

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 Piraino Builders, LLC
25 N. Coolidge Avenue
Block 231, Lot 321
Margate, New Jersey
Our File No.: 10661/11

Dear Ms. Accardi:

Please be advised that I represent Piraino Builders, LLC which is the Applicant to the City of Margate Planning Board for development of a new flood-compliant single-family home at the above-referenced address within the MF zoning district.

The existing site is 61.5' by 80' for a total area of 4,920 SF. 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 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 Robert J. Lolio, R.A., dated February 19, 2021, consisting of six (6) sheets;
3. (18) – copies of the Survey prepared by Paul M. Koelling, Land Surveyor, dated October 24, 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 December 7, 2020 in Deed Book 14902, Page 976; and

6. (1) –200' Property Owners' List; 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: Piraino Builders, LLC

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

3. **Subject Parcel:**

Street Address(es) 25 N. Coolidge Avenue
Block Number 231 Lot No(s) 321
Total Area (in square feet) 3,625 SF
Frontage: 29'
Depth: 125'

4. **Information about the Applicant:**

Full name(s) Piraino Builders, LLC
If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)
Tony Piraino
Local Residence Address 501 N. Clermont 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 October 15, 2020

___ 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, NJ 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)?

-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 an older two-family home.

-Proposed use: The applicants propose to demolish the existing structure and build a single family home.

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

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

Variance	Requirement of District	Present Condition	Proposed Condition
Side Yard	5 Ft.	N/A	3.5 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

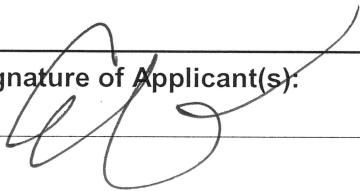
15. **Space for Narrative:** In this space you must provide a general narrative description of what is being proposed, as well as any information not otherwise set forth above which may be relevant to the application, including justifications, clarifications and extenuating circumstances. FAILURE TO 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 side yard setback, which will be a proposed 3.5 Feet.

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 March 1, 2021

Date _____

17. **This space for Board Administrator:**

-Staff Committee action took place
1/11/21 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:**

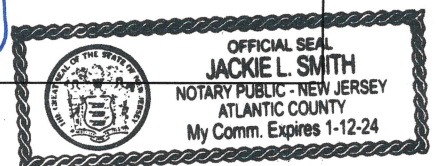
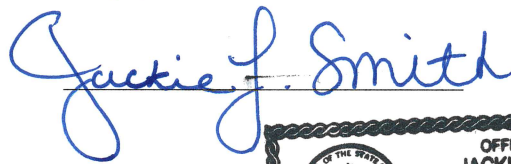
State of New Jersey } ss.

County of Atlantic }

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 1st
day of March, 2021.



Corporate Disclosure Form

Piraino Builders, LLC

(Corporation Name)

IN THE MATTER OF THE: MARGATE CITY PLANNING BOARD

APPLICATION OF Piraino Builders, LLC

(print applicant name)

Property Location

Block (231) Lot (321)

Eric S. Goldstein, Esq., as attorney for applicant, of full age, hereby certified the following factual information:

(print applicant name)

1. I am authorized to file this Certification on behalf of Piraino Builders, LLC the owner of the property, which is the subject of this application.

(print corporation name)

2. Piraino Builders, LLC is a limited liability company corporation organized pursuant to the laws of the State of New Jersey.

(print corporation name)

(style of)

3. The names and addresses of all persons having a 10% or greater ownership interest in Piraino Builders, LLC are as follows:

(print corporation name)

- a. Tony Piraino, 25 N. Coolidge Avenue
b.
c.

4. There are no other persons or entities having a 10% or greater interest in Piraino Builders, LLC

(print corporation name)

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

[Handwritten signature]

(signature)

Eric S. Goldstein

(print name)

Esq.

