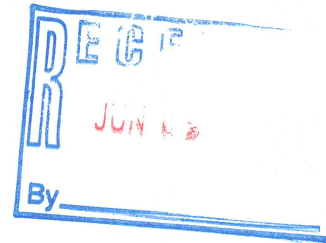


June 1, 2021

VIA HAND DELIVERY

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

RE: Application of Jeffrey and Lisa Brody
112 S. Rumson Avenue
Block 19; Lot 15
Margate, New Jersey
Our File No.: 12641/1



Dear Ms. Accardi:

Please be advised that I represent Jeffrey and Lisa Brody, the Applicants to the City of Margate Planning Board for certain "c" variance relief to raise an existing single family residential home at the above-referenced address within the S-40 zoning district.

The existing site is a total area of 6,000 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 raised structure 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 Peter C. Weiss, Architect, dated March 25, 2021, consisting of two (2) sheets;
3. (18) – copies of a Survey prepared by Steven R. Kelly, P.L.S., P.P., dated December 1, 2020, consisting of one (1) sheet;
4. Elevation Certificate dated December 1, 2020;

5. (18) – completed Staff Committee Applications and City of Margate Staff Committee Action Report;

6. (1) – Deed dated May 27, 2005, and recorded in the Atlantic County Clerk's Office on June 28, 2005 in Deed Book 12065, Page 68426;

7. (1) – 200' Property Owners' List; and

8. (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: Jeffrey and Lisa Brody

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** June 1, 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 checked="" 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) 112 S. Rumson Avenue

Block Number 19 Lot No(s) 15

Total Area (in square feet) 6000 SF

Frontage: 75'

Depth: 80'

4. **Information about the Applicant:**

Full name(s) Jeffrey and Lisa Brody

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

Local Residence Address 112 S. Rumson Avenue, Margate, NJ Zip 08402

Other Residence Address 80 Fairfield Drive, Short Hills, NJ Zip 07078

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 May 27, 2005

____ 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, Egg Harbor Township, NJ 08234
 Fax 609-926-9721 Cell _____

Architect: Name Peter C. Weiss, Architect Phone 609-822-9616
 Address 101 N. Washington Avenue, Suite 8, Margate, NJ 08402
 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): There currently exist a single family home.

-Proposed use: The applicants propose to raise the existing single family home

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

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

Variance	Requirement of District	Present Condition	Proposed Condition
Rear Yard	16	14.92	14.92
Min. Side Yard Setback	10	6.51	6.51
Building Height	30' Max	30.3	30.3

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

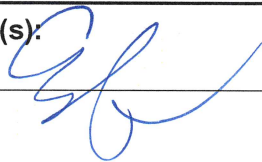
15. **Space for Narrative:** In this space you must provide a general narrative description of what is being proposed, as well as any information not otherwise set forth above which may be relevant to the application, including justifications, clarifications and extenuating circumstances. FAILURE TO PROPERLY COMPLETE THIS SPACE WILL CONSTITUTE AN INCOMPLETE APPLICATION.

The applicants propose to raise the existing single family residential home. A variance is requested for the rear yard setback to the building, minimum side yard setback, and the building height.

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 raised 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 June 1, 2021

Date _____

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

-Staff Committee action took place
4/16/21 and case assigned to
the Planning Board for 6/24/21 or

-This application received by the
Planning Board Administrator on
JUNE 2, 2021

By: Palma Accardi

18. **Notarized Statement by Applicant:**

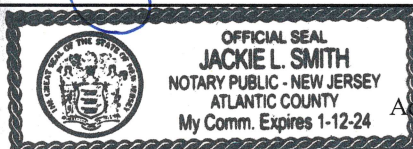
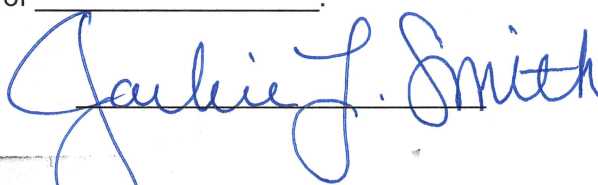
State of New Jersey } ss.

County of Atlantic }

Eric S. Goldstein, being duly

sworn according to law, deposes and says, that
the statements contained in the above application
and the statements contained in the papers
submitted herewith are true.

