

March 1, 2021

VIA HAND DELIVERY

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

RE: Application of the Revocable Trust of Maria R. Baldini dated 11/5/08
Block 21, Lot 13
108 S. Thurlow Avenue
Margate, New Jersey
Our File No.: 12564-1

Dear Ms. Accardi:

Please be advised that I represent the Revocable Trust of Maria R. Baldini dated 11/5/08, which is the Applicant to the City of Margate Planning Board for the development of a new flood-compliant single-family home within the S-40 zoning district in the City of Margate.

The existing site contains a buildable lot of record, the dimensions of which are 50' by 80' for a total area of 4,000 Square Feet. 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 single-family home will in all respects be a marked improvement from the existing structure.

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 sealed copies of a plan prepared by Robert J. Lolio, R.A., dated February 19, 2021, consisting of four (4) sheets;
3. (18) – Copies of the Survey prepared by Paul M. Koelling, Land Surveyor, dated August 11, 2020;

4. (18) – 200' front yard setback report for the Property prepared by Paul M. Koelling, Land Surveyor, consisting of one (1) sheet;
5. (18) – Completed Staff Committee Applications and City of Margate Staff Committee Action Report;
6. (1) – Deed dated January 9, 2009, and recorded in the Atlantic County Clerk's Office on January 27, 2009 in Deed Book 12953, Page 1905; and
7. (1) – 200' Property Owners' List inclusive of the owners within 200' of Block 329, Lots 45 and 49; and
8. (1) – Original certifications of paid water, sewer and taxes (~~to be provided under separate cover~~). *(included)*.

Finally, enclosed please find 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:jls

Enclosures

c: Revocable Trust of Maria R. Baldini dated 11/5/08 (Via Email)

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** March 1, 2021

2. **Zoning District:**

S-60	Single Family Residential	MF	<input type="checkbox"/>	Multi-Family Residential
S-50	Single Family Residential	CBD		Central Business District
S-40	<input checked="" 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	Historic Single Family Residential	GO		Government and Open Space
TF	Two-Family Residential	R		Riparian Overlay District

3. **Subject Parcel:**

Street Address(es) 108 S. Thurlow Avenue
Block Number 21 Lot No(s) 13
Total Area (in square feet) 4,000 SF
Frontage: 50 FT
Depth: 80 FT

4. **Information about the Applicant:**

Full name(s) Revocable Trust of Maria R. Baldini dtd. 11/5/08
If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

Local Residence Address 108 S. Thurlow Avenue, Margate, NJ Zip 08402
Other Residence Address 202 Redberry Court, Hockessin, Delaware Zip 19707
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 January 15, 2009

____ By other interest in law (describe):

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

Name(s) _____

Address _____

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 Robert J. Lolio, R.A. Phone 856-322-6476
 Address 219 Bellevue Avenue, Hammonton, New Jersey 08037
 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)?

N/A

-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): An older single-family home

-Proposed use: A new flood-compliant 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
Building Coverage	35%	Unkown	35.9%
Rear Yard	16 Ft.	3 Ft.	9.67 Ft.
Minimum Side Yard Porch	8 Ft.	0 Ft.	3.17 Ft.
Aggregate Side Yard-Porch	18.5 Ft.	15.4 Ft.	16.5 Ft.

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:

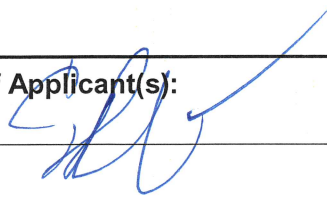
N/A

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 demolish the existing structure and build a single family residential home. A variance is requested for the building coverage, rear yard, minimum side yard to porch, and the aggregate side yard to porch as more fully described in the enclosed plans.

The new home will in all respects be a marked improvement over the former homes and will be completely flood compliant under the City of Margate's Flood Prevention Ordinance and the State of New Jersey's statutes along with all applicable FEMA regulations.

