



Eric S. Goldstein
Managing Partner

egoldstein@ndglegal.com

4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

t 609 927 1177

f 609 926 9721

May 4, 2021

VIA HAND DELIVERY

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

RE: Application of 7605 Atlantic LLC
7605 Atlantic Avenue
Block 103.02; Lot 1
Margate, New Jersey
Our File No.: 10889/26

Dear Ms. Accardi:

Please be advised that I represent 7605 Atlantic LLC, the Applicant 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-25 zoning district.

The existing site is a total area of 3,437.5 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 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 August 27, 2019, last revised March 15, 2021, consisting of five (5) sheets;
3. (18) – copies of the Property Survey prepared by Arthur W. Ponzio, Jr., Professional Surveyor, dated January 11, 2021;

4. (18) – completed Staff Committee Applications and City of Margate Staff Committee Action Report;
5. (1) – Deed dated September 29, 2020, and recorded in the Atlantic County Clerk's Office on October 23, 2020 in Deed Book 14878, Page 1582; and
6. (1) – 200' Property Owners' List; and
7. (1) – Original certification of paid water, sewer and taxes.

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: 7605 Atlantic LLC

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** May 4, 2021

2. **Zoning District:**

S-60	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	<input checked="" type="checkbox"/> 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) 7605 Atlantic Avenue

Block Number 103.02 Lot No(s) 1

Total Area (in square feet) 3,437.5 SF

Frontage: 62.50' (Atlantic Avenue)

Depth: 55' (Clarendon Avenue)

4. **Information about the Applicant:**

Full name(s) 7605 Atlantic LLC

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

Local Residence Address 8106 Ventnor 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 September 29, 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 single family home.

-Proposed use: The applicant proposes 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 applicant proposes to demolish the existing structure and build a single family residential home. A variance is requested for the third floor deck.

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 May 4, 2021

Date _____

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

-Staff Committee action took place
4/15/21 and case assigned to
the Planning Board for 5/27/21 or

-This application received by the
Planning Board Administrator on
MAY 5, 2021

By: Palma Accorchi

18. **Notarized Statement by Applicant:**

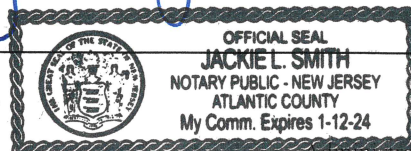
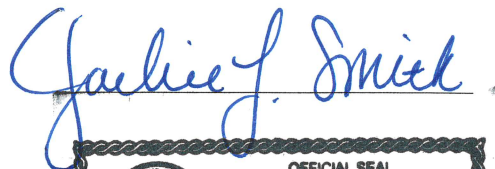
State of New Jersey } ss.

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 4th
day of May



Corporate Disclosure Form

7605 Atlantic LLC

(Corporation Name)

IN THE MATTER OF THE: MARGATE CITY PLANNING BOARD

APPLICATION OF 7605 Atlantic LLC

(print applicant name)

Property Location

Block (103.02) Lot (1)

Eric S. Goldstein, of full age, hereby certified the following factual information:

(print applicant name)

1. I am authorized to file this Certification on behalf of 7605 Atlantic LLC the owner of the property, which is the subject of this application.

(print corporation name)

2. 7605 Atlantic 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 7605 Atlantic LLC are as follows:

(print corporation name)

- a. Jeffrey Kaliner
b.
c.

4. There are no other persons or entities having a 10% or greater interest in 7605 Atlantic 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.

