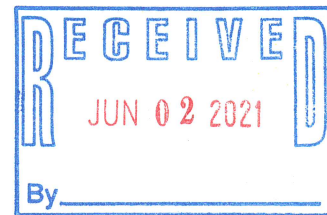


June 1, 2021

**VIA HAND DELIVERY**

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

RE: Application of Bret Fisher  
9316 Winchester Avenue  
Block 227; Lot 89  
Margate, New Jersey  
Our File No.: 11164/14



Dear Ms. Accardi:

Please be advised that I represent Bret Fisher, the Applicant to the City of Margate Planning Board for certain "c" variance relief for the construction of a new single family residential home at the above-referenced address within the MF zoning district.

The existing site is a total area of 3,125 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 Peter C. Weiss, Architect, dated May 28, 2021, consisting of one (1) sheets;
3. (18) – copies of a Survey prepared by Paul M. Koelling, Land Surveyor, dated April 20, 2021, consisting of one (1) sheet;

4. (18) – completed Staff Committee Applications and City of Margate Staff Committee Action Report;
5. (1) – Deed dated May 5, 2021 between Stephen Weaver and BenDyl Development, LLC;
6. (1) – 200’ Property Owners’ List (to be supplied under separate cover); 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: Bret Fisher

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

3. **Subject Parcel:**

Street Address(es) 9316 Winchester Avenue  
Block Number 227 Lot No(s) 89  
Total Area (in square feet) 3,125 SF  
Frontage: 25'  
Depth: 125'

4. **Information about the Applicant:**

Full name(s) Bret Fisher  
If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)  
Property owned by BenDyl Development, LLC of which Bret Fisher is 100% owner (see disclosure statement enclosed)  
Local Residence Address 9316 Winchester 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 May 5, 2021
- \_\_\_ 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)<br>_____    |
| <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 an older single family home.

-Proposed use: The applicant proposes to demolish the older single family home and construct a new 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
Lot Area	4400	3125	3125
Lot Width	40	25	25
Minimum Side Yard	5	2+/-	3.2

**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 older single-family home on the under-sized lot and construct a new flood-compliant single family residential home. A variance is requested with regard to the Lot Area, Lot Width, and Minimum Side Yard Setback.

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 single-family home 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

5/25/21 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: \_\_\_\_\_



**18. Notarized Statement by Applicant:**

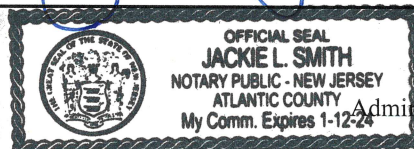
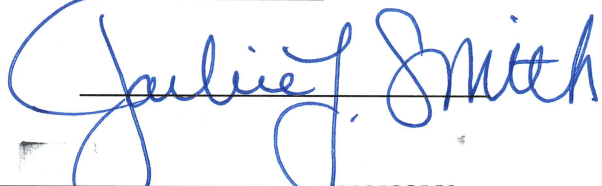
State of New Jersey } ss.

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.



Corporate Disclosure Form

BenDyl Development, LLC  
*(Corporation Name)*

IN THE MATTER OF THE: MARGATE CITY PLANNING BOARD

APPLICATION OF BenDyl Development, LLC (Bret Fisher)  
*(print applicant name)*

Property Location

Block ( 227 ) Lot ( 89 )  
\_\_\_\_\_  
\_\_\_\_\_

Eric S. Goldstein, Esq., Attorney for Applicant, of full age, hereby certified the following factual information:  
*( print applicant name )*

- 1. I am authorized to file this Certification on behalf of BenDyl Development, LLC the *(print corporation name)* owner of the property, which is the subject of this application.
- 2. BenDyl Development, LLC is a Limited Liability Company corporation organized *(print corporation name)* *(style of)* pursuant to the laws of the State of New Jersey.
- 3. The names and addressed of all persons having a 10% or greater ownership Interest in BenDyl Development, LLC are as follows:  
*(print corporation name)*
  - a. Bret Fisher
  - b.
  - c.
- 4. There are no other persons or entities having a 10% or greater interest in BenDyl Development, 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, Esq. Attorney for Applicant  
*(print name)* *(title)*

