

May 24, 2021

**VIA HAND DELIVERY**

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

RE: Application of MSR Revocable Living Trust Dtd. 4/12/2017  
9412 Winchester Avenue  
Block 228; Lot 71  
Margate, New Jersey  
Our File No.: 12334/5

Dear Ms. Accardi:

Please be advised that I represent MSR Revocable Living Trust Dtd. 4/12/2017, the Applicant to the City of Margate Planning Board for development of a new flood-compliant single-family 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 Mark A. Zawacki, A.I.A., dated March 23, 2021, consisting of one (1) sheet along with a Neighborhood Setback Report prepared by Paul M. Koelling, Land Surveyor, dated January 24, 2021;
3. (18) – completed Staff Committee Applications and City of Margate Staff Committee Action Report;

4. (1) – Deed dated February 12, 2021, and recorded in the Atlantic County Clerk's Office on March 16, 2021 in Deed Book 14963, Page 1350;
5. (1) –200' Property Owners' List; and
6. (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.

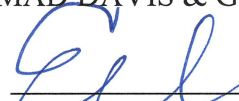
Should you have any further questions or require any additional documentation in advance of the hearing date, please do not hesitate to contact me.

Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

BY:

  
\_\_\_\_\_  
ERIC S. GOLDSTEIN

ESG:jrw  
Enclosures  
c: MSR Revocable Living Trust Dtd. 4/12/2017

APPLICATION FOR ACTION BY PLANNING BOARD  
MARGATE, NEW JERSEY

PLEASE  
TYPE OR  
PRINT

1. **Date of Application:** May 24, 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) 9412 Winchester Avenue  
Block Number 228 Lot No(s) 71  
Total Area (in square feet) 3125 SF  
Frontage: 25  
Depth: 125

4. **Information about the Applicant:**

Full name(s) MSR Revocable Living Trust Dtd. 4/12/2017  
If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)  
\_\_\_\_\_  
\_\_\_\_\_  
Local Residence Address 9412 Winchester Avenue, Margate, NJ Zip 08402  
Other Residence Address 2530 NW 70th Blvd., Boca Raton, Florida Zip 33496  
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 February 12, 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) _____
<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 Mark A. Zawacki, A.I.A. Phone 609-709-3292  
 Address 1555 Zion Road, Suite 204, Northfield, NJ 08225  
 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 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
Front Yard Setback (porch)	17'-8"	N/A	14'-4"
Lot Size	4,400 SF	3,125 SF	3,125 SF
Side Yard Setback	5'0"	N/A	3'-6"/3'-6"

**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 \_\_\_\_\_

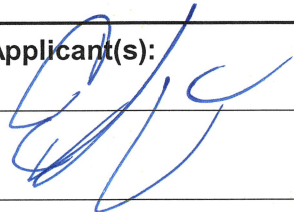
15. **Space for Narrative:** In this space you must provide a general narrative description of what is being proposed, as well as any information not otherwise set forth above which may be relevant to the application, including justifications, clarifications and extenuating circumstances. FAILURE TO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

The applicant proposes to demolish the existing structure and build a new single family residential home. A variance is requested for the front yard setback to the porch. A variance is also requested for the lot size of the building and the side yard setback- which are preexisting non-conforming conditions.

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 24, 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  
May 25, 2021

By: Palma Accardi

18. **Notarized Statement by Applicant:**

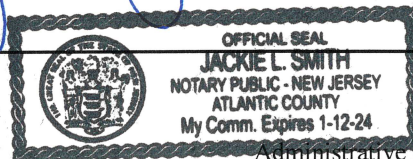
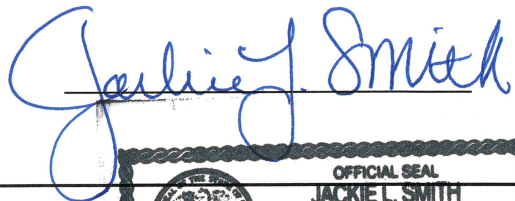
State of New Jersey } ss.

