot width (proposing a width of 37.5').

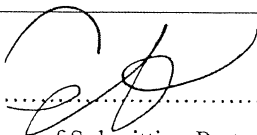
10. Although the Staff Committee will determine the correct legal steps, what are the actions requested. (check more than one, if applicable):

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

11. Which variances are needed, if any?

Side Yard Setbacks & Lot Width

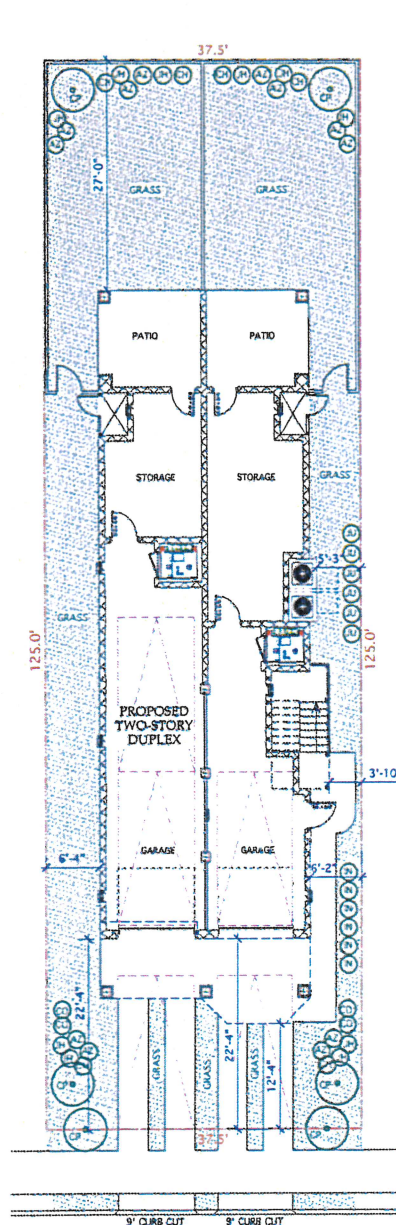
12. IF THERE HAS BEEN ANY PREVIOUS STAFF COMMITTEE OR FORMAL BOARD APPLICATION AND/OR ACTION ON THIS PROPOSAL PROPERTY, PLEASE ATTACH RELEVANT DOCUMENTS, AND PROVIDE INFORMATION HERE: N/A



Signature of Submitting Party

Eric S. Goldstein, Esquire

Print or Type Name



WASHINGTON AVENUE (50')

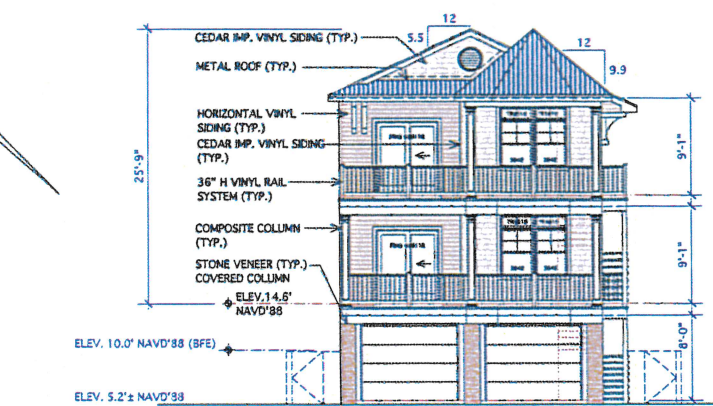
SITE PLAN SCALE: 1" = 10'

NOTE: THE SITE PLAN IS BASED ON A SURVEY BY ROBERT J. CATALANO (N.J.P.L.S. #18612) DATED 2/27/08.

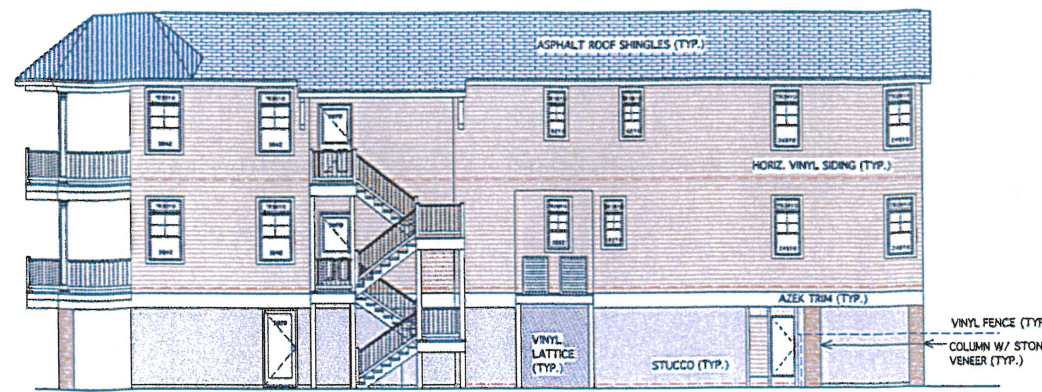
BULK REQUIREMENTS (ZONE WAPC)

ITEM	REQUIRED	PROPOSED
LOT AREA	3209	4688
LOT WIDTH*	50	37.5
LOT DEPTH	N/A	125
FRONT YARD	12.5	22.3
SIDE YARD*	10	6.3
SIDE YARD*	10	6.2
REAR YARD	25	27
BUILDING COVERAGE	50% MAX.	38%
LANDSCAPED AREA	35% MIN.	48%
FRONT YARD LANDSCAPED AREA	60% MIN.	62%
HEIGHT	30' MAX.	25.8
PARKING	4 SPACES	5 SPACES