(signature)

Eric S. Goldstein

(print name)

Attorney for Applicant

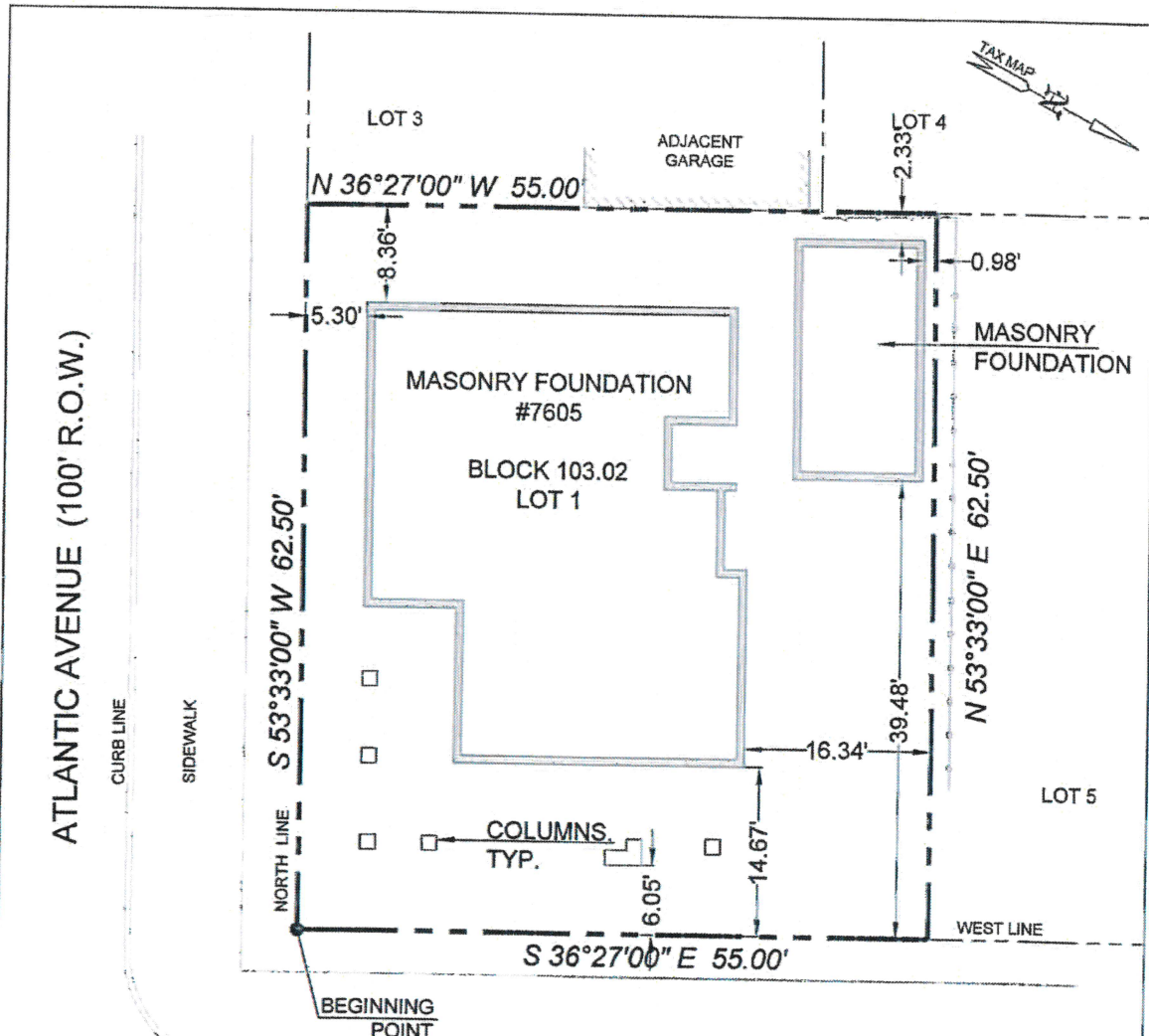
(title)

Dated: ()