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 24th  
day of May.



## LAND USE

### Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	Submit the following documents with the Standard Development Application: a. Copy of an area map showing all lots within 200 feet of the property. b. List of names, addresses, lot and block numbers, as they appear on the official tax records of the City, of all owners of property within 200 feet of the property affected by the application and upon whom the notice must be served in the manner provided by law. c. Copy of professional survey at a scale not smaller than 1" = 100' nor larger than 1/8" = 1'; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines. d. Copies of subdivision, site plan or conditional use applications when applicable. e. Certification that taxes are paid.	X           N/A 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>5-24-21</u> _____  Date: _____	



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

<b>Block</b> 228	<b>Lot</b> 71	<b>Applicant Name</b> MSR Revocable Living Trust dtd 4/12/17
<b>District</b> MF		<b>Address of Subject Application</b> 9412 Winchester 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 reviewed the application and agreed with the variances requested as well as others possibly existing.

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:

no conditions

**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: 1-21

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:
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Staff Committee meetings are held as needed. Contents must comply in all particulars with the Administrative Regulations for Processing Planning Board Applications, sections on Staff Committee Review. The Board Administrator and other City Hall staff will answer reasonable questions regarding this procedure. THEY WILL NOT, HOWEVER, FILL OUT THESE FORMS FOR YOU.

1. Date of Submittal: March 31, 2021

2. Submitted by – Name: MSR Revocable Living Trust Dtd. 4/12/2017 Phone No.: \_\_\_\_\_

Address: 2530 NW 70th Blvd., Boca Raton, Florida 33496

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>9412 Winchester Avenue</u> Block: <u>228</u> Lot(s): <u>71</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 Property.

8. Answer the following as to:	Existing Condition	Proposed Condition
a. Size and dimension of lot	N/A	3125 SF
b. Size, dimensions of buildings	N/A	1218 SF
c. Height of bldgs. (feet)	N/A	28'1" ABV EL
d. Height of bldgs. (stories)	N/A	2 Floors
e. % of coverage on land	N/A	38%
f. Front yard setback	N/A	19'-4" Building; 14'-4" Porch
g. Rear yard setback	N/A	36'-0"
h. Side yard setbacks	N/A	3'-6"/3'-6"

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 and build a single family residential home. A Variance is requested for the Front Yard Setback to the Porch as well as the lot size of the building and the side-yard setback - which are preexisting non-conforming conditions.

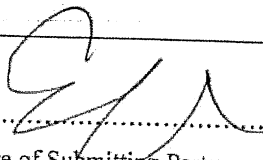
10. Although the Staff Committee will determine the correct legal steps, what are the actions requested. (check more than one, if applicable):

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

11. Which variances are needed, if any?

Front Yard Setback to Porch; Lot Size; and Side-Yard Setback

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, NJ  
EDWARD P. McGETTIGAN, COUNTY CLERK  
RECORDED 03/16/2021 15:12:13  
RCPT # 1589839 RECD BY E-RECORD  
NAME FEE  
RECORDING FEES 110.00  
INSTRUMENT# 2021015345  
VOL 14963 PAGE 1 OF 10

**Official Use Only**

ATLANTIC COUNTY CLERK

5901 MAIN ST

MAYS LANDING NJ 08330 1797

**Transaction Identification Number**

5025365

4910078

**Submission Date**(mm/dd/yyyy)

**No. of Pages** (excluding Summary Sheet)

8

**Recording Fee** (excluding transfer tax)

\$110.00

**Realty Transfer Tax**

\$3,791.00

**Total Amount**

\$3,901.00

**Return Address** (for recorded documents)

SURETY TITLE COMPANY  
11 EVES DRIVE, SUITE 150  
MARLTON, NJ 08053

**Document Type**

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE

**Municipal Codes**

MARGATE

03

**Batch Type** L2 - LEVEL 2 (WITH IMAGES)

370905

**Additional Information (Official Use Only)**

*\* DO NOT REMOVE THIS PAGE.  
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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	\$460,000.00				
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
Document Date	02/12/2021				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name			Address	
	MARILYN R CHIRICHILLO				
	LYN MARIE CHIRICHILLO				
	MARGARET DELMONACO				
	JOSEPH N CHIRICHILLO				
GRANTEE	Name			Address	
	MSR REVOCABLE LIVING TRUST DATED 4122017			2530 NW 70TH BLVD, BOCA RATON, FL 33496	
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	03	228	71		03

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

**Record and Return to:**

Prepared by:

Elias T. Manos, Esq.