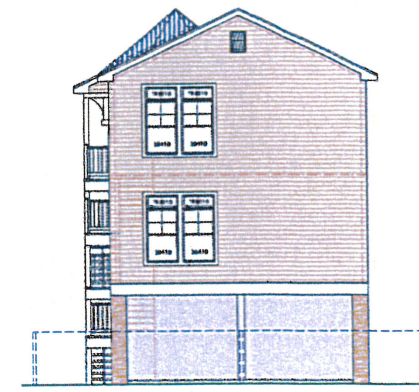
* VARIANCE REQUIRED



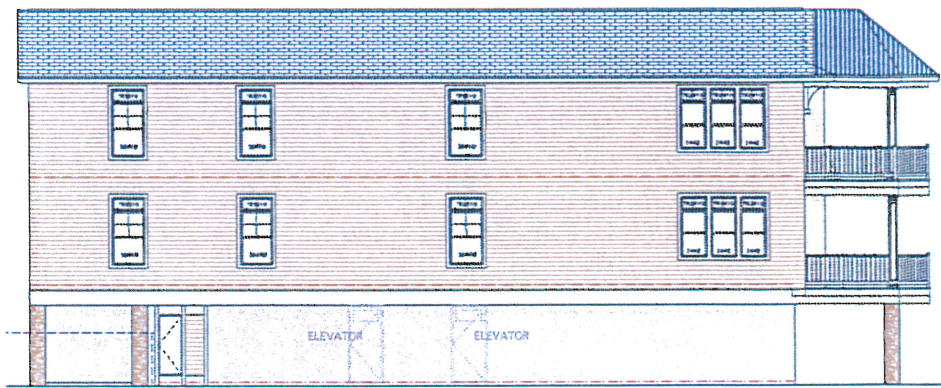
FRONT ELEVATION SCALE: 1/8" = 1'-0"



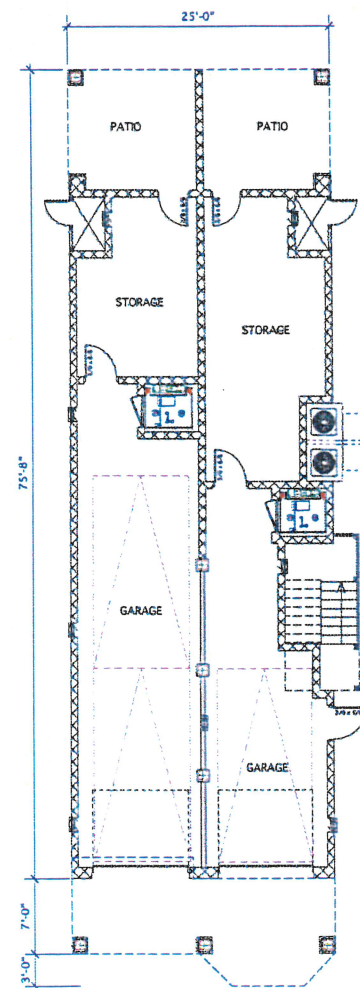
RIGHT SIDE ELEVATION SCALE: 1/8" = 1'-0"



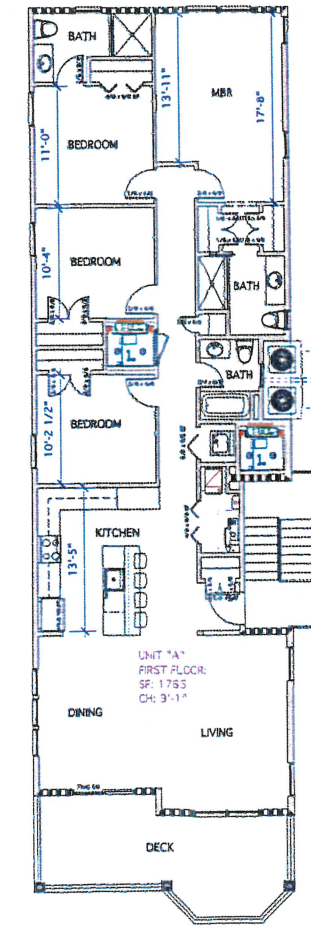
REAR ELEVATION SCALE: 1/8" = 1'-0"



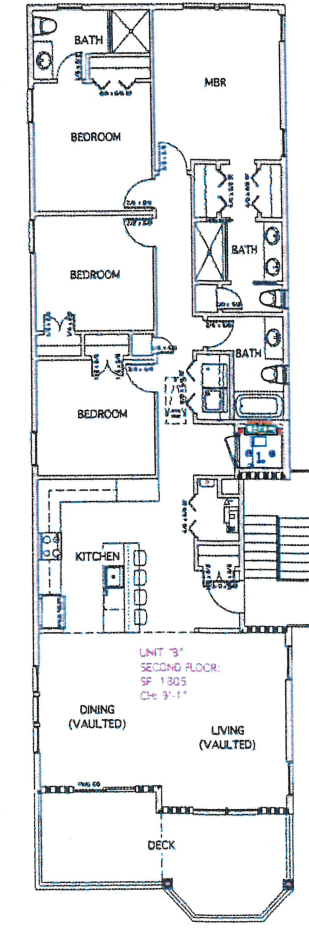
LEFT SIDE ELEVATION SCALE: 1/8" = 1'-0"



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



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



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

PLANT SCHEDULE

SYMBOL	SPECIES	REMARKS
AZ	AZALEA	
CH	CHINESE HOLLY	
CO	COTONEASTER	
CP	GALLERY PEAR TREE	
JN	JUNIPER	
JH	JAPANESE HOLLY	
JU	JUNIPER	

NOTE: SHRUBS SHALL BE A MINIMUM OF 18" HIGH. TREES SHALL HAVE A 2" MINIMUM CALIPER AND 8' MINIMUM HEIGHT.