LAND USE

Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	<p>Submit the following documents with the Standard Development Application:</p> <p>a. Copy of an area map showing all lots within 200 feet of the property.</p> <p>b. List of names, addresses, lot and block numbers, as they appear on the official tax records of the City, of all owners of property within 200 feet of the property affected by the application and upon whom the notice must be served in the manner provided by law.</p> <p>c. Copy of professional survey at a scale not smaller than 1" = 100' nor larger than 1/8" = 1'; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines.</p> <p>d. Copies of subdivision, site plan or conditional use applications when applicable.</p> <p>e. Certification that taxes are paid.</p>	<p>X</p> <p>X</p> <p>X</p> <p>N/A</p> <p>X</p>	<p>X</p>
2.	<p>If the survey is more than one year old, attach certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance, and show any proposed changes with all dimensions including enlargement of existing footprint, if applicable.</p>	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.	<p>Ten (10) folded copies of a plot plan, map or survey.</p>	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>5-4-21</u></p> <p>_____</p> <p>Date: _____</p> <p>_____</p>	



ELEVATIONS	
TOP OF BLOCK	13.00'
TOP OF FOOTING	7.74'
INSIDE GRADE	8.65'
OUTSIDE GRADE	7.96'

CURB LINE
CLARENDON AVENUE (50' R.O.W.)

ELEVATIONS REFERENCE NAVD 1988

AS BUILT FOUNDATION SURVEY

CITY OF MARGATE
BLOCK 103.02 LOT 1
ATLANTIC COUNTY, NEW JERSEY

- SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 3,437.5 SF..
- PERMANENT MARKERS HAVE NOT BEEN SET.
- 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.
- THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, EITHER RECORDED OR UNRECORDED. UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
- SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.
- 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.
- 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.
- THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

DANIEL J. PONZIO, SR.
PROFESSIONAL LAND SURVEYOR N.J. NO. GS37603

ARTHUR W. PONZIO CO.
& ASSOCIATES
SURVEYING-ENGINEERING-PLANNING



400 NORTH DOVER AVENUE
ATLANTIC CITY, NEW JERSEY 08401
PHONE (609) 344-8194 FAX (609) 344-1594
NEW JERSEY AUTH. NO.: 24GA28001300

DATE: 01-11-2021
SCALE: 1" = 10'

DRAWN BY: WJP
PROJECT NO.: 34709



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

Block 103.02	Lot 1	Applicant Name 7605 Atlantic LLC
District S-25		Address of Subject Application 7605 Atlantic Avenue

Dear (Name of Submitting Party) Eric S Goldstein, Esq.
 Your submittal was considered at the Staff Committee meeting of Thursday, April 15, 2021
 The action(s) required prior to building permit are:
 Staff committee met and agreed to the variances and possibly others.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, May 27, 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:
 complete submission with appropriate waivers due to the nature of the application.

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: 1-21

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, May 05, 2021

Palma Accardi
 Planning Board Administrator
 Thursday, April 15, 2021

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

By Board Administrator Or Zoning Official	Application Received:	Initial:
----------------------------------------------	-----------------------	----------

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 23, 2021

2. Submitted by – Name: 7605 Atlantic LLC Phone No.: _____

Address: 8106 Ventnor Avenue, Margate, New Jersey 08402

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: 7605 Atlantic Avenue Block: 103.02 Lot(s): 1

Zoning District: S-25

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

The property is currently under construction for the development of a single-family home as depicted on the enclosed plans.

8. Answer the following as to:	Existing Condition	Proposed Condition
a. Size and dimension of lot	N/A	3,437.5 SF
b. Size, dimensions of buildings	N/A	1,297 SF
c. Height of bldgs. (feet)	N/A	29'-11"
d. Height of bldgs. (stories)	N/A	2.5 Stories
e. % of coverage on land	N/A	37.7%
f. Front yard setback	N/A	5.33 FT (Atlantic Ave); 8 FT (Clarendon Ave)
g. Rear yard setback	N/A	Not Applicable
h. Side yard setbacks	N/A	24.67 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 applicant is in the process of constructing a new flood-compliant single-family home. A variance is requested for a third floor deck. See the enclosed plans for more details.