(title)

Dated: (March 1, 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>N/A</p> <p>To be provided</p>	X
2.	If the survey is more than one year old, attach certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance, and show any proposed changes with all dimensions including enlargement of existing footprint, if applicable.	N/A	
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</p> <p>Single-Family Home Owners</p> <p>No</p>	
4.	Ten (10) folded copies of a plot plan, map or survey.	X	
	<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>3-1-21</u></p> <p>_____</p> <p>Date: _____</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: December 10, 2020
2. Submitted by – Name: Tony Piraino Phone No.: _____
Address: 501 N. Clermont Avenue
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: <u>25 N. Coolidge Avenue</u> Block: <u>231</u> Lot(s): <u>321</u> Zoning District: <u>MF</u>
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7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)
There currently exist an older two-family home.

8. Answer the following as to:

	Existing Condition	Proposed Condition
a. Size and dimension of lot	N/A	3,625 SF
b. Size, dimensions of buildings	N/A	1,555 SF
c. Height of bldgs. (feet)	N/A	26'-8"
d. Height of bldgs. (stories)	N/A	2 Stories over parking
e. % of coverage on land	N/A	42.9%
f. Front yard setback	N/A	23.33 Ft (Building); 15.33 Ft (Porch)
g. Rear yard setback	N/A	22 Ft
h. Side yard setbacks	N/A	3.5 Ft

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 side yard, which will be a proposed 3.5 Feet.

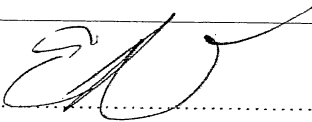
10. Although the Staff Committee will determine the correct legal steps, what are the actions requested. (check more than one, if applicable):

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

11. Which variances are needed, if any?

Side Yard

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



Eric S. Goldstein, Esquire

Signature of Submitting Party

Print or Type Name



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

Block 231	Lot 321	Applicant Name Anthony Piraino
District MF		Address of Subject Application 25 North Coolidge Avenue

Dear (Name of Submitting Party) Eric S. Goldstein, Esq.
 Your submittal was considered at the Staff Committee meeting of Monday, January 11, 2021
 The action(s) required prior to building permit are:
 Staff committee met and went over the application and agreed upon the variance request and the possibility that other variances may arise at time of application.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, February 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 complete application. Virtual meeting

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, February 03, 2021

Palma Accardi
 Planning Board Administrator
 Monday, January 11, 2021



Atlantic County Document Summary Sheet



INST # 2020062262
 RECD 12/07/2020 VOL 14902
 RCPT # 1573909 RECD BY LY (10 PGS)
 CON \$395,000.00 RTF \$3,167.00
 EDWARD P. McGETTIGAN, COUNTY CLERK
 ATLANTIC COUNTY, NJ

ATLANTIC COUNTY CLERK
 5901 MAIN ST
 MAYS LANDING, NJ 08330

Return Name and Address
 Lincoln Land Transfer, LLC
 737 Wesley Avenue
 Ocean City, NJ 08226

Official Use Only

Submitting Company		Lincoln Land Transfer, LLC			
Document Date (mm/dd/yyyy)		10/15/2020			
Document Type		Deed			
No. of Pages of the Original Signed Document (Including the cover sheet)		10			
Consideration Amount (if applicable)		\$395,000.00			
First Party (Grantor or Mortgagor or Assignor) (Enter up to five names)	Name(s)	Last Name First Name Middle Initial Suffix (or Company Name as written)		Address (Optional)	
	Richard T. Russell and Kathleen Carlin Russell, h/w Donald P. Carlin and Amy Koyiades n/k/a Amy Koyiades-Carlin, h/w				
Second Party (Grantee or Mortgagee or Assignee) (Enter up to five names)	Name(s)	Last Name First Name Middle Initial Suffix (or Company Name as written)		Address (Optional)	
	Piraino Builders, LLC				
Parcel Information (Enter up to three entries)	Municipality	Block	Lot	Qualifier	Property Address
	Ventnor	50	12		45. Nashville Avenue Ventnor, NJ 0840
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 10/15/2020
BETWEEN Richard T. Russell and Kathleen Carlin Russell and Donald P. Carlin and Amy Koylades-Carlin
Husband and Wife ~~AKA~~ Amy Koylades Carlin Husband and Wife
whose post office address is PO Box 5275
Vail, CO 81658

referred to as the Grantor,
AND Piraino Builders, LLC

whose post office address is PO Box 3193
Margate City, 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 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 **\$395,000.00**

Three Hundred Ninety-Five Thousand Dollars and No Cents

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:26A-3) Municipality of Margate City

Block No. 231, Lot No. 321, Qualifier No. _____ and Account No. _____

No lot and block or account number is available on the date of this Deed. (Check box if applicable.)