**DEED**This Deed is made on February 13, 2021.

**BETWEEN** MARILYN R. CHIRICHILLO, LYN MARIE CHIRICHILLO, MARGARET DELMONACO and JOSEPH N. CHIRICHILLO, with an address at 49 Yates Rd., Manalapan, NJ 07726, referred to as the **GRANTOR**,

**AND** MSR REVOCABLE LIVING TRUST DATED 4/12/2017, with an address at 2530 NW 70<sup>th</sup> Blvd., Boca Raton, FL 33496, referred to as the **GRANTEE**.

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

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Four Hundred and Sixty Thousand Dollars (\$460,000.00). The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Margate  
Block No.: 228                      Lot No.: 71

**Property.** The property consists of the land and all the buildings and structures on the land in the Municipality of Margate, County of Atlantic, and State of New Jersey. The legal description is:

See attached legal description

The mailing address is: 9412 Winchester Avenue, Margate City, NJ 08402

BEING the same premises, no more, no less, which became vested in Joseph L. Chirichillo and Marilyn R. Chirichillo, his wife, Lyn Marie Chirichillo, a single woman, Margaret Chirichillo, a single woman and Joseph N. Chirichillo, a single man, by deed from Frieda May Ackley Tice, a married woman, dated 7/29/1985, recorded 8/7/1985, in the Atlantic County Clerk/Register's Office in Deed Book 4102, Page 66.

And the said Joseph L. Chirichillo being so thereof seized departed this life on 10/23/2015 leaving to survive him, his wife the said Marilyn R. Chirichillo, to and in whom his interest became vested by reason of her survivorship.

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 115248NF-01

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in 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 (50 feet wide) distant 75.00 feet East of the Easterly line of Jefferson Avenue (50 feet wide) as measured in and along the said Southeasterly line of Winchester Avenue, said beginning point being in the Easterly line of Lot 65 in Block 228 as shown on the current official tax map for the City of Margate City, and extending from said beginning point; thence

(1) North 53 degrees 33 minutes 00 seconds East, in and along the aforesaid Southerly line of Winchester Avenue 25.00 feet to a point; thence

(2) South 36 degrees 27 minutes 00 seconds East, parallel with Jefferson Avenue, a distance of 125.00 feet to a point; thence

(3) South 53 degrees 33 minutes 00 seconds West, parallel with Winchester Avenue, a distance of 25.00 feet to a point; thence

(4) North 36 degrees 27 minutes 00 seconds West, partly in and along the aforesaid line of Lot 65 in said Block 228 and parallel with Jefferson Avenue, a distance of 125.00 feet to a point in the aforesaid Southerly line of Winchester Avenue, and the point and place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY:  
BEING premises No. 9412 Winchester Avenue.

BEING Tax Block: 228, Tax Lot: 71

And the said Margaret Chirichillo has since married and is now known as Margaret Delmonaco.

**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.

Marilyn R Chirichillo (Seal)  
MARILYN R. CHIRICHILLO

Lyn Marie Chirichillo (Seal)  
LYN MARIE CHIRICHILLO

Margaret Delmonaco (Seal)  
MARGARET DELMONACO

Joseph N Chirichillo (Seal)  
JOSEPH N. CHIRICHILLO

STATE OF NEW JERSEY :  
COUNTY OF Union :ss.

Feb 26/2021

I CERTIFY that on February 26, 2021, MARILYN R. CHIRICHILLO personally came before me and stated to my satisfaction that she:

- (a) is the maker of the attached deed;
- (b) executed this deed as her own act; and,
- (c) made this Deed for \$460,000.00 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).

