

January 29, 2021

VIA HAND DELIVERY

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

RE: Application of Matzi and Carole Ben-Maimon
111 South Mansfield Avenue
Block 13, Lot 6
Margate, New Jersey
Our File No.: 12540-1

Dear Ms. Accardi:

Please be advised that I represent Matzi and Carole Ben-Maimon who are the Applicants to the City of Margate Planning Board for the development of a new flood-compliant single-family home at the above-referenced address within the S-30 zoning district.

The existing site is a buildable lot of record, the dimensions of which are 57.57' x 70' for a total area of 4,030 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 single-family home 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 Terri J. Cummings, AIA, dated January 22, 2021, consisting of seven (7) sheets;

3. (18) – copies of the Survey prepared by James R. Boney, Land Surveyor, dated August 28, 2017;
4. (18) – completed Staff Committee Applications and City of Margate Staff Committee Action Report;
5. (1) – Deed dated September 6, 2017, and recorded in the Atlantic County Clerk's Office on September 21, 2017 in Deed Book 14308, Page 1555; and
6. (1) – 200' Property Owners' List (to be provided under separate cover); and
7. (1) – Original certification of paid water, sewer and taxes (to be provided under separate cover).

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: Matzi and Carole Ben-Maimon

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** January 29, 2021

2. **Zoning District:**

S-60	Single Family Residential	MF	Multi-Family Residential
S-50	Single Family Residential	CBD	Central Business District
S-40	<input type="checkbox"/> Single Family Residential	C-1	Commercial
S-30	<input checked="" type="checkbox"/> 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) 111 South Mansfield Avenue
Block Number 13 Lot No(s) 6
Total Area (in square feet) 4,030 SF
Frontage: 70 FT
Depth: 57.57 FT

4. **Information about the Applicant:**

Full name(s) Matzi & Carole Ben-Maimon

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

Local Residence Address 111 South Mansfield Avenue, Margate, NJ Zip 08402

Other Residence Address 359 Brookway Road, Merion Station, PA Zip 19066

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 _____

By other interest in law (describe):
 Applicants are the members of JTS Associates LLC
 which has owned the property since 9-21-17.
 See enclosed deed.

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

Name(s) JTS Associates LLC
 Address Same as Applicants
 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 Terri J. Cummings, AIA Phone 609-927-7094
 Address 102 Arbor Court West, Linwood, New Jersey 08221
 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)

<p>10. If Site Plan Action is Required:</p> <p>-What is the present use of the site and building(s)?</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>-How will this be changed?</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>11. If Subdivision Action is Required:</p> <p>-After conferring with the City Tax Assessor, provide lot numbers of new lot(s), dimensions, and area of each: (use extra pages, if necessary)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: left;">Lot No(s)</td> <td style="text-align: left;">Dimension(s)</td> <td style="text-align: left;">Area(s)</td> </tr> <tr> <td>N/A</td> <td style="text-align: center;">x</td> <td style="text-align: right;">S.F.</td> </tr> <tr> <td>_____</td> <td style="text-align: center;">x</td> <td style="text-align: right;">S.F.</td> </tr> <tr> <td>_____</td> <td style="text-align: center;">x</td> <td style="text-align: right;">S.F.</td> </tr> </table> <p>-Purpose of the Subdivision</p> <p><input type="checkbox"/> To sell lot(s)</p> <p><input type="checkbox"/> To build and sell homes (or other buildings)</p> <p><input type="checkbox"/> Other (please explain): _____</p>	Lot No(s)	Dimension(s)	Area(s)	N/A	x	S.F.	_____	x	S.F.	_____	x	S.F.
Lot No(s)	Dimension(s)	Area(s)											
N/A	x	S.F.											
_____	x	S.F.											
_____	x	S.F.											

12. If Variances are Required:

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

-Current use of lot(s) and building(s): The property consists of a 4,030 SF lot with a non-flood compliant house which is currently being demolished.

-Proposed use: construction of a 2.5 story single family home

-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	22'	N/A	20'
Right Side Yard	12'	N/A	10'
Right Side Deck	12'	N/A	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

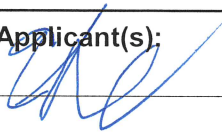
15. Space for Narrative: In this space you must provide a general narrative description of what is being proposed, as well as any information not otherwise set forth above which may be relevant to the application, including justifications, clarifications and extenuating circumstances. FAILURE TO PROPERLY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

The applicants propose the development of a new flood-complaint two and a half story single-family home at the above-referenced address within the S-30 zoning district. The proposed structure will include 4 parking spaces and requires a variance for the side yard setbacks.

