

April 6, 2021

VIA HAND DELIVERY

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

RE: Application of Barry & Jennifer Toren
1 S. Sumner Ave.
Block 119, Lot 1
Margate, New Jersey
Our File No.: 12604/1

Dear Ms. Accardi:

Please be advised that I represent Barry and Jennifer Toren, the Applicants to the City of Margate Planning Board for development of a new flood-compliant single-family home with a third floor deck at the above-referenced address within the S-60 zoning district.

The existing site is a total area of 7200 SF. The Applicants submit that there is no detriment to either the neighboring properties or the zone plan and zoning ordinance of the City of Margate, since the development will in all respects be a marked improvement over the existing structure.

Of particular importance is the overall general compliance of the structure.

In support of this application, enclosed please find the following:

1. Original and seventeen (17) copies of the City of Margate Planning Board Application and Variance Application Checklist;
2. (18) – Signed and sealed copies of a Plan prepared by Robert J. Lolio, R.A., dated April 5, 2021, consisting of nine (9) sheets;
3. (18) – copies of the Property Survey prepared by Arthur W. Ponzio, Jr., Professional Surveyor, dated August 10, 2020, consisting of one (1) sheet along with a front yard setback survey dated August 10, 2020;

4. (18) – completed Staff Committee Applications and City of Margate Staff Committee Action Report;
5. (1) – Deed dated July 20, 2020, and recorded in the Atlantic County Clerk's Office on August 7, 2020 in Deed Book 14833, Page 29; and
6. (1) –200' Property Owners' List (to be provided under separate cover); and
7. (1) – Original certification of paid water, sewer and taxes (to be provided under separate cover).

Finally, enclosed is a check payable to the City of Margate which represents the application fee in the amount of \$250.00.

Should you have any further questions or require any additional documentation in advance of the hearing date, please do not hesitate to contact me.

Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

BY: 

ERIC S. GOLDSTEIN

ESG:jrw
Enclosures
c: Barry & Jennifer Toren

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** April 6, 2021

2. **Zoning District:**

S-60	<input checked="" type="checkbox"/>	Single Family Residential	MF	Multi-Family Residential
S-50		Single Family Residential	CBD	Central Business District
S-40	<input type="checkbox"/>	Single Family Residential	C-1	Commercial
S-30		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) 1 S. Sumner Avenue
Block Number 119 Lot No(s) 1
Total Area (in square feet) 7,200 SF
Frontage: 80.25' (Ventnor Ave.)
Depth: 90' (Sumner Ave.)

4. **Information about the Applicant:**

Full name(s) Barry & Jennifer Toren
If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

Local Residence Address 1 S, Sumner Avenue, Margate, NJ Zip 08402
Other Residence Address 511 Herold Court, Ambler, PA Zip 19002
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 July 20, 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: 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 single family home.

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

-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
Third Floor Deck	Not Permissible	N/A	Third Floor Deck
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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 applicants propose to demolish the existing structure and build a single family residential home. A variance is requested for the third floor deck.

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 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 April 6, 2021

Date _____

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

-Staff Committee action took place
3/19/21 and case assigned to
the Planning Board for 4/29/21 or

-This application received by the
Planning Board Administrator on
APRIL 8, 2021

By: *Melina Accardi*

18. **Notarized Statement by Applicant:**

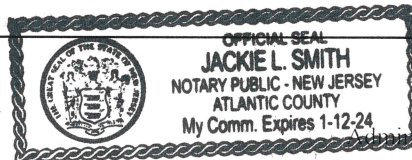
State of New Jersey } ss.

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 6th
day of April.



LAND USE

Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	Submit the following documents with the Standard Development Application: a. Copy of an area map showing all lots within 200 feet of the property. b. List of names, addresses, lot and block numbers, as they appear on the official tax records of the City, of all owners of property within 200 feet of the property affected by the application and upon whom the notice must be served in the manner provided by law. c. Copy of professional survey at a scale not smaller than 1" = 100' nor larger than 1/8" = 1'; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines. d. Copies of subdivision, site plan or conditional use applications when applicable. e. Certification that taxes are paid.	X N/A To be provided	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.	A statement containing the following information: a. Date of acquisition of property and from whom. b. The number of dwelling units in existing building(s). c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s). d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.	X Single-Family Home Owners No	
4.	Ten (10) folded copies of a plot plan, map or survey.	X	
	Checklist prepared by: <u>Eric S. Goldstein, Esq.</u> Checklist reviewed by City: _____ Application found complete on: _____ Application found incomplete on: _____	Date: <u>4-6-21</u> _____ Date: _____	