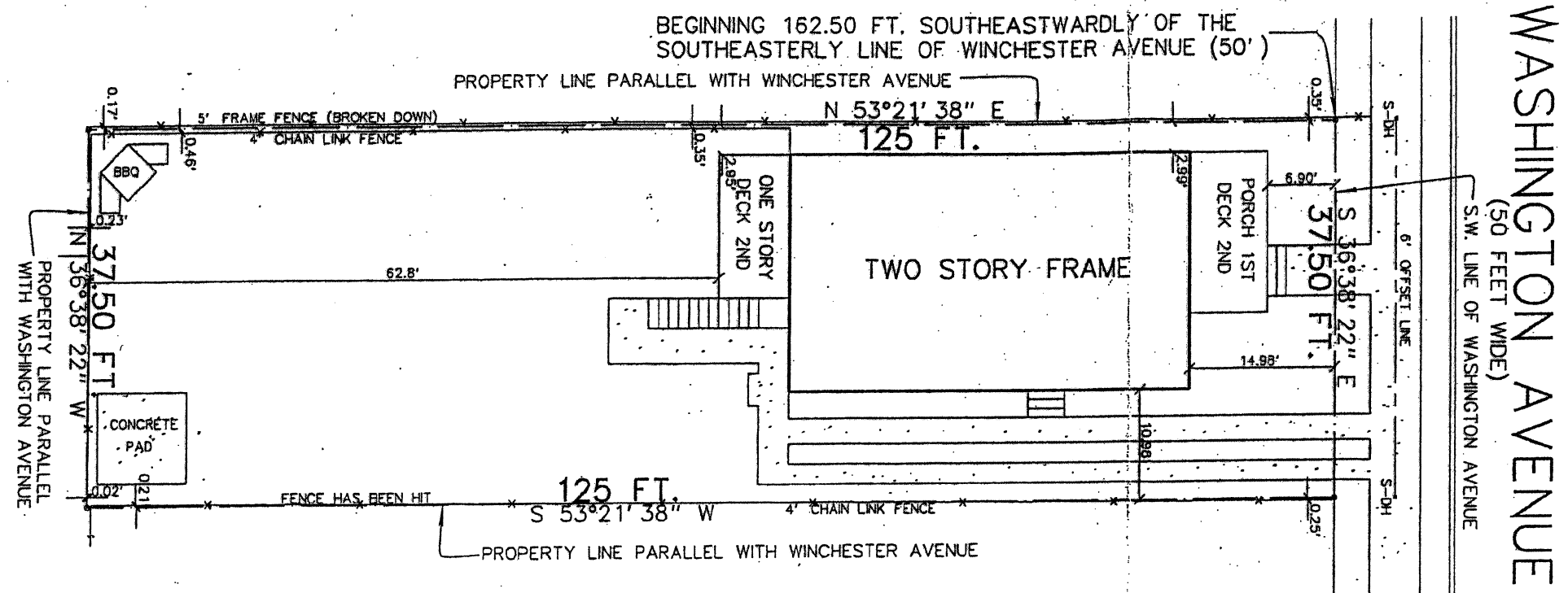
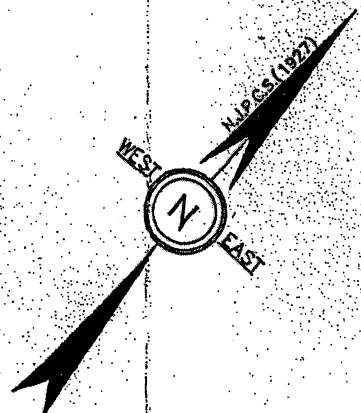
PETER C. WEISS
ARCHITECT

Peter C. Weiss, R.A., LLC • 101 N. Washington Avenue, Suite 8, Margate, NJ 08402 • (609) 822-9616

PROPOSED DUPLEX RESIDENCE
18 NORTH WASHINGTON AVENUE BLOCK 227 LOT 315
MARGATE, NEW JERSEY

Project No. 2003	Revisions	Sheet No.
Date: 11/18/2020		A-1
Scale: As Shown		

Peter C. Weiss



TO James Rocco

its successors and/or assigns, however their interests may appear, OR ANY INSURER of TITLE relying hereon, and any other PARTY now in INTEREST. In consideration of the FEE paid for making this SURVEY, I hereby CERTIFY that to the best of my professional knowledge and belief, this plan depicts the conditions found by actual field survey, made under my immediate supervision except such easements, if any, that may be located below the surface of the lands or on the surface of the lands and not visible.

All measurements shown hereon are in feet, and are accurate as of the latest dated noted, unless specified otherwise. This certification is made only to the parties for purchase and mortgage of herein delineated property at this transaction. No responsibility or liability is assumed by surveyor for use of SURVEY AFFIDAVIT for any other purpose including but not limited to use of survey for SURVEY AFFIDAVIT resale of property, or any other person not listed in certification either directly or indirectly.

No fee has been paid for the mapping of STATE TIDELANDS CLAIMS, FRESHWATER OR SALTWATER WETLANDS, or any other environmentally sensitive areas, either above or below the surface of the lands.

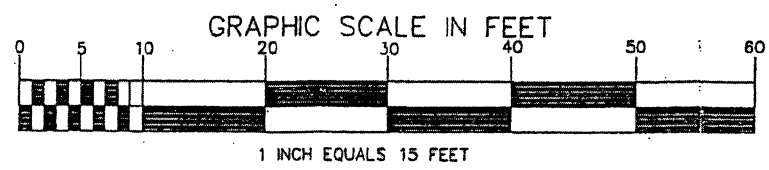
SPM DENOTES permanent marker either found or set in accordance with N.J.A.C. 13:40-5.1 as amended.

PM DENOTES property corner not marked due to obstruction (see note 1)

CON DENOTES concrete set in place on offset in lieu of permanent marker.

ROBERT J. CATALANO LICENSED LAND SURVEYOR #18612
PROFESSIONAL PLANNER # 1600

NOTE 1. Where obstructions prevent the setting of actual corners, the ULTIMATE user may request within 10 days of closing a re-survey to set the corners not set provided the obstructions have been removed. Obstructions can be, but are not limited to: extra-ordinary chopping or tree trimming, roots, shrubbery, trees, debris, fences, posts, poles, underground footings, walls, signs, markers by others, etc.