The existing site is a buildable lot of record, the dimensions of which are 70' by 57.57' for a total area of 4,030 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.

16. Signature of Applicant(s):



Date January 29, 2021

Date _____

17. This space for Board Administrator:

-Staff Committee action took place
12/15/2020 and case assigned to
the Planning Board for 2/25/21 or

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

By: Palma Accardi

18. Notarized Statement by Applicant:

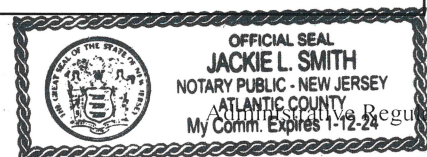
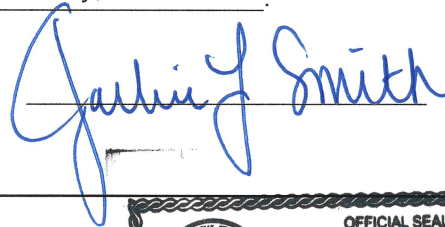
State of New Jersey } ss.

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 29th
day of January, 2021



Corporate Disclosure Form

JTS ASSOCIATES, LLC
(Corporation Name)

IN THE MATTER OF THE: MARGATE CITY PLANNING BOARD

APPLICATION OF MATZI & CAROL BEN-MAIMON
(print applicant name)

Property Location

Block (13) Lot (6)
[Empty lines for address details]

ERIC S. GOLDSTEIN, ESQUIRE, of full age, hereby certified the following factual information:
(print applicant name)

- 1. I am authorized to file this Certification on behalf of JTS ASSOCIATES, LLC the owner of the property, which is the subject of this application.
2. JTS ASSOCIATES, LLC is a LIMITED LIABILITY COMPANY corporation organized pursuant to the laws of the State of PENNSYLVANIA.
3. The names and addressed of all persons having a 10% or greater ownership Interest in JTS ASSOCIATES, LLC are as follows:
a. MATZI BEN-MAIMON
b. CAROL BEN-MAIMON
c.
4. There are no other persons or entities having a 10% or greater interest in JTS ASSOCIATES, LLC.

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

[Handwritten signature]
(signature)

ERIC S. GOLDSTEIN ATTORNEY FOR COMPANY
(print name) (title)

Dated: (1-29-2021)

LAND USE

Variance Application Checklist

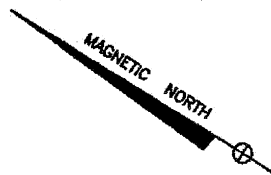
VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	<p>Submit the following documents with the Standard Development Application:</p> <p>a. Copy of an area map showing all lots within 200 feet of the property.</p> <p>b. List of names, addresses, lot and block numbers, as they appear on the 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.</p> <p>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.</p> <p>d. Copies of subdivision, site plan or conditional use applications when applicable.</p> <p>e. Certification that taxes are paid.</p>	 XX XX N/A XX	 XX
2.	<p>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.</p>		XX
3.	<p>A statement containing the following information:</p> <p>a. Date of acquisition of property and from whom.</p> <p>b. The number of dwelling units in existing building(s).</p> <p>c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s).</p> <p>d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.</p>	 XX 1 NO NO	
4.	<p>Ten (10) folded copies of a plot plan, map or survey.</p>		
	<p>Checklist prepared by: <u>ERIC S. GOLDSTEIN, ESQ.</u></p> <p>Checklist reviewed by City: _____</p> <p>Application found complete on: _____</p> <p>Application found incomplete on: _____</p>	<p>Date: <u>1/29/2021</u></p> <p>_____</p> <p>Date: _____</p> <p>_____</p>	

