

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 Jerry & Regina Gialloreto  
16 N. Kenyon Avenue  
Block 213.02; Lot 18  
Margate, New Jersey  
Our File No.: 12577-1

Dear Ms. Accardi:

Please be advised that I represent Jerry and Regina Gialloreto, who are the Applicants to the City of Margate Planning Board for the development of a new flood-compliant single-family home within the S-25 zoning district in the City of Margate.

The existing site contains a buildable lot of record, the dimensions of which are 60' by 87.7' for a total area of 5,262 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 Mark A. Zawacki, A.I.A., consisting of two (2) sheets and including the 200' front yard setback report for the Property;
3. (18) – Copies of the Survey prepared by Paul M. Koelling, Land Surveyor, dated January 6, 2021;

4. (18) – Completed Staff Committee Applications and City of Margate Staff Committee Action Report;
5. (1) – Deed dated August 31, 2004, and recorded in the Atlantic County Clerk’s Office on October 8, 2004 in Deed Book 11855, Page 1003; and
6. (1) – 200’ Property Owners’ List; and
7. (1) – Original certifications of paid water, sewer and taxes.

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: Jerry & Regina Gialloreto (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	Single Family Residential	C-1		Commercial
S-30	Single Family Residential	C-2		Commercial/Business
S-25	<input checked="" type="checkbox"/> 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) 16 N. Kenyon Avenue  
Block Number 213.02 Lot No(s) 18  
Total Area (in square feet) 5,262 SF  
Frontage: 60 FT  
Depth: 87.7 FT

4. **Information about the Applicant:**

Full name(s) Jerry and Regina Gialloreto  
If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)  
\_\_\_\_\_  
Local Residence Address 16 N. Kenyon Avenue, Margate, NJ Zip 08402  
Other Residence Address \_\_\_\_\_ Zip \_\_\_\_\_  
Business Address \_\_\_\_\_ Zip \_\_\_\_\_  
Phone Number(s) (include area code);  
Local Residence \_\_\_\_\_ Other Residence \_\_\_\_\_  
Business \_\_\_\_\_ Fax \_\_\_\_\_ Cell Phone \_\_\_\_\_

**5. Interest in Subject Property:**  
 (Supply copies of relevant documents with this Application):

By lease dated \_\_\_\_\_

By Agreement of Sale dated \_\_\_\_\_

By Ownership of property since August 31, 2004

\_\_\_ 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:**  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 Mark A. Zawacki, A.I.A. Phone 609-709-3292  
 Address 1555 Zion Road, Suite 204, Northfield, NJ 08225  
 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
Curb Cut	1- 18 feet	_____	2 - 9 feet
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**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 two 9 feet curb cuts.

The new home will in all respects be a marked improvement over the former home 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

2/10/21 and case assigned to the Planning Board for 3/25/21 or

-This application received by the Planning Board Administrator on

MARCH 3, 2021

By: Prima Accardi

18. **Notarized Statement by Applicant:**

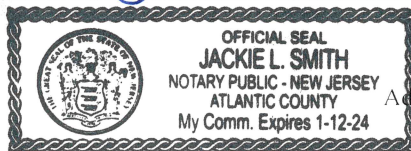
State of New Jersey } ss.

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.



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>	<p>X</p> <p>X</p> <p>X</p> <p>N/A</p> <p>X</p>	<p>X</p>
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>	<p>Waiver Requested</p>	<p></p>
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>	<p>X (deed enclosed)</p> <p>Single-family Owner</p> <p>No</p>	<p></p>
4.	<p>Ten (10) folded copies of a plot plan, map or survey.</p>	<p>X</p>	<p></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>March 1, 2021</u></p> <p>_____</p> <p>Date: _____</p> <p>_____</p>	<p></p>

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: January 27, 2021

2. Submitted by – Name: Jerry & Regina Gialloredo Phone No.: \_\_\_\_\_

Address: 16 N. Kenyon 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@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: <u>16 N. Kenyon Avenue</u> Block: <u>213.02</u> Lot(s): <u>18</u> Zoning District: <u>S-25</u>
--

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

The property consists of a 5,262 SF lot with an older house on the property.



