

SWIFT LAW FIRM, LLC

1335 Tilton Road
Northfield, New Jersey 08225
(609) 484-3300 (phone)
(609) 484-3303 (fax)
swiftlawfirm.com

February 24, 2021

Palma Accardi, Planning Board Administrator
City of Margate Municipal Building
9001 Winchester Ave.
Margate, New Jersey 08402

Re: Planning Board Application
4 S. Brunswick Ave., Margate, New Jersey
Block: 103.01 Lot: 19
Owner of Property: Leonard S. Kahn

Dear Ms. Accardi:

Please find enclosed 18 sets of the following Planning Board Application materials:

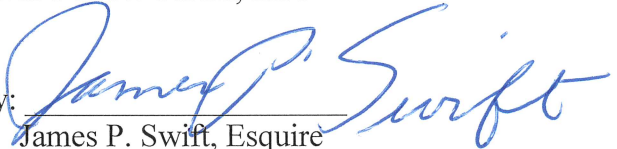
1. Application for Action by Planning Board;
2. Land Use Variance Application checklist;
3. Area map;
4. Staff Committee Application & Response;
5. Check # 7750 in the amount of \$250.00 (Two Hundred Fifty Dollars), drawn on the account of Leonard S. Kahn;
6. 200 foot tax list;
7. Deed;
8. Certificate from Tax Collector;
9. Photographs taken January 2021;
10. Architectural plans prepared by Peter Weiss, Architect;
11. Survey;
12. Elevation Certificate.

Mr. Kahn, the homeowner, informed me and certifies that the survey included accurately represents the status of the premises.

If you have any questions or need anything further, please do not hesitate to call me. Thank you for your kind attention.

Sincerely,

SWIFT LAW FIRM, LLC

By: 
James P. Swift, Esquire

JPS: jcs
Enclosures
cc: Leonard S. Kahn
By hand delivery

APPLICATION FOR ACTION BY PLANNING BOARD

MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** February 24, 2021

2. **Zoning District:**

S-60	Single Family Residential	MF	Multi-Family Residential
S-60-WF	Single- Family Residential	CBD	Central Business District
S-50	Single Family Residential	C-1	Commercial
S-40	Single Family Residential	C-2	Commercial/Business
S-40-WF	Single-Family Residential	WSD	Waterfront Special District
S-30	Single Family Residential	R	Riparian
S-25 <input checked="" type="checkbox"/>	Single Family Residential	WAPC	Washington Avenue Pedestrian Corr.
S-25 (HD)	Historic Single Family Residential	WSPA	Government and Open Space
TF	Two-Family Residential	I	Institutional Use
B	Beach		

3. **Subject Parcel:**

Street Address(es) 4 S. Brunswick Ave.

Block Number 103.01 Lot No(s) 19

Total Area (in square feet) 2,750 SF

Frontage: 44'

Depth: 62.5'

4. **Information about the Applicant:**

Full name(s) Leonard S. Kahn

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

n/a

Local Residence Address 4 S. Brunswick Ave. Zip 08402

Other Residence Address 404 Merion Hill Lane, West Conshohocken, PA Zip 19428

Business Address n/a Zip _____

Phone Number(s) (include area code); Please Contact Mr. Kahn's

Email Address lsk404@aol.com Personal Assistant First

Business n/a 610-329-3624

Phone 215-518-4372

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 1985

____ By other interest in law (describe):

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

Name(s) n/a

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 James P. Swift Phone 609-484-3300
 Address 1335 Tilton Road, Northfield, New Jersey 08225
 Fax 609-484-3303 Cell 609-442-5700 Email jimswift@swiftlawfirm.com

____ Architect: Name Peter Weiss Phone 609-822-9616
 Address 101 N. Washington Ave., Suite 8, Margate, New Jersey 08402
 Fax 609-822-9364 Cell _____ Email pwarchitect@comcast.net

____ Engineer: Name _____ Phone _____
 Address _____
 Fax _____ Cell _____ Email _____

____ 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)
n/a	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): Single family residential home

-Proposed use: Same, single family residential home

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

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

Variance	Requirement of District	Present Condition	Proposed Condition
Please see attached			

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:

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.

Applicant and homeowner, Leonard S. Kahn, requests board approval to enlarge the second floor bathroom to accomodate his medical needs.