NOTES:
 1. BEING COMMONLY KNOWN AS LOT6 BLOCK 13 ON THE CURRENT OFFICIAL TAX MAP OF THE CITY OF MARGATGE

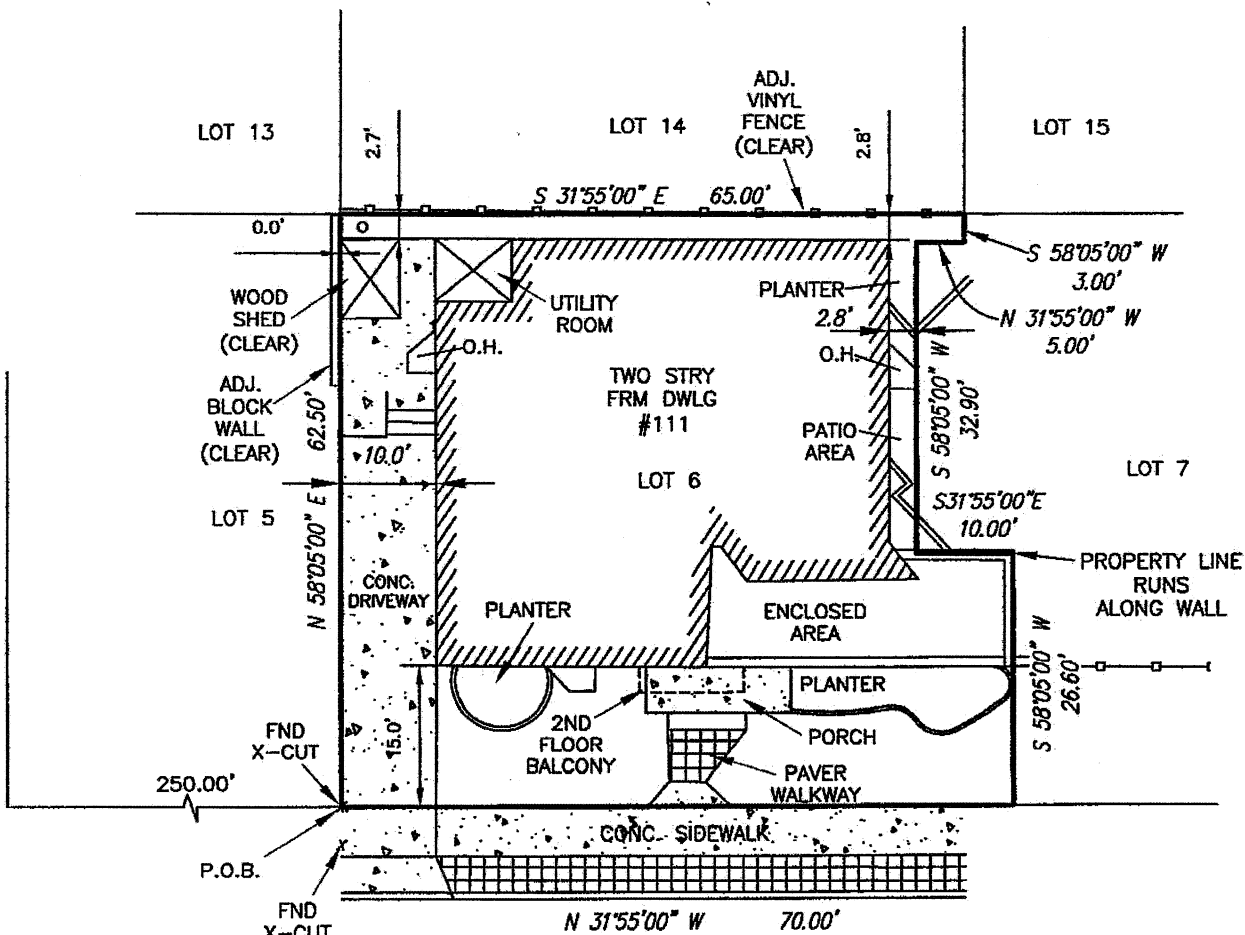
2. STREET ADDRESS: 111 S. MANSFIELD AVENUE

3. DEED REFERENCES:

- DB 2407 PAGE 318
- DB 2355 PAGE 233
- DB 2517 PAGE 194
- DB 2517 PAGE 199



ATLANTIC (100' WIDE) AVENUE



S. MANSFIELD (50' WIDE) AVENUE

TO:

MATZI BEN-MAIMON AND CAROLE BEN-MAIMON
 TRIDENT LAND TRANSFER (NJ) COMPANY LLC

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED AND PREPARED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW JERSEY.
 I FURTHER CERTIFY TO ITS ACCURACY EXCEPT FOR ANY EASEMENTS OR STRUCTURES NOT VISIBLE ON THE SURFACE.