8. Answer the following as to:	Existing Condition	Proposed Condition
a. Size and dimension of lot	5,262 SF	5,262 SF
b. Size, dimensions of buildings	N/A	See attached plans
c. Height of bldgs. (feet)	N/A	30'
d. Height of bldgs. (stories)	N/A	See attached plans
e. % of coverage on land	N/A	30%
f. Front yard setback	N/A	20'6"; 8'6"
g. Rear yard setback	N/A	24'-2 3/8
h. Side yard setbacks	N/A	10'/12'

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

(THIS SECTION MUST BE COMPLETED)

The applicants propose to demolish the existing older home and build a new fully flood compliant single-family home as shown on the attached plans.

A variance is requested for the landscape (proposing 31% coverage).

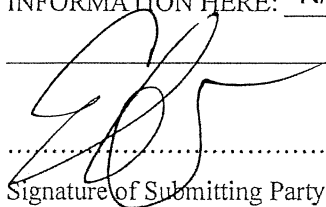
10. Although the Staff Committee will determine the correct legal steps, what are the actions requested. (check more than one, if applicable):

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

11. Which variances are needed, if any?

Landscape

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**

<b>Block</b>	<b>Lot</b>	<b>Applicant Name</b>
213.02	18	Jerry and Regina Gialloreto
	<b>District</b>	<b>Address of Subject Application</b>
	S-25	16 North Kenyon Avenue

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

Your submittal was considered at the Staff Committee meeting of Wednesday, February 10, 2021

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

Staff Committee met and reviewed the application and raises the following questions: landscape coverage cannot be met for a 5,262 sf lot? The zoning chart information is incorrect on the plans.. Landscape coverage of 35% is 1842 sf but 31% is more? Lot coverage is 49%? Why is landscape coverage so low?

The matter will be placed on the agenda of the Planning Board at 6:30PM on

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:

Correct the zoning chart and make every effort to comply with landscape coverage. There is not any substantial benefit that would outweigh the substantial detriment on a lot of this size especially with a building coverage cap of 30%.

**APPLICATION FEES:**

<b>D Variance:</b>	\$0.00	<b>Court Reporter:</b>	\$0.00
<b>C Variance:</b>	\$250.00	<b>Other:</b>	\$0.00
<b>Site Plan:</b>	\$0.00		\$0.00
<b>Subdivision:</b>	\$0.00		\$0.00
<b>Conditional Use Permit:</b>	\$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: 1-19

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, February 10, 2021

2004-33976

# Deed

Record & Return To  
Atlantic County Abstract & Title Agency  
1000 Highway North  
P.O. Box 200  
Cherry Hill, NJ 08034  
(656) 779-0099

This Deed is made on August 31, 2004  
BETWEEN  
ROBERT SQUILLACE and ANNETTE SQUILLACE



ATLANTIC COUNTY, NJ  
MICHAEL J GARVIN, COUNTY CLERK  
RCPT # 128 RECD BY cathy  
REC FEE 80.00 CONSID 365,000.00  
RTF 1,344.50 VOL 11855  
RECD 10/08/2004 01:29:06 PM  
INST # 2004100668

whose post office address is  
1826 Hulsenen St., Philadelphia, PA 19145

referred to as the Grantor,  
AND  
JERRY GIALLORETO and REGINA GIALLORETO

whose post office address is  
3210 17th St. S., Philadelphia, PA 19145

referred to as the Grantee.  
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **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 **THREE HUNDRED SIXTY-FIVE THOUSAND (\$365,000.00) DOLLARS**. The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Margate  
Block No. 213.02 Lot No. 18 Qualifier No. Account No.  
 No property tax identification number is available on the date of this Deed. (Check Box if Applicable.)

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the City of Margate 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.)

BEGINNING at a point in the Westerly line of Kenyon Avenue, sixty feet; thence  
1. Southwardly along the Westerly line of Kenyon Avenue, sixty feet; thence  
2. Westwardly parallel with Winchester Avenue, eighty-seven and seven tenths feet; thence  
3. Northwardly parallel with Kenyon Avenue, sixty feet; thence  
4. Eastwardly parallel with Winchester Avenue, eighty-seven and seven tenths feet to the point and place of beginning.