Dated: ( )

## 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.	To be supplied  X  N/A 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.	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>5-28-21</u> _____  Date: _____	

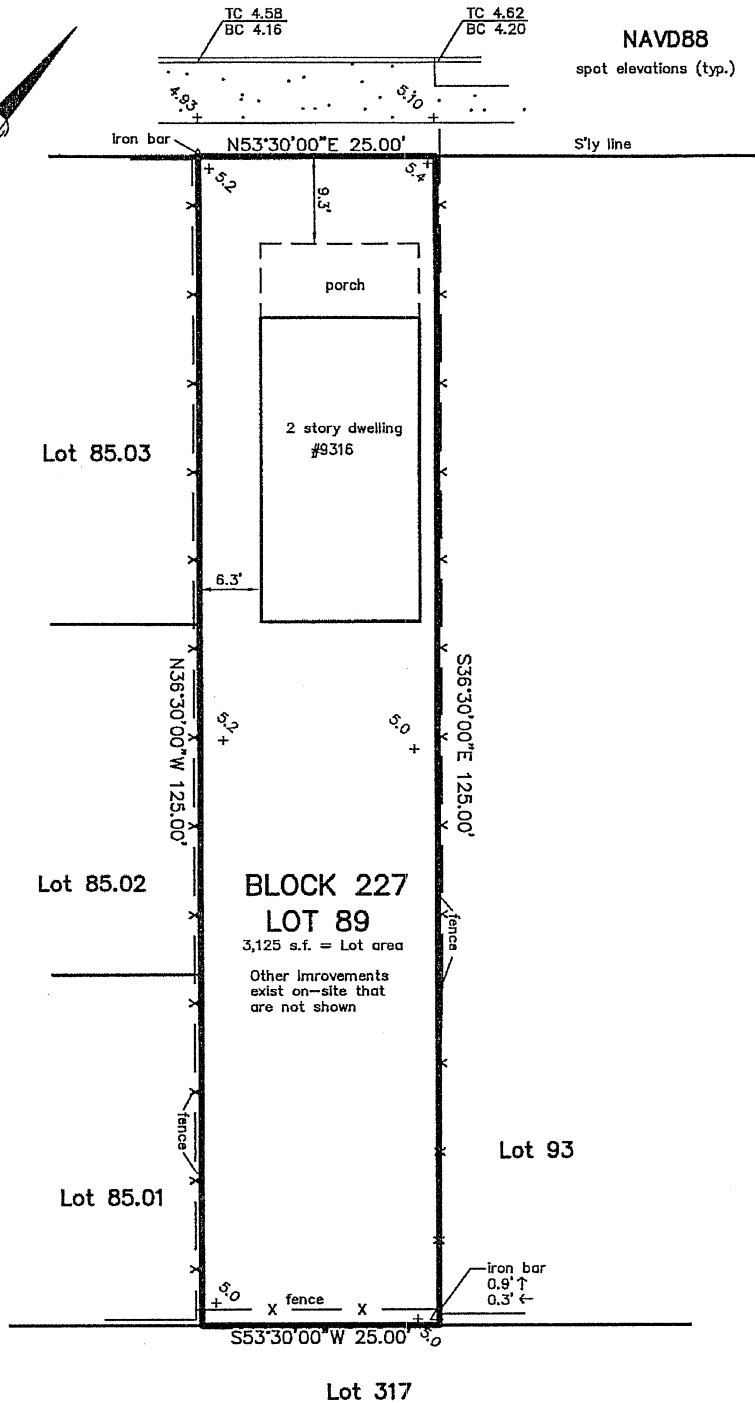
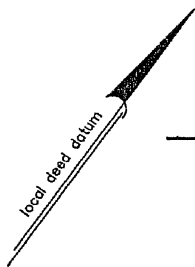


# WINCHESTER AVENUE

(50' wide)

NAVD88

spot elevations (typ.)