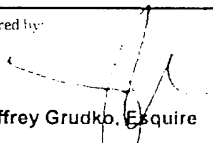
3. **Property.** The Property consists of the land and all the buildings and structures on the land in the City of Margate City, County of Atlantic and State of New Jersey.

The legal description is:

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

BEING the same land and premises conveyed to Richard T. Russell and Kathleen Carlin-Russell, his wife, and Donald P. Carlin, unmarried, and Amy Koylades, unmarried, all as joint Tenants with the right of Survivorship and not as Tenants in Common, under Deed from Donald P. Carlin, unmarried, and Richard T. Russell, married, as joint Tenants with the right of Survivorship and not as Tenants in Common, dated 05/05/2006, recorded in the Atlantic County Clerk's Office on 05/18/2006 as Instrument No. 2006049607.

Amy Koylades has since married Donald P. Carlin and is now known as Amy Koylades-Carlin.

Prepared by:

Jeffrey Grudko, Esquire

(For Recorder's Use Only)

EXHIBIT "A"

ALL that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Margate, County of Atlantic, and State of New Jersey and is bounded and described as follows:

BEGINNING at a point in the Easterly line of Coolidge Avenue (50 feet wide), distant 96.00 feet South of the Southerly line of Winchester Avenue (50 feet wide), when measured in and along the aforesaid Easterly line of Coolidge Avenue, said beginning point being in the division line between Lots 11 and 321 In Block 231 as shown on the current official Tax Map for the City of Margate City; and extending from said beginning point; thence

- 1. North 53 degrees 33 minutes 00 seconds East in and along the aforesaid division line between Lots 11 and 321 continuing in and along the division line between Lots 13 and 321 and parallel with Winchester Avenue, a distance of 125.00 feet to a point in the Westerly line of Lot 15 in said Block 231; thence**
- 2. South 36 degrees 27 minutes 00 seconds in and along same and parallel with Coolidge Avenue, a distance of 29.00 feet to a corner to Lots 319, 321, and 15 in said Block 231; thence**
- 3. South 53 degrees 33 minutes 00 seconds West in and along the Northerly line of Lot 329 and parallel with Winchester Avenue, a distance of 125.00 feet to a point in the aforesaid Easterly line of Coolidge Avenue; thence**
- 4. North 36 degrees 27 minutes 00 seconds West in and along same a distance of 29.00 feet to the point and place of BEGINNING.**

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 321, in Tax Block 231, on the Official Tax Map of the City of Margate.

FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 25 North Coolidge Avenue, Margate, New Jersey 08402.

The street address of the Property is:
25 N. Coolidge Ave., Margate City, NJ 08402

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 or Attested by:

[Signature]
Richard T. Russell and Kathleen Carlin Russell (Seal)

[Signature]
Donald P. Carlin and Amy Koylades-Carlin (Seal)

STATE OF ^{Colorado} ~~NEW JERSEY~~, COUNTY OF *Eagle* SS:
I CERTIFY that on *10/15/2020*

Donald P. Carlin
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; and,
(b) executed this Deed as his or her own act; and
(c) made this Deed for \$ 395,000.00 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. 46:15-5.)

RECORD AND RETURN TO:
JUANITA MCCOY
Notary Public - State of Colorado
Notary ID 20014025632
My Commission Expires Sep 30, 2021

Juanita McCoy
Juanita McCoy
Print name and title below signature



State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s) **Richard T. Russell and Kathleen Carlin Russell**

Current Street Address **8 Coventry Circle Princeton, NJ** **08540**

City, Town, Post Office State ZIP Code

Property Information

Block(s) 231	Lot(s) 321	Qualifier
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Street Address **25 N. Coolidge Ave**

City, Town, Post Office Margate	State NJ	ZIP Code 08406
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Seller's Percentage of Ownership 10.07%	Total Consideration 395,000.00	Owner's Share of Consideration 395,000.00	Closing Date 10/16/2020
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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 Taxpayment.
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 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 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.