Sworn to and subscribed before me this 1st
day of June.

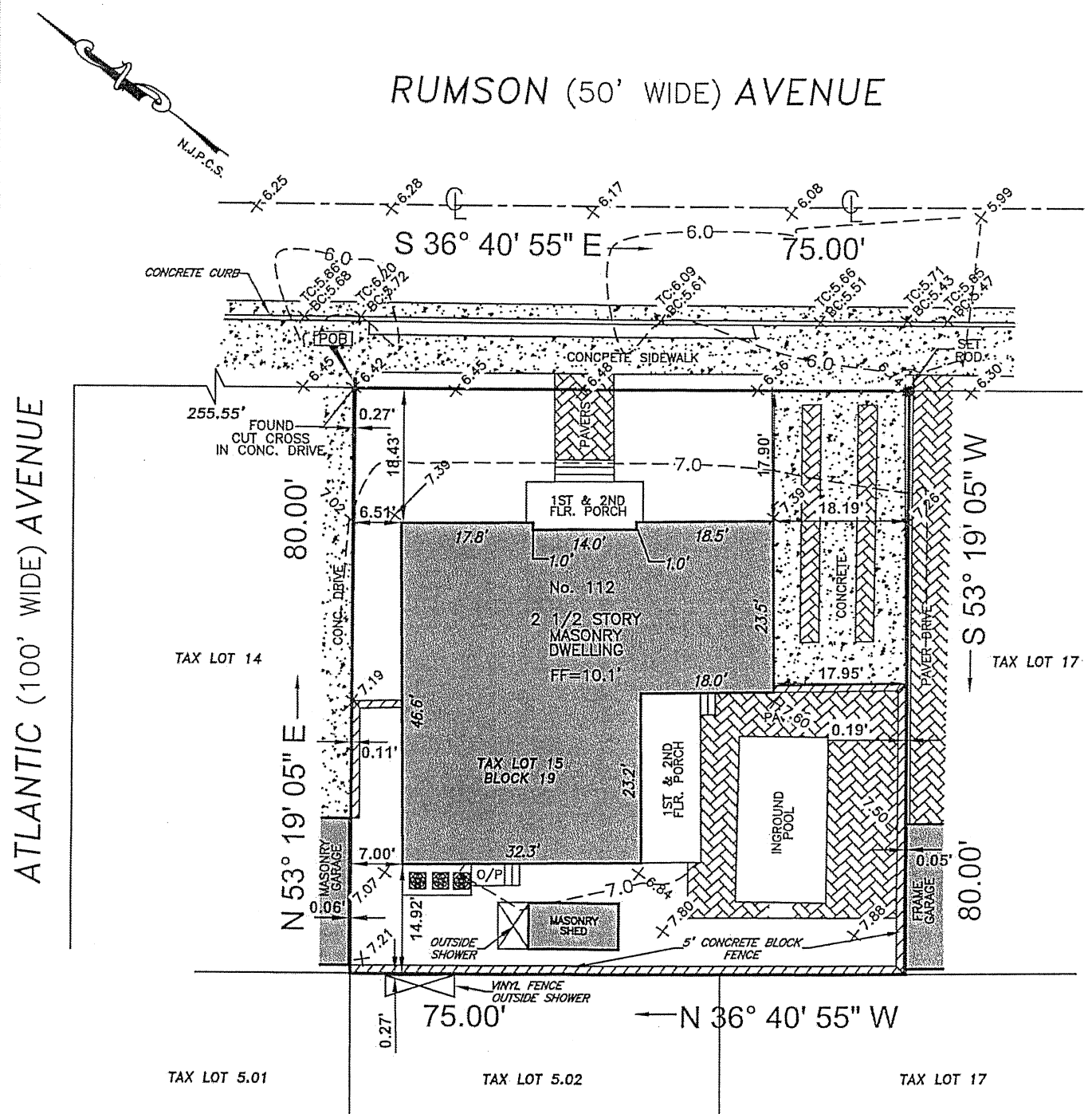


LAND USE

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 X X X	 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.		 X
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>5-28-21</u> _____ Date: _____	