LAND TITLE SURVEY

18 North Washington Avenue Block 227 Lot 316
Margate City, N.J. February 27, 2008

ATLANTIC COUNTY, NEW JERSEY

ROBERT J. CATALANO AND ASSOCIATES P.A.
LAND SURVEYORS AND PLANNERS
12 SOUTH VIRGINIA AVENUE---ATLANTIC CITY, N.J.
www.catsurveys.com
email <catsr@catsurveys.com>

DRAWN BY HP 735	CHECKED BY R.J.C.	SEE ABOVE DATE SEE ABOVE SCALE
--------------------	----------------------	-----------------------------------



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

Block 227	Lot 316	Applicant Name Brett Fischer
District WAPC		Address of Subject Application 18 North Washington Avenue

Dear (Name of Submitting Party) Eric S. Goldstein
 Your submittal was considered at the Staff Committee meeting of Monday, December 14, 2020
 The action(s) required prior to building permit are:

The matter will be placed on the agenda of the Planning Board at 6:30PM on Monday, January 28, 1952
 Applications will be accepted on a first-come first-served basis. If the agenda becomes over-crowded, you will be rescheduled the following month. If you decide, for whatever reason, not to appear on this date, you must notify the Board Administrator as early as possible. The following month's agenda cannot be guaranteed.

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

APPLICATION FEES:

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

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

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

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

In order for you to be able to appear on the Board Agenda as per the above date, all application material must be submitted by 11:00am, Wednesday, January 06, 2021

Palma Accardi
 Planning Board Administrator
 Monday, December 14, 2020

COUNTY OF ATLANTIC	
CONSIDERATION	84,000.00
REALTY TRANSFER FEE	2,133.00
DATE	10/30/81 BY M. Bragg

This Indenture,

27th day of Oct.

in the year

of our Lord one thousand nine hundred and eighty-one (1981)

Between RAYMOND F. RANKIN and ALICE R. RANKIN, his wife, residing at

parties of the first part, and residing at

JAMES A. ROCCO, JR. and LYDIA ROCCO, his wife,
108 N. Washington Ave.
Margate, N.J. 08402

parties of the second part:

Witnesseth. That the said party of the first part, for and in consideration of

the sum of EIGHTY FOUR THOUSAND (\$84,000.00) DOLLARS

lawful money of the United States of America

well and truly paid by the said party of the second part to the said party of the first part, at and before the en-
sealing and delivery of these presents, the receipt whereof is hereby acknowledged,
have granted, bargained, sold, aliened, enfeoffed, released, conveyed
and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff,
release, convey and confirm, unto the said party of the second part, their
heirs and assigns, ALL THAT tract of land situate in the City of
Margate, County of Atlantic and State of New Jersey, hereinafter
particularly described:

BEGINNING at a point in the Westerly line of Washington Avenue, 150 feet Northwardly from the Northerly line of Winchester Avenue; and extending thence

- (1) Westwardly, parallel with Winchester Avenue, 125 feet; thence
- (2) Northwardly, parallel with Washington Avenue, 37½ feet; thence
- (3) Eastwardly, parallel with Winchester Avenue, 125 feet to the Westerly line of Washington Avenue; thence
- (4) Southwardly along same 37½ feet to the point and place of beginning.

BEING Lot #404 and the Southerly one half of Lot #406, Washington Avenue, plan of Lots of S. Atlantic City Land Co., made December 1913 by Ashmead and Hackney, C.E.

BEING Lot 404, Block 327 as shown on the Tax Map of City of Margate.

BEING the same lands and premises conveyed unto Raymond F. Rankin, et ux, by deed from Charles A. Costa, a single man, et al, dated September 15, 1977 and recorded in the Atlantic County Clerk's Office on September 16, 1977 in Deed Book 3161, page 200 &c.

Together with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging or in any wise appertaining and the reversion and reversions, remainder and remainders, rents, issues, and the profits thereof, and of every part and parcel thereof: And also, all the estate, right, title, interest, property, possession, claim, and demand whatsoever, both in law and equity, of the said party of the first part, of, in and to the said premises, with the appurtenances:

To have and to hold the said premises, with all and singular the appurtenances, unto the said party of the second part, their heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns forever.

AND the said parties of the first part, for themselves and their

heirs, executors and administrators DO by these presents covenant, grant and agree to and with the said party of the second part, their heirs and assigns, that they, the said parties of the first part, and

their heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended to be so, with the appurtenances unto the said party of the second part, their heirs and assigns, against them, the said parties of the first part, and their

heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, through or under them, the said parties of the first part

SHALL and WILL forever DEFEND.

WARRANT and

In Witness Whereof, the said parties of the first part to these presents have hereunto set their hands and seals dated the day and year first above written.

SIGNED, SEALED AND DELIVERED }
IN THE PRESENCE OF }

Raymond F. Rankin (SEAL)
RAYMOND F. RANKIN

Alice R. Rankin (SEAL)
ALICE R. RANKIN

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)
or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY }
COUNTY OF ATLANTIC } ss.

FOR RECORDER'S USE ONLY
Consideration \$ 84,000.00
Realty Transfer Fee \$ 84.00 PC
Date 10/30/81 By M. Bragg
*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, Raymond F. Rankin, being duly sworn according to law upon his/~~her~~ oath deposes and says that he/~~she~~ is the Grantor in a deed dated Oct 27, 1981 transferring real property identified as Block No. 327 Lot No. 404 located at 108 N. Washington Ave., Margate, Atlantic County, New Jersey and annexed hereto.

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 84,000.00

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c.49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

(4) PARTIAL EXEMPTION FROM FEE NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instruction #8)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

- a) SENIOR CITIZEN (See Instruction #8)
 - Grantor(s) 62 yrs. of age or over.*
 - One or two-family residential premises.
 - Owned and occupied by grantor(s) at time of sale.
 - No joint owners other than spouse or other qualified exempt owners.
- b) BLIND (See Instruction #8)
 - Grantor(s) legally blind.*
 - One or two-family residential premises.
 - Owned and occupied by grantor(s) at time of sale.
 - No joint owners other than spouse or other qualified exempt owners.
- c) DISABLED (See Instruction #8)
 - Grantor(s) permanently and totally disabled.*
 - One or two-family residential premises.
 - Receiving disability payments.
 - Owned and occupied by grantor(s) at time of sale.
 - Not gainfully employed.
 - No joint owners other than spouse or other qualified exempt owners.
- d) NEW CONSTRUCTION (See Instruction #8)
 - Entirely new improvement.
 - Not previously used for any purpose.
 - Not previously occupied.