Bret Fisher

Date Revision

## GENERAL NOTES:

Offsets are shown only for checking compliance with deed restrictions and zoning regulations. Offsets shall not be used for any other purposes. Surveyor shall not have any responsibility or liability if the offsets shown are used other than as intended.

This property is subject to any 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 embossed seal signify that this survey was prepared in accordance with the current regulations adopted by the New Jersey State Board of Professional Engineers and Land Surveyors. Only signed and sealed copies of this survey shall be considered as true copies.

The illustration of riparian claims or regulated wetlands affecting subject property, if any, are not included as a part of surveyor's contract. Surveyor reserves the right to modify this survey should client specifically request these additional services.

This survey has been prepared only for the use of the named parties. Surveyor shall not have any responsibility or liability should this survey be used for resale of property, for use with survey affidavit, or for use by any other person or entity not specifically named, for any reasons other than as intended.

In consideration of the mutual covenants and promises contained in the agreement between the above named parties and the undersigned, the provisions of which are incorporated herein by reference, I declare that this plan is based on a field survey made on 04-19-2021 by me or under my immediate supervision in accordance with N.J.A.C. 13:40-5.1, and to the best of my professional knowledge, information and belief,

a) correctly represents the conditions found at and as of the date of the field survey, except such easements, if any, below the surface of the lands or on the surface of the lands and not visible,

b) except as shown on the plan, there are no discrepancies between the boundary lines of the subject property as shown on the plan and as described in the legal description of record.

## SURVEY OF PREMISES

SITUATE IN  
CITY OF MARGATE  
COUNTY OF ATLANTIC, N.J.  
#9316 Winchester Avenue  
BLOCK 227 LOT 89

**PAUL KOELLING  
& ASSOCIATES, LLC**

PROFESSIONAL LAND SURVEYING  
2161 SHORE ROAD  
LINWOOD, NJ 08221  
phone (609) 927-0279

CERTIFICATE OF AUTHORIZATION #24GA28256300

Date: April 20, 2021 by: KOELLING  
Scale: 1" = 15'

Property is located in a F.E.M.A. FIRM  
ZONE "AE"; Base Flood Elevation 9 ft. (NAVD88)

  
**PAUL M. KOELLING**  
LAND SURVEYOR  
PLS; N.J. LICENSE NO. 24GS04328800



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

<b>Block</b> 227	<b>Lot</b> 89	<b>Applicant Name</b> Brett Fischer
<b>District</b> MF		<b>Address of Subject Application</b> 9316 Winchester Avenue

Dear (Name of Submitting Party) Eric S. Goldstein, Esq.  
 Your submittal was considered at the Staff Committee meeting of Tuesday, May 25, 2021  
 The action(s) required prior to building permit are:  
 staff committee reviewed the application and determined that the application also needs lot width and area variances and possibly others.

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:  
 see above.

**APPLICATION FEES:**

<b>D Variance:</b>	\$0.00	<b>Court Reporter:</b>	\$0.00
<b>C Variance:</b>	\$250.00	<b>Other:</b>	\$0.00
<b>Site Plan:</b>	\$0.00		\$0.00
<b>Subdivision:</b>	\$0.00		\$0.00
<b>Conditional Use Permit:</b>	\$0.00		\$0.00

Applicant shall combine all application fees into one separate check made out to the City of Margate. Escrow fees shall be a separate check made out to the City of Margate. NOTE: If an Escrow deposit is requested, a W9 form must be submitted with the Escrow check. Any Escrow funds will be refunded to the name and address indicated on the W9 form.

Please note that in proceeding further with the formal Board Application, you are responsible for satisfying all of the checklist particulars in the appropriate section(s) of the Administrative Regulations. The instructions and checklist for your particular application can be found on the following pages of this booklet: 1-13

You must also comply with the more detailed requirements of the Margate City Land Development Ordinance.