16. Signature of Applicant(s):

James P. Swift

Date February 24, 2021

SWIFT LAW FIRM, LLC
James P. Swift, Esquire
1335 Tilton Road
Northfield, NJ 08225

Date _____

17. This space for Board Administrator:

-Staff Committee action took place

2/9/21 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 }

Jennifer Swift, 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 24th day of February, 2021

Jennifer Swift

JENNIFER SWIFT
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires June 20, 2021

Zoning Schedule

Re: Planning Board Application
4 S. Brunswick Ave., Margate, New Jersey
Block: 103.01 Lot: 19
Owner of Property: Leonard S. Kahn

ITEM	REQUIRED	EXISTING	PROPOSED
Lot Area	2500	2750	2750
Lot Width	40	44	44
Lot Depth	n/a	62.5	62.5
Front Yard	TBD	13	13
Minimum Side Yard	5	2.7	2.7
*Combined Side Yard	16.3	15.3	13.3
Rear Yard	12.5	13.8	13.8
Building Coverage	40% max.	33%	34%
Landscaped Area	35% Min.	44%	43%
Front Yard Landscaped Area	60% min.		
Height	30'	24.0	24.0
Parking	2 Spaces	1 Space	1 Space

*Variance required

LAND USE

Planning Board Application
 Leonard Kahn
 4 S. Brunswick Ave.
 Block 103.01 Lot 19

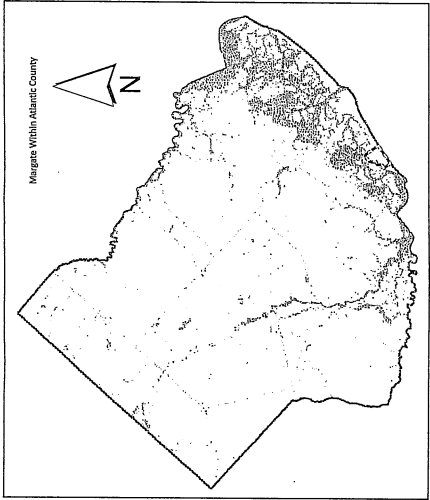
Variance Application Checklist

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>Map included</p> <p>Tax list included</p> <p>Roger McLamon said survey acceptable</p> <p>n/a</p> <p>included</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>See letter no changes from survey</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>Deed attached</p> <p>One dwelling</p> <p>n/a</p> <p>n/a</p>	
4.	<p>Ten (10) folded copies of a plot plan, map or survey.</p>	<p>18 sets included</p>	
	<p>Checklist prepared by: _____</p> <p>Checklist reviewed by City: _____</p> <p>Application found complete on: _____</p> <p>Application found incomplete on: _____</p>	<p>Date: _____</p> <p>Date: _____</p>	



MARGATE ATLANTIC COUNTY, NEW JERSEY

Leonard S. Kahn
4 S. Brunswick Ave.
Block: 103.01 Lot: 19
Margate Planning Board Application