Monica L. Wollman  
Notary Public NJ  
My comm exp. 5/5/25  
2

NOTAR PUBLIC  
MONICA L WOLLMANN  
Notary Public, State of New Jersey  
My Commission Expires  
May 05, 2025

STATE OF NEW JERSEY

COUNTY OF Union

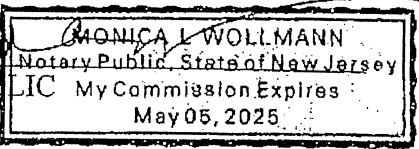
*Union* :  
:ss.

*2/6/2021*

I CERTIFY that on February 0, 2021, LYN MARIE CHIRICHILLO personally came before me and stated to my satisfaction that she:

- (a) is the maker of the attached deed;
- (b) executed this deed as her own act; and,
- (c) made this Deed for \$460,000.00 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).

*Monica L. Wallman*  
NOTARY PUBLIC



STATE OF NEW JERSEY

COUNTY OF Union

*Union* :  
:ss.

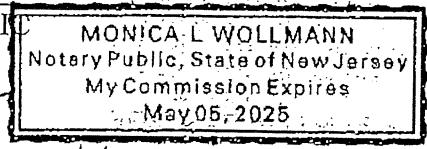
*Monica L. Wallman*  
*Notary Public NJ*  
*Comm exp. 5/5/25*

*2/6/2021*

I CERTIFY that on February 0, 2021, MARGARET DELMONACO personally came before me and stated to my satisfaction that she:

- (a) is the maker of the attached deed;
- (b) executed this deed as her own act; and,
- (c) made this Deed for \$460,000.00 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).

*Monica L. Wallman*  
NOTARY PUBLIC



STATE OF NEW JERSEY

COUNTY OF Union

*Union* :  
:ss.

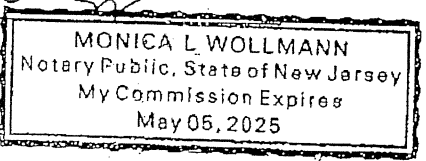
*Monica L. Wallman*  
*Notary Public NJ*  
*my comm exp. 5/5/25*

*2/6/2021*

I CERTIFY that on February 2, 2021, JOSEPH N. CHIRICHILLO personally came before me and stated to my satisfaction that he:

- (a) is the maker of the attached deed;
- (b) executed this deed as his own act; and,
- (c) made this Deed for \$460,000.00 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).

*Monica L. Wallman*  
NOTARY PUBLIC



*Monica L. Wallman*  
*Notary Public NJ*  
*my comm exp. 5/5/25*



State of New Jersey  
Seller's Residency Certification/Exemption

**Seller's Information**

Name(s)  
Marilyn R. Chirichillo  
Current Street Address  
49 Yates Road  
City, Town, Post Office  
Manalapan State NJ ZIP Code 07726

**Property Information**

Block(s) 228 Lot(s) 71 Qualifier  
Street Address  
9412 Winchester Avenue  
City, Town, Post Office  
City of Margate State NJ ZIP Code 08402

Seller's Percentage of Ownership 25% Total Consideration \$460,000.00 Owner's Share of Consideration \$115,000.00 Closing Date 2/12/2021

**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 is 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 is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 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.
8.  Seller did not receive non-like kind property.
9.  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.
10.  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.
11.  The deed is dated prior to August 1, 2004, and was not previously recorded.
12.  The real property is being transferred under a relocation 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.
13.  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.
14.  The property transferred is a cemetery plot.
15.  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.
16.  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.
17.  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 this 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 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 a 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.

