

February 2, 2021

VIA HAND DELIVERY

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

RE: Application of Mark Chase
117 N. Mansfield Avenue
Block 313.01, Lot 6
Margate, New Jersey
Our File No.: 12555/1

Dear Ms. Accardi:

Please be advised that I represent Mark Chase who is the Applicant to the City of Margate Planning Board for the porch addition to the 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 61.5' by 80' for a total area of 4,920 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 porch addition will in all respects be a marked improvement over the existing structure.

Of particular importance is the overall general compliance of the structure - - the lot area and front yard landscape exceed the requirements.

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 John Obelenus, Architect, dated January 25, 2021, consisting of two (2) sheets;
3. (18) – copies of the Survey prepared by Paul M. Koelling, Land Surveyor, dated November 12, 2020;

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

5. (1) – Deed dated October 15, 2020, and recorded in the Atlantic County Clerk's Office on October 28, 2020 in Deed Book 14881, Page 1222; 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: Mark Chase

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** February 2, 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) 117 N. Mansfield Avenue
Block Number 313.01 Lot No(s) 6
Total Area (in square feet) 4,920
Frontage: 61.5'
Depth: 80'

4. **Information about the Applicant:**

Full name(s) Mark Chase
If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

Local Residence Address 117 North Mansfield 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 _____

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)
_____	_____ 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 current property is a single-family home on 4,920 SF with 4 existing non-conforming conditions.

-Proposed use: The applicants propose to construct a porch addition to the 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
Total Lot Landscape	35%	21.1%	20.1%
Building Coverage	1,495.6SF	2,388SF	2,388 SF (existing non-conforming)
Front Yard Setback:Building	18.2'	18.0'	18.0' (existing non-conforming)
Side Yard Setback: Building	22.75' Aggregate	3'2.6'	3'2.6' (existing non-conforming)
Rear Yard Setback	16.0'	3.25'	3.25' (existing non-conforming)

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 applicant proposes to construct a porch addition to the single family home at the above-referenced address within the S-30 zoning district.

A variance is requested with regard to the pre-existing non-conforming conditions of the building coverage, front yard setback to the building, side yard setback to the building, and the rear yard setback. A variance is also requested for the minimum total lot landscape.

The Applicant submits 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 February 2, 2021

Date _____

17. This space for Board Administrator:

-Staff Committee action took place
12/14/2020 and case assigned to
the Planning Board for 2/25/21 or

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

By: Palma Accardi

18. Notarized Statement by Applicant:

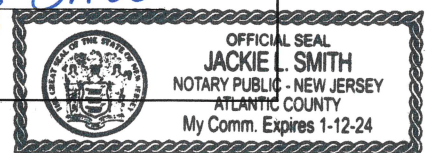
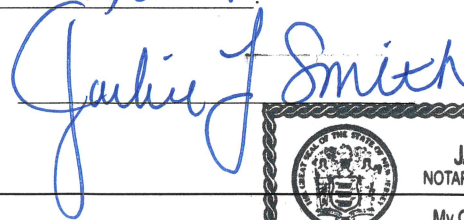
State of New Jersey } ss.