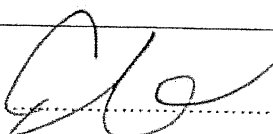
10. Although the Staff Committee will determine the correct legal steps, what are the actions requested. (check more than one, if applicable):

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



**Atlantic County
Document Summary Sheet**

ATLANTIC COUNTY CLERK

5901 MAIN ST
MAYS LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ
EDWARD P. McGETTIGAN, COUNTY CLERK
RECORDED 10/23/2020 12:38:26
RCPT # 1567391 RECD BY E-RECORD
NAME FEE
RECORDING FEES 70.00
INSTRUMENT# 2020054716
VOL 14878 PAGE 1 OF 6

Official Use Only

Transaction Identification Number

4701191 4496715

Submission Date(mm/dd/yyyy) 10/19/2020

No. of Pages (excluding Summary Sheet) 4

Recording Fee (excluding transfer tax) \$70.00

Realty Transfer Tax \$8,995.00

Total Amount \$9,065.00

Document Type DEED/NO EXEMPTION FROM REALTY TRANSFER FEE

Municipal Codes
MARGATE 03

Batch Type L2 - LEVEL 2 (WITH IMAGES)

344125

Return Address (for recorded documents)

INFINITY TITLE AGENCY
2026 BRIGGS RD STE A
MOUNT LAUREL, NJ 08054

Additional Information (Official Use Only)

** DO NOT REMOVE THIS PAGE.
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.*



**Atlantic County
Document Summary Sheet**

DEED/NO
EXEMPTION
FROM REALTY
TRANSFER FEE

Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
Consideration	\$950,000.00				
Submitted By	INFINITY TITLE AGENCY (CSC/INGEO SYSTEMS INC)				
Document Date	09/29/2020				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name		Address		
	7605 ATLANTIC LLC A NEW JERSEY LIMITED LIABILITY COMPANY				
GRANTEE	Name		Address		
	ALLEN SUPOWITZ PHYLLIS SUPOWITZ				
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	03	103.02	1		03

** DO NOT REMOVE THIS PAGE.
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.*

Bargain & Sale Deed w/covenant
against Grantor's acts

Prepared by:
Eric S. Goldstein, Esq.

DEED

This DEED is made on September ²⁹__, 2020

Between:

GRANTOR: 7605 Atlantic, LLC, a New Jersey Limited Liability Company
Whose Address is: 8106 Ventnor Avenue, Margate, New Jersey, 08402

And

GRANTEE: Allen Supowitz and Phyllis Supowitz, husband and wife
Whose Address is: 217 Fox Hollow Drive, Langhorne, Pennsylvania, 19053

(The words "Grantor" and "Grantee" shall mean and refer to each and all grantors and grantees listed above).

TRANSFER OF OWNERSHIP: grantor(s) hereby grants and conveys (that is, transfers ownership of) to Grantee(s) the property described below.

CONSIDERATION: This transfer of ownership is made for the sum of NINE HUNDRED FIFTY THOUSAND [\$950,000.00] DOLLARS. Grantor acknowledges the receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-1.1): The property is located in the City of Margate, County of Atlantic, Tax Block 103.02 Tax Lot 1 Account No. _____. [] No property tax identification number is available on the date of this Deed (*check box if applicable*)

PROPERTY: The property being conveyed consists of the land and all of the buildings and structures on the land, in the City of Margate, County of Atlantic, and State of New Jersey.