2/6/21 Date  
Marilyn R. Chirichillo Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

\_\_\_\_ Date  
Marilyn R. Chirichillo Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

State of New Jersey  
Seller's Residency Certification/Exemption

**Seller's Information**

Name(s)

Lyn Marie Chirichillo

Current Street Address

49 Yates Road

City, Town, Post Office

Manalapan

State

NJ

ZIP Code

07726

**Property Information**

Block(s)

228

Lot(s)

71

Qualifier

Street Address

9412 Winchester Avenue

City, Town, Post Office

City of Margate

State

NJ

ZIP Code

08402

Seller's Percentage of Ownership

25%

Total Consideration

\$460,000.00

Owner's Share of Consideration

\$115,000.00

Closing Date

2/12/2021

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

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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.
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2-6-2021

Date

*Lyn Marie Chirichillo*  
Signature (Seller)

*Lyn Marie Chirichillo*

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

State of New Jersey  
Seller's Residency Certification/Exemption

**Seller's Information**

Name(s)  
Margaret Delmonaco  
Current Street Address  
9A West Cedar Street  
City, Town, Post Office  
Metuchen State NJ ZIP Code 08840

**Property Information**

Block(s)  
228 Lot(s)  
71 Qualifier  
Street Address  
9412 Winchester Avenue  
City, Town, Post Office  
City of Margate State NJ ZIP Code 08402

Seller's Percentage of Ownership  
25% Total Consideration  
\$460,000.00 Owner's Share of Consideration  
\$ 115,000.00 Closing Date  
2/12/2021

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

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2/6/21 Date Signature (Seller) Margaret Delmonaco Indicate if Power of Attorney or Attorney in Fact

\_\_\_\_ Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

State of New Jersey  
Seller's Residency Certification/Exemption

**Seller's Information**

Name(s)

Joseph N. Chirichillo

Current Street Address

97 Emerson Road

City, Town, Post Office

Clark

State

NJ

ZIP Code

07066

NJ

07066

**Property Information**

Block(s)

228

Lot(s)

71

Qualifier

Street Address

9412 Winchester Avenue

City, Town, Post Office

City of Margate

State

NJ

ZIP Code

08402

Seller's Percentage of Ownership

25 1/2

Total Consideration

\$460,000.00

Owner's Share of Consideration

\$115,000.00

Closing Date

2/12/2021

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

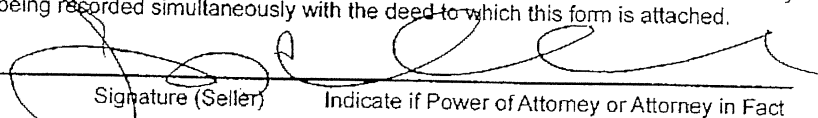
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2/6/21

Date



Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Joseph N. Chirichillo

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact



**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

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

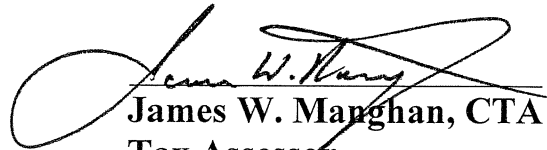
RECEIVED

MAY 20 2021

NDG LEGAL

**Block: 228 Lot: 71**  
**Location: 9412 Winchester Ave**

**Date: May 17, 2021**

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

**Your file No.: 12334-5**

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

[www.margate-nj.com](http://www.margate-nj.com)