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

By Board Administrator Or Zoning Official	Application Received: 3/10/21	Initial: PA
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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: March 4, 2020
2. Submitted by – Name: Barry & Jennifer Toren Phone No.: _____
Address: 511 Herold Court, Ambler, PA 19002
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>1 S. Sumner Ave.</u> Block: <u>119</u> Lot(s): <u>1</u> Zoning District: <u>S-60</u>

7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)
There currently exist an older single-family home on the Property.

8. Answer the following as to:

	Existing Condition	Proposed Condition
a. Size and dimension of lot	N/A	7200 SF
b. Size, dimensions of buildings	N/A	2090 SF
c. Height of bldgs. (feet)	N/A	29'-11" ABV FF
d. Height of bldgs. (stories)	N/A	2.5 Stories
e. % of coverage on land	N/A	29%
f. Front yard setback	N/A	60.9% (Sumner) 67.5% (Ventnor)
g. Rear yard setback	N/A	N/A
h. Side yard setbacks	N/A	31.39 Ft. (total)

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 a third floor deck. See the enclosed plans for more details.

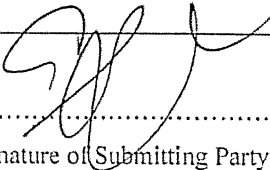
10. Although the Staff Committee will determine the correct legal steps, what are the actions requested. (check more than one, if applicable):

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

11. Which variances are needed, if any?

Third Floor Deck

12. IF THERE HAS BEEN ANY PREVIOUS STAFF COMMITTEE OR FORMAL BOARD APPLICATION AND/OR ACTION ON THIS PROPOSAL PROPERTY, PLEASE ATTACH RELEVANT DOCUMENTS, AND PROVIDE INFORMATION HERE: N/A


 Signature of Submitting Party

Eric S. Goldstein, Esquire
 Print or Type Name



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

Block	Lot	Applicant Name
119	1	Barry and Jennifer Toren
District		Address of Subject Application
S-60		1 South Sumner Avenue

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

Your submittal was considered at the Staff Committee meeting of Friday, March 19, 2021

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

Staff committee reviewed the application and agrees with third floor deck variance request. Staff committee also questions the half story meeting the definition of the half story in the City's ordinance. Sheet A-201, elevations show a portion of the half story that is not a dormer and not within the roof of the second floor and may require a variance for roof eave height. Simple rule...if siding is visible on the half story and its not a dormer or gable end, it may likley need a variance.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, April 29, 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 gauranteed.

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

Condition will be to address the half story and visible siding that is not below the roof of the second floor..

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 Admistrative 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, April 07, 2021

Palma Accardi
Planning Board Administrator
Friday, March 19, 2021



Atlantic County Document Summary Sheet



INST # 2020039803
 RECD 08/07/2020 VOL 14833
 RCPT # 1554834 RECD BY JO (10 PGS)
 CON \$1,450,000.00 RTF \$29,520.00
 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)		7/20/2020			
Document Type		Deed			
No. of Pages of the Original Signed Document (Including the cover sheet)		10			
Consideration Amount (if applicable)		\$1,450,000.00			
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)	
	Howard Gest and Steven Gest as Trustees for One South Sumner Avenue Trust Dated as of December 31, 2008				
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)	
	Barry Toren and Jennifer Toren				
Parcel Information (Enter up to three entries)	Municipality	Block	Lot	Qualifier	Property Address
	Margate City	119	1		1 S. Sumner Avenue Margate City, NJ 08402
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

Prepared by:
Kevin J. Barnes, Esquire

THIS DEED is made on July ³⁰, 2020 between **One South Sumner Avenue Trust Dated as of December 31, 2008, Howard Gest and Steven Gest, Trustees**, with an address at 233 Euclid Street, Santa Monica, CA 90402, referred to as the Grantor, and **Barry Toren and Jennifer Toren, husband and wife**, whose address is 511 Herald Court, Ambler, PA 19002, 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 **\$1,450,000.00**. The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:26 A-3) City of **Margate City**, Block No. **119** Lot No. **1**, 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 all that certain lot, parcel or tract of land, situate and lying in the City of **Margate City**, County of **Atlantic** and State of **New Jersey** being more particularly described as follows:

See attached legal description incorporated herein by reference.