PROPERTY CORNERS, SERVICE WALKS, CURB, OVERHEAD WIRES, NOT ENCRANCHING, AREA AND DESCRIPTION ARE OMITTED BY CONTRACTUAL AGREEMENT. BUYER MAY ORDER PROPERTY MARKERS AT A COST OF \$60 PER CORNER WITHIN 90 DAYS OF THE DATE OF THIS SURVEY. SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS SURVEY SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF STEVEN R. KELLY, P.L.S. I RESERVE THE RIGHT TO REVISE THIS SURVEY UPON THE RECEIPT OF AN UPDATED TITLE REPORT. IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE. THIS SURVEY IS BASED ON SURVEY CONTROL FOUND AT THE TIME OF THE SURVEY. THIS SURVEY IS A RETRACEMENT OF A DEED DESCRIPTION PROVIDED BY OUR CLIENT AND DOES NOT DENOTE OWNERSHIP. WE ARE NOT EXPERTS IN WETLANDS IDENTIFICATION. WETLANDS, IF ANY, HAVE NOT BEEN IDENTIFIED ON THIS PLAN.



LEGEND
SPOT ELEVATION x3.40

DATUM=NAVD 1988

GROSS AREA = 6,000 S.F./0.137 ACRES

DESCRIPTION:
BEING LOT 15, BLOCK 19, ON THE CITY OF MARGATE TAX MAP.

THE UNDERSIGNED LICENSED SURVEYOR (L.S.) HEREBY DECLARES TO, AND SOLELY FOR THE BENEFIT OF, USA BRODY THAT THIS PLAN WAS PREPARED FROM A SURVEY MADE UPON THE PREMISES SHOWING, AS OF THE DATE OF THE CERTIFICATE, THE LOCATION OF ALL BUILDINGS, EASEMENTS, OR SERVITUDES APPARENT FROM AN INSPECTION OF THE SURFACE OF THE PREMISES. THIS PLAN IS NOT TO BE REPRODUCED IN ANY MANNER, NOR MAY IT BE RELIED UPON BY ANYONE OTHER THAN THE ABOVE NAMED PERSON OR PERSONS FOR WHOSE BENEFIT IT HAS BEEN PREPARED AND EMBOSSED WITH AN IMPRESSION SEAL. COPIES OF THIS PLAN WITHOUT IMPRESSION SEAL AND SIGNATURE IN RED INK ARE FOR MERE CONVENIENCE OF REFERENCE ONLY.

12/10/20

LICENSED PROFESSIONAL LAND SURVEYOR No. 22714, LICENSED PROFESSIONAL PLANNER No. 1979

STEVEN R. KELLY, P.L.S., P.P.

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TOPOGRAPHIC SURVEY

Kelly SURVEY STEVEN R. KELLY, PROFESSIONAL LAND SURVEYOR
PO BOX 24, MEDFORD, N.J. 08055-0024
PHONE (800) 433-0384

MAP SHOWING SURVEY SITUATE IN
CITY OF MARGATE
COUNTY OF ATLANTIC, N.J.
112 SOUTH RUMSON AVENUE

DATE 12/01/20	SCALE 1"=20'	DRAWN RK	CHKD SK	JOB No. 20200792
------------------	-----------------	-------------	------------	---------------------

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name LISA BRODY				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 112 SOUTH RUMSON AVENUE				Company NAIC Number:	
City MARGATE		State New Jersey		ZIP Code 08402	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 15, BLOCK 19					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>39-19-37</u> Long. <u>-74-30-09</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> 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 <u>8</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>1886.00</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>6</u>					
c) Total net area of flood openings in A8.b <u>1200.00</u> sq in					
d) Engineered flood openings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>0.00</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number MARGATE CITY-345304			B2. County Name ATLANTIC CO.		B3. State New Jersey
B4. Map/Panel Number 345304-0434	B5. Suffix F	B6. FIRM Index Date 08-28-2018	B7. FIRM Panel Effective/ Revised Date 08-28-2018	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 10'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 112 SOUTH RUMSON AVENUE			Policy Number:
City MARGATE	State New Jersey	ZIP Code 08402	Company NAIC Number

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: TRIMBLE VRS Vertical Datum: NAVD 1988

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.

Check the measurement used.