BEING more particularly known and designated as Lot #18 and the Northerly twenty feet of Lot #19 in Block 213-B on the Taxing Plan Map of Margate City, New Jersey drawn by W.I. Risley C.E. and Surveyor dated April 22, 1931.

IN compliance with Chapter 157, Laws of 1977, premises herein are known as Lot 18 in Block 213.02 on the official Tax Map of Margate City, New Jersey.

BEING the same land and premises conveyed to Robert Squillace and Annette Squillace by Deed from One Sixteen Inc., dated December 28, 1993, recorded January 10, 1994 in Deed Book 5598, Page 87 in the Atlantic County Clerk's/Register's Office.

The above description is pursuant to Commitment No. 2004-33976 IMP of Lawyers Title Insurance Corporation.

Prepared by: (print signer's name below signature)  
  
JOHN SCOTT ABBOTT, ESQUIRE

(For Receiver's Use Only)

D  
5

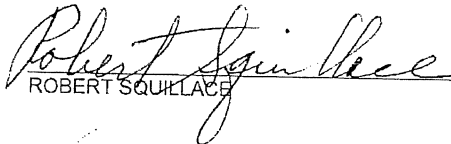
SUBJECT to any easements and/or restrictions of record and rights of public utilities.

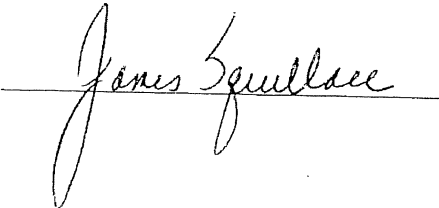
The street address of the Property is:  
16 North Kenyon Avenue  
Margate NJ

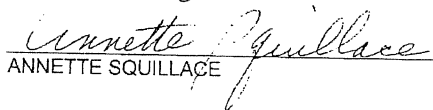
4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property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

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By:

 (Seal)  
ROBERT SQUILLACE



 (Seal)  
ANNETTE SQUILLACE

(Seal)

STATE OF NEW JERSEY, COUNTY OF ATLANTIC  
I CERTIFY that on August 21, 2004, 2004  
ROBERT SQUILLACE and ANNETTE SQUILLACE

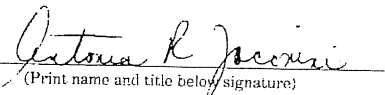
SS.

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 \$ 365,000.00 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. 40:15-5.)

RECORD AND RETURN TO:  
 Record Return  
 Independence Abstract & Title Agency  
 1340 Kings Highway North  
 Suite 718  
 Cherry Hill, NJ 08034  
 (856) 779-0099

  
(Print name and title below signature)

ANTONIA R. JACOVINI  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Jan. 28, 2007

recd. 7/30/04

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION

(Chapter 49, P.L. 1968, as amended by Chapter 176, P.L. 1975; Chapter 225, P.L. 1985; Chapter 113, P.L. 2003; Chapter 66, P.L. 2004)  
To be recorded with deed pursuant to Chapter 49, P.L. 1968, as amended by Chapter 308, P.L. 1991 (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

COUNTY OF Camden } ss.

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

\*Use symbol "C" to indicate that fee is exclusively for county

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

Deponent, Annette Squillac (Name), being duly sworn according to law upon his/her oath deposes and says that he/she is the Grantor in a deed dated August 31, 2004 transferring real property identified as Block number 213.02 Lot number 18 located 16 North Kenon Ave., Margate, NJ 08402 and annexed there (Street Address, Municipality, County)

(2) CONSIDERATION \$ 365,000.00 (See Instruction #1 and #5 on reverse side)

If consideration is in excess of \$1,000,000.00:

- Zoned for residential use, whether improved or not.  Paid by grantee.
- Property class if not residential(class 2). Circle applicable class(es): 1 3A 3B 4A 4B 4C 1

Property classes: 1-Vacant Land, 3A-Farm (Regular), 3B-Farm (Qualified), 4A-Commercial, 4B-Industrial, 4C-Apartment, 15-Public Property

(3) FULL EXEMPTION FROM FEE (See Instruction #6 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by Chapter 49, P.L. 1968, as amended by Chapter 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail

Senior Citizen

(4) PARTIAL EXEMPTION FROM FEE (See Instructions #7 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so void claim for partial exemption.