Margate Within Atlantic County



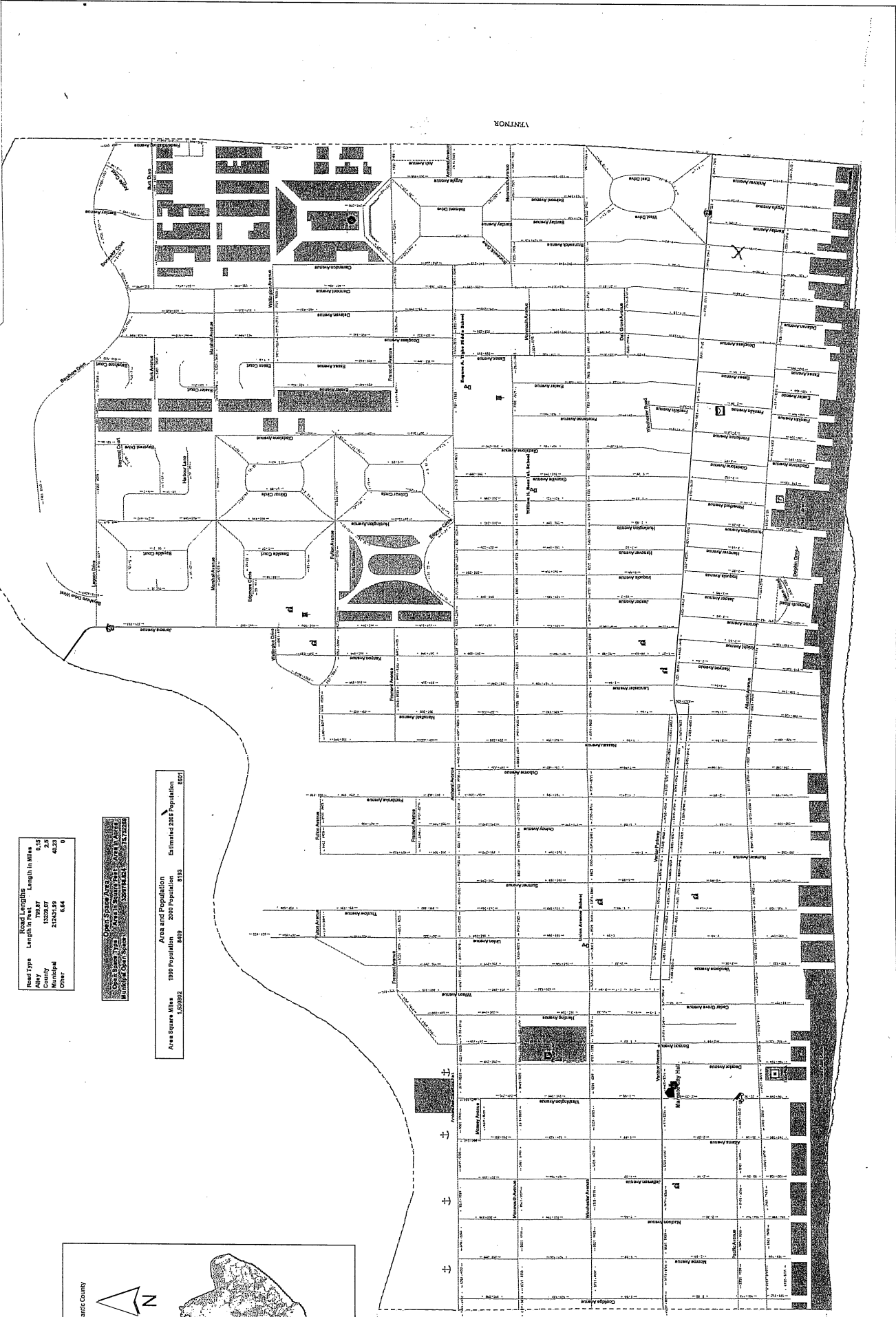
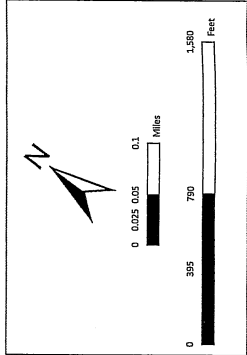
Road Type	Block Lengths	Length in Miles
Alley	788.87	0.15
County	1338.07	2.5
Municipal	2144.64	4.0
Other	6.64	0.0001

Open Space Areas
Open Space Areas in Acres
Municipal Open Space

Area	1990 Population	2000 Population	Estimated 2008 Population
Area Square Miles	1.03802	8409	8193

- Legend**
- State Highways
 - County Routes
 - Municipal Streets
 - Other
 - Alley
 - Address Ranges
 - Municipal Boundary
 - Margate Boundary
 - Streams
 - Water
 - Preserved Land
 - Fire Stations
 - Police
 - Rescue Squad
 - Municipal Buildings
 - Municipal Public Works MUA
 - Schools
 - Post Office
 - Marinas
 - Cultural Arts Center
 - Library
 - Museum
 - Historic Points
 - Places of Worship

THIS MAP IS THE PROPERTY OF ATLANTIC COUNTY AND IS LOANED TO YOU BY THE COUNTY ENGINEER'S OFFICE. IT IS TO BE USED ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ATLANTIC COUNTY. ANY UNAUTHORIZED USE OR REPRODUCTION OF THIS MAP IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.





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

Block	Lot	Applicant Name
103.01	19	Leonard Kahn
District		Address of Subject Application
-25		4 South Brunswick Avenue

Dear (Name of Submitting Party) James P. Swift, Esq.

Your submittal was considered at the Staff Committee meeting of Tuesday, February 09, 2021

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

Staff committee reviewed the project and confirm no additions are proposed below base flood elevation or Design Flood Elevation. The property is still subject to substantial improvement guidelines and requirements.

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:

submission of checklist and all required documents. Survey is required.

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: 1-19

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
Tuesday, February 09, 2021

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

Office Use Only:	Date Submitted: _____ Paid: _____ Check/Receipt #: _____	Received By: _____ Board Administrator or Zoning Officer
-------------------------	-------------------------------------------------------------	-------------------------------------------------------------

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 cannot, however, fill out these forms for you.