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
227 85.01	21 N ADAMS AVE	2	SEGAL, MICHAEL J & CELIA A 12 HALLS DRIVE LANGHORNE, PA	19053
227 85.02	23 N ADAMS AVE	2	MAGILL, DONNA M 27 GABLEWING CIRCLE NEWTOWN, PA	18940
227 85.03	25 N ADAMS AVE	2	TUCKER, FRANK A 6 CHESHIRE CT HOLLAND, PA	18966
227 313 C000A	17 N ADAMS AVE	2	ALTEN, STEVEN B & HOLLY 4119 DANA LANE LAFAYETTE HILL, PA	19444
227 313 C000B	17 N ADAMS AVE	2	PERLIN, ROBIN & KIMM 224 ELLIS ROAD HAVERTOWN, PA	19083
227 317 C000A	19 N ADAMS AVE	2	GORDON, KEITH S & JENNIFEER E 3 ANDREW WYETH WAY MARLTON, NJ	08053
227 317 C000B	19 N ADAMS AVE	2	ZLOTNIKOFF, LISA & MARC 1105 CLEAVER RD LOWER GWYNEDD, PA	19002
228 65.01	33 N JEFFERSON AVE	2	MEIXNER FAMILY LLC 1103 WANDA LANE NORRISTOWN, PA	19403
228 65.02	31 N JEFFERSON AVE	2	STROTBECK III, JOHN M 1434 TREETOP LANE AMBLER, PA	19002
228 65.03	29 N JEFFERSON AVE	2	PORTEN, BARRY L & ANITA 740 S COLUMBUS BLVD #73 PHILADELPHIA, PA	19147
228 71	9412 WINCHESTER AVE	2	MSR REVOCABLE LIV TRUST 2530 NW 70TH BOULEVARD BOCA RATON, FL	33496
228 73 C000A	9410 WINCHESTER AVE	2	RUBENSTEIN, BRIAN H & MELISSA I 110 LIVERY DR CHURCHVILLE, PA	18966
228 73 C000B	9410 WINCHESTER AVE	2	DARINGTON, THOMAS D & PATRICIA A 620 N HEILBRON DRIVE MEDIA, PA	19063
228 79 C000A	9404 WINCHESTER AVE	2	CHANE, LAWRENCE S & SUSAN D 213 E MONTGOMERY AVE ARDMORE, PA	19003

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
228 79 C000B	9404 WINCHESTER AVE	2	BRESALIER, HOWARD J & RANDI D 7 ROYAL COURT VOORHEES, NJ 08043
228 81.01	26 N ADAMS AVE	2	COOPERMAN, HARRY & NANETTE 405 SPRING GARDEN LANE WEST CONSHOCKEN, PA 19428
228 81.02	28 N ADAMS AVE	2	VIOLA, ROBERT & FRADET-WEINTRAUB, J 300 W ELM ST #2434 CONSHOCKEN, PA 19428
228 81.03	30 N ADAMS AVE	2	GELFAND, STEVEN M & SUSAN M 31 FAIRWAY DRIVE WARMINSTER, PA 18974
228 303	7 N JEFFERSON AVE	2	LICCIO, JOHN & PICARIELLO, GIOVANNA 219 N LAFAYETTE AVE VENTNOR, NJ 08406
228 304 C0001	10 N ADAMS AVE	2	MILLAR, PATRICIA 10 N ADAMS AVE #1 MARGATE, NJ 08402
228 304 C0002	10 N ADAMS AVE	2	TYMAN, ROSLIND FELDMAN 10 N ADAMS AVE #2 MARGATE, NJ 08402
228 304 C0003	10 N ADAMS AVE	2	FELDMAN-TYMAN, ROSALIND 9413 VENTNOR AVENUE MARGATE, NJ 08402
228 305	9 N JEFFERSON AVE	2	BRESLIN, JOHN 3405 PRIMA COURT PHILADELPHIA, PA 19145
228 307 C000A	11 N JEFFERSON AVE	2	ERLICHMAN, NEIL & ANDREA 2269 PINE RD HUNTINGDON VALLEY, PA 19006
228 307 C000B	11 N JEFFERSON AVE	2	PARGAMANIK, DMITRY & ELINA 1500 LOCUST ST #4422 PHILADELPHIA, PA 19102
228 308	12 N ADAMS AVE	2	ERVIN JR, JAMES F & MONIQUE D 728 MOHAWK ST BLACKWOOD, NJ 08012
228 310	14 N ADAMS AVE	2	SILVER, STEVEN & BARBARA @JESS DIST 20 ROBERTA AVE COLLINGDALE, PA 19023
228 312.01 C000A	16 N ADAMS AVE	2	GREENSPON, LEE & ROBIN L K 940 CLYDE LANE PHILADELPHIA, PA 19128