LEGAL DESCRIPTION: The legal description of the property is:

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 City, County of Atlantic, and State of New Jersey and is bounded and described as follows:

BEGINNING at the intersection of the Northerly line of Atlantic Avenue (100 feet wide) with the Westerly line of Clarendon Avenue (50 feet wide); and from thence running
(1) South 62 degrees 30 minutes West, along the Northerly line of Atlantic Avenue, a distance of 62.50 feet to a point in the division line between Lots 4 and 1, Block 103.02; thence
(2) North 27 degrees 30 minutes West, along the division line between Lots 3, 4 and 1, Block 103.02 and parallel with Clarendon Avenue, a distance of 55.00 feet to a point in the division line between Lots 5 and 1, Block 103.02; thence

State of New Jersey
Seller's Residency Certification/Exemption

(Print or Type)

Seller's Information

Name(s)

7605 Atlantic, LLC

Current Street Address:

8106 Ventnor Avenue

City, Town Post Office

Margate

State

NJ

Zip Code

08402

Property Information

Block(s)

103.02

Lot(s)

1

Qualifier

Street Address:

7605 Atlantic Avenue

City, Town Post Office

Margate City

State

NJ

Zip Code

08402

Seller's Percentage of Ownership

100%

Total Consideration

\$950,000.00

Owner's Share of Consideration

\$950,000.00

Closing Date

09/29/2020

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

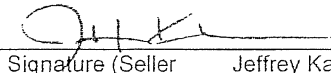
1. Seller is a resident taxpayer (individual, estate or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property 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 as such 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 will not be recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, 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 previously unrecorded.
11. The real property is being transferred under a relocations 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 the 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 could be punished by fine, imprisonment or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. 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.

9-29-20

Date



Signature (Seller)

Jeffrey Kaliner, Sole Member

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

EXHIBIT "A"

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Margate City, in the County of Atlantic, State of New Jersey, bound and described as follows:

BEGINNING at the intersection of the Northerly line of Atlantic Avenue (100 feet wide) with the Westerly line of Clarendon Avenue (50 feet wide); and from thence running

(1) South 62 degrees 30 minutes West, along the Northerly line of Atlantic Avenue, a distance of 62.50 feet to a point in the division line between Lots 4 and 1, Block 103.02; thence

(2) North 27 degrees 30 minutes West, along the division line between Lots 3, 4 and 1, Block 103.02 and parallel with Clarendon Avenue, a distance of 55.00 feet to a point in the division line between Lots 5 and 1, Block 103.02; thence

(3) North 62 degrees 30 minutes East, along last mentioned division line and parallel with Atlantic Avenue, a distance of 62.50 feet to a point in the Westerly line of Clarendon Avenue; thence

(4) South 27 degrees 30 minutes East, along the Westerly line of Clarendon Avenue, a distance of 55.00 feet to the point and place of beginning.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Block 103.02 Tax Lot 1, on the Official Tax Map of Margate City, New Jersey

FOR INFORMATION PURPOSES ONLY: BEING more commonly known as 7605 Atlantic Avenue, Margate, NJ 08402.

Tax/Parcel ID#:

FILE NUMBER: 304761ITNJ

(3) North 62 degrees 30 minutes East, along last mentioned division line and parallel with Atlantic Avenue, a distance of 62.50 feet to a point in the Westerly line of Clarendon Avenue; thence
(4) South 27 degrees 30 minutes East, along the Westerly line of Clarendon Avenue, a distance of 55.00 feet to the point and place of beginning.

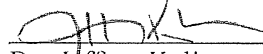
BEING the same land and premises in which a fee simple interest became vested in 7605 Atlantic, LLC by Deed from Adam S. Goldman and Emily Kane-Goldman, dated 9/14/2018, recorded in the Atlantic County Clerk's Office on 10/4/2018 in Instrument No. 2018050914

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

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

Witness:


7605 Atlantic, LLC


By: Jeffrey Kaliner, authorized member

STATE OF NEW JERSEY, COUNTY OF ATLANTIC SS:

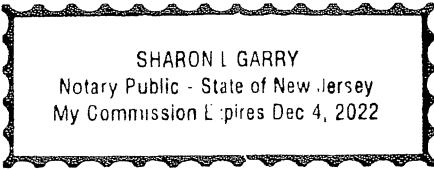
I CERTIFY that on September 29, 2020, Jeffrey Kaliner personally came before me and stated to my satisfaction that he:

- a) was the maker of the attached deed, as the authorized representative of 7605 Atlantic, LLC;
- b) executed this deed as his voluntary company act;
- c) made this Deed for \$950,000.00 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 PUBLIC

RECORD AND RETURN TO:

:
:
:





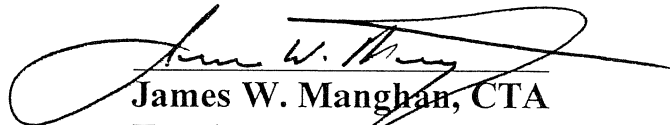
Office of the Tax Assessor
Municipal Building
9001 Winchester Ave.
Margate City, NJ 08402
609-822-1950
FAX 609-487-1142

James W. Manghan, CTA
Tax Assessor

Eric S. Goldstein
Nehmad Davis & Goldstein, PC
4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

Block: 103.02 Lot: 1
Location: 7605 Atlantic Ave

Date: March 18, 2021


James W. Manghan, CTA
Tax Assessor

Your file No.: 10889-26

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

www.margate-nj.com

RECEIVED
MAR 25 2021
NDG LEGAL

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
3.01 1	7602 ATLANTIC AVE	2	KUSHNER, RANDY S & FREDDA M 598 SENTENEL RD MOORESTOWN, NJ 08057
3.01 2	103 S CLARENDON AVE	2	SUSSMAN TRUST, THE RONALD H 103 S CLARENDON AVENUE MARGATE, NJ 08402
3.01 3	105 S CLARENDON AVE	2	PENMAN, JOHN CHARLES 105 S CLARENDON AVE MARGATE CITY, NJ 08402
3.01 8	100 S BRUNSWICK AVE	2	GROSS, RONALD B. & STEPHANIE L. 11 CROW CREEK LANE RADNOR, PA 19087
3.01 9	102 S BRUNSWICK AVE 10	2	BARROWAY, ELYSE 304 BRENTFORD ROAD HAVERFORD, PA 19041
3.02 1	101 S CLERMONT AVE	2	LEIBOWITZ, ARTHUR N & ELISE C 120 KNIGHTSBRIDGE WYNNEWOOD, PA 19096.1212
3.02 2	103 S CLERMONT AVE	2	VERNICK TRUST, EDWARD & BETH 103 S CLERMONT AVENUE MARGATE, NJ 08402
3.02 3	105 S CLERMONT AVE	2	SAJ ASSOCIATES LLC 651 CLINTON AVE HADDONFIELD, NJ 08033
3.02 8	7604 ATLANTIC AVE	2	FERGIONE TRUST, AMY MARIE 14918 RESOLVES LANE CHARLOTTE, NC 28277
3.02 9	104 S CLARENDON AVE	2	SHELLER, JAMIE & GREISIGER, MARK 920 MORRIS AVE BRYN MAWR, PA 19010
3.02 10	106 S CLARENDON AVE	2	CICCOTELLI, ALEXANDER 539 MARENO RD WYNNEWOOD, PA 19096
4.01 1	7702 ATLANTIC AVE	2	DALSEMER, LAWRENCE & KELLY 838 S FRONT STREET PHILADELPHIA, PA 19147
4.01 8	100 S CLERMONT AVE	2	SPECTER, ERIC & MADELINE 1426 GENTLEMAN'S WAY DRESCHER, PA 19025
4.01 9	102 S CLERMONT AVE	2	BERK, ANDREA 102 S CLERMONT AVE MARGATE, NJ 08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
103.01 1	7601 ATLANTIC AVE	2	COHEN, JERRY & JOANNE 4560 RIVERSIDE WAY PHILADELPHIA, PA	19127
103.01 2	14 S BRUNSWICK AVE	2	CHARNY, ELAINE W 14 S BRUNSWICK AVE MARGATE, NJ	08402
103.01 3	7603 ATLANTIC AVE	2	KRACHMAN, DONALD & BARBARA 5810 CRYSTAL SHORES DR BOYNTON BEACH, FL	#106 33437
103.01 4	19 S CLARENDON AVE	2	COOPER, HARRIET 130 S 18TH ST #1404 PHILADELPHIA, PA	19103
103.01 5	12 S BRUNSWICK AVE	2	BEER, MICHAEL S & IRENE C 420 STATION AVE GLENSIDE, PA	19038
103.01 6	17 S CLARENDON AVE	2	SAVRAN, STEVEN & LYNNE 789 PERIWINKLE LN WYNNEWOOD, PA	19096
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
103.02 1	7605 ATLANTIC AVE	1	SUPOWITZ, ALLEN & PHYLLIS 217 FOX HOLLOW DR LANGHORNE, PA	19053
103.02 3	7607 ATLANTIC AVE	2	GELLMAN, DAVID & GABRIEL, AMY 7607 ATLANTIC AVE MARGATE, NJ	08402
103.02 4	15 S CLERMONT AVE	2	WAXMAN TRUST, ELAINE W 41 TUDOR COURT MARLTON, NJ	08053