1. Date of Application: January 14, 2021
2. Submitted by – Name: James P. Swift Phone No.: 609-484-3300
Address: 1335 Tilton Road, Northfield, New Jersey 08225
Email Address: jimswift@swiftlawfirm.com

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: Leonard Kahn Phone No.: 215-518-4372
Address: 404 Merion Hill Lane, West Conshohocken, PA. 19428
Email Address: lsk404@aol.com

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

5. If the applicant for Board action would be Tenant or Buyer, who is the present OWNER?
Name: n/a Phone No.: _____
Address: _____

6. **Proposed Action is Located as Follows:**
Street Address: 4 S. Brunswick Ave. Margate, NJ Block: 103.01 Lot(s): 19
Zoning District: S-25

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

8. Answer the following as to:	<u>Existing Condition</u>	<u>Proposed Condition</u>
a. Size and Dimension of Lot:	see attached zoning schedule	_____
b. Size, Dimensions of Buildings:	_____	_____
c. Height of Buildings (Feet):	_____	_____
d. Height of Buildings (Stories):	_____	_____
e. % of Coverage on Land:	_____	_____
f. Front Yard Setback:	_____	_____
g. Rear Yard Setback:	_____	_____
h. Side Yard Setbacks: minimum side yard	_____	_____

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)

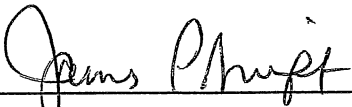
Applicant and homeowner, Leonard Kahn, requests board approval to make bathroom bigger to accomodate homeowners medical needs.

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

- | | |
|---------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Site Plan |
| <input checked="" type="checkbox"/> C-Variance(s) | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> D-(Use) Variance | <input type="checkbox"/> Other: _____ |

11. Which variances are needed, if any? C variance for combined 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: No

Signature of Submitting Party: 

Print or Type Name: James P. Swift, Attorney for Leonard Kahn

Zoning Schedule

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4 S. Brunswick Ave., Margate, New Jersey
Block: 103.01 Lot: 19
Owner of Property: Leonard S. Kahn

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Combined Side Yard	16.3	15.3	13.3
Rear Yard	12.5	13.8	13:8
Building Coverage	40% max.	33%	34%
Landscaped Area	35% Min.	44%	43%
Front Yard Landscaped Area	60% min.		
Height	30'	24.0	24.0
Parking	2 Spaces	1 Space	1 Space



Office of the Tax Assessor

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

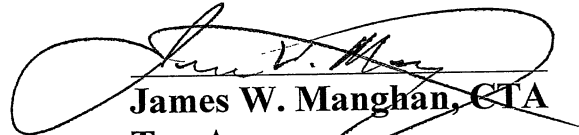
James W. Manghan, CTA

**James P. Swift, Esq.
Swift Law Firm, LLC
1335 Tilton Road
Northfield, NJ 08225**

Block 103.01 Lot 19

Location: 4 S. Brunswick Ave.