- | | | | |
|---|-------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawspace, or enclosure floor) | <u>7.6</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>10.1</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>N/A</u> | <input 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) | <u>10.0</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>7.4</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>7.6</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>7.4</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.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name STEVEN R. KELLY PLS PP	License Number 22714
Title PROFESSIONAL LAND SURVEYOR	
Company Name KELLY SURVEY	
Address PO BOX 24	
City MEDFORD	State New Jersey
	ZIP Code 08055
Signature	Date 12-01-2020
	Telephone (609) 517-5177
	Ext.



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
C2e: EXTERIOR AIR CONDITIONER COMPRESSOR ELEVATION=10.0'

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 112 SOUTH RUMSON AVENUE			Policy Number:
City MARGATE	State New Jersey	ZIP Code 08402	Company NAIC Number

**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 1–2 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 or Owner's Authorized Representative's Name

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments

Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 112 SOUTH RUMSON AVENUE			Policy Number:
City MARGATE	State New Jersey	ZIP Code 08402	Company NAIC Number

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.

- G1. 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.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. 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
-------------------	------------------------	---

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____

G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

Check here if attachments.

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 112 SOUTH RUMSON AVENUE			Policy Number:
City MARGATE	State New Jersey	ZIP Code 08402	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.



Photo One

Photo One Caption RIGHT FRONT 12-01-2020

Clear Photo One



Photo Two

Photo Two Caption LEFT FRONT 12-01-2020

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 112 SOUTH RUMSON AVENUE			Policy Number:
City MARGATE	State New Jersey	ZIP Code 08402	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. 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.