16. Signature of Applicant(s):



Date March 1, 2021

Date _____

17. This space for Board Administrator:

-Staff Committee action took place
1/13/21 and case assigned to
the Planning Board for 3/25/21 or

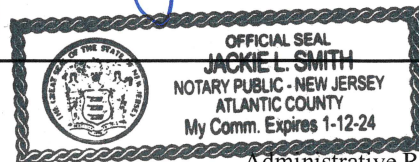
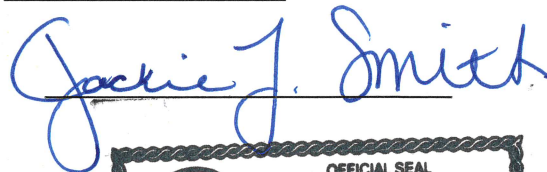
-This application received by the
Planning Board Administrator on
MARCH 2, 2021

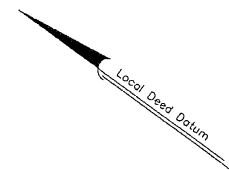
By: Palma Accardi

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 1st
day of March, 2021.

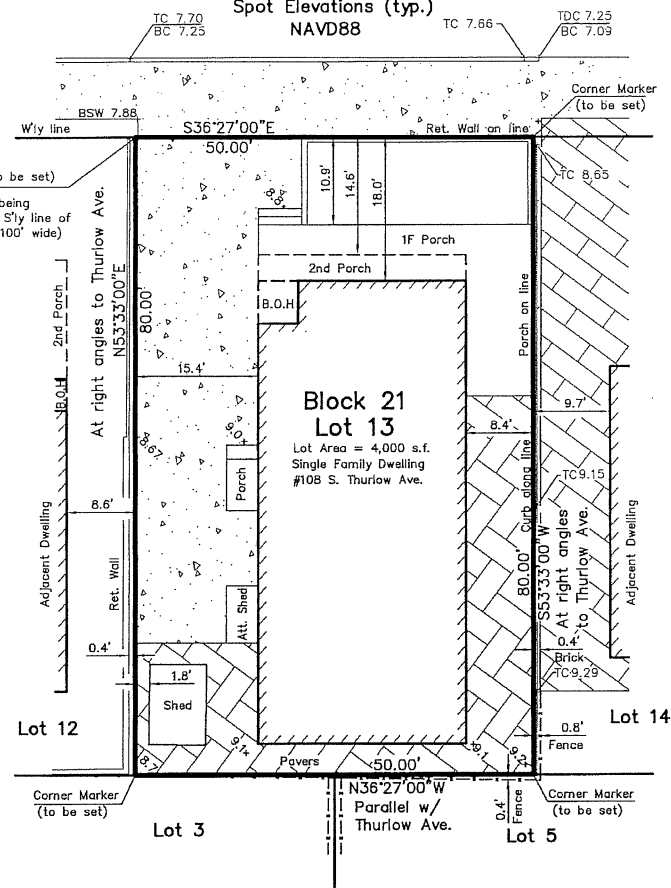




THURLOW AVENUE

(50' wide)

Spot Elevations (typ.)
NAVD88



The Baldin's

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 affidavits, 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 08/10/2020 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 as of 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.

Property is located in a F.E.M.A. FIRM
ZONE "AE"; Base Flood Elevation 10 ft. (NAVD88)

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

Date Revision

SURVEY OF PREMISES

SITUATE IN
CITY OF MARGATE
COUNTY OF ATLANTIC, N.J.
#108 South Thurlow Avenue
BLOCK 21 LOT 13

PAUL KOELLING
& ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYING
2161 SHORE ROAD
LINWOOD, NJ 08221
phone (609) 927-0279
CERTIFICATE OF AUTHORIZATION #24GA28256300

Date: August 11, 2020 by: KOMIS
Scale: 1" = 15'

PAUL KOELLING & ASSOCIATES, LLC

2161 Shore Road
Linwood, NJ 08221
phone 927-0279 fax 927-0188
Certificate of Authorization #24GA28256300

August 13, 2020

NEIGHBORHOOD SETBACK REPORT - MARGATE, NJ

Block 21 Lot 13 #108 South Thurlow Avenue

SETBACKS (feet)