Date: February 16, 2021


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

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

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
102.02 1	2 S BARCLAY AVE	2	BRUBAKER, WILLIAM S & LORETTA C 109 BEVERLY ROAD WYNNEWOOD, PA 19096
102.02 2	7506 VENTNOR AVE	2	LERNER, JUDITH L 7718 CASTOR AVE PHILADELPHIA, PA 19152
102.02 3	3 S BRUNSWICK AVE	2	GRAVITZ ET AL, ROBERT 3 S BRUNSWICK AVE MARGATE, NJ 08402
102.02 5	7 S BRUNSWICK AVE	2	KLAZMER, GARY M & SHARON B 707 SIGNAL HILL ROAD DRESHER, PA 19025
102.02 6	9 S BRUNSWICK AVE	2	VIROSLAV, ANDRES & KAUFFMAN, MAGEN 603 WINSFORD RD BRYN MAWR, PA 19010
102.02 7	11 S BRUNSWICK AVE	2	MARTIN, ANDREW & MELISSA 1416 HILLSIDE ROAD WYNNEWOOD, PA 19096
102.02 9	15 S BRUNSWICK AVE	2	ZEIGER, HELENE I & ALAN L 1633 LARK LANE VILLANOVA, PA 19058
102.02 10	17 S BRUNSWICK AVE	2	CARR, ALAN & ILENE 17 S BRUNSWICK AVE MARGATE, NJ 08402
102.02 17	16 S BARCLAY AVE	2	CICALESE, LINDA 16 SO BARCLAY AVE MARGATE, NJ 08402
102.02 18	14 S BARCLAY AVE	2	JOHNSON, EDWARD & MARGARET 1210 YARMOUTH ROAD WYNNEWOOD, PA 19096
102.02 19	12 S BARCLAY AVE	2	LEVINE, RICHARD T & JANET F 12 S BARCLAY AVE MARGATE, NJ 08402
102.02 20	10 S BARCLAY AVE	2	SCHWARTZ, ALBERT & PHYLLIS A 154 OVERHILL ROAD BALA CYNWYD, PA 19004
102.02 21	8 S BARCLAY AVE	2	BRUSCO, JAMES 79 HIDDEN COVE DR CHURCHVILLE, PA 18966
102.02 22	6 S BARCLAY AVE	2	SOFFER ESTATE, BESS F 6 S. BARCLAY AVENUE MARGATE, NJ 08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
102.02 23	4 S BARCLAY AVE	2	RISLER, GARY E & ROBIN B 1101 WASHINGTON AVE. #715 PHILADELPHIA, PA 19147
103.01 5	12 S BRUNSWICK AVE	2	BEER, MICHAEL S & IRENE C 420 STATION AVE GLENSIDE, PA 19038
103.01 8	15 S CLARENDON AVE	2	WILLOUGHBY, ROBERT P & BRIDGET 1178 S LEFEVER DR LITITZ, PA 17543
103.01 9	10 S BRUNSWICK AVE	2	CAVANAUGH, CHUCK 10 S BRUNSWICK AVE MARGATE, NJ 08402
103.01 12	11 S CLARENDON AVE	2	MODEL, KAREN E 108 ARCH ST #802 PHILADELPHIA, PA 19106
103.01 13	8 S BRUNSWICK AVE	2	BOGATIN, RACHEL 8 S BRUNSWICK AVE MARGATE, NJ 08402
103.01 14	9 S CLARENDON AVE	2	STERN, KEITH & SHIRLEY 20937 PACIFICO TERRACE BOCA RATON, FL 33433.1635
103.01 16	7 S CLARENDON AVE	2	HOLLANDER, JUDD & JEANNE 752 MUSTIN LANE VILLANOVA, PA 19085
103.01 17	6 S BRUNSWICK AVE	2	SOLAR, FRANK B & RHODA B 716 VALLEY GLEN ROAD ELKINS PARK, PA 19027
103.01 19	4 S BRUNSWICK AVE	2	KAHN, LEONARD S 404 MERION HILL LANE WEST CONSHOHOCKEN, PA 19428
103.01 20	5 S CLARENDON AVE	2	ROMAN, SPENCER M & GAIL R 604 WILTSHIRE LANE NEWTON SQUARE, PA 19073
103.01 21	2 S BRUNSWICK AVE	2	SCHWARTZ, DAVID S & BARASH, NAN R 702 CORNERSTONE LANE BRYN MAWR, PA 19010
103.01 22	7600 VENTNOR AVE	2	BUI, TUA ANH & VENDETTI, LAUREN EILEEN 1314 N 6TH ST PHILADELPHIA, PA 19132
103.01 23	3 S CLARENDON AVE	2	GAMBURG, SIDNEY & JOYCE 1600 UNION MEETING RD BLUE BELL, PA 19422

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
103.01 24	7602 VENTNOR AVE	2	FISCHER, GARY R & ANTOINETTE D 7602 VENTNOR AVE MARGATE, NJ 08402
103.02 7	14 S CLARENDON AVE	2	MILLER, HARRIS P & JULIE L 143 SOUTH 2ND STREET #303 PHILADELPHIA, PA 19106
103.02 11	10 S CLARENDON AVE	2	SCHWAB, DANIEL ANTHONY & RUTH 100 TALL TREES DR BALA CYNWYD, PA 19004
103.02 12	9 S CLERMONT AVE 10.5	2	GERVASE, THERESA M & MARC A 1 FAIR HILL RD WALLINGFORD, PA 19086
103.02 13	8 S CLARENDON AVE	2	ENGLEMAN, BRUCE 2238 CHRISTIAN ST PHILADELPHIA, PA 19146
103.02 14	7 S CLERMONT AVE	2	LUBERT, RICHARD P & AVA K 7 S CLERMONT AVE MARGATE, NJ 08402
103.02 16.01	5 S CLERMONT AVE	2	GREEN, JEFFREY N & KAREN L 16366 CORVINO CT DELRAY BEACH, FL 33446
103.02 16.02	3A S CLERMONT AVE	2	KROUSE, JOHN H & HELENE J 111 CONDOR AVE MC ALLEN, TX 78504
103.02 16.03	3 S CLERMONT AVE	2	TISSIAN, ROBERT & DEBRA 85 FAIRVIEW RD PENN VALLEY, PA 19072
103.02 17	6 S CLARENDON AVE	2	ZAYON, HERBERT S & SENORA A PO BOX 3220 MARGATE, NJ 08402
103.02 19	4 S CLARENDON AVE	2	FIREMAN, BARRY & JUDITH 1233 DENBIGH LANE RADNOR, PA 19087
103.02 21	2 S CLARENDON AVE	2	SHOTZ, MITCHELL & ABBIE 130 S 18TH ST #1703 PHILADELPHIA, PA 19103
103.02 23	1 S CLERMONT AVE	2	MICELA, ANTOINETTE 259 E KINGS HIGHWAY AUDUBON, NJ 08106
203 26	7601 VENTNOR AVE	2	GRANT, LAWRENCE S & DEBORAH G 33 AUTUMN DRIVE NEWTOWN, PA 18940