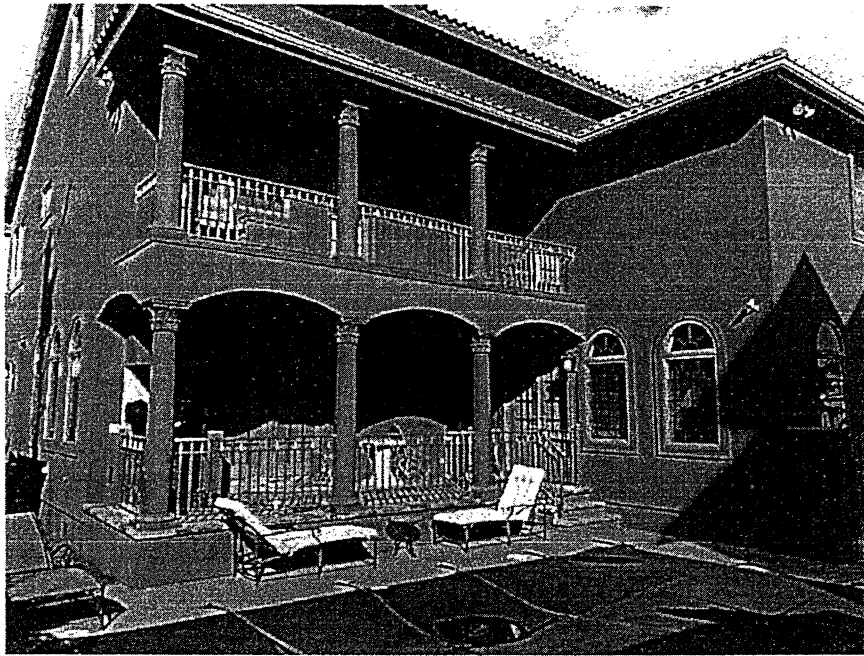


Photo Three

Photo Three Caption LEFT REAR 12-01-2020

Clear Photo Three

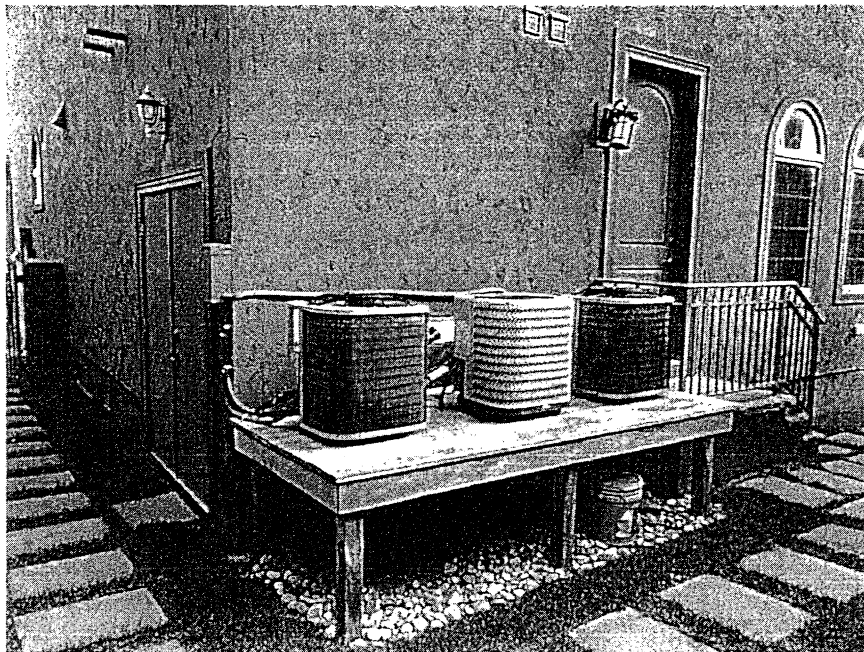


Photo Four

Photo Four Caption RIGHT REAR 12-01-2020

Clear Photo Four



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

Block 19	Lot 15	Applicant Name Jeffrey and Lisa Brody
District S-40	Address of Subject Application 112 South Rumson Avenue	

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

Your submittal was considered at the Staff Committee meeting of Friday, April 16, 2021

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

Staff committee met and concluded that the variances requested are accurate and others may be necessary for a house lift.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, June 24, 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:

~~survey with topographic data~~

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, June 02, 2021

Palma Accardi
Planning Board Administrator
Friday, April 16, 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: April 1, 2021

2. Submitted by – Name: Jeffrey & Lisa Brody Phone No.: _____

Address: 80 Fairfield Drive, Short Hills, New Jersey 07078

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>112 S. Rumson Avenue</u> Block: <u>19</u> Lot(s): <u>15</u> Zoning District: <u>S-40</u>

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

There currently exist a single-family house on the property.

8. Answer the following as to:	Existing Condition	Proposed Condition
a. Size and dimension of lot	N/A	6000 SF
b. Size, dimensions of buildings	N/A	1920 SF
c. Height of bldgs. (feet)	N/A	30.3 SF
d. Height of bldgs. (stories)	N/A	2.5
e. % of coverage on land	N/A	32%
f. Front yard setback	N/A	17.7' (Bld.); 12.4 (Deck)
g. Rear yard setback	N/A	16
h. Side yard setbacks	N/A	24.5 (Bld.); 16 (Deck)

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 proposes to raise the existing single family residential home. A variance is requested for the front yard setback to the building, minimum side-yard setback, and the building height, all of which are preexisting non-conforming conditions.

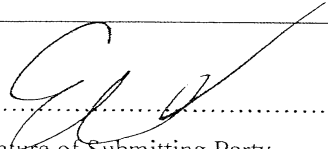
10. Although the Staff Committee will determine the correct legal steps, what are the actions requested. (check more than one, if applicable):

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

11. Which variances are needed, if any?

Front yard setback to building, minimum side-yard setback, & building height

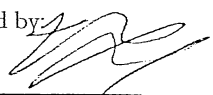
12. IF THERE HAS BEEN ANY PREVIOUS STAFF COMMITTEE OR FORMAL BOARD APPLICATION AND/OR ACTION ON THIS PROPOSAL PROPERTY, PLEASE ATTACH RELEVANT DOCUMENTS, AND PROVIDE INFORMATION HERE: N/A


 Signature of Submitting Party

Eric S. Goldstein, Esquire
 Print or Type Name

#409 403163618

THE TITLE COMPANY OF JERSEY
Margate, New Jersey 08402-2220

Prepared by: 

VICTOR M. SAUL, ESQUIRE
LAW OFFICES OF BENJAMIN
PODOLNICK, LLC

DEED

This Deed is made on May 27, 2005 between **STEPHEN LABOV and MICHELE LABOV, HUSBAND AND WIFE**, whose address is 7909 Bayshore Drive Margate, NJ, 08402 (hereinafter referred to as the "Grantor"); and,

JEFFREY BRODY and LISA BRODY, husband and wife whose address is 30 West Road Short Hills, NJ 07078 (hereinafter 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 described below to the Grantee. This transfer is made for the sum of One Million Eight Hundred Fifty Thousand Dollars (\$1,850,000.00). The Grantor acknowledges receipt of this money.