<u>10/15/20</u> Date	<u>K.C. Russell</u> Signature (Seller)	<u>Kathleen Carlin Russell</u> Indicate if Power of Attorney or Attorney in Fact
<u>10/15/20</u> Date	<u>Richard T. Russell</u> Signature (Seller)	<u>Richard T. Russell</u> Indicate if Power of Attorney or Attorney in Fact

State of New Jersey
Seller's Residency Certification/Exemption

(Print or Type)

Seller's Information

Name(s)
Donald Carlin

Koyiades
Amy Carlin

Current Street Address

8 Coventry Circle

City, Town, Post Office

Donneton

State

NJ

ZIP Code

08540

Property Information

Block(s)
231

Lot(s)
321

Qualifier

Street Address

25 North Coolidge Avenue

City, Town, Post Office

Margate City

State

NJ

ZIP Code

08402

Seller's Percentage of Ownership

100%

Total Consideration
395,000.00

Owner's Share of Consideration

395,000.00

Closing Date

10/16/2020

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 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 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

Donald Carlin

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

10/15/20

Date

Amy Koyiades Carlin

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Amy Koyiades Carlin

Acknowledgment

(DEED ONLY)

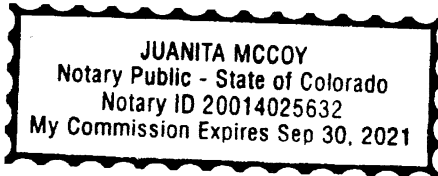
Colorado
STATE OF NEW JERSEY, COUNTY OF *Eagle*
I CERTIFY that on *10/15/20*

SS: [REDACTED]

Amy Koyiades-Carlin

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 \$ **395,000.00** 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. 46:15-5.)



Juanita McCoy

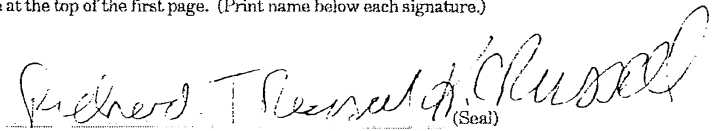
Print name and title below signature

The street address of the Property is:
25 N. Coolidge Ave., Margate City, NJ 08402

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 or Attested by:


Richard T. Russell and Kathleen Carlin Russell (Seal)

Donald P. Carlin and Amy Koyiades-Carlin (Seal)

STATE OF NEW JERSEY, COUNTY OF _____ SS:

I CERTIFY that on _____

Donald P. Carlin

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; and,

(b) executed this Deed as his or her own act; and

(c) made this Deed for **\$ 395,000.00** 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. 46:15-5.)

RECORD AND RETURN TO:

Print name and title below signature

Acknowledgment

(DEED ONLY)

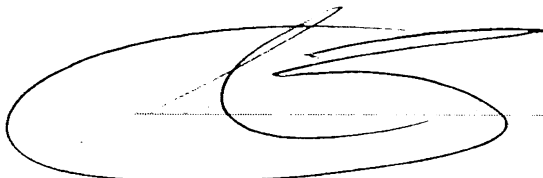
STATE OF NEW JERSEY, COUNTY OF Burlington
I CERTIFY that on 10/15/20

SS:

Kathleen Carlin Russell

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 \$ 395,000.00 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. 46:15-5.)



Print name and title below signature

RICH BRUNETT
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JULY 21, 2022

Acknowledgment

(DEED ONLY)

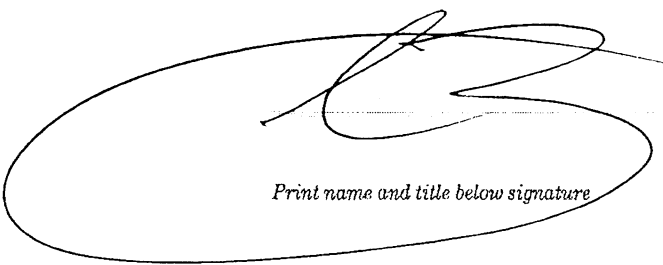
STATE OF NEW JERSEY, COUNTY OF *Burlington*
I CERTIFY that on *10/15/20*

SS:

Richard T. Russell

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 \$ 395,000.00 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. 46:15-5.)