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
203 28	1 N CLARENDON AVE	2	ARSENIS, STASIA 1 N CLARENDON AVE 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..... 47

DEED

Prepared by: (Print signer's name below signature)
Richard A. Farber
RICHARD A. FARBER

This Deed is made on November 19, 1985

BETWEEN Richard A. Farber and Bonnie M. Farber husband and wife

whose address is 4 S. Brunswick Ave., Margate, New Jersey 08402
referred to as the Grantor,

AND Leonard S. Kahn and Hedy I. Kahn husband and wife

whose post office address is 14 Foxwood Circle, Bryn Mawr, Pa. 19010
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 (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of One Hundred Sixty Thousand (\$160,000.00) Dollars The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Margate, New Jersey
Block No. 103-A * Lot No. 19 *
 No property tax identification number is available on the date of this deed. (Check box if applicable.)

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

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

BEGINNING at a point in the Westerly line of Brunswick Avenue, 105 feet Southwardly of the Southerly line of Ventnor Avenue; and extending thence

- (1) Westwardly parallel with Ventnor Avenue, 62.5 feet; thence
- (2) Southwardly parallel with Brunswick Avenue, 44 feet; thence
- (3) Eastwardly parallel with Ventnor Avenue, 62.5 feet to the Westerly line of Brunswick Avenue; thence
- (4) Northwardly along the Westerly line of Brunswick Avenue, 44 feet to the point and place of Beginning.

BEING #4 South Brunswick Avenue, Margate City, New Jersey.

ALSO BEING Block 103-A, Lot 19 on the Tax Map of the City of Margate City. *

BEING the same lands and premises granted and conveyed unto the said Richard A. Farber and Bonnie M. Farber, husband and wife, by Deed from Nesta Evans, single woman dated May 21, 1982 and recorded in the Atlantic County Clerk's office at Mays Landing, New Jersey on May 27, 1982 and in Deed Book 3690, Page 106 & C.

* ALSO BEING KNOWN as Lot 9 in Block 103.03 as shown on the current official tax map for the City of Margate City by Survey of Property made by Arthur W. Ponzio Co. & Associates, dated October 17, 1985.

024928

COUNTY OF ATLANTIC
CONVEYANCE #160,000.00
QUALITY INSTRUMENT #160,000.00
DATE 12-6-85 BY R.A. Farber

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), subject to restrictions and easements of record

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

Witnessed by:

Ch. T.R. Kowski

Richard A. Farber
RICHARD A. FARBER (Seal)

Bonnie M. Farber
BONNIE M. FARBER (Seal)

STATE OF ~~NEW JERSEY~~ ^{PHILADELPHIA} COUNTY OF PHILADELPHIA. SS.:

I CERTIFY that on NOVEMBER 19, 1985

Richard A. Farber & Bonnie M. Farber

personally 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 \$160,000.00 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.)

Clement A. Kowski
CLEMENT A. KOWSKI

Notary Public, Phila., Phila. Co.
My Commission Expires March 27, 1987

PUBLIC

In compliance with statute I have presented an abstract of the within in all precursors of the taxing district therein mentioned.
Lori Mooney, Clerk

THE WHEREOF IS AS FOLLOWS

DEED

Dated: November 19, 19 85

RICHARD A. FARBER and
BONNIE M. FARBER, husband and
wife

Grantor,

Please Record and return to:

PIONEER OF PHILADELPHIA
Suite 1520, Packard Bldg.
15th and Chestnut Streets
Philadelphia, Pa 19102

(215) 568-5051

TO
LEONARD S. KAHN and
HEDY I. KAHN, husband and
wife

Grantee.