2. Tax Map Reference.

N.J.S.A. 46:15-1.1. Municipality of the City of Margate, Block No. 19, Lot No. 15.

No property tax identification number is available on the date of this Deed. (Check if applicable).

3. Property.

The property consists of the land and all the buildings and structures on the land in the City of Margate, County of Atlantic, and State of New Jersey. The legal description is: more particularly described on Schedule A attached hereto and made apart hereof.

Commonly known as 112 South Rumson Avenue, Margate, New Jersey.

Being the same land and premises which became vested in Stephen Labov and Michele Labov, husband and wife, by Deed from Emilie O'Sullivan, unmarried, dated September 16, 2004 and recorded January 12, 2005 as Instrument No. 2005004643 in the Atlantic County Clerk's Office.

SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD

(5)

ATLANTIC COUNTY, NJ: MICHAEL J GARVIN, COUNTY CLERK
VOL 12065 REC'D 06/22/2005 09:44:05 AM RCP14 45278
REC FEE 80.00 RTF 38.360.00 CONSID 1,850,000.00
REC BY Epcrl
INST# 2005004643

GIT/REP-3
(07/04)

403163618
GIT/REP-3
(9-04)

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXCEPTION
(C.55, P.L. 2004)

(Please print or Type)

SELLER(S) INFORMATION

Name(s)

STEPHEN LABOV AND MICHELE LABOV

Current Resident Address:

Street:

State

Zip Code

City, Town, Post Office

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

19 15

Street Address:

112 SOUTH RUMSON

State

Zip Code

City, Town, Post Office

MARGATE

NJ

08402

Seller's Percentage of Ownership

Consideration

Closing Date

\$1,850,000.00

May 31, 2005

SELLER(S) ASSURANCES (Check the Appropriate Box)

- I am a resident taxpayer of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
- The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. a. 121.
- I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or transfer in lieu of foreclosure with no additional consideration.
- Seller, transferor or transferee is an agency or authority of the United States or America, and 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.
- Seller is not individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
- The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
- The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If each section does not apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale.

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 punishable 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.

5/27/05
Date

5/27/05
Date

[Signature]
Signature

[Signature]
Signature

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

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L.1968, as amended through Chapter 19, P.L. 2005)
To be recorded with deed pursuant to Chapter 49, P.L. 1968, as amended by Chapter 308, P.L. 1991 (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

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

COUNTY OF Atlantic } ss.

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

Deponent, LISA BRODY, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Grantee in a deed dated May 27 2005 transferring
(Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
real property identified as Block number 19 Lot number 15 located at
112 So. Reimsen Ave, Margate and annexed thereto.
(Street Address, Municipality, County)

(2) CONSIDERATION \$ 1,850,000.00 (See Instructions #1 and #5 on reverse side)

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

PROPERTY CLASSIFICATION CHECKED BELOW SHOULD BE TAKEN FROM THE OFFICIAL TAX LIST (WHICH IS A PUBLIC RECORD) OF THE MUNICIPALITY WHERE THE PROPERTY IS LOCATED IN THE YEAR THAT THE TRANSFER IS MADE.

(A) When Grantee pays:

- Class 2 - Residential (4 Families or less) Class 4C - Residential Cooperative Unit
- Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property.

(B) When Grantee does not have to pay, fill out below:

- Property class. Circle applicable class(es): 1 4A 4B 4C 15
- Exempt Organization Pursuant to Federal Internal Revenue Code of 1986

Property classes: 1-Vacant Land, 4A-Commercial, 4B-Industrial, 4C-Apartment (other than residential cooperative unit), 15-Public Property

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

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

Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 19, P.L. 2005.