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
103.02 5	16 S CLARENDON AVE	2	CARROLL, KIMBERLY A 2663 BEAN RD EAGLEVILLE, PA 19403
103.02 6.01	13 S CLERMONT AVE	2	ESLAMI, DR ALI 123 EGG HARBOR RD #200 SEWELL, NJ 08080
103.02 6.02	11 S CLERMONT AVE	2	PRINCE, RICHARD & KAREN 478 WYNDMOOR LANE HUNTINGDON VALLEY, PA 19006
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

CONDO ASSOCIATIONS TO BE NOTIFIED WITH TAXLIST

BEACH HOUSE CONDO ASSOCIATION
HAWKEYE PROPERTY MANAGEMENT
PO BOX 3182
MARGATE, NJ 08402
BLOCK: 104 LOT: 2

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.....41



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: 3/22/21

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 7605 Atlantic

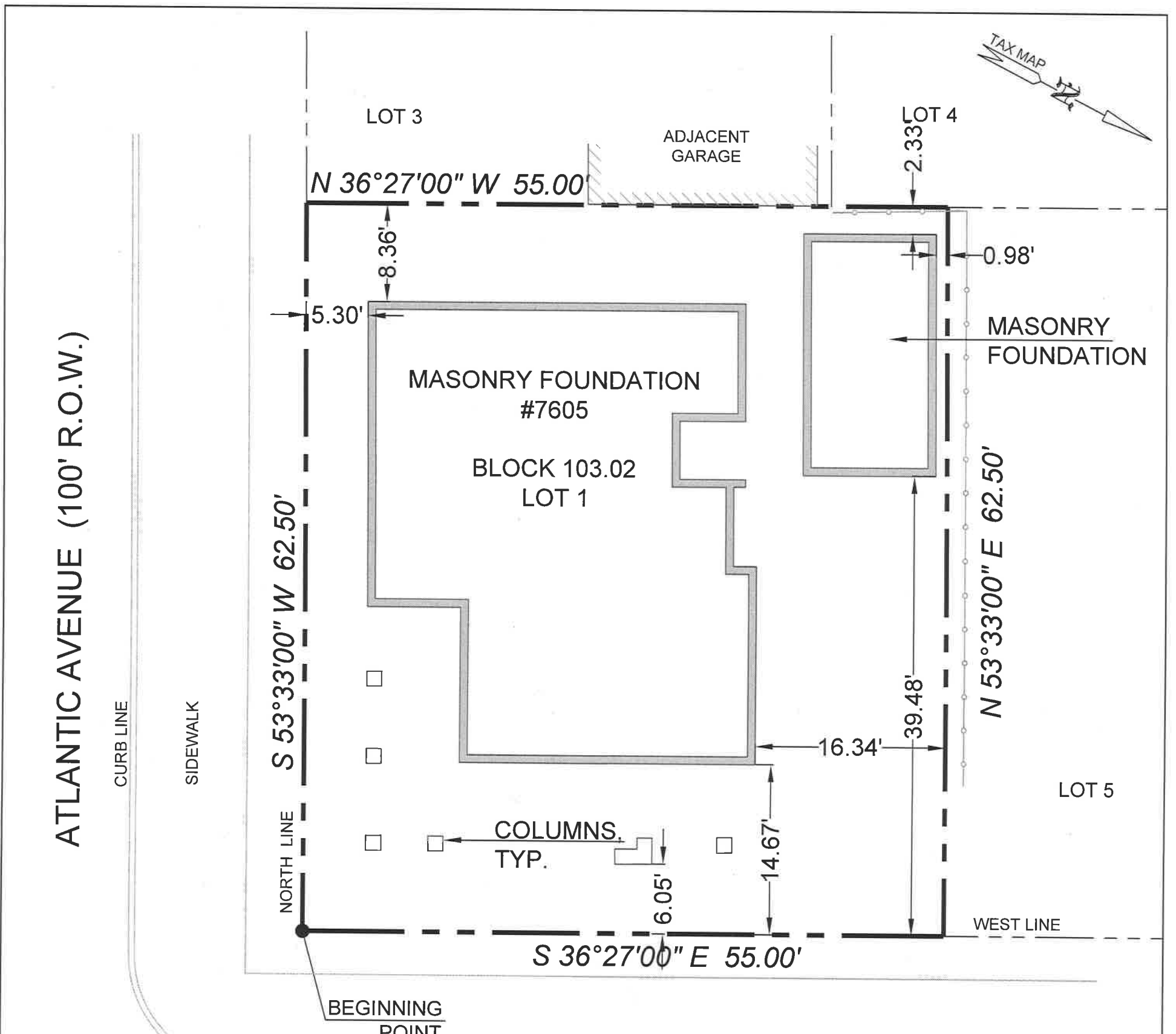
Assessed to Allen & Phyllis Supowitz

And designated as
BLOCK 108.02 LOT 1; Tax Map of Margate City, N.J.

Tara J Mazza, CTC
Tax Collector

Per LH

RECEIVED
MAR 25 2021
NDG LEGAL



ELEVATIONS	
TOP OF BLOCK	13.00'
TOP OF FOOTING	7.74'
INSIDE GRADE	8.65'
OUTSIDE GRADE	7.96'

CURB LINE
CLARENDON AVENUE (50' R.O.W.)

ELEVATIONS REFERENCE NAVD 1988

AS BUILT FOUNDATION SURVEY
CITY OF MARGATE
BLOCK 103.02 LOT 1
ATLANTIC COUNTY, NEW JERSEY

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 3,437.5 SF..</p> <p>2. PERMANENT MARKERS HAVE NOT BEEN SET.</p> <p>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.</p> <p>4. THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, EITHER RECORDED OR UNRECORDED. UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.</p> <p>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.</p> | <p>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.</p> <p>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.</p> <p>8. THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

[Handwritten Signature]

DANIEL J. PONZIO, SR.
PROFESSIONAL LAND SURVEYOR N.J. NO. GS37603

ARTHUR W. PONZIO CO.
& ASSOCIATES
SURVEYING~ENGINEERING~PLANNING

400 NORTH DOVER AVENUE
ATLANTIC CITY, NEW JERSEY 08401
PHONE (609) 344-8194 FAX (609) 344-1594
NEW JERSEY AUTH. NO.: 24GA28001300

DATE: 01-11-2021	DRAWN BY: WJP
SCALE: 1" = 10'	PROJECT NO.: 34709