BEING the same land and premises which became vested in Grantor by deed from Jeanne S. Gest Qualified Personal Residence Trust and Bernard Gest Qualified Personal Residence Trust dated December 31, 2008 and recorded July 25, 2013, in the Atlantic County Clerk's Office as Instrument No: 2013046549.

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).

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:

BEING known and designated as Lot 1 in Block 15 as shown on a certain map entitled Plan of Margate Park, situated in Margate City, New Jersey., which map was filed in the office of the Clerk of Atlantic County on 12/16/1909 as Filed Map No. 596.

BEGINNING at the intersection of the Southerly line of Ventnor Parkway with the Easterly line of Sumner Avenue and extending thence

- 1. Southwardly along the Easterly line of Sumner Avenue, 90 feet; thence**
- 2. Eastwardly parallel with Ventnor Parkway, 80.25 feet; thence**
- 3. Northwardly parallel with the Sumner Avenue, 90 feet to the Southerly line of Ventnor Parkway; thence**
- 4. Westwardly along same 80.25 feet to the place of BEGINNING.**

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 1, in Tax Block 119, on the Official Tax Map of the City of Margate.

FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 1 S Sumner Avenue, Margate, New Jersey 08402.

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

One South Sumner Avenue Trust

Howard Gest Trustee
By: Howard Gest; Trustee

By: Steven Gest, Trustee

STATE OF NEW JERSEY

COUNTY OF ATLANTIC

SS:

I CERTIFY that on July , 2020, One South Sumner Avenue Trust Dated as of December 31,2008, Howard Gest and Steven Gest, Trustees, 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 \$1,450,000.00 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.)

NOTARY

Record and return to:
Lincoln Land Transfer, LLC
737 Wesley Avenue
Margate City, NJ 08226

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles }
On July 20, 2020 before me, Anita Lee, a Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Howard David Gest
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Deed

Document Date: Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Signer's Name:

Corporate Officer - Title(s): Corporate Officer - Title(s):

Partner - Limited General Partner - Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian of Conservator Trustee Guardian of Conservator

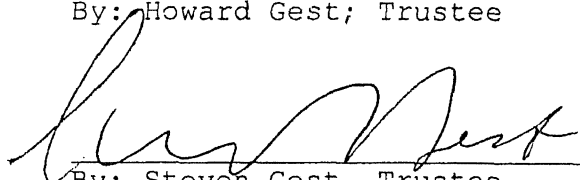
Other: Other:

Signer is Representing: Signer is Representing:

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

One South Sumner Avenue Trust

By: Howard Gest; Trustee



By: Steven Gest, Trustee

STATE OF NEW JERSEY

COUNTY OF ATLANTIC

SS:

I CERTIFY that on July , 2020, One South Sumner Avenue Trust Dated as of December 31, 2008, Howard Gest and Steven Gest, Trustees, 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 \$1,450,000.00 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.)

(see attached document)

NOTARY

Record and return to:
Lincoln Land Transfer, LLC
737 Wesley Avenue
Margate City, NJ 08226



Jurat Certificate California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Alameda

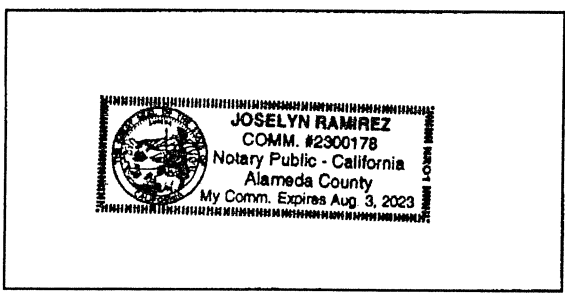
Subscribed and sworn to (or affirmed) before me on this 20th

day of July, 2020, by Steven ~~Alan~~ Gest

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Place Seal Here

Signature *Joelyn Ramirez*



Description of Attached Document

Type or Title of Document Deed

Document Date July 20, 2020 Number of Pages 3

Signer(s) Other Than Named Above

GIT/REP-1
(8-19)