Handwritten notes:
✓
HCO
526
LH

Handwritten note: OC

REC'D 0.6 1985
RECORDED
Lori M. Mooney
Atlantic County, N.J.
Lori Mooney
County Clerk

1985 DEC -2 11 19 22
ATLANTIC COUNTY
CLERK'S OFFICE



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: 2/17/21

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 4 S. Brunswick

Assessed to Leonard S. Kahn

And designated as
BLOCK 103.01, LOT 19; Tax Map of Margate City, N.J.

Tara J Mazza, CTC
Tax Collector

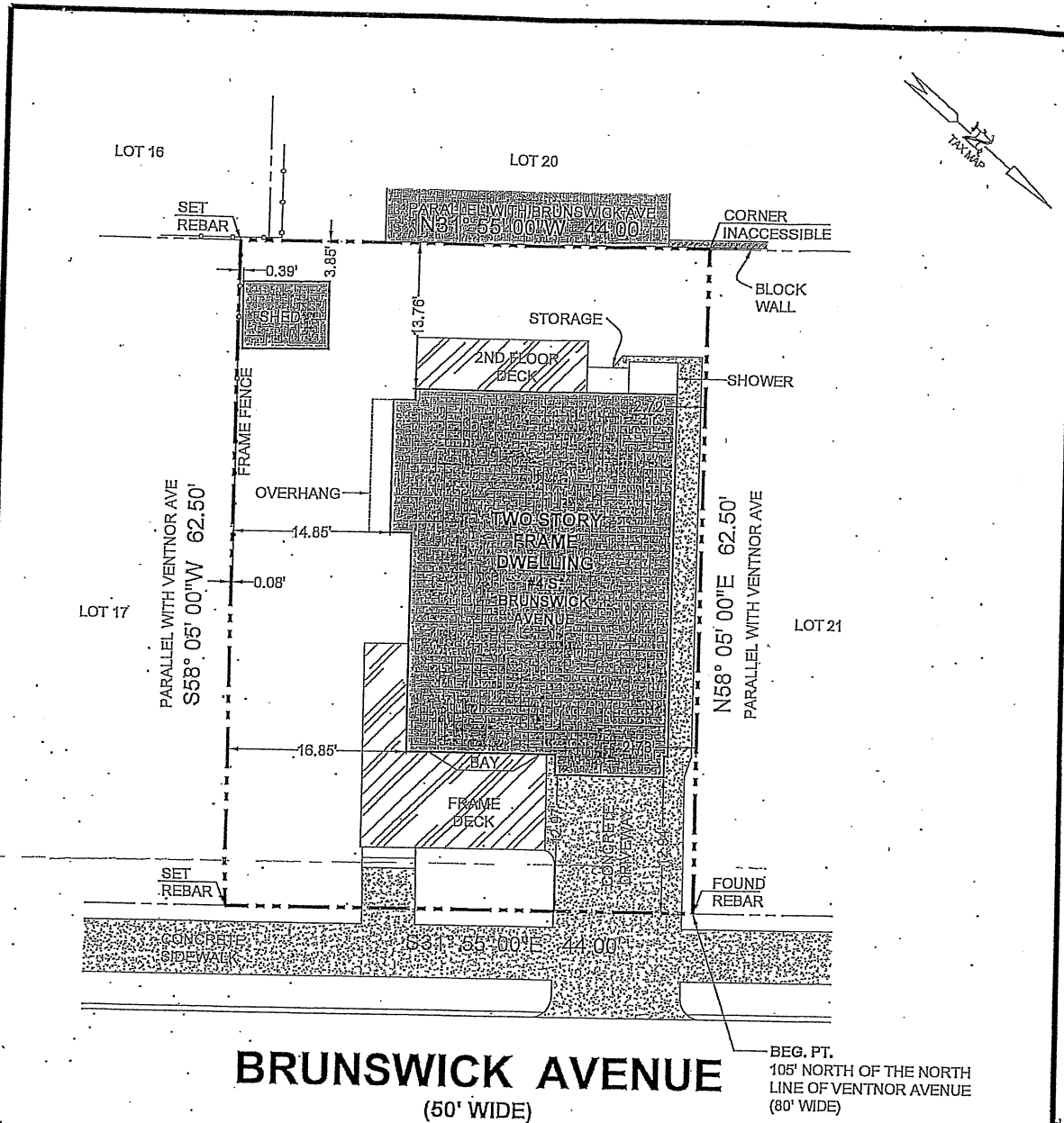
Per LH











SURVEY REFERENCES

1. CITY OF MARGATE TAX MAP #1.
2. PROPERTY DEED AS FILED IN THE ATLANTIC COUNTY CLERK'S OFFICE, DB4164 PG196.
3. FORMERLY KNOWN AS LOT 19 IN BLOCK 103-A.

