

# PMB&B

## PERSKIE MAIRONE BROG BARRERA & BAYLINSON

A PROFESSIONAL CORPORATION

COUNSELLORS AT LAW

CORNERSTONE COMMERCE CENTER

1201 NEW ROAD, SUITE 204, LINWOOD, NJ 08221

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\*\*\*CERTIFIED CIVIL TRIAL ATTORNEY

REPLY TO LINWOOD OFFICE

July 10, 2020

### Via Hand Delivery

Palma Accardi, Secretary  
Margate Planning Board  
9001 Winchester Avenue  
Margate, NJ 08402

Re: Application of Barry and Suzanne Gutin  
25 North Exeter Avenue  
Block 206.01, Lot 19  
Margate, New Jersey  
Our File No.: 11886-2

Dear Ms. Accardi:

We represent Barry and Suzanne Gutin with respect to their application to the Margate Planning Board scheduled to be heard on July 30, 2020. Mr. and Mrs. Gutin make application requesting "c" variance relief for building coverage and combined side yard in order to add a second floor bedroom. In support of the application, the following is enclosed for the Planning Board's review and consideration:

1. (18) – Application for Action by Planning Board with Addendum and Checklist;
2. (18) – Architectural plan prepared by Peter C. Weiss, R.A. dated 5/18/20, consisting of one sheet (Sheet No. A-1);
3. (18) – Survey prepared by James R. Boney, PLS dated 09-22-17;
4. (18) – Staff Committee Application and Action;
5. (18) - Elevation Certificate;
6. (18) – Photographs of the subject property;
7. (1) – 200 foot property owners' list (*to be provided under separate cover*);

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Palma Accardi, Secretary  
Margate Planning Board  
July 10, 2020  
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8. (1) – Confirmation of paid taxes, water and sewer (*to be provided under separate cover*);
9. (1) – Applicants' check in the amount of \$250 representing the application fee.

Should you require any further information in advance of the July 30th hearing date, please do not hesitate to contact me.

Thank you as always for your kind attention and usual courtesies.

Very truly yours,

PERSKIE MAIRONE BROG  