In order for you to be able to appear on the Board Agenda as per the above date, all application material must be submitted by 11:00am, Wednesday, June 02, 2021

Palma Accardi  
 Planning Board Administrator  
 Tuesday, May 25, 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 22, 2021

2. Submitted by – Name: Bret Fisher Phone No.: \_\_\_\_\_

Address: 16 N. Adams Avenue, Unit A, Margate, NJ 08401

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>9316 Winchester Avenue</u> Block: <u>227</u> Lot(s): <u>89</u> Zoning District: <u>MF</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 existing undersized lot.

8. Answer the following as to:	Existing Condition	Proposed Condition
a. Size and dimension of lot	3125 SF	3125 SF
b. Size, dimensions of buildings	N/A	1,218.75 SF
c. Height of bldgs. (feet)	N/A	28.1
d. Height of bldgs. (stories)	N/A	2 Stories
e. % of coverage on land	N/A	39%
f. Front yard setback	N/A	22.3
g. Rear yard setback	N/A	37.7
h. Side yard setbacks	N/A	3.2

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 demolish the existing structure on the undersized lot and build a new flood-compliant single family residential home. A variance is requested for the minimum side yard setback, where 5 FT is required, Applicant requests a variance for a 3.2 FT. Applicant may also need a variance for the front yard landscaped area.

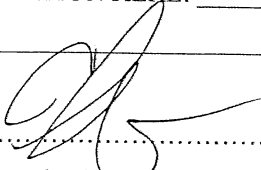
10. Although the Staff Committee will determine the correct legal steps, what are the actions requested. (check more than one, if applicable):

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

11. Which variances are needed, if any?

Minimum Side Yard

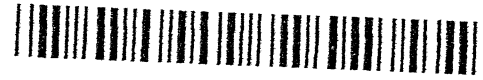
12. IF THERE HAS BEEN ANY PREVIOUS STAFF COMMITTEE OR FORMAL BOARD APPLICATION AND/OR ACTION ON THIS PROPOSAL PROPERTY, PLEASE ATTACH RELEVANT DOCUMENTS, AND PROVIDE INFORMATION HERE: N/A

  
 Signature of Submitting Party

Eric S. Goldstein, Esquire  
 Print or Type Name



# Atlantic County Document Summary Sheet



INST # 2021029741  
 RECD 05/19/2021 VOL 15008  
 RCPT # 1601754 RECD BY KO (5 PGS)  
 CON \$455,000.00 RTF \$3,743.00  
 EDWARD P. McGETTIGAN, COUNTY CLERK  
 ATLANTIC COUNTY, NJ

Official Use Only

ATLANTIC COUNTY CLERK 5901 MAIN ST MAYS LANDING, NJ 08330	Return Name and Address
	Agents Title, LLC 1630 New Road, Suite 2C Northfield, NJ 08225 3549AT-01

Submitting Company	Agents Title, LLC
Document Date (mm/dd/yyyy)	05/04/2021
Document Type	Deed
No. of Pages of the Original Signed Document (Including the cover sheet)	5
Consideration Amount (if applicable)	\$455,000.00

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)
	Weaver, Stephen		

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)
	BenDyl Development, LLC		

Parcel Information (Enter up to three entries)	Municipality	Block	Lot	Qualifier	Property Address
	City of Margate	277	89		9316 Winchester Avenue Margate, 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

This Deed is made on May 4, 2021,

**BETWEEN** Stephen <sup>J.</sup>Weaver, whose address is 9316 Winchester Avenue, Margate, NJ 08402, referred to as the Grantor,

**AND**

BenDyl Development, LLC, whose address is 100 N. Coolidge Avenue, Margate, NJ 08402, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Four Hundred Fifty-Five Thousand Dollars (\$455,000.00). The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality: City of Margate, Block No. 277, Lot 89, Qualifier

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:

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

BEING the same lands and premises which became vested in Stephen Weaver, by deed from Catherine L. Weaver (Deceased) by Stephen J. Weaver, Executor, dated July 30, 2009, and recorded August 4, 2009 in the Atlantic County Clerk's Office in Deed Book 13030, Page 1, as Instrument No. 2009054526.