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
228 312.01 C000B	16 N ADAMS AVE	2	LYONS, NANCY L & JOHN W 5865 PIDCOCK CREEK NEW HOPE, PA	18938
228 312.02	18 N ADAMS AVE	2	NIKO & RESI LLC 843 CANVASBACK DR MULLICA HILL, NJ	08062
228 313 C000A	13 N JEFFERSON AVE	2	SNYDER DEBRA & BRIAN H 503 HIRAM RD PLYMOUTH MEETING, PA	19462
228 313 C000B	13 N JEFFERSON AVE	2	MARCUS, MATTHEW & HILLARY 100 JEM DR AMBLER, PA	19002
228 317	15 N JEFFERSON AVE	1	VENGRENYUK, STEPAN 1713 STRAHLE ST PHILADELPHIA, PA	19152
228 320 C000A	24 N ADAMS AVE	2	MELOGRANO, CHERYL & JOHN 24 REGALS COURT WOOLWICH TWP, NJ	08085
228 320 C000B	24 N ADAMS AVE	2	LIBES, MARCIA 8 ST MICHAEL COURT CHERRY HILL, NJ	08003
228 320 C000C	24 N ADAMS AVE.	2	LIBES, MARK 8 ST. MICHAELS COURT CHERRY HILL, NJ	08003
228 321 C000A	25 N JEFFERSON AVE	2	BUZGON, HOWARD & SUSAN R 3781 LEVY LANE HUNTINGDON VALLEY, PA	19006
228 321 C000B	25 N JEFFERSON AVE	2	GLAZE, SANDRA L & MARK R 654 SALMON AVE DEPTFORD, NJ	08096
228 321 C000C	25 N JEFFERSON AVE	2	KANZE, AARON S & SHARON T 20632 VALLEY FORGE CIRCLE KING OF PRUSSIA, PA	19406
228 321 C000D	25 N JEFFERSON AVE	2	MOORE, AMANDA 2502 WATERFORD RAD YARDLEY, PA	19067
229 57	9504 WINCHESTER AVE	2	RICCI, JOSEPH P & FLORENCE 1 EVERINGTON ROAD MARLTON, NJ	08053
229 59	9502 WINCHESTER AVE	2	RICCI, DAVID M & RICCI-LEFEBVRE, R 46 E MAPLE AVE MOORESTOWN, NJ	08057



PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
229 61	9500 WINCHESTER AVE	2	OCEAN PNC LLC 370 CENTER LAKE LN 1007 OVIEDO, FL	32765
229 304 C000A	12 N JEFFERSON AVE	2	MILLER, SCOTT A & SUSAN I 258 SUNSET DR RICHBORO, PA	18954
229 304 C000B	12 N JEFFERSON AVE	2	PURZAK, S & REPAS, F 1809 SPARKS DR&F REPAS FORST HILL, MD	21050
229 304 C000C	12 N JEFFERSON AVE	2	POWENSKI, TED A & SARAH L 139 FREEDOM RIDER TRAIL GLEN MILLS, PA	19342
229 304 C000D	12 N JEFFERSON AVE	2	DAVIS, ROBERT S & ELLEN BETH 2712 STONEY CREEK ROAD BROOMALL, PA	19008
229 312	14 N JEFFERSON AVE	2	DE MARCO, JOANN 431 GRAPE STREET HAMMONTON, NJ	08037
229 314	16 N JEFFERSON AVE	2	GIRARDI, PHILIP & DINA B 3223 S BROAD ST PHILADELPHIA, PA	19148
229 316	18-20 N JEFFERSON AVE	2	CACCIATORE SEASHORE TRUST,%L STAUFF 9652 BERWOOD ST PHILADELPHIA, PA	19115
229 322	24 N JEFFERSON AVE	2	MARQUES, J M & C F & SORTINO, C I & J J 315 VALLEY RD CLARK, NJ	07066
229 324	26 N JEFFERSON AVE	2	FRYE, JAMES 26 N JEFFERSON AVE MARGATE, NJ	08402
327 86.02	9317 WINCHESTER AVE 86	2	METTER, STAN & NANCY 522 EDGEWOOD DRIVE LAFAYETTE HILL, PA	19444
328 66 C000A	9417 WINCHESTER AVE	2	FREEMAN, SHERRI 1471 AUTUMN ROAD RYDAL, PA	19046
328 66 C000B	9417 WINCHESTER AVE	2	LASSIN, LEONARD & LYNN 9417 WINCHESTER AVENUE MARGATE, NJ	08402
328 66 C000C	9417 WINCHESTER AVE	2	JOST, DANIEL & GINA 102 SANDLEWOOD RD EGG HARBOR TWP, NJ	08234