PROPERTY SURVEY

THE CITY OF MARGATE
BLOCK 103.01 LOT 19
ATLANTIC COUNTY, NEW JERSEY

1. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 2760 SF.
2. PERMANENT MARKERS HAVE BEEN FOUND OR SET WHERE INDICATED.
3. OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
4. UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS NOT LISTED IN THE REFERENCED TITLE COMMITMENT ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
5. SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.
6. THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
7. THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
8. THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.
9. SPOT ELEVATIONS SHOWN IN NAVD83.

-LEONARD KAHN

[Signature]
DANIEL J. PONZIO SR. DATE
PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NO. 37603



**ARTHUR W. PONZIO CO.
& ASSOCIATES**
SURVEYING-ENGINEERING-PLANNING
400 NORTH DOVER AVENUE
ATLANTIC CITY, NEW JERSEY 08401
PHONE (609) 344-8194 FAX 344-1694

DATE: 11/24/15

SCALE: 1" = 10'

DRAWN BY: N. ZURINSKAS

PROJECT NO.: 32788

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name LEONARD KAHN

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
4 SOUTH BRUNSWICK AVENUE
City MARGATE CITY State NJ ZIP Code 08402

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
BLOCK 103.01 LOT 19

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. 39°19'35.3" Long. 74°29'40.4" Horizontal Datum: NAD 1927 NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 9

A8. For a building with a crawlspace or enclosure(s):
a) Square footage of crawlspace or enclosure(s) 870 sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0
c) Total net area of flood openings in A8.b 0 sq in
d) Engineered flood openings? Yes No

A9. For a building with an attached garage:
a) Square footage of attached garage _____ sq ft
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____
c) Total net area of flood openings in A9.b _____ sq in
d) Engineered flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
MARGATE 345304

B2. County Name
ATLANTIC

B3. State
NEW JERSEY

B4. Map/Panel Number <u>345304/0001</u>	B5. Suffix <u>C</u>	B6. FIRM Index Date <u>7/1/74</u>	B7. FIRM Panel Effective/Revised Date <u>10/28/83</u>	B8. Flood Zone(s) <u>A-3</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>10.00'</u>
--------------------------------------------	------------------------	--------------------------------------	----------------------------------------------------------	---------------------------------	------------------------------------------------------------------------------

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
 FIS Profile FIRM Community Determined Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?
Designation Date: _____ CBRS OPA Yes No

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: RM-4 Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1988 Other/Source: _____
Datum used for building elevations must be the same as that used for the BFE.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>8.41</u>	Check the measurement used.
b) Top of the next higher floor	<u>*10.82</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	_____	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	_____	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	_____	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	_____	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>8.60</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>8.91</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
	<u>8.49</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Check here if attachments.

Certifier's Name DANIEL J. PONZIO, SR. License Number GS37603

Title LAND SURVEYOR Company Name ARTHUR W. PONZIO COMPANY

Address 400 NORTH DOWER AVENUE City ATLANTIC CITY State NJ ZIP Code 08401

Signature _____ Date 11/25/15 Telephone 609-344-8194

PLACE SEAL HERE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
4 SOUTH BRUNSWICK AVENUE

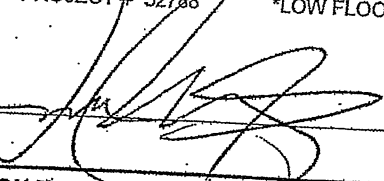
City MARGATE CITY

State NJ ZIP Code 08402

FOR INSURANCE COMPANY USE	
Policy Number	
Company NAIC Number	

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.
Comments PROJECT # 32788 *LOW FLOOR AREA = 10.22'

Signature 

Date 11/25/15

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments.

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8-G10. In Puerto Rico only, enter meters.

- 1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- 2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- 3. The following information (Items G4-G10) is provided for community floodplain management purposes.

G4. Permit Number _____	G5. Date Permit Issued _____	G6. Date Certificate Of Compliance/Occupancy Issued _____
This permit has been issued for: <input type="checkbox"/> New Construction <input type="checkbox"/> Substantial Improvement		
Elevation of as-built lowest floor (including basement) of the building: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____		
BFE or (in Zone AO) depth of flooding at the building site: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____		
Community's design flood elevation: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____		

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____

Check here if attachments.

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
4 SOUTH BRUNSWICK AVENUE

City MARGATE CITY

State NJ ZIP Code 08402

FOR INSURANCE COMPANY USE

Policy Number

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

PHOTOS TAKEN ON 11/17/15