BEING ALSO the same lands and premises which became vested in Charles Weaver and Catherine Weaver, husband and wife, by deed from Carl S. Smallwood and Geraldine Smallwood, husband and wife, dated September 14, 1977 and recorded September 15, 1977 in the Atlantic County Clerk's Office in Deed Book 3161, Page 112, as Instrument No. 5422.

Thereafter, the said Charles Weaver passed away wherein and whereby title vested in Catherine Weaver by reason of her survivorship.

Thereafter, the said Catherine Weaver passed away on July 1, 2019, testate, whose estate was duly probated in the Atlantic County Surrogate's Office on July 16, 2009 under Docket No. 108080, wherein, among other things, she left the premises in question to Stephen J. Weaver and appointed him Executor of the Estate. Letters testamentary were granted to Stephen J. Weaver on July 16, 2009.

Subject to easements and restrictions of record and rights to public utilities.

The street address of the Property is: 9316 Winchester Avenue, Margate, NJ 08402.

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

Prepared by:  
John Scott Abbott, Esq.

GIT/REP-1  
(8-19)

State of New Jersey  
Nonresident Seller's Tax Declaration

(Print or type)

**Seller's Information**

Name(s)

Stephen J. Weaver

Current Street Address

2302 Montpelier Road

City, Town, Post Office

Punta Gorda

State

FL

ZIP Code

33983

**Property Information**

Block(s)

277

Lot(s)

89

Qualifier

Street Address

9316 Winchester Avenue

City, Town, Post Office

City of Margate

State

NJ

ZIP Code

08402

Seller's Percentage of Ownership

100%

Total Consideration

\$455,000.00

Owner's Share of Consideration

\$ 455,000.00

Closing Date

5-4-21

**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.

4/29/21

Date

Signature (Seller)

Stephen J. Weaver

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Cut Along Dotted Line

REVISED

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 3549AT-01

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

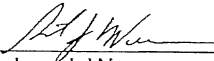
BEGINNING at a point in the Southerly line of Winchester Avenue, at the distance of 50 feet Eastwardly from Adams Avenue; thence Eastwardly, along the Southerly line of Winchester Avenue, the distance of 25 feet in front or width; by Southwardly, between parallel lines and at right angles to Winchester Avenue, the distance of 125 feet in length or depth.

FOR INFORMATIONAL PURPOSES ONLY:  
BEING premises No. 9316 Winchester Avenue.

BEING Tax Block: 227, Tax Lot: 89



5. **Signature.** The Grantor signed this Deed as of the date at the top of the first page.

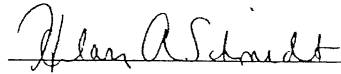
  
\_\_\_\_\_  
Stephen J. Weaver

STATE OF NEW JERSEY, COUNTY OF ATLANTIC: ss

I CERTIFY that on April 29, 2021, Stephen J. Weaver, the Grantor herein, personally came before me and stated to my satisfaction that he (or if more than one, each person):

- (a) is the maker of this Deed;
- (b) he executed this Deed as his own act and deed; and
- (c) this Deed was made for \$455,000.00 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.

Hilary A Schmidt  
Notary Public  
State of New Jersey  
Commission Expires 09/23/2021

  
\_\_\_\_\_

Record and Return to:

**Record & Return to**  
**Agents Title**  
1630 New Rd., Suite 2C  
Northfield, NJ 08225



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: 5/28/21

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for 2nd Qtr 2021

And the WATER & SEWER for 2021

Are paid on property located 9314 Winchester Ave

Assessed to Stephen Weaver

And designated as  
BLOCK 227, LOT 89; Tax Map of Margate City, N.J.

Tara J Mazza, CTC  
Tax Collector

Per LH

RECEIVED  
JUN 01 2021  
NDG LEGAL