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by Chapter 176, P.L. 1975, as amended by Chapter 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s)  62 years of age or over. \* (See Instruction #7 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 employ

Senior citizens, blind or disabled persons must also meet all of the following criteria.

- Owned and occupied by grantor(s) at time of sale. One or two-family residential premises.
- Resident of the State of New Jersey. Owners as joint tenants must all qualify.

\*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY

- C. LOW AND MODERATE INCOME HOUSING (See Instruction #7 on reverse side)
  - Affordable according to H.U.D. standards.
  - Meets income requirements of region.
  - Reserved for occupancy.
  - Subject to resale controls.

- D. NEW CONSTRUCTION (See Instruction #8 and #10 on reverse side)
  - 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.

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 by Chapter 113, P.L. 2003 and Chapter 66, P.L. 2004.

Subscribed and sworn to before me this 31 day of August, 2004

*[Signature]*

HEATHER C. ZBIKOWSKI  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires April 25, 2005

Annette Squillac Annette Squillac  
Signature of Deponent Name of Grantor  
1826 Huberch St. 16 North Kenon Ave  
Address of Deponent Address of Grantor at Time of Sale  
Phila., PA 19145 Margate, NJ 08402

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

GIT/REP-1  
(7-04)

State of New Jersey  
**'NONRESIDENT SELLER'S TAX DECLARATION**  
(C.55, P.L. 2004)

(Please Print or Type)

**SELLER(S) INFORMATION**

Name(s)

*Annette Squillace*      *Robert Squillace*

Street Address:

*1826 Hulsemann St*

City, Town, Post Office

*Phila, Pa 19145*

State

*Pa*

Zip Code

*19145*

Home Phone

*(215) 336-6145*

Business Phone

*( )*

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

*213.02*

Lot(s)

*18*

Qualifier

Street Address:

*16 N. Kenyon Ave Margate, NJ 08402*

City, Town, Post Office

State

Zip Code

*100%*

*\$365,000.00*

*8/31/04*

Seller's Percentage of Ownership

Consideration

Closing Date

**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 a 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.

*8-31-04*

Date

*8/31/04*

Date

*Annette Squillace*

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

*Robert Squillace*

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

# Lawyers Title Insurance Corporation

A LANDAMERICA COMPANY

## REVISED SCHEDULE C LEGAL DESCRIPTION

File Number: 2004-33976IMP

ALL that certain lot, parcel or tract of land, situate and lying in the City of Margate, County of Atlantic, State of New Jersey, and being more particularly described as follows:

Beginning at a point in the West line of Kenyon Avenue (50.00 feet wide) said point being 200.00 feet South of the South line of Winchester Avenue and extending thence

- (1) South 36 degrees 27 minutes 00 seconds East in and along the west line of Kenyon Avenue a distance of 60.00 feet to a point; thence
- (2) South 53 degrees 33 minutes 00 seconds West parallel with Winchester Avenue a distance of 87.70 feet to a point; thence
- (3) North 36 degrees 27 minutes 00 seconds West parallel with Kenyon Avenue a distance of 60.00 feet to a point; thence
- (4) North 53 degrees 33 minutes 00 seconds East parallel with Winchester Avenue a distance of 87.70 feet to the point and place of beginning.

FOR INFORMATIONAL PURPOSES ONLY: Commonly known as: 16 Kenyon Avenue N., Margate, NJ 08402.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 18 in Block 213.02 on the City of Margate Tax Map.