<u>LOT</u>	<u>ADDRESS</u>	<u>FRONT</u>		<u>NOTE</u>
		<u>DWELLING</u>	<u>PORCH</u>	
10.01	#100 South Thurlow Avenue	14.0	10.4	Dwelling fronts Atlantic Avenue
10.02	#102 South Thurlow Avenue	15.8	10.6	
12	#104 South Thurlow Avenue	15.4	10.3	Subject Property
13	#108 South Thurlow Avenue	18.0	11.0	
14	#110 South Thurlow Avenue	15.1	13.8	

Note: Prevailing Setback to be calculated by Design Professional based on City of Margate Code as applicable to setback requirements of proposed improvements.



Paul M. Koelling, Land Surveyor
N.J. License #24GS04328800

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 29, 2020

2. Submitted by – Name: Revocable Trust of Maria R. Baldini dtd. 11/5/08 Phone No.: _____

Address: 202 Redberry Court, Hockessin, Delaware 19707

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: Jessica R. Witmer, Esquire/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: jwitmer@ndglegal.com; 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: _____ Phone No.: _____

Address: _____

6. Proposed Action is Located as Follows:

Street Address: 108 S. Thurlow Avenue Block: 21 Lot(s): 13

Zoning District: S-40

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

There currently exist an older single-family home on the Property.

8. Answer the following as to:	Existing Condition	Proposed Condition
a. Size and dimension of lot	N/A	4,000 SF
b. Size, dimensions of buildings	N/A	1,436 SF
c. Height of bldgs. (feet)	N/A	29'-11"
d. Height of bldgs. (stories)	N/A	2.5 Stories
e. % of coverage on land	N/A	35.9%
f. Front yard setback	N/A	18.67 Ft. BLDG Above; 10.76 FT(porch)
g. Rear yard setback	N/A	9.67 FT
h. Side yard setbacks	N/A	21.5 Ft to Building; 16.5 Ft. to 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 demolish the existing structure and build a single family residential home. A variance is requested for the building coverage, rear yard, minimum side yard to porch, and the aggregate side yard to porch. See the enclosed plans for more details.

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, minimum side yard to porch, and the aggregate side yard to porch

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

Jessica R. Witmer, Esquire

Print or Type Name



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

Block	Lot	Applicant Name
21	13	Revoacable Trust of Maria Baldini
District		Address of Subject Application
S-40		108 South Thurlow Avenue

Dear (Name of Submitting Party) Jessica Whitmer, Esq.

Your submittal was considered at the Staff Committee meeting of Wednesday, January 13, 2021

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

Staff committee reviewed the requests and the side yard porch setback request of 1 feet may seem obnoxious.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, March 25, 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 guaranteed.

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

checklist and proper justifications for the variances.

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.

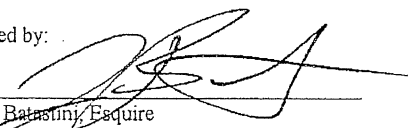
Please note that in proceeding further with the formal Board Application, you are responsible for satisfying all of the checklist particulars in the appropriate section(s) of the Administrative Regulations. The instructions and checklist for your particular application can be found on the following pages 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, March 03, 2021

Palma Accardi
Planning Board Administrator
Wednesday, January 13, 2021

ATLANTIC COUNTY, NJ EDWARD P. McGETTIGAN, COUNTY CLERK
VOL. 12953 REC'D 02/27/2009 12:25:25 PM RCPT# 767191
REC. FEE \$0.00 RTF 0.00 CONSID 1.00
MARGINAL IMPROVEMENT 0.00
INST# 200814046
REC BY TAPPI
200901046

Prepared by: 
Jon D. Batistini, Esquire
SERBER KONSCHAK LLP
201 E. Thirty-fourth Street
P.O. Box 59
Ocean City, New Jersey, 08226

DEED

THIS DEED is made on this 9th day of January 2009

BETWEEN

Nicholas A. Baldini, Jr., residing at 202 Redberry Court, Hockessin, Delaware, 19707,
referred to as the "Grantor",

AND,

Maria R. Baldini, the Grantor's wife, of 202 Redberry Court, Hockessin, Delaware, 19707,
referred to as the Grantee.