*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

Deponent makes 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.

Subscribed and Sworn to before me this 27th day of Oct., 1981

Victoria S Costello

VICTORIA S. COSTELLO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 15, 1983

Raymond F Rankin
4910/38th Way South
Building "H" Apt 511
Mornings of Maximo
St. Petersburg, Florida
33711

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number 9105 County Atlantic
Deed Number 9105 Book 3640 Page 794
Deed Dated 10/27/81 Date Recorded 10/20/81

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE 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 - White copy to be retained by County.
DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation, pursuant to N.J.A.C. 19:16-6.12.
TRIPPLICATE - Pink copy is your file copy.

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICE

STATE OF NEW JERSEY }
COUNTY OF ATLANTIC } ss.

Be it Remembered, that on this 27th day of Oct.
in the year of our Lord one thousand nine hundred and eighty-one (1981)
before me, the undersigned authority,

personally appeared RAYMOND F. RANKIN and ALICE R. RANKIN, his wife,

who, I am satisfied are the grantors mentioned in the above deed or conveyance and acknowledged that they signed, sealed and delivered the same as their act and deed. The full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P. L. 1968, c. 49, Sec. 1(c), is \$ 84,000.00 . All of which is hereby certified.

Victoria S Costello

In compliance with statute I have presented an abstract of the within to all assessors of the taxing district therein mentioned.
Lori Mooney, Clerk

VICTORIA S. COSTELLO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 16, 1983

DEED-PLAIN WARRANTY CO. 91382-5
1500
W
1500

Deed

RAYMOND F. RANKIN, et ux
to

JAMES A. ROCCO, JR., et ux

B-327 1-404
Dated Oct. 27 19 81

Received in the Clerks
office of the County of Atlantic

on the 30th day of Oct.
A. D. 19 81 at 3:54 o'clock in
the PM noon, and recorded in Book

3640 of DEEDS
for said County, on page 798c
Lori Mooney - CLERK

Prepared by:
John Scott Abbott
JOHN SCOTT ABBOTT, ESQ.
522 Guarantee Trust Bldg.
Atlantic City, NJ 08401



OCT 30 PM 3:54
ATLANTIC COUNTY
CLERK'S OFFICE



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

RECEIVED

DEC 17 2020

NEWMAD PEROLLO DAVIS & GOLDSTEIN

James W. Manghan, CTA

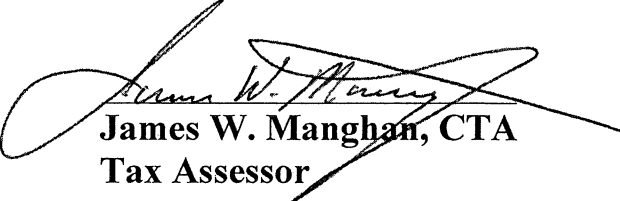
Jessica R. Witmer
N P D & G
4030 Ocean Heights Ave.
Egg Harbor Twp., NJ 08234

Block 227 Lot 316

Location: 18 N Washington Ave

Date: December 14, 2020

Your File No.: 11164-13


James W. Manghan, CTA
Tax Assessor

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

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
226 5	WASHINGTON AVE	1	9219 VENTNOR AVE LLC@ GALANOS MGT 9 N WASHINGTON AVE MARGATE, NJ 08402
226 6	5 N WASHINGTON AVE	4A	HOXHA, SHEILA 36 PARKWOOD LANE BASKING RIDGE, NJ 07920
226 7.01	7 N WASHINGTON AVE	4A	HOXHA, SHEILA 36 PARKWOOD LANE BASKING RIDGE, NJ 07920
226 7.02	WASHINGTON AVE	1	11 N WASHINGTON, LLC @ GALANOS MGT 9 N WASHINGTON AVE MARGATE, NJ 08402
226 8.01	9 N WASHINGTON AVE	4A	11 N WASHINGTON AVE LLC@GALANOS MGT 603 TILTON ROAD PLEASANTVILLE, NJ 08232
226 8.02	11 N WASHINGTON AVE 2412 SF	4A	11 N WASHINGTON AVE,LLC@GALANOS MGT 603 TILTON ROAD PLEASANTVILLE, NJ 08232
226 9	15 N WASHINGTON AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ 08402
226 13	23 N WASHINGTON AVE	2	SMITH, MARY LOUISE & SMITH, PAUL G 340 ROXBOROUGH AVENUE PHILADELPHIA, PA 19128
226 14 C0001	25 N WASHINGTON AVE	2	KALECK, BRIAN & ROBIN 237 MOORE ST PHILADELPHIA, PA 19148
226 14 C0002	25 N WASHINGTON AVE	2	OLDT, PAUL D & BROOKE 241 STACEY ROAD PENN VALLEY, PA 19072
226 14 C0003	25 N WASHINGTON AVE	2	POTHIER, M G & J M FRATAMICO- 1805 GLENWOLD DR PAOLI, PA 19301
226 16	9214 WINCHESTER AVE	2	MULLIGAN, ELIZABETH M 9214 WINCHESTER AVE MARGATE, NJ 08402
226 19.A	9208 WINCHESTER AVE	2	DOUNOULIS, KONSTANTINOS & EVANGELOS 9208 WINCHESTER AVE MARGATE, NJ 08402
226 23	24 N DECATUR AVE	2	CATANIA JR, JOSEPH & TERRY L 2298 CAMILA AVE ATCO, NJ 08004