AH



**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  
4030 Ocean Heights Avenue  
Egg Harbor Township, NJ 08234**

**Block 213.02 Lot 18**

**Location: 16 N Kenyon Ave.**

**RE: 12577-1**

**Date: February 2, 2021**

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

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FEB 05 2021  
NDG LEGAL

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



PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
212.02 5.01	26 N JEROME AVE	1	NATIONWIDE FINANCE CREDIT LLC 13334 THOROUGHbred DR DADE CITY FL 33525
212.02 5.02	24 N JEROME AVE	1	NATIONWIDE FINANCE CREDIT LLC 13334 THOROUGHbred DR DADE CITY, FL 33525
212.02 5.03	22 N JEROME AVE	2	KALECK, ROBIN & BRIAN 237 MOORE ST PHILADELPHIA, PA 19148
212.02 5.04	VENTNOR & JEROME	15D	HOLY TRINITY PARISH, BLESd SACRAMENT 11 N KENYON AVE MARGATE, NJ 08402
212.02 17	17 N KENYON AVE	2	SACKS, DAVID 1 N OCEAN BLVD #906 POMPANO BEACH, FL 33062
212.02 19	19 N KENYON AVE	2	KAHN, SARAH & ASHER 1038 CHRISTIAN ST PHILADELPHIA, PA 19147
212.02 21	21 N KENYON AVE	2	TEPPER, A P & DOUGHERTY, J K, TRUSTEES 21 N KENYON AVE MARGATE, NJ 08402
212.02 48	25 N KENYON AVE	2	WIENER, BARRY & MARION 1100 WINDSOR CIRCLE HATBORO, PA 19040
212.02 49	29 N KENYON AVE	2	REVOLUTION BUILDERS INC PO BOX 466 NEWTOWN, PA 18940.0466
212.02 50	30 N JEROME AVE	2	WELSH, NEAL A & SHERRY B 2462 PINE ROAD HUNTINGDON VALLEY, PA 19006
212.02 51	28 N JEROME AVE	2	PARRA, CORRINE 28 N JEROME AVE MARGATE, NJ 08402
213.01 13	22 N LANCASTER AVE	2	KRAMER, JEFFREY H & JANE S 311 MUNN LANE CHERRY HILL, NJ 08034
213.01 14	20 N LANCASTER AVE	2	PACHLER, RICHARD C & SHARON H 20 N LANCASTER AVE MARGATE, NJ 08402
213.01 15	18 N LANCASTER AVE	1	SMITH, IVAN SANFORD & JUDY F 6668 DANA POINT COVE DELRAY BEACH, FL 33446

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
213.01 16	16 N LANCASTER AVE	2	O'HARA, KENNETH J & DIANE THOMAS 2650 RIDDLE AVENUE WILMINGTON, DE      19806
213.01 17	14 N LANCASTER AVE	2	FINK, LEE & ELIZABETH 9825 SECRET COVE LN ORLANDO, FL      32832
213.01 18	12 N LANCASTER AVE	2	JACOBSON, BRAD & KATHRYN J 4 LANTERN LANE WAYNE, PA      19087
213.01 20	8 N LANCASTER AVE	2	SADEK, MICHAEL & FRANCINE 8 N LANCASTER AVE MARGATE, NJ      08402
213.01 21	6 N LANCASTER AVE	2	BERGER, MATTHEW & KIMBERLY 1629 HAGYS FORD RD NARBERTH, PA      19072
213.02 1	25 N LANCASTER AVE	1	25 N LANCASTER LLC 8106 VENTNOR AVE MARGATE, NJ      08402
213.02 2	23 N LANCASTER AVE	2	ASHNER TRUST, J & HOPE ASHNER TRUST 44 GOULD RD WABAN, MA      02468
213.02 3	21 N LANCASTER AVE	2	21 N LANCASTER AVE LLC 409 FAIRVIEW RD PENN VALLEY, PA      19072
213.02 4	19 N LANCASTER AVE	2	FRIEDMAN, CAROL & KEVIN FRIEDMAN 1716 ST GEORGES RD DRESHER, PA      19025
213.02 5	17 N LANCASTER AVE	2	OSTRUM, DONALD & KAREN 249 S LADMARK LANE FT WASHINGTON, PA      19034
213.02 6	15 N LANCASTER AVE	2	SARKOS, KATHLEEN M 15 N LANCASTER AVE MARGATE, NJ      08402
213.02 7	13 N LANCASTER AVE	2	NOAH, RALPH & JANE S 645 CLINTON AVE HADDONFIELD, NJ      08033
213.02 8	11 N LANCASTER AVE	2	WARGO JR, RICHARD 386 DEWSBURY PLACE BLUE BELL, PA      19422
213.02 9	9 N LANCASTER AVE	2	FRIEDMAN, ANDREW & IVETTE 15 CLARK STREET #5A BROOKLYN, NY      11241