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

SURVEY OF:

BLOCK 13 LOT 6

CITY OF MARGATE ATLANTIC COUNTY NEW JERSEY

JAMES R. BONEY

PROFESSIONAL LAND SURVEYOR
 NJ LICENSE No. 31264

13 STONE MILL CT, E.H.T., NJ 08234 Ph: 609-788-8013

DATE: 8-28-17

SCALE: 1"= 20'

DRN.BY: MJE

PROJ. 17-1302

REVISIONS:



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

Block 13	Lot 6	Applicant Name Matzi Ben Maimon
District S-30	Address of Subject Application 111 South Mansfield Avenue	

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

Your submittal was considered at the Staff Committee meeting of Tuesday, December 15, 2020

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

Staff committee reviewed the application and ZO has seen the plans previously. Crub cut is not dimensioned and appears wider than 18 feet. Third floor appears to not be within the roof of the second floor and an eave height variance may be required.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, January 28, 2021

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

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

Address comments above.

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 Admistrative 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
Tuesday, December 15, 2020

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 2, 2020

2. Submitted by – Name: Matzi Ben Maimon Phone No.: _____

Address: 359 Brookway Road, Merion Station, PA

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 Perillo Davis & Goldstein, PC, 4030 Ocean Heights Ave., Egg Harbor Twp., NJ 08234

Email Address: egoldstein@npdlaw.com

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

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

Name: _____ Phone No.: _____

Address: _____

6. Proposed Action is Located as Follows: Street Address: <u>111 South Mansfield Avenue</u> Block: <u>13</u> Lot(s): <u>6</u> Zoning District: <u>R-30</u>
--

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

The subject property is in the process of being demolished.

8. Answer the following as to:	Existing Condition	Proposed Condition
a. Size and dimension of lot	4030 SF	4030 SF
b. Size, dimensions of buildings	N/A	1400 SF
c. Height of bldgs. (feet)	N/A	29'-10"
d. Height of bldgs. (stories)	N/A	2.5
e. % of coverage on land	N/A	34.7%
f. Front yard setback	N/A	15'-0 (Building)
g. Rear yard setback	N/A	12'-6"
h. Side yard setbacks	N/A	20'-0"

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

(THIS SECTION MUST BE COMPLETED)

The applicant is in the process of demolishing the existing older home and proposes to construct a 2.5 story single family home. The proposed structure will include 2 off-street parking spaces and requires a variance for the side yard setback (right side yard and right side deck).

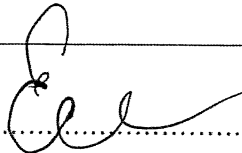
10. Although the Staff Committee will determine the correct legal steps, what are the actions requested. (check more than one, if applicable):

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

11. Which variances are needed, if any?

Side yard setback (right side yard & right side deck)

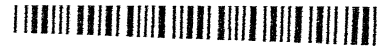
12. IF THERE HAS BEEN ANY PREVIOUS STAFF COMMITTEE OR FORMAL BOARD APPLICATION AND/OR ACTION ON THIS PROPOSAL PROPERTY, PLEASE ATTACH RELEVANT DOCUMENTS, AND PROVIDE INFORMATION HERE: N/A



Signature of Submitting Party

Eric S. Goldstein, Esquire

Print or Type Name



ATLANTIC COUNTY, NJ
 EDWARD P. McGETTIGAN, COUNTY CLERK
 RCPT # 1346382 RECD BY Yvette
 REC FEE \$90.00 COH \$1,405,000.00
 RTF \$28,525.50
 RECD 09/21/2017 12:34:30 PM
 INST # 2017052599 VOL 14308



Atlantic County
 Document Summary Sheet

ATLANTIC COUNTY CLERK 5901 MAIN ST MAYS LANDING, NJ 08330	Return Name and Address J # CHARGE, RECORD RETURN TRIDENT LAND TRANSFER CO. NJ 3 EXECUTIVE CAMPUS SUITE 100 CHERRY HILL, NJ 08002
---	---