Print name and title below signature

RICH BRUNETT
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JULY 21, 2022



Office of the Tax Assessor

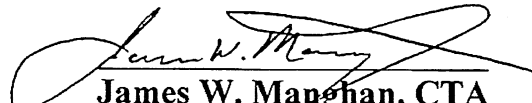
Municipal Building
9001 Winchester Avenue
Margate City, NJ 08402
609-822-1950
609-487-1142 Fax

James W. Manghan, CTA

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

**Block 231 Lot 321
Location: 25 N Coolidge Ave.**

Date: February 23, 2021


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

Your File No: 10661-1

You need a Longport list.

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

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
230 25	WINCHESTER AVE	1	S J GAS CO ATTN: T S KAVANAUGH 1 S JERSEY PLAZA RT#54 FOLSOM, NJ 08037
230 27	WINCHESTER AVE	1	S J GAS CO ATTN: T S KAVANAUGH #1 S JERSEY PLAZA RTE #54 FOLSOM, NJ 08037
230 309	MONROE AVE 311	1	MILNER, MARLENE FLANAGAN 110 CLWYD ROAD BALA CYNWYD, PA 19004
230 313	17 N MONROE AVE	2	MILNER, MARLENE FLANAGAN 110 CLWYD ROAD BALA CYNWYD, PA 19004
230 315	19 N MONROE AVE	2	MILNER, C. GEORGE & MARLENE F 110 CLWYD ROAD BALA CYNWYD, PA 19004
230 319	21 N MONROE AVE	2	SWANSON, RICHARD & ANDREA 1301 STEWART AVENUE HILLTOP, NJ 08012
231 13	9720 WINCHESTER AVE	2	LEHMAN, MICHAEL S & WENDY 1189 HAMPSHIRE PLACE WEST CHESTER, PA 19382
231 15	9704 WINCHESTER AVE 17	2	COPPOLA, PATRICIA B 9704 WINCHESTER AVE MARGATE, NJ 08402
231 21	9700 WINCHESTER AVE	2	DOMB, ALLAN 1845 WALNUT ST #2200 PHILADELPHIA, PA 19107
231 23	24 N MONROE AVE	2	JEFFERS, MARY E @ HUGH JEFFERS 1013 CHILDS AVE DREXEL HILL, PA 19026
231 304 C000A	4 N MONROE AVE	2	SHERMAN, MICHAEL E & JILL S 1109 OAKMONT DR LANCASTER, PA 17601
231 304 C000B	4 N MONROE AVE	2	WEISBAUM, STANLEY E & MICHELE R 2142 JULIA DRIVE CONSHOHOCKEN, PA 19428
231 304 C000C	4 N MONROE AVE	2	MUNSON, MICHAEL & MAZZACANO, ANDREA 2034 E WELLINGTON RD NEWTOWN, PA 18940
231 304 C000D	4 N MONROE AVE	2	GERARD, MICHAEL & KATE N 216 CHRISTIAN ST UNIT E PHILADELPHIA, PA 19147