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
213.02 10	7 N LANCASTER AVE	2	CRAWFORD, PATRICIA A 1356 SUGARTOWN ROAD BERWYN, PA	19312
213.02 11	5 N LANCASTER AVE	2	KAPLAN, DAVID & INGRID 409 FAIRVIEW ROAD NARBERTH, PA	19072
213.02 12	3 N LANCASTER AVE	2	COSTANZO, FRANK & RITA 3 NO LANCASTER AVE MARGATE, NJ	08402
213.02 13	28 N KENYON AVE	2	JACOBY, STEPHEN N. 9203 WADSWORTH DRIVE BETHESDA, MD	20817
213.02 14	26 N KENYON AVE	2	GIRARDI, JOSEPH 26 N KENYON AVE MARGATE, NJ	08402
213.02 15	22 N KENYON AVE	2	DOUGHTY, WILLIAM S & MARY F 22 N KENYON AVE MARGATE, NJ	08402
213.02 16	20 N KENYON AVE	2	WORTH, SIDNEY & FRIMAL 644 KISMET ROAD PHILADELPHIA, PA	19115
213.02 17	18 N KENYON AVE	2	MANERI, SUSAN & ANTHONY 5 TAGGART WAY SADDLE BROOK, NJ	07663
213.02 18	16 N KENYON AVE	1	GIALLORETO, JERRY & REGINA 3210 17TH ST S PHILADELPHIA, PA	19145
213.02 20	14 N KENYON AVE	2	SCHEFFEY, BRENDA S & COLLINS, BRIDGET 526 ROLLING GLEN DRIVE HORSHAM, PA	19044
213.02 21	12 N KENYON AVE	2	ABRAMS, STUART 12 N KENYON AVE MARGATE, NJ	08402
213.02 22	10 N KENYON AVE	2	FISHER, DONALD A & NANCY A 10 N KENYON AVE MARGATE, NJ	08402
213.02 23	8A N KENYON AVE	2	BIANCOMIELLO, M & J & BARBUTO, G 3219 S 18TH STREET PHILADELPHIA, PA	19145
213.02 24	6 N KENYON AVE	2	COBEN, ROBERT & RONNA H 2 DRESSAGE CT. CHERRY HILL, NJ	08003

PROPERTY ID    PROPERTY LOCATION                      CLASS    OWNERS NAME & ADDRESS

UTILITIES TO BE NOTIFIED WITH TAXLIST

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

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

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

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

ITEMS PRINTED..... 46

61.5	4	61.5	15
80'		80'	
61.5	6	61.5	16
80'		80'	
61.5	7	61.5	18
80'		80'	
61.5	8.01	61.5	19
80'		80'	
61.5	8.02	61.5	20
80'		80'	
61.5	10	61.5	21
80'		80'	
61.5	12	61.5	22
80'		80'	
61.5		61.5	23
80'		80'	
61.5		61.5	24
80'		80'	

**313.01**

**313.02**

**312.02**

**312.01**

41	4	41	17
87.7'		87.7'	
41	5	41	18
87.7'		87.7'	
41	6	41	19
87.7'		87.7'	
41	8	41	20
87.7'		87.7'	
41	10	41	21
87.7'		87.7'	
41	11	41	23
87.7'		87.7'	
41	12	41	24
87.7'		87.7'	