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
328 70 C000A	9415 WINCHESTER AVE	2	TELSEY, BENJAMIN & DIANE B 5 TWO PENNY RUN PILES GROVE, NJ 08098
328 70 C000B	9415 WINCHESTER AVE	2	AGNEW, THOMAS H & DONNA M 23 WOODDUCK DR MULLICA HILL, NJ 08062
328 72.01 C000A	9413 WINCHESTER AVE	2	KRAVITT, DAVID D & KAREN F 202 OLYMPIC CLUB CT BLUE BELL, PA 19422
328 72.01 C000B	9413 WINCHESTER AVE	2	SUTHERLAND, JEWELLE 11 WILDERNESS RUN COURT MT. LAUREL, NJ 08054
328 78.01 C000A	9409 WINCHESTER AVE 78	2	PAIKOFF, RICHARD & DEBRA S 3 SEEDLING DR HOLLAND, PA 18966
328 78.01 C000B	9409 WINCHESTER AVE	2	SHAH, AMIT V & PAGANO, PAULAMARIE 409 SEDGWICK LANE MARLTON, NJ 08053
328 78.02 C000A	9411 WINCHESTER AVE	2	MORATH, KURK R & CHRISTINA J 311 LAUMAN AVE EAGLEVILLE, PA 19403
328 78.02 C000B	9411 WINCHESTER AVE	2	DEL ROSSI, A M T & SPITKO, L C 617 HARPER AVE DREXEL HILL, PA 19026
328 82	102 N ADAMS AVE	2	TUCKER, MICHAEL & MICHELE 2292 CORDUS LANE HUNTINGDON VALLEY, PA 19006
328 82.01	9401 WINCHESTER AVE	2	SILIGATO, JOSEPH 135 SALTER ST PHILADELPHIA, PA 19147.4262
328 403	105 N JEFFERSON AVE	2	RUCKLE, JOHN B & DEBORAH 413 REITNOUR ROAD SPRING CITY, PA 19475
328 404 C000A	108 N ADAMS AVE	2	OSTACH, HERBERT & SANDRA 108 N ADAMS AVE #A MARGATE, NJ 08402
328 404 C000B	108 N ADAMS AVE	2	KELLEY, DANIEL E & ROBIN S 221 SOUTH ITHAN AVE BRYN MAWR, PA 19010
328 404 C000C	108 N ADAMS AVE	2	NOZZOLIO, JOSEPH B & ANNE D 108 N ADAMS AVE #C MARGATE, NJ 08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
328 404 C000D	108 N ADAMS AVE	2	MOODY, LARRY F & MARGARET ELIA 2446 SKYVIEW AVE LANGHORNE, PA 19053
329 60	9505 WINCHESTER AVE	2	GEANEOTES WINCHESTER LLC 6850 STELLA CIRCLE COOPERSBURG, PA 18036
329 62	102 N JEFFERSON AVE	2	FURGIONE, DENNIS 100 N JEFFERSON AVE MARGATE, NJ 08402
329 64	104 N JEFFERSON AVE	2	GIAMPORCARO, VINCENT & JANE 510 FERN AVENUE 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

ITEMS PRINTED.....77



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: 5/17/21

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 9412 Winchester Ave

Assessed to MSR Revocable Living Trst.

And designated as

BLOCK 228, LOT 71; Tax Map of Margate City, N.J.

Tara J Mazza, CTC

Tax Collector

Per LH

RECEIVED  
MAY 20 2021  
NDG LEGAL