County of Atlantic }

Eric S. Goldstein, being duly

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

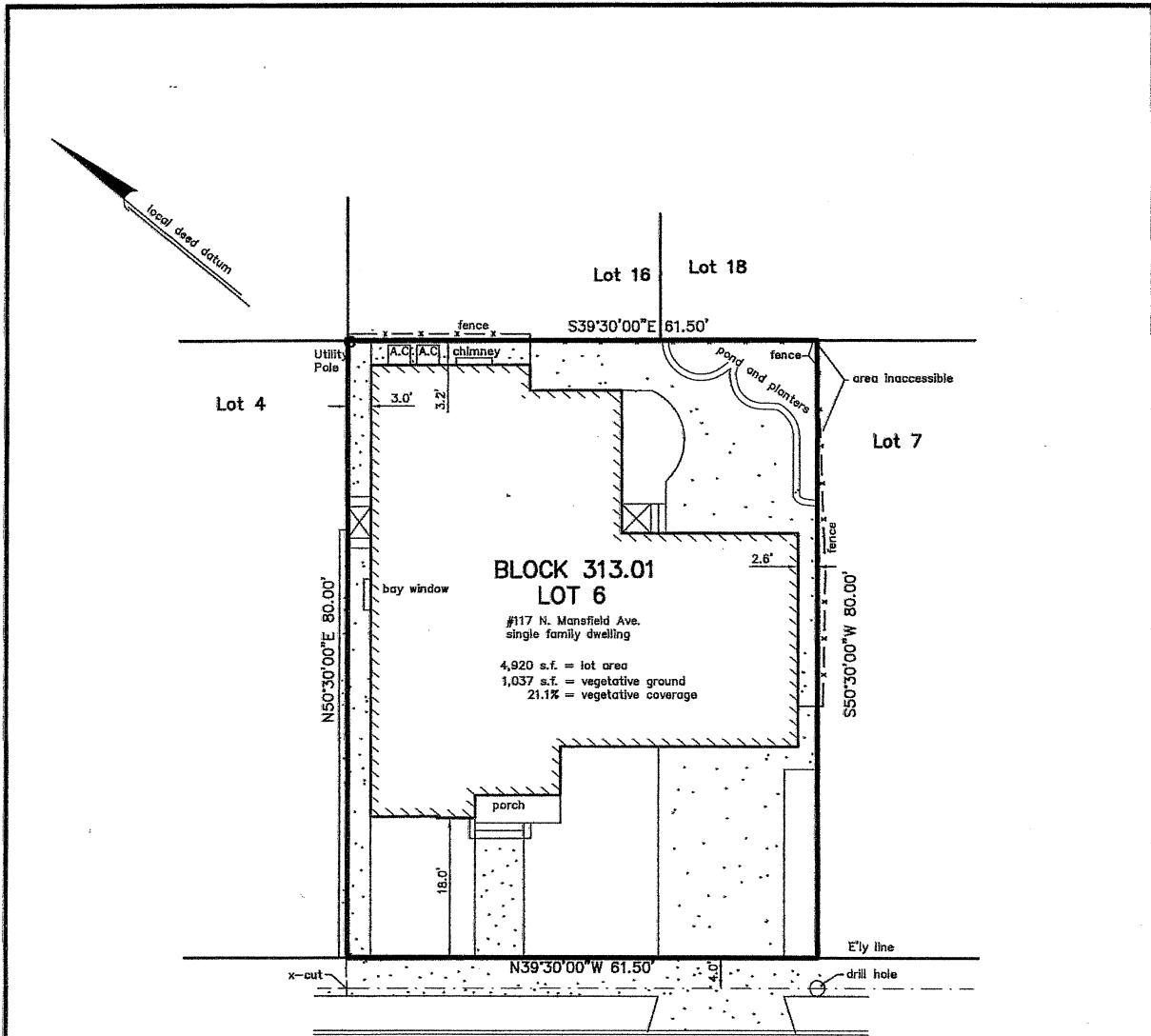
Sworn to and subscribed before me this 2nd
day of February, 2021.



LAND USE

Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	Submit the following documents with the Standard Development Application: a. Copy of an area map showing all lots within 200 feet of the property. b. List of names, addresses, lot and block numbers, as they appear on the official tax records of the City, of all owners of property within 200 feet of the property affected by the application and upon whom the notice must be served in the manner provided by law. c. Copy of professional survey at a scale not smaller than 1" = 100' nor larger than 1/8" = 1'; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines. d. Copies of subdivision, site plan or conditional use applications when applicable. e. Certification that taxes are paid.	 xx xx N/A xx	 xx
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.	 N/A	
3.	A statement containing the following information: a. Date of acquisition of property and from whom. b. The number of dwelling units in existing building(s). c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s). d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.	 xx 1 NO NO	
4.	Ten (10) folded copies of a plot plan, map or survey.		
	Checklist prepared by: <u>ERIC GOLDSTEIN</u> Checklist reviewed by City: _____ Application found complete on: _____ Application found incomplete on: _____	Date: <u>2/2/2021</u> _____ Date: _____	



MANSFIELD AVENUE
(50' wide)

To: Alyssa Reiter

Date _____ Revision _____

GENERAL NOTES:

Offsets are shown only for checking compliance with deed restrictions and zoning regulations. Offsets shall not be used for any other purposes. Surveyor shall not have any responsibility or liability if the offsets shown are used other than as intended.

This property is subject to any documents of record, either recorded or unrecorded. Underground improvements, easements, property line agreements or other conditions unknown to the surveyor are not shown. Surveyor reserves the right to modify this survey should any such information become available.

Surveyor's signature and embossed seal signify that this survey was prepared in accordance with the current regulations adopted by the New Jersey State Board of Professional Engineers and Land Surveyors. Only signed and sealed copies of this survey shall be considered as true copies.

The illustration of riparian claims or regulated wetlands affecting subject property, if any, are not included as a part of surveyor's contract. Surveyor reserves the right to modify this survey should client specifically request these additional services.