**313.02**

**312.02**

65	19	65	32
59.5'		59.5'	
65	16	65	30
59.5'		59.5'	
65	13	65	28
59.5'		59.5'	
65	12	65	26
59.5'		59.5'	
65	5	65	25
59.5'		59.5'	
65	4	65	5
59.5'		59.5'	
65	3	65	4
59.5'		59.5'	

(COUNTY ROUTE NO. 56)

50	42	50	5
75'		75'	
50	40	50	6
75'		75'	
50	39	50	7
75'		75'	
50	36	50	8
75'		75'	
50	10	50	11
75'		75'	
50	11	50	12
75'		75'	

50	1	50	12
80'		80'	
50	2	50	13
80'		80'	
50	3	50	14
80'		80'	
50	4	50	15
80'		80'	
50	5	50	16
80'		80'	
50	7	50	17
80'		80'	
50	8	50	18
80'		80'	
50	9	50	20
80'		80'	
50	10	50	21
80'		80'	
50	11	50	23
80'		80'	
50	24	50	
80'		80'	

**213.01**

**213.02**

WINCHESTER

40	1	40	13
87.7'		87.7'	
40	2	40	14
87.7'		87.7'	
40	3	40	15
87.7'		87.7'	
40	4	40	16
87.7'		87.7'	
40	5	40	17
87.7'		87.7'	
40	6	40	18
87.7'		87.7'	
40	7	40	20
87.7'		87.7'	
40	8	40	21
87.7'		87.7'	
40	9	40	22
87.7'		87.7'	
40	10	40	23
87.7'		87.7'	
40	11	40	24
87.7'		87.7'	
40	25.03	40	25.01
87.7'		87.7'	
40	25.02	40	
87.7'		87.7'	

**212.02**

50	49	50	50
84.5'		84.5'	
50	48	50	51
84.5'		84.5'	
50	21	50	5.01
59.5'		59.5'	
50	19	50	5.02
59.5'		59.5'	
50	17	50	5.03
59.5'		59.5'	
134.50'	<b>212.02</b>		
357.01'	5.04 1.12 ACRES± CHURCH OF THE BLESSED SACRAMENT "EXEMPTED"		
134.8'	367.60'		

BOULEVARD

JEROME

50	54	50	1
60'		60'	
50	55	50	2
60'		60'	
50	45	50	3
60'		60'	
50	43	50	4
70'		70'	
50	40	50	4.0
75'		75'	
50	39	50	6
47'		47'	
50	37	50	7
48'		48'	
30	36	30	1
75'		75'	
125'	28	125'	6
75'		75'	
55'		20'	
100.61'	18	104.97'	8
55.15'			

**212.0**

MANDFIELD LANCASTER KENYON VENTNOR

50' 80' 85'

100'

CLEAR SIGHT TRIANGLE EASEMENT



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:

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 116 N Kenyon Ave.

Assessed to Jerry & Regina Gia Moreto

And designated as  
BLOCK 21302 LOT 18; Tax Map of Margate City, N.J.