Subscribed and sworn to before me this 31 day of May, 2005
Susan L. Hacker

LISA BRODY
Signature of Deponent
LISA BRODY
30 West Road
Deponent Address
Short Hills NJ 07078

LISA BRODY
Grantee Name
30 West Road
Short Hills NJ 07078
Grantee Address at Time of Sale
The Title Co of Jersey
Name/Company of Settlement Officer

SUSAN L. HACKER
A Notary Public Of New Jersey
My Commission Expires 06/23/2008

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

COMMITMENT SCHEDULE A CONTINUED

COMMITMENT NO: 403163618

3. The land referred to in this commitment is described as follows:

ALL THAT CERTAIN LOT, tract or parcel of land and premises situate, lying and being in the City of Margate, County of Atlantic and State of New Jersey, bounded and described as follows:

BEGINNING at a point in the Westerly line of Rumson Avenue, 255.55 feet Southwardly of Atlantic Avenue; and extending thence

- 1) Westwardly, at right angles to Rumson Avenue, 80 feet; thence
- 2) Southwardly, parallel with Rumson Avenue, 75 feet; thence
- 3) Eastwardly, parallel with the first course hereof, 80 feet to the Westerly line of Rumson Avenue; thence
- 4) Northwardly, in the same, 75 feet to the point and place of BEGINNING.

SUBJECT TO the rights of the owners, tenants and occupiers of the premises adjoining on the rear, known as Lot 6, Block 19, Mueller Atlas of Margate City, in common with the owners of the above described premises, in and to a concrete block fence, 5 feet high, erected along the rear line dividing the premises herein described from the premises adjoining to the rear.

BEING KNOWN AS Lot 15 in Block 19 as shown on the Tax Map of the City of Margate.

COMMONLY KNOWN AS 112 S. Rumson Avenue.

The above Tax Lot and Block designation is shown for informational purposes only and is not to be construed as part of the legal description.

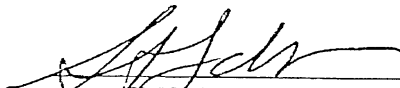
4. Promises by Grantor.


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

5. Signatures.

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

Witnessed By:

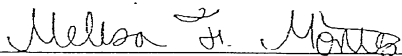
_____ 
 _____ STEPHEN LABOV

_____ 
 _____ MICHELE LABOV

STATE OF NEW JERSEY :
: §
COUNTY OF ATLANTIC :

I certify that on May 27, 2005, Stephen Labov and Michele Labov, husband and wife, personally came before me and stated to my satisfaction that he/she/they:

1. Is/are the maker(s) of the attached Deed;
2. Executed this Deed as his/her/their own act; and,
3. Made this Deed for the consideration of One Million Eight Hundred Fifty Thousand Dollars (\$1,850,000.00) 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)

_____ 

My Commission Expires: 6/25/08





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

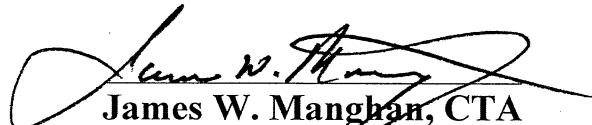
RECEIVED
MAY 20 2021
NDG LEGAL

James W. Manghan, CTA
Tax Assessor

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

Block: 19 Lot: 15
Location: 112 S Rumson

Date: May 17, 2021


James W. Manghan, CTA
Tax Assessor

Your file No.: 12641-1

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

www.margate-nj.com

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
18 2	103 S RUMSON AVE	2	SOFFER, SEYMOUR & SYLVIA 8802 LAGUNA ROYALE PTS LAKE WORTH, FL	33467
18 3	105 S RUMSON AVE	2	BEGELMAN, ROSALYN 100 GRAYS LANE HAVERFORD, PA	19042
18 4	107 S RUMSON AVE	2	NOVIN, GERTRUDE 5828 WATERFORD BOCA RATON, FL	33496
18 5	109 S RUMSON AVE	1	HARON, ERIC & HOPE 815 MOUNT MORO RD VILLANOVA, PA	19085
18 6	111 S RUMSON AVE 7	2	111 S RUMSON, LLC 1100 N MARKET ST #1010 WILMINGTON, DE	19801
18 8	113 S RUMSON AVE	1	113 S RUMSON AVE LLC 1100 N MARKET ST #1010 WILMINGTON, DE	19801
18 9.01	115 S RUMSON AVE	1	ABSECON ISLAND INVESTORS LLC 30 WATERFRONT WAY HAMMONTON, NJ	08037
18 9.02	117 S RUMSON AVE	2	ATLANTIC DOWNBEACH ASSOC, LLC 30 WATERFRONT WAY HAMMONTON, NJ	08037
18 12	104 S QUINCY AVE	2	SETZMAN, DANIEL W 104 S QUINCY AVE MARGATE, NJ	08402
18 13	106 S QUINCY AVE	2	FABIETTI, ALDA L 106 S QUINCY AVE MARGATE, NJ	08402
18 14.01	108 S QUINCY AVE 14	2	STILMAN, RANDY & PATTI 16 ST MICHAEL COURT CHERRY HILL, NJ	08003
18 14.02	110 S QUINCY AVE 14	2	ABRAMS, PETER C & JODY W 112 S 19TH ST #1106 PHILADELPHIA, PA	19103
18 16	112 S QUINCY AVE	2	POPOWICH TRUST, MAURY L 112 S QUINCY AVE MARGATE, NJ	08402
18 17	114 S QUINCY AVE	2	2012 TOPAZ FAMILY TRUST 6101 JOSHUA ROAD FORT WASHINGTON, PA	19034