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

Transfer of Ownership. The Grantor grants and conveys the property described below to the Grantees, in equal shares. This transfer is made for the sum of **ONE AND XX/100 (\$1.00) DOLLAR**. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) City of Margate, Block No. 21, Lot No. 13.

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:

BEGINNING at a point in the westerly line of Thurlow Avenue, 155.55 feet south of the southerly line of Atlantic Avenue; and extending thence

- 1) westwardly, at right angles to Thurlow Avenue, 80 feet; thence
- 2) southwardly, parallel with Thurlow Avenue, 50 feet; thence
- 3) eastwardly, parallel with the 1st course 80 feet to the westerly line of Thurlow Avenue; thence
- 4) northwardly, in and along the same, 50 feet to the point and place of beginning.

BEING Lot 13 in Block 3 on Plan of Margate Park made November 1909 and duly filed.

BEING the same land and premises which Nicholas A. Baldini, Jr., Trustee of the Nicholas A. Baldini, Jr. Revocable Trust, by Deed dated January 9, 2009 and intended to be recorded in the office of the Atlantic County Clerk, prior to the recording of this deed, granted and conveyed unto Nicholas A. Baldini, Jr., the Grantor herein; and

6001176

THE TITLE COMPANY OF JERSEY
Marmora, New Jersey 08223

THIS DEED has been prepared without the benefit of a title report or survey, and the legal description was taken from a prior deed.

Reservations and Restrictions. This conveyance is made under and subject to all easements, reservations and restrictions of record.

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. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

WITNESS:
Cynthia Mendez

By: Nicholas A. Baldini, Jr. [L.S.]
Nicholas A. Baldini, Jr.

STATE OF DELAWARE :
COUNTY OF NEW CASTLE :SS.

I CERTIFY that on the 9th day of January, 2009, Nicholas A. Baldini, Jr., came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$1.00 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.)

Joseph M. Nicholson
 Notary Public of Delaware
 My Commission Expires:
JOSEPH M. NICHOLSON, ESQ.
NOTARIAL OFFICER, STATE OF DELAWARE
LICENSED ATTORNEY-AT-LAW

State of New Jersey

Seller's Residency Certification/Exemption

(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (see Instructions, page 2):

Name(s) Nicholas A. Baldini, Jr.

Current Resident Address 202 Redberry Court

City, Town, Post Office Hockessin State DE Zip Code 19707

PROPERTY INFORMATION (Brief Property Description):

Block(s) 21 Lot(s) 13 Qualifier _____

Street Address 108 S. Thurlow Avenue

City, Town, Post Office Margate State NJ Zip Code 08402

Seller's Percentage of Ownership 100 Consideration \$1.00 Closing Date _____

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents):

- 1. I am a resident taxpayer (individual, estate or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
- 2. The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
- 3. I am 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 as such not required to make an estimated payment pursuant to N.J.S.A.54A:5-1-1 et seq.
- 6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
- 7. The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION.) If such 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 (see instructions).
- 8. No non-like kind property received.
- 8. Transfer 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.

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.

1-9-09
Date

Nicholas A. Baldini, Jr.
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature
(Seller) Please 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~~ DELAWARE } SS. County Municipal Code 0116
COUNTY OF Newcastle }
Municipality of Property Location: City of Margate
FOR RECORDER'S USE ONLY
Consideration \$ _____
RTF paid by seller \$ _____ †
Date _____ By _____

† Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions 3 and 4 attached)
Deponent, Nicholas A. Baldini, Jr., being duly sworn according to law upon his/her oath deposes
and says that he/she is the Grantor in a deed dated _____
(Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
transferring real property identified as Block No. 21 Lot No. 13 located at
108 S. Thurlow Avenue, Margate, New Jersey and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION: \$ 1.00 (See Instructions 1 and 5)
(3) Property transferred is Class 4A 4B 4C (circle one). If Class 4A, calculation in Section 3A is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS: (see Instructions 5A and 7)
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 value.