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
226 24	22 N DECATUR AVE	2	D'ASCENZO, RICHARD & MARLENE 206 CANTERBURY DRIVE BROOMALL, PA 19008
226 26 C000A	18 N DECATUR AVE	2	PRESSMAN, MARK & MICHELLE 14 DIX LANE LAWRENCEVILLE, NJ 08648
226 26 C000B	18 N DECATUR AVE	2	JANKOWSKI, MEREDITH & MARCIN 11 SADDLEHORN DR CHERRY HILL, NJ 08003
226 27	16 N DECATUR AVE	2	JOHNSON, EILEEN B 304 E KELLY DRIVE GALLOWAY, NJ 08205
226 28 C000A	12 N DECATUR AVE	2	FRUSTILLO, VINCENT & MARYANNE 115 WELLINGTON DR MEDIA, PA 19063
226 28 C000B	12 N DECATUR AVE	2	SIMONS, ELLEN & ROBERT 1009 SPRINGSIDE WAY LANSDALE, PA 19446
226 30	4 N DECATUR AVE	2	VANA, AMIR & STACY 203 KRESSON RD VOORHEES, NJ 08043
226 83	9223-9219 VENTNOR AVE 8173SF	4A	9219 VENTNOR AVE LLC @ GALANOS MGT 9 N WASHINGTON AVE MARGATE, NJ 08402
227 85.01	21 N ADAMS AVE	2	SEGAL, MICHAEL J & CELIA A 12 HALLS DRIVE LANGHORNE, PA 19053
227 85.02	23 N ADAMS AVE	2	MAGILL, DONNA M 27 GABLEWING CIRCLE NEWTOWN, PA 18940
227 85.03	25 N ADAMS AVE	2	TUCKER, FRANK A 6 CHESHIRE CT HOLLAND, PA 18966
227 86	9319 VENTNOR AVE 3204SF	4A	LINDSEY, W & J E & JEWITT, M 433 N UNION AVE MARGATE, NJ 08402
227 89	9316 WINCHESTER AVE	2	WEAVER STEPHEN 9316 WINCHESTER AVE. MARGATE, NJ 08402
227 90	9315 VENTNOR AVE	4A	JSL ASSOCIATES, LLC 143 JEREMY LANE MANAHAWKIN, NJ 08050

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
227 92	9313 VENTNOR AVE 2175 SF	4A	HARTMAN VENTURES LLC 110 S MANSFIELD AVE MARGATE, NJ	08402
227 93	9310 WINCHESTER AVE	2	FARRELL TRUST,L J,BENCKERT TRUSTEE, 9310 WINCHESTER AVE MARGATE, NJ	08402
227 94	9309-11 VENTNOR AVE 3966 SF	4A	THE FELDMAN GROUP, LLC 700 N MAIN STREET PLEASANTVILLE, NJ	08232
227 95.01	28A N WASHINGTON AVE	2	VICTOR, GERALD & EILEEN 1443 AUTUMN ROAD RYDAL, PA	19046
227 95.02	26A N WASHINGTON AVE	2	SCIPIONE, FRANK & CONNIE R 530 S 2ND ST #628 PHILADELPHIA, PA	19147
227 95.03	24A N WASHINGTON AVE	2	ALBERT, LAWRENCE & ELLEN S 454 ROCKLAND ROAD MERION, PA	19066.1363
227 95.04	22A N WASHINGTON AVE	2	FOX JR, RICHARD A & STACEY D 27 WINDSWEPT WAY CAMP HILL, PA	17011
227 95.05	20A N WASHINGTON AVE	2	BLUM, MARK & PATRICIA 20A N WASHINGTON AVE MARGATE, NJ	08402
227 95.06	28B N WASHINGTON AVE	2	FUNARI SR, NICHOLAS & MARIA 28 VANESSA CT CHERRY HILL, NJ	08003
227 95.07	26B N WASHINGTON AVE	2	OTT, DIANE 26 B N WASHINGTON AVE MARGATE, NJ	08402
227 95.08	24B N WASHINGTON AVE	2	SUTOW, JESSE E & COOPER, JENNA A 2111 SAINT ALBANS ST PHILADELPHIA, PA	19146.1224
227 95.09	22B N WASHINGTON AVE	2	KANE, ANDREW H & TINA M 1110 WILDERNESS TRAIL DOWNTOWN, PA	19335
227 95.10	20B N WASHINGTON AVE	2	DEIN, BRIAN T & KELLY A 5 EUROPEANA CIRCLE CAMPBELL, PA	17011
227 98	9307 VENTNOR AVE 1056SF	4A	AVERSA JR BAKERY LLC, RALPH F 3 ELIZABETH CT SEWELL, NJ	08080

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
227 100	9305 VENTNOR AVE 4214SF	4A	JSS, LLC 700 N MAIN STREET PLEASANTVILLE, NJ	08232
227 104	9301-03 VENTNOR AVE 12210SF	4A	HOWARD SALES, CVS 853-01 ACCT DEPT ONE CVS DRIVE WOONSOCKET, RI	02895
227 301	5 N ADAMS AVE	2	BATTAGLINI, GINA PO BOX 745 TURNERSVILLE, NJ	08012
227 303 C000A	7 N ADAMS AVE	2	SEGAL, LAUREN & MARC 1739 LOCUST DR YARDLEY, PA	19067
227 303 C000B	7 N ADAMS AVE	2	ROSEN, SCOT JASON & JODI 2547 WHITEHORSE-MERCERVIL HAMILTON, NJ	08619
227 307 C0001	9 N ADAMS AVE	2	LEVIN, PHYLLIS 3238 RIDING COURT CHALFONT, PA	18914
227 307 C0002	9 N ADAMS AVE	2	GENDELMAN TRUST, DORIS G & MARK 33 HUXLEY CIRCLE MARLTON, NJ	08053
227 307 C0003	9 N ADAMS AVE	2	RAIVETZ, MARK J & SHARON 2001 HAMILTON ST #2306 PHILADELPHIA, PA	19130
227 307 C0004	9 N ADAMS AVE	2	TOSKEY, JOHN J & ELIZABETH J 210 STAR DRIVE GILBERTSVILLE, PA	19525
227 313 C000A	17 N ADAMS AVE	2	ALTEN, STEVEN B & HOLLY 4119 DANA LANE LAFAYETTE HILL, PA	19444
227 313 C000B	17 N ADAMS AVE	2	PERLIN, ROBIN & KIMM 224 ELLIS ROAD HAVERTOWN, PA	19083
227 316	18 N WASHINGTON AVE	2	ROCCO JR, JAMES A & LYDIA A 320 NO. ARTHUR DRIVE BEVERLY, NJ	08010
227 317 C000A	19 N ADAMS AVE	2	GORDON, KEITH S & JENNIFEER E 3 ANDREW WYETH WAY MARLTON, NJ	08053
227 317 C000B	19 N ADAMS AVE	2	ZLOTNIKOFF, LISA & MARC 1105 CLEAVER RD LOWER GWYNEDD, PA	19002