This survey has been prepared only for the use of the named parties. Surveyor shall not have any responsibility or liability should this survey be used for resale of property, for use with survey affidavit, or for use by any other person or entity not specifically named, for any reasons other than as intended.

In consideration of the mutual covenants and promises contained in the agreement between the above named parties and the undersigned, the provisions of which are incorporated herein by reference, I declare that this plan is based on a field survey made on October 2, 2020 by me or under my immediate supervision in accordance with N.J.A.C. 13:40-5.1, and to the best of my professional knowledge, information and belief,

a) correctly represents the conditions found at and on the date of the field survey, except such easements, if any, below the surface of the lands or on the surface of the lands and not visible,

b) except as shown on the plan, there are no discrepancies between the boundary lines of the subject property as shown on the plan and as described in the legal description of record.

SURVEY OF PREMISES

SITUATE IN
CITY OF MARGATE
COUNTY OF ATLANTIC, N.J.
#117 N. Mansfield Avenue
BLOCK 313.01 LOT 6

**PAUL KOELLING
& ASSOCIATES, LLC**
PROFESSIONAL LAND SURVEYING
2161 SHORE ROAD
LINWOOD, NJ 08221
phone (609) 927-0279
CERTIFICATE OF AUTHORIZATION #24GA2B256300

Dwelling is located in a F.E.M.A. FIRM ZONE "AE"; Base Flood Elevation 8 ft. (NAVD88)

Paul Koelling
PAUL M. KOELLING
LAND SURVEYOR
PLS; N.J. LICENSE NO. 24GS04328800

Date: November 12, 2020 by: KOELLING
Scale: 1" = 15'

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

By Board Administrator Or Zoning Official	Application Received:	Initial:
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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 4, 2020

2. Submitted by – Name: Mark Chase Phone No.: _____

Address: 117 North Mansfield Avenue, 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@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: 117 North Mansfield Avenue Block: 313.01 Lot(s): 6

Zoning District: S-30

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

There is currently a single-family home on a 4,920 SF lot with two exiting non-conforming conditions with regard to the building coverage, which is 37.7% (1,859 SF) and the rear yard setback.

8. Answer the following as to:	Existing Condition	Proposed Condition
a. Size and dimension of lot	4,920 SF	4,920 SF
b. Size, dimensions of buildings	1,859 SF	1,859 SF
c. Height of bldgs. (feet)	See Plans	See Plans
d. Height of bldgs. (stories)	2 Stories	2 Stories
e. % of coverage on land	37.7%	37.7%
f. Front yard setback	---	11.7'
g. Rear yard setback	---	3.25'
h. Side yard setbacks		13.3'/23.1' Porch

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 construct a porch addition to the single family home. A variance is requested with regard to the pre-existing non-conforming conditions of the building coverage and the rear yard setback.

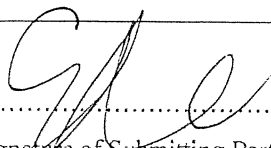
10. Although the Staff Committee will determine the correct legal steps, what are the actions requested. (check more than one, if applicable):

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

11. Which variances are needed, if any?

Building coverage & rear yard setback

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



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

Block	Lot	Applicant Name
313.01	6	Mark Chase
District	Address of Subject Application	
S-30	117 North Mansfield Avenue	

Dear (Name of Submitting Party) Eric S. Goldstein, Esq.
 Your submittal was considered at the Staff Committee meeting of Monday, December 14, 2020
 The action(s) required prior to building permit are:
 Staff committee met and reviewed the application. ZO went to the site and met with the applicants and the areas of impervious to be removed need to be exact. A general note to "remove patio pavers this are" is too vague and will not be accepted. The variances identified are incorrect - it should be landscape coverage and front yard landscape coverage. The existing coverages are required as the zoning provided is incomplete on the plans supplied.
 The matter will be placed on the agenda of the Planning Board at 6:30PM on Tuesday, January 28, 2020
 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:
 Plans need to be much more specific as to what is being removed and where for lot coverage mitigation.