Official Use Only

Submitting Company		TRIDENT LAND TRANSFER			
Document Date (mm/dd/yyyy)		09/06/2017			
Document Type		DEED			
No. of Pages of the Original Signed Document (Including the cover sheet)		6			
Consideration Amount (If applicable)		\$1,405,000.00			
First Party <i>(Grantor or Mortgagor or Assignor)</i> <i>(Enter up to five names)</i>	Name(s) <i>(Last Name, First Name Middle Initial, Suffix)</i> <i>(or Company Name as written)</i>	Address (Optional)			
	BRUCE MILSTEIN JANIS MILSTEIN HUSBAND WIFE				
Second Party <i>(Grantee or Mortgagee or Assignee)</i> <i>(Enter up to five names)</i>	Name(s) <i>(Last Name, First Name Middle Initial, Suffix)</i> <i>(or Company Name as written)</i>	Address (Optional)			
	JTS ASSOCIATES LLC	359 BROOKWALL ROAD MERION STATION PA 19066			
Parcel Information <i>(Enter up to three entries)</i>	Municipality	Block	Lot	Qualifier	Property Address
	Margate <input checked="" type="checkbox"/>	13	6		111 s MANSFILED AVE
Reference Information <i>(Enter up to three entries)</i>	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date

DO NOT REMOVE THIS PAGE

DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF ATLANTIC COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

Prepared By:

Andrew L. Miller
Attorney at Law, State of New Jersey

NJ-Deed-Individual (Bargain and Sale, Covenant as to Grantor's Acts)

DEED

This Deed is made on September 6, 2017 *Delivered on September 12, 2017*
BETWEEN

Bruce Milstein and Janis Milstein, husband and wife

Whose address is 710 Periwinkle Lane, Wynnewood, PA 19096 referred to as Grantor,

AND

JTS Associates LLC

Whose post office address is 359 Brookwall ^{Road} ~~Drive~~, Merion Station, PA 19066 referred to as Grantee

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of One Million Four Hundred Five Thousand and 00/100 (\$1,405,000.00) Dollars
The Grantor acknowledges receipt of this money.

Tax map reference. (N.J.S.A. 46:15-1.1) Municipality of Margate City (Atlantic)
Block No: 13 Lot No. 6 Account No.

Property. The property consists of land and all buildings and structures on the land in the county of Atlantic and State of New Jersey. The legal description is:

See Attached Exhibit A
111 S. Mansfield Avenue, Margate City, NJ 08402

The street address of the Property is:

111 S. Mansfield Avenue,
Margate City, NJ 08402

EXHIBIT "A"

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

BEGINNING at a found cross-cut at a point in the Northeasterly line of S. Mansfield Avenue (50 feet wide) said point being 250.00 feet Southeast of the Southeasterly line of Atlantic Avenue (100 feet wide) and extends; thence


1. North 58 degrees 05 minutes 00 seconds East, along the division line between Lots 5 and 6, Block 13, a distance of 62.50 feet to a point in the division line between Lots 14 and 6, Block 13 as it appears on the Tax Map of the City of Margate; thence
2. South 31 degrees 55 minutes 00 seconds East, along said division line, a distance of 65.00 feet to a point; thence
3. South 58 degrees 05 minutes 00 seconds West, a distance of 3.00 feet to a point; thence
4. North 31 degrees 55 minutes 00 seconds West, a distance of 5.00 feet to a point; thence
5. South 58 degrees 05 minutes 00 seconds West, a distance of 32.90 feet to a point; thence
6. South 31 degrees 55 minutes 00 seconds East, along said division line, a distance of 10.00 feet to a point; thence
7. South 58 degrees 05 minutes 00 seconds West, along said division line, a distance of 26.60 feet to a point in the said line of Mansfield Avenue; thence
8. North 31 degrees 55 minutes 00 seconds West, along said line of S. Mansfield Avenue, a distance of 70.00 feet to the point and place of beginning.

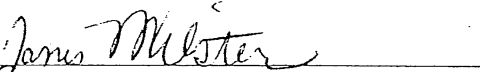
THE ABOVE DESCRIBED tract or parcel of land and premises being described according to a Survey made by James R. Boney Professional Land Surveyor, dated August 28, 2017.

TAX NOTE: Being known as Block 13, Lot 6 on the official tax map (For informational purposes only).

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A.46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.