Tara J Mazza, CTC  
Tax Collector

Per LH

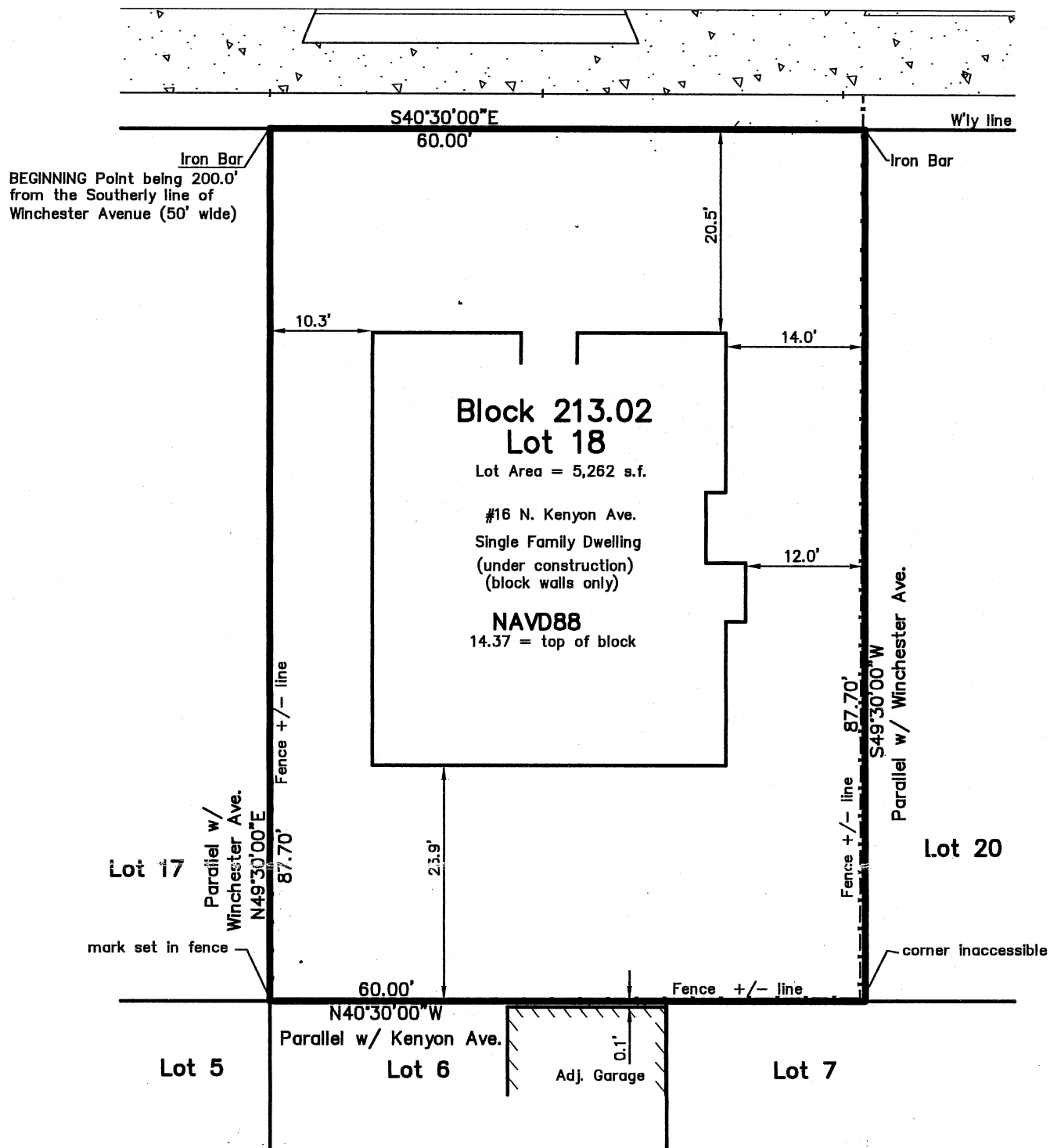
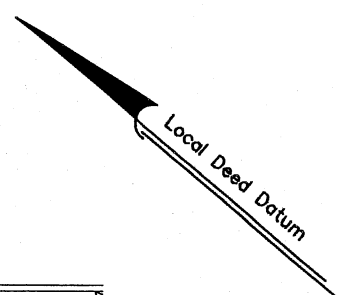
RECEIVED

FEB 04 2021

NDG LEGAL

# KENYON AVENUE

(50' wide)



GIALLORETO, JERRY & REGINA

## 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 01/05/2021 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 9 ft. (NAVD88)

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

## SURVEY OF PREMISES

SITUATE IN  
CITY OF MARGATE  
COUNTY OF ATLANTIC, N.J.

#16 North Kenyon Avenue

**BLOCK 213.02 LOT 18**

**PAUL KOELLING  
& ASSOCIATES, LLC**

PROFESSIONAL LAND SURVEYING  
2161 SHORE ROAD  
LINWOOD, NJ 08221  
phone (609) 927-0279

CERTIFICATE OF AUTHORIZATION #24GA28256300

Date: January 6, 2021 by: KOELLING  
Scale: 1" = 15'