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
231 307 C01	11 N COOLIDGE AVE	2	NUGIEL, DAVID & LISA SIMON 8 VANESSA CT CHERRY HILL, NJ 08003
231 307 C02	11 N COOLIDGE AVE	2	TOTH, TIMOTHY PAUL & MIRELA 2444 FAIRHILL AVE GLENSIDE, PA 19038
231 307 C03	11 N COOLIDGE AVE	2	WORTHINGTON, DIANE 2515 WALTON RD HUNTINGDON VILLEY, PA 19006
231 307 C04	11 N COOLIDGE AVE	2	TRACHTENBERG, JOEL & ANITA 100 BRACKEN ROAD MEDFORD, NJ 08055
231 307 C05	11 N COOLIDGE AVE	2	WARD, PATRICK R & COLLEEN D 2141 EAST NORRIS STREET PHILADELPHIA, PA 19125
231 308	10 N MONROE AVE	2	PASSARELLO, JOSEPH & ANNA MARIA 1849 FORRESTAL STREET PHILADELPHIA, PA 19145
231 310 C000A	12 N MONROE AVE	2	WOOLLEY, NORMAN E & SHARON E 1259 EVERGREEN DR BRIDGEWATER, NJ 08807
231 310 C000B	12 N MONROE AVE	2	MUNG BEAN LLC 12 N MONROE AVE #B MARGATE, NJ 08402
231 311	15 N COOLIDGE AVE	2	MOSS, MICHAEL & DANIELLE 22 HAYHURST DRIVE NEWTOWN, PA 18940
231 314	14 N MONROE AVE	2	LYONS, M & K & LITTEN, M & D 502 W KENNEDY ROAD NORTH WALES, PA 19454
231 315 C000A	17-19 N COOLIDGE AVE	2	PETRONGOLO, J JOSEPH & W SUSAN 9 TERNBERRY COURT TURNERSVILLE, NJ 08012
231 315 C000B	17-19 N COOLIDGE AVE	2	KESSLER, ALAN C & GAIL E 204 DAISY LANE WYNNEWOOD, PA 19016
231 317	21 N COOLIDGE AVE	2	FRICH, DAN J & KELLY 400 WINCHESTER WAY KENNETT SQUARE, PA 19348
231 319	23 N COOLIDGE AVE	2	BURKHARDT, HARRY J & BARBARA A 415 JACKSON STREET PHILADELPHIA, PA 19148

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
231 321	25 N COOLIDGE AVE	1	PIRAINO BUILDERS LLC PO BOX 3193 MARGATE, NJ	08402
232 1	28-30 N COOLIDGE AVE	2	ABRAMS, JEFFREY D PO BOX 642 BRIGANTINE, NJ	08203
232 3	26 N COOLIDGE AVE	2	DIAZ, RODOLFO & RUSAURA E 1770 ANNLO LANE VINELAND, NJ	08361
232 310 C000A	14 N COOLIDGE AVE	2	DESTEFANO, MICHAEL J & SANDRA 3122 S 17TH STREET PHILADELPHIA, PA	19145
232 310 C000B	14 N COOLIDGE AVE	2	TAPLINGER, MARK R & MICHELE B 1335 WENTZ DRIVE FT WASHINGTON, PA	19034
232 314	20 N COOLIDGE AVE	2	JUSTIS, NORRIS & RENEE 20 N COOLIDGE AVE MARGATE, NJ	08402
232 316	22 N COOLIDGE AVE	2	GRAEFF, BEN, ROBERT & CAROL 31 N PELHAM AVE LONGPORT, NJ	08403
232 318	24 N COOLIDGE AVE	1	DIAZ, RODOLFO & ROSAURA E 1770 ANNLO DR VINELAND, NJ	08361
331 6	9717 WINCHESTER AVE	2	STROPOLI, JOANN 9717 WINCHESTER AVE MARGATE, NJ	08402
331 10	9715 WINCHESTER AVE	2	FABAOZZI, JASON & MCGINN, MEREDITH E 348 HIGH BROOK PELHAM, NY	10803
331 12	9713 WINCHESTER AVE	2	MC GINN, MEREDITH & PATRICIA B 1602 MOUNTAIN VIEW DR WAYNE, PA	19087
331 14	9711 WINCHESTER AVE	2	DIFABIO, WILLIAM & LAURI 2008 WINDING WAY BROOMALL, PA	19008
331 16	9709 WINCHESTER AVE	2	NEGRO JR, RICHARD P 2736 S 18TH ST PHILADELPHIA, PA	19145
331 20 C000A	9705 WINCHESTER AVE	2	GORDON, JEFFREY E & CINDY A 650 AMALIA LN SOUTHAMPTON, PA	18966