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
18 18	PUBLIC BEACH	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
19 1	8806 ATLANTIC AVE	2	COHN, STEPHEN L & IVY L 1632 LARK LANE VILLANOVA, PA	19085
19 2	103 S SUMNER AVE	2	AGUIAR, LICINIO S & ELLEN J 103 SUMNER AVE MARGATE, NJ	08402
19 3	105 S SUMNER AVE	2	SUSSMAN, ERIC & JILL 639 MONTGOMERY SCHOOL LN WYNNEWOOD, PA	19096
19 4	107 S SUMNER AVE	2	JACOBY, E MYRNA 1102 SAINT ANDREWS RD BRYN MAWR, PA	19010.1936
19 5.01	109 S SUMNER AVE	2	SPIEGEL, WILLIAM & SHERRI A 938 LEOPARD ROAD RYDAL, PA	19046
19 5.02	109A S SUMNER AVE	2	PERRY, TODD M 34 MOUNTAIN AVE MAPLEWOOD, NJ	07040
19 7	111 S SUMNER AVE	2	CENTER POINT PLAZA INC @J TURCHI 1700 WALNUT ST STE 200 PHILADELPHIA, PA	19103
19 9	PUBLIC BEACH	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
19 10	8804 ATLANTIC AVE	2	KANEFSKY TRUST, EILEEN 16829 KNIGHTSBRIDGE LN DELRAY BEACH, FL	33484
19 11	102 S RUMSON AVE	2	BERGER, ERIC & JESSICA 516 FISHERS ROAD BRYN MAWR, PA	19010
19 12	104 S RUMSON AVE	2	SELTZER, GEORGE & JOAN W 104 S RUMSON AVE MARGATE, NJ	08402
19 13	108 S RUMSON AVE	2	LEVYN, JONATHAN B & YVONNE 332 LAWRENCE CT PHILADELPHIA, PA	19106
19 14	110 S RUMSON AVE	2	TOREN, ARNOLD 192 LEXINGTON AVE #1100 NEW YORK, NY	10016

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
19 15	112 S RUMSON AVE	2	BRODY, JEFFREY & LISA 80 FAIRFIELD DR SHORT HILLS, NJ	07078
19 17	114 S RUMSON AVE	2	BLTW REALTY LLC 505 SOUTH ST PHILADELPHIA, PA	19147
20 9	PUBLIC BEACH	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
20 11	102 S SUMNER AVE	2	ZUCKERMAN, JEROME A & KAREN H 10818 RED BARN LANE POTOMAC, MD	20854
20 13	104 S SUMNER AVE	2	BLUME, SYLVIA 190 PRESIDENTIAL BLVD#409 BALA CYNWYD, PA	19004
20 14	110 S SUMNER AVE 15	2	HIRSCH, MICHAEL E & ROBYN J 216 MUNN LANE EAST CHERRY HILL, NJ	08034

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

CITY OF MARGATE
PUBLIC BEACH
9001 WINCHESTER AVENUE
MARGATE, NJ 08402

ITEMS PRINTED.....38



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: 5/18/21

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for 2nd Qtr 2021

And the WATER & SEWER for 2020

Are paid on property located 112 S. Rumson

Assessed to Jeffrey & Lisa Brody

And designated as

BLOCK 19, LOT 15; Tax Map of Margate City, N.J.

Tara J Mazza, CTC
Tax Collector

Per LH

RECEIVED
MAY 20 2021
NDG LEGAL