(4) FULL EXEMPTION FROM FEE: (see Instruction 8)
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 the exemption symbol is insufficient. Explain in detail. (a) For consideration less than \$100.00; and (j) Between husband and wife.

(5) PARTIAL EXEMPTION FROM FEE: (see Instruction 9) 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 the State's portion of the Basic Fee, Supplemental Fee 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 (see Instruction 9)
 Grantor(s) 62 years of age or over.*
 One- or two-family residential premises.
 Resident of the State of New Jersey.
 Owned and occupied by grantor(s) at time of sale.
 Owners as joint tenants must all qualify.
- B. BLIND (see Instruction 9)
 Grantor(s) legally blind.*
 One- or two-family residential premises.
 Owned and occupied by grantor(s) at time of sale.
 Owners as joint tenants must all qualify.
 Resident of the State of New Jersey.
* IN THE CASE OF HUSBAND AND WIFE/CIVIL UNION PARTNERS, ONLY ONE GRANTOR NEEDS TO QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY.
DISABLED (see Instruction 9)
 Grantor(s) permanently and totally disabled.*
 Receiving disability payments.*
 Not gainfully employed.*
 One- or two-family residential premises.
 Owned and occupied by grantor(s) at time of sale.
 Owners as joint tenants must all qualify.
 Resident of the State of New Jersey.
- C. LOW AND MODERATE INCOME HOUSING (see Instruction 9)
 Affordable according to HUD standards.
 Meets income requirements of region.
 Reserved for occupancy.
 Subject to resale controls.

(6) NEW CONSTRUCTION (see Instructions 2, 10 and 12)
 Entirely new improvement.
 Not previously used for any purpose.
 Not previously occupied.
 "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

(7) Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 9th day of January, 20 09
Signature of Deponent: Nicholas A. Baldini, Jr.
Grantor Name: Nicholas A. Baldini, Jr.
202 Redberry Court
Hockessin, DE 19707
Deponent Address: 202 Redberry Court
Grantor Address at Time of Sale: Hockessin, DE 19707

JOSEPH M. MOHOLSON, ESQ.
NOTARIAL OFFICER, STATE OF DELAWARE
LICENSED ATTORNEY-AT-LAW

XXX-XX-X 892
Last 3 digits of Grantor's Social Security No. Name/Company of Settlement Officer

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

DEED	Dated: Jan 9, 2008
Nicholas A. Baldini, Jr., Grantor,	Record and return to:
TO	
Maria R. Baldini, Grantee.	



Office of the Tax Assessor

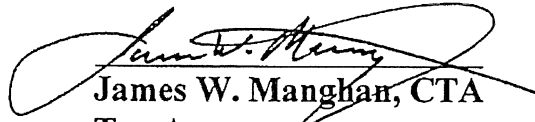
Municipal Building
9001 Winchester Avenue
Margate City, NJ 08402
609-822-1950
609-487-1142 Fax