State of New Jersey Nonresident Seller's Tax Declaration

(Print or type)

Seller's Information

Name(s) _____

Howard Gest and Steven Gest, Trustees of the One South Sumner Avenue Trust Dated as of December 31, 2008

Current Street Address

233 Euclid Street

City, Town, Post Office

Santa Monica

State

CA

ZIP Code

90402

Property Information

Block(s)

Lot(s)

119

1

Qualifier

Street Address

1 South Sumner Avenue

City, Town, Post Office

Margate City

State

NJ

ZIP Code

08402

Seller's Percentage of Ownership

100%

Total Consideration

1,450,000.00

Owner's Share of Consideration

1,450,000.00

Closing Date

7/24/2020

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 the 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.

Date

7-20-20



Signature (Seller)

Howard Gest, Trustee

Indicate if Power of Attorney or Attorney in Fact

Steven Gest, Trustee

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Cut Along Dotted Line

**State of New Jersey
Nonresident Seller's Tax Declaration**

GIT/REP-1
(8-19)

(Print or type)

Seller's Information

Name(s) _____
Howard Gest and Steven Gest, Trustees of the One South Sumner Avenue Trust Dated as of December 31, 2008

Current Street Address _____
233 Euclid Street

City, Town, Post Office _____ State _____ ZIP Code _____
Santa Monica CA 90402

Property Information

Block(s) _____ Lot(s) _____ Qualifier _____
119 1

Street Address _____
1 South Sumner Avenue

City, Town, Post Office _____ State _____ ZIP Code _____
Margate City NJ 08402

Seller's Percentage of Ownership _____ Total Consideration _____ Owner's Share of Consideration _____ Closing Date _____
100% 1,450,000.00 1,450,000.00 7/24/2020

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 the 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.

7/20/20 _____
Date

Howard Gest, Trustee _____
Signature (Seller)

Howard Gest, Trustee
Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Steven Gest, Trustee
Indicate if Power of Attorney or Attorney in Fact

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

COUNTY ATLANTIC } SS. County Municipal Code 0116

MUNICIPALITY OF PROPERTY LOCATION MARGATE CITY

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

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side) XX X - XX - X 8 6 6
 Last three digits in grantee's Social Security Number
 Deponent, Barry Toren (Name) being duly sworn according to law upon his/her oath,
 deposes and says that he/she is the Grantee in a deed dated July, 2020 transferring
 (Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
 real property identified as Block number 119 Lot number 1 located at
1 S. Sumner Avenue, Margate City, NJ 08402 and annexed thereto.
 (Street Address, Town)

(2) CONSIDERATION \$ 1,450,000.00 (See Instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.

- Class 2 - Residential
- Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
- Class 4A - Commercial properties (if checked, calculation in (E) required below)
- Cooperative unit (four families or less) (See C. 46:8D-3.) Cooperative units are Class 4C.

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.

- Property class. Circle applicable class or classes: 1 3B 4B 4C 15
- Property classes: 1-Vacant Land; 3B- Farm property (Qualified); 4B- Industrial properties; 4C- Apartments; 15- Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)
- Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
- Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4.

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

- Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY

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

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Value

\$ _____ + _____ % = \$ _____


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

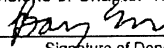
(3) TOTAL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 24th day of July, 2020


Heidi M Earley
 Notary Public of New Jersey
 My Commission Expires
 March 20, 2023


 Signature of Deponent
 511 Herald Ct., Ambler, PA 19002
 Deponent Address

Barry Toren and Jennifer Toren
 Grantee Name
 511 Herald Ct., Ambler PA 19002
 Grantee Address at Time of Sale
 Lincoln Land Transfer, LLC
 Name/Company of Settlement Officer

County recording officers: forward one copy of each RTF-1EE to:

STATE OF NJ - DIVISION OF TAXATION
 PO BOX 251
 TRENTON, NJ 08695-0251
 ATTENTION: REALTY TRANSFER FEE UNIT

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

The Director, Division of Taxation, Department of the Treasury has prescribed this form, as required by law. It may not be altered or amended without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit or any other relevant forms, visit: www.state.nj.us/treasury/taxation/lpt/localtax.shtml.