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
331 20 C000B	9705 WINCHESTER AVE	2	ORELLANA, CHARLES F & CAROL S 315 STRATHMORE DRIVE ROSEMONT, PA 19010
331 22	9703 WINCHESTER AVE	2	SCHECK, JOAN 140 WARRIOR ROAD DREXEL HILL, PA 19026
331 24.2	100 N MONROE AVE	2	MCKERNAN, BARBARA 26 ABLES RUN DRIVE ABSECON, NJ 08201
331 24.3	100 N MONROE AVE	2	MC KERNAN, BARBARA 26 ABLES RUN ROAD ABSECON, NJ 08201
331 24.4	100 N MONROE AVE	2	BELLONE, CYNTHIA 1731 ROUTE 9, #56 OCEAN VIEW, NJ 08230
331 24.5	100 N MONROE AVE	2	LLANDILLO DEVELOPMENT PARTNERS LLC 2036 BELVEDERE AVE HAVERTOWN, PA 19083
331 24.6	100 N MONROE AVE	2	MARKOWITZ, JANET L PO BOX 1627 ATLANTIC CITY, NJ 08404
331 24.7	100 N MONROE AVE	2	MARKOWITZ, JANET PO BOX 1627 ATLANTIC CITY, NJ 08404
331 24.01	9701 WINCHESTER	1	LLANDILLO RD DEVELOPMENT PARTNERS 2036 BELVEDERE AVE HAVERTOWN, PA 19083
332 2	100 N COOLIDGE AVE	2	BENDYL DEVELOPMENT LLC 16 N ADAMS AVE #A MARGATE, NJ 08402

231/6 Royal Palms Condo Association
Argus Real Estate
7227 Ventnor Avenue
Ventnor, NJ 08406

231/11 Parkwood Condo Association
B. Leonette, Pres.
29 N Coolidge Avenue #A3
Margate, NJ 08402

231/316 Monroe Mews Condo Association
% A. Mullen
16 N Monroe Avenue #A7
Margate, NJ 08402

UTILITIES TO BE NOTIFIED WITH TAXLIST

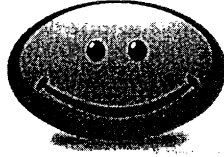
ATLANTIC CITY ELECTRIC
5100 HARDING HIGHWAY, SUITE 399
MAYS LANDING, NJ 08330

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..... 59



RECEIVED
MAR 01 2021
NDG LEGAL

BOROUGH OF LONGPORT
TAX OFFICE
2305 ATLANTIC AVENUE
LONGPORT, NJ 08403
609-823-2731, X 111
FAX 609-823-1781

Nehmad Davis & Goldstein, PC
4030 Ocean Heights Ave
EHT, NJ 08234

February 25, 2021

RE: Block 231 lot 321-Margate

Enclosed is the 200' list you requested along with the utility print out.

Thank you,

Pam Tomassi
Tax Collector/Borough of Longport

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
112 3	7 NO 36TH AVE	2	ROSENBERG, RALPH H & NORMA E 7 NO 36TH AVE LONGPORT, NJ 08403
112 4	11 NO 36TH AVE	2	RAHMI, ABDELKARIM & MAGDA 5 DOWNS CIRCLE WYNNWOOD, PA 19096
112 5	15 NO 36TH AVE	1	GELMAN, ALAN & EVELYN 21037 VALLEY FORGE CTR KING OF PRUSSIA, PA 19406.1119
112 6	19 NO 36TH AVE	2	BROOKS, RICHARD & IDA 127 GREEN LN HAVERFORD PA 19041
112 7	21 NO 36TH AVE	2	HAMILTON, GIOVINA & ROBERT 560 S. EAGLE ROAD HAVERTOWN, PA 19083
115 1	101 NO 36TH AVE 1.01	2	SOMERS, WENDY 1446 W ROCKSPRAY RD JAMISON, PA 18929

Utility Listings

In addition to the Certified Tax list, please add the following companies to your certified list for all Zoning and Planning Board applications. Thank you.

Comcast Cable
901 Leeds Avenue
Absecon, NJ 08201

Connectiv Real Estate Dept.
5100 Harding Highway
Suite #399
Mays Landing, NJ 08330

Atlantic County Utilities Authority
PO Box 996
Pleasantville, NJ 08232

SJ Gas Company
1 South Jersey Plaza
RTE. 54
Folsom, NJ 08037