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
228 81.01	26 N ADAMS AVE	2	COOPERMAN, HARRY & NANETTE 405 SPRING GARDEN LANE WEST CONSHOHOCKEN, PA 19428
228 81.02	28 N ADAMS AVE	2	VIOLA, ROBERT & FRADET-WEINTRAUB, J 300 W ELM ST #2434 CONSHOHOCKEN, PA 19428
228 81.03	30 N ADAMS AVE	2	GELFAND, STEVEN M & SUSAN M 31 FAIRWAY DRIVE WARMINSTER, PA 18974
228 304 C0001	10 N ADAMS AVE	2	MILLAR, PATRICIA 10 N ADAMS AVE #1 MARGATE, NJ 08402
228 304 C0002	10 N ADAMS AVE	2	TYMAN, ROSLIND FELDMAN 10 N ADAMS AVE #2 MARGATE, NJ 08402
228 304 C0003	10 N ADAMS AVE	2	WILKINSON, MICHAEL A 101 RT 130 SOUTH #400 CINNAMINSON, NJ 08077
228 308	12 N ADAMS AVE	2	ERVIN JR, JAMES F & MONIQUE D 728 MOHAWK ST BLACKWOOD, NJ 08012
228 310	14 N ADAMS AVE	2	SILVER, STEVEN & BARBARA @JESS DIST 525 SPRING GARDEN ST PHILADELPHIA, PA 19123
228 312.01 C000A	16 N ADAMS AVE	2	GREENSPON, LEE & ROBIN L K 940 CLYDE LANE PHILADELPHIA, PA 19128
228 312.01 C000B	16 N ADAMS AVE	2	LYONS, NANCY L & JOHN W 5865 PIDCOCK CREEK NEW HOPE, PA 18938
228 312.02	18 N ADAMS AVE	2	NIKO & RESI LLC 843 CANVASBACK DR MULLICA HILL, NJ 08062
327 86.02	9317 WINCHESTER AVE 86	2	METTER, STAN & NANCY 522 EDGEWOOD DRIVE LAFAYETTE HILL, PA 19444
327 92 C0100	9309 WINCHESTER AVE	2	CIMA, ROCCO & SANDRA 2945 SOUTH 17TH STREET PHILADELPHIA, PA 19145
327 92 C0200	9309 WINCHESTER AVE	2	EDWARDS, TERI ELIZABETH 7938 E CRESTWOOD WAY SCOTTSDALE, AZ 85250

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
327 96	9307 WINCHESTER AVE	2	WITKOWSKI, STEVE 79 ROCKLAND ROAD EWING, NJ	08638
327 100 C000A	9305 WINCHESTER AVE	2	PINCUS, MATTEW & GAIL 627 WESTBOURNE WEST CHESTER, PA	19382
327 100 C000B	9305 WINCHESTER AVE	2	NOVAK, JEFFREY & MARYANN 4750 LEAGUE ISLAND BLVD PHILADELPHIA, PA	19112
327 102 C0001	100 N WASHINGTON AVE	2	SHANLEY, JOHN & RACHEL 788 HICKORY LANE BERWYN, PA	19312
327 102 C0002	102 N WASHINGTON AVE	2	BRAJER, JASON & LINDA 601 CORNERSTONE LN BRYN MAWR, PA	19010
327 102 C0003	102A N WASHINGTON AVE	2	JAFFEE, LARRY M & MONA J 104 VEMEER DR LANGHORNE, PA	19053