APPLICATION FEES:

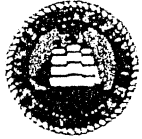
D Variance:	\$0.00	Court Reporter:	\$0.00
C Variance:	\$250.00	Other:	\$0.00
Site Plan:	\$0.00		\$0.00
Subdivision:	\$0.00		\$0.00
Conditional Use Permit:	\$0.00		\$0.00

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



**Atlantic County
Document Summary Sheet**



INST # 2020055567
 RECD 10/28/2020 VOL 14881
 RCPT # 1568067 RECD BY LH (6 PGS)
 CON \$805,100.00 RTF \$3,494.15
 EDWARD P. McGETTIGAN, COUNTY CLERK
 ATLANTIC COUNTY, NJ

ATLANTIC COUNTY CLERK
 5901 MAIN ST
 MAYS LANDING, NJ 08330

Return Name and Address
 KAASA MidLantic, LLC
 KMT-2789-20
 1806 Springdale Road
 Cherry Hill, NJ 08003

Official Use Only

Submitting Company	KAASA MidLantic, LLC
Document Date (mm/dd/yyyy)	10/15/2020
Document Type	Deed
No. of Pages of the Original Signed Document (Including the cover sheet)	6
Consideration Amount (if applicable)	\$805,100.00

First Party (Grantor or Mortgagor or Assignor) (Enter up to five names)	Name(s) <i>(Last Name, First Name Middle Initial, Suffix) (or Company Name as written)</i>	Address (Optional)
	Augustine ^A Repetto, Jr. and Mary A. Repetto	201 W. Evergreen Avenue, Apt. 901 Philadelphia, PA 19118

Second Party (Grantee or Mortgagee or Assignee) (Enter up to five names)	Name(s) <i>(Last Name, First Name Middle Initial, Suffix) (or Company Name as written)</i>	Address (Optional)
	Mark Chase	117 N Mansfield Ave Margate, NJ 08402

Parcel Information (Enter up to three entries)	Municipality	Block	Lot	Qualifier	Property Address
	Margate City	313.01	6		117 N Mansfield Ave, Margate City, NJ 08402-1423

Reference Information (Enter up to three entries)	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.

DEED

This Deed is made on October 15, 2020

BETWEEN Augustine A. Repetto, Jr. and Mary A. Repetto, husband and wife, whose address is 201W. Evergreen Aven, Apt. 901, Philadelphia, PA 19118, referred to as the Grantors,

AND

Mark Chase, 117 N. Mansfield Avenue, Margate, NJ 08402, referred to as the Grantee.

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

1. **Transfer of Ownership.** The Grantors grant and convey (transfer ownership of) the property described below to the Grantee. This transfer is made for the sum of Eight Hundred Five Thousand One Hundred Dollars (\$805,100.00). The Grantors acknowledge receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality: City of Margate, Block No. 313.01, Lot 6 Qualifier

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

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

BEING of the same lands and premises which became vested in Augustine A. Repetto, Jr. and Mary A. Repetto, husband and wife, by deed of nominal consideration from Mary A. Repetto, individually, dated March 6, 2006 and recorded March 7, 2006 in the Atlantic County Clerk's Office as Instrument No. 2006021776.

BEING ALSO the same lands and premises which became vested in Mary A. Repetto, individually, by deed from Augustine A. Repetto and Mary A. Repetto, dated December 23, 1988 and recorded January 6, 1989 in the Atlantic County Clerk's Office in Deed Book 4826, Page 017, Instrument No. 000200.

BEING ALSO the same lands and premises which became vested in Augustine Repetto, JR. and Mary A. Repetto, husband and wife, by deed from Raymond L. O'Keefe and Elizabeth O'Keefe, his wife, dated February 15, 1977 and recorded February 17, 1977 in the Atlantic County Clerk's Office in Deed Book 3097, Page 24, *et seq.*

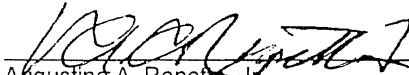
Subject to any and all easements and restrictions of record.

The street address of the Property is: 117 N. Mansfield Avenue, Margate, NJ 08402.

4. **Promises by Grantors.** The Grantors promise that the Grantors have 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 Grantors have 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 Grantors).

Prepared by:
John Scott Abbott, Esq.

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

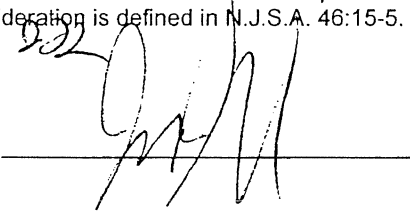

Augustine A. Repetto, Jr.


Mary A. Repetto

STATE OF Pennsylvania, COUNTY OF Philadelphia, SS.:

I CERTIFY that on October 15, 2020, Augustine A. Repetto, Jr. and Mary A. Repetto, husband and wife, the Grantors herein, personally came before me and stated to my satisfaction that they (or if more than one, each person):

- (a) are the makers of this Deed;
- (b) they executed this Deed as their own act and deed; and
- (c) this Deed was made for ~~\$830,100.00~~ as the full and actual consideration paid or to be paid for the transfer of title. Such consideration is defined in N.J.S.A. 46:15-5.