James W. Manghan, CTA

**Jessica R. Witmer
Nehmad Davis & Goldstein, PC
4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234**

**Block 21 Lot 13
Location: 108 S Thurlow Ave.**

Date: February 23, 2021


**James W. Manghan, CTA
Tax Assessor**

Your File No: 12564-1

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

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
20 1	8902 ATLANTIC AVE	2	BATASTINI, AMELIA 32 WILLARD AVE CHERRY HILL, NJ 08034
20 2	103 S THURLOW AVE	2	ROSS TRUST, HELENE @ R. ROSS 440 S BROAD ST #2501 PHILADELPHIA, PA 19146
20 3	105 S THURLOW AVE	2	WIGRIZER, STEVEN G & DEBBIE B 1933 PINE STREET PHILADELPHIA, PA 19103
20 4	107 S THURLOW AVE	2	HARRIS, A I, LICHT, S G & LICHT, P M 715 MONTGOMERY AVE #3 NARBERTH, PA 19072
20 5	109 S THURLOW AVE	2	EOCON CUBII, TUI, LLC PO BOX 186 JENKINTOWN, PA 19046
20 6	111 S THURLOW AVE	2	MANKO JR TRUST, J & FORGES TRUST, J 111 S THURLOW AVE MARGATE, NJ 08402
20 9	PUBLIC BEACH	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ 08402
20 10	8900 ATLANTIC AVE	2	VIZZI, LYN BATASTINI 115 PEARLCRAFT ROAD CHERRY HILL, NJ 08034
20 11	102 S SUMNER AVE	2	ZUCKERMAN, JEROME A & KAREN H 10818 RED BARN LANE POTOMAC, MD 20854
20 13	104 S SUMNER AVE	2	BLUME, SYLVIA 190 PRESIDENTIAL BLVD#409 BALA CYNWYD, PA 19004
20 14	110 S SUMNER AVE 15	2	HIRSCH, MICHAEL E & ROBYN J 216 MUNN LANE EAST CHERRY HILL, NJ 08034
21 1	8906 ATLANTIC AVE	2	LIEBERMAN, LEON & MARILYN 501 LEAMINGTON COURT AMBLER, PA 19002
21 2	103 S UNION AVE	2	MAZZOLA JOHN 2 MILLVIEW CT THORTON, PA 19373
21 3	105 S UNION AVE	2	SCHREIBMAN, CAROL B 105 SO UNION AVE MARGATE, NJ 08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
21 5	109 S UNION AVE	2	BELL, DONNA 29 SOUTHWOOD DRIVE CHERRY HILL, NJ	08003
21 6	111 S UNION AVE	1	WASSERSUG, MARK & DARA 4010 POWERS FERRY RD NW ATLANTA, GA	30342.4028
21 9	PUBLIC BEACH	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
21 10.01	100 S THURLOW AVE 10	2	DE PHILLIPO, JOHN R 100 S THURLOW AVE MARGATE, NJ	08402
21 10.02	102 S THURLOW AVE 10	2	KAPLAN, KEITH W & CARYN K 3 WINFIELD WAY VOORHEES, NJ	08043
21 12	104 S THURLOW AVE	2	SHANE, GAIL M 54 MATLACK DRIVE VOORHEES, NJ	08043
21 13	108 S THURLOW AVE	2	BALDINI TRUST, MARIA R 202 REDBERRY COURT HOCKESSIN, DE	19707
21 14	110 S THURLOW AVE 15	2	NEWMAN, BERNARD & JUDITH #1004 202-10 W RITTENHOUSE SQ PHILADELPHIA, PA	19103
22 9	PUBLIC BEACH	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
22 10	9000 ATLANTIC AVE	2	GERSTEIN, MICHAEL H & JENNIFER L 4 SASSAFRAS COURT VOORHEES, NJ	08043
22 11	102 S UNION AVE 12	2	STERN TRUST, LOIS L 1171 EAST LANDIS AVE VINELAND, NJ	08360
22 13	106 S UNION AVE	2	MOHAZZEBI, CYRUS & FATEMEH 710 KRESSON ROAD CHERRY HILL, NJ	08003
22 14	110 S UNION AVE	2	SPAIN, MURRAY & ANN @B&M LEASING 283 2ND ST PIKE #110 SOUTHAMPTON, PA	18966.3823

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

ITEMS PRINTED..... 40



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: 2/24/21

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for 1st Qtr 2021

And the WATER & SEWER for 2020

Are paid on property located 108 S Thurlow

Assessed to Maria R, Baldoni Trust

And designated as

BLOCK 21, LOT 13; Tax Map of Margate City, N.J.

Tara J Mazza, CTC
Tax Collector

Per LH

RECEIVED
FEB 26 2021
NDG LEGAL