UTILITIES TO BE NOTIFIED WITH TAXLIST

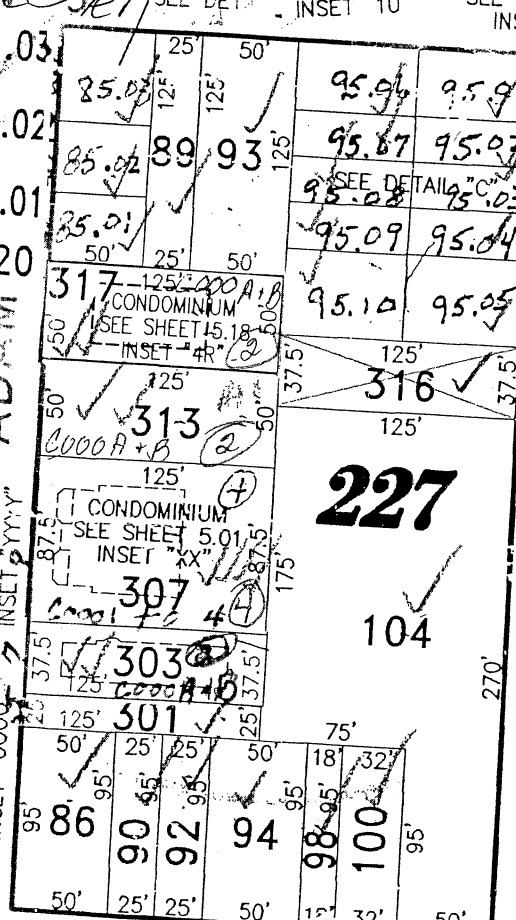
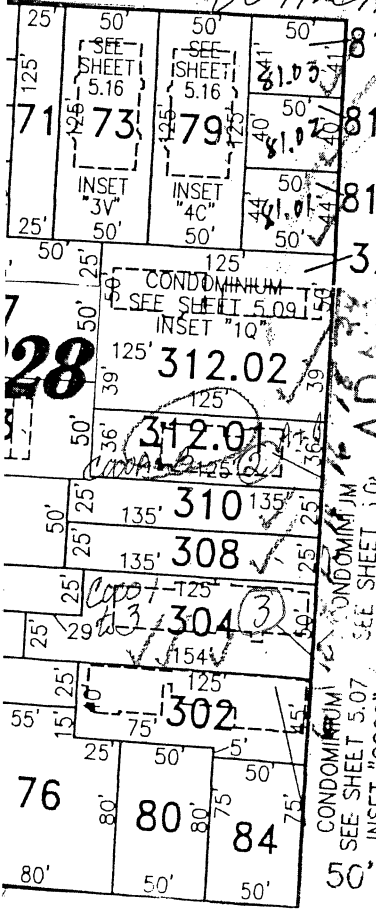
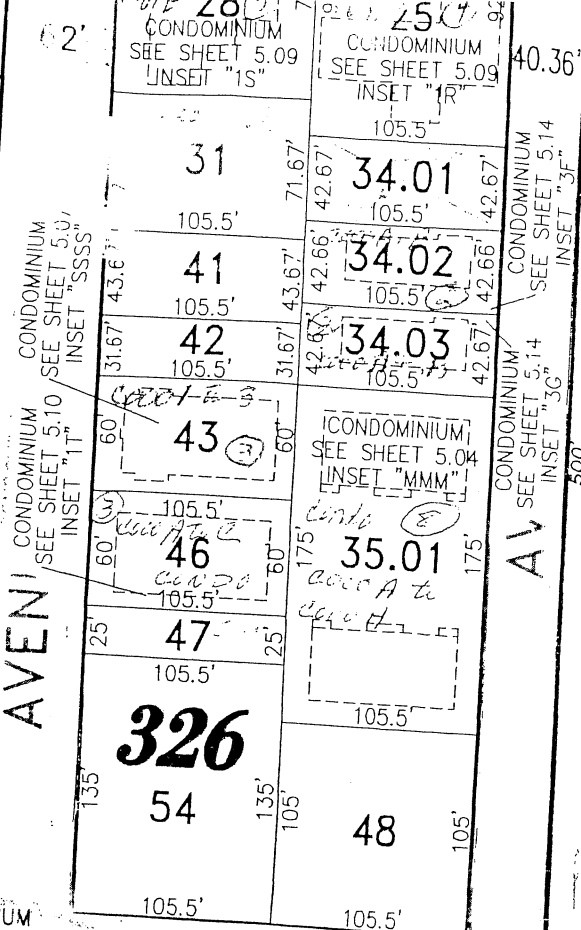
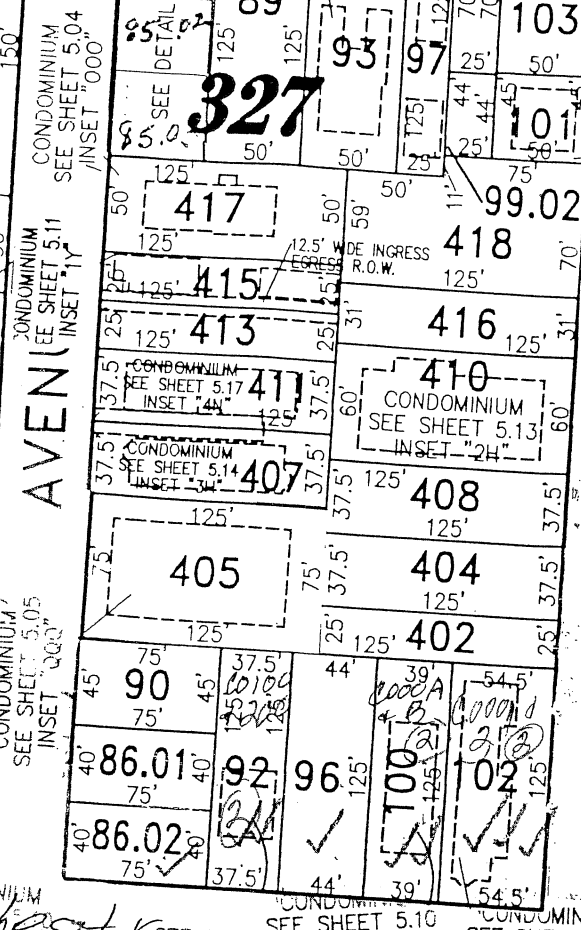
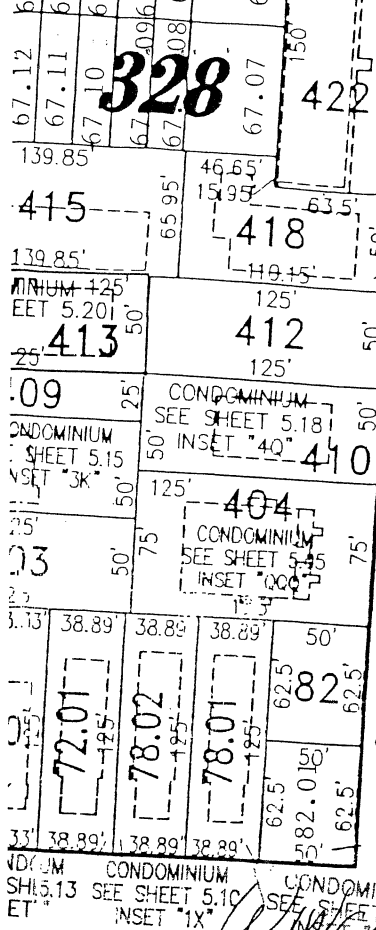
ATLANTIC CITY ELECTRIC
5100 HARDING HIGHWAY, SUITE 399
MAYS LANDING, NJ 08330

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

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

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

ITEMS PRINTED.....80



AVENUE
AVE
MORN

VENTNOR

(COUNTY ROUTE



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

Date: 12/11/20

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for 4th Qtr 2020

And the WATER & SEWER for 2020

Are paid on property located 18 N Washington Ave

Assessed to James & Lydia Rocco, Jr.

And designated as
BLOCK 227, LOT 316; Tax Map of Margate City, N.J.

Tara J Mazza, CTC
Tax Collector

Per LH

RECEIVED
DEC 14 2020
NEHMAD PERILLO DAVIS & GOLDSTEIN