\$805,000.00


COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JEFFREY J. LAND, Notary Public
Salford Township, Montgomery County
My Commission Expires December 4, 2020

Record and Return To:

KAASA-MidLantic, LLC
1806 Springdale Road
Cherry Hill, NJ 08003
KMT-2789-20

GIT/REP-3
(8-19)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Augustine Repetto, Jr. and Mary A. Repetto

Current Street Address
201 W. Evergreen Avenue, Apt. 901

City, Town, Post Office
Philadelphia

State
PA

ZIP Code
19118

Property Information

Block(s)
313.01

Lot(s)
6

Qualifier

Street Address
117 N Mansfield Ave

City, Town, Post Office
Margate City

State
NJ

ZIP Code
08402-1423

Seller's Percentage of Ownership
100

Total Consideration
\$805,100.00

Owner's Share of Consideration
805,100.00

Closing Date
October 15, 2020

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
 Seller did not receive non-like kind property.
8. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declarations

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

10/15/20
Date
10/15/20
Date

[Signature]
Signature (Seller) Indicate if Power of Attorney or Attorney in Fact
[Signature]
Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

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

STATE OF NEW JERSEY) SS County Municipal Code
COUNTY ATLANTIC 0116

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

MUNICIPALITY OF PROPERTY LOCATION; Margate City *Use symbol "C" to indicate that fee is exclusively for county use.

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

Deponent, Augustine Repetto, Jr. being duly sworn according to law upon his/her oath,
deposes and says that he/she is the Grantor in a deed dated 10/15/2020 transferring
(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 313.01 Lot number 6 located at
117 N Mansfield Ave, Margate City and annexed thereto.

(2) CONSIDERATION \$805,100.00 (Instructions #1 and #5 on reverse side) [] no prior mortgage to which property is subject.

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

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

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

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

(4) FULL EXEMPTION FROM FEE (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 C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

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

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over. * (Instruction #9 on reverse side for A or B) *
 - B. (BLIND PERSON Grantor(s)) legally blind or; *
 - (DISABLED PERSON Grantor(s)) permanently and totally disabled receiving disability payments not gainfully employed*
- Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
- Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
 - One or two-family residential premises. Owners as joint tenants must all qualify.

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

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- Affordable according to H.U.D. standards. Reserved for occupancy.
- Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instruction #2, #10 and #12 on reverse side)

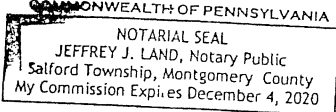
- Entirely new improvement. Not previously occupied.
- Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instruction #5, #12, #14 on reverse side)

- No Prior mortgage assumed or to which property is subject at time of sale.
- No contributions to capital by either grantor or grantee legal entity.
- No stock or money exchanged by or between grantor or grantee legal entities.

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

Subscribed and sworn to before me this 19th Day of Oct. this 2020
Signature of Deponent Augustine Repetto, Jr. Grantor Name Augustine Repetto, Jr.
117 N Mansfield Ave, Margate City Grantor Address 117 N Mansfield Ave, Margate City
Dependent Address 117 N Mansfield Ave, Margate City Grantor Address at Time of Sale
xxx-xxx-00233 Last 3 digits in Grantor's Social Security Number KAASA MidLantic, LLC Name/Company of Settlement Officer



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

LEGAL DESCRIPTION

EXHIBIT (OR SCHEDULE) A

All those certain lots, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Margate City, County of Atlantic, and State of New Jersey, and being more particularly described as follows:

BEGINNING in the Easterly line of Mansfield Avenue distant 270.5 feet Northwestwardly of Winchester Avenue and running thence

- 1) Eastwardly parallel with Winchester Avenue a distance of 80.00 feet to a point; thence
- 2) Northwardly parallel with Mansfield Avenue a distance of 61.50 feet to a point; thence
- 3) Westwardly parallel with Winchester Avenue a distance of 80.00 feet to the Easterly line of Mansfield Avenue; thence
- 4) Southwardly along Mansfield Avenue a distance of 61.50 feet to the point and place of BEGINNING.

BEING Lot 5 and the Northerly half of Lot 6 in Block 42 as shown on a certain map entitled "Plan of Margate Park"

FOR INFORMATION PURPOSES ONLY:

Being Lot 6 in Block 313.01 as shown on the tax map of the City of Margate City, County of Atlantic and the State of New Jersey. The above legal description does not necessarily match the tax map for insurance purposes.

USPS Mailing Address: 117 N. Mansfield Avenue, Margate City, NJ 08402-1423.