By: 
Bruce Milstein

By: 
Janis Milstein

STATE OF Pa
COUNTY OF Montgomery

I CERTIFY that on 9/16 /2017, Bruce Milstein and Janis Milstein, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and,
- (c) made this Deed for \$1,405,000.00 as the full and actual consideration to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)


Notary Public

RECORD AND RETURN TO:

J # 17NA00819
CHARGE, RECORD RETURN
TRIDENT LAND TRANSFER CO. NJ
3 EXECUTIVE CAMPUS
SUITE 100
CHERRY HILL, NJ 08002

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Karen M. Mayeres, Notary Public
Lower Merion Twp, Montgomery County
My commission expires November 18, 2020
KAREN M. MAYERES



State of New Jersey
NONRESIDENT SELLER'S TAX DECLARATION

GIT/REP-1
 (12-15)

(Please Print or Type)

SELLER(S) INFORMATION

Name(s)

Bruce Milstein and Janis Milstein

Street Address:

710 Periwinkle Lane

City, Town, Post Office

Wynnewood

State

PA

Zip Code

19096

PROPERTY INFORMATION

Block(s)

13,

Lot(s)

6 /

Qualifier

Street Address:

111 South Mansfield Avenue

City, Town, Post Office

Margate

State

NJ

Zip Code

08402

Seller's Percentage of Ownership

100

Total Consideration

\$1,405,000.00

Owner's Share of Consideration

\$1,405,000.00

Closing Date

September 12, 2017

SELLER(S) DECLARATION

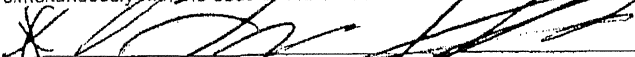
The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the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

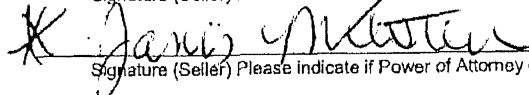
9-6-2017

Date

9-6-2017

Date

* 
 Signature (Seller) Please indicate if Power of Attorney or Attorney In Fact

* 
 Signature (Seller) Please indicate if Power of Attorney or Attorney In Fact

(Please cut along dotted line)

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

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

COUNTY Atlantic }SS. County Municipal Code 01116

MUNICIPALITY OF PROPERTY LOCATION City Margate

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

Deponent, Matzi Ben Maimon being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantee in a deed dated 9/12/17 transferring real property identified as Block number 13 Lot number 6 located at 111 South Mansfield Avenue, Margate and annexed thereto.

(Street Address, Town)

XXX-XX-X 513
Last three digits in grantee's Social Security Number according to law upon his/her oath,

(2) CONSIDERATION \$ 1,405,000.00 (See instructions #1, #5, and #11 on reverse side)

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

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

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

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

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

- Property class. Circle applicable class or classes: 1 3B 4B 4C 15
- Property classes: 1-Vacant Land; 3B- Farm property (Qualified); 4B- Industrial properties; 4C- Apartments; 15: Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)
- Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
- Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4.

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

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

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

Property Class _____	\$ _____	+	_____	% = \$ _____
Property Class _____	\$ _____	+	_____	% = \$ _____
Property Class _____	\$ _____	+	_____	% = \$ _____
Property Class _____	\$ _____	+	_____	% = \$ _____

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

Total Assessed Valuation ÷ Director's Ratio = Equalized Value
\$ _____ ÷ _____ % = \$ _____

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

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

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

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

Subscribed and sworn to before me this 12 day of Sept 2017

[Handwritten signature]

[Handwritten signature]
Signature of Deponent
359 Brookway Rd
Deponent Address
Merion Station

JTS Associates LLC
Grantee Name
359 Brookway Drive, Merion Station, PA 19066
Grantee Address at Time of Sale
Trident Land Transfer Company (NJ) LLC
Name/Company of Settlement Officer

County recording officers: forward one copy of each RTF-1EE to:

Jennifer J. Brown
Notary Public of New Jersey
My Commission Expires July 7, 2020
STATE OF NJ - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY	
Instrument Number _____	County _____
Deed Number _____	Book _____ Page _____
Deed Dated _____	Date Recorded _____

The Director, Division of Taxation, Department of the Treasury has prescribed this form, as required by law. It may not be altered or amended without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit or any other relevant forms, visit www.state.nj.us/treasury/taxation/lpt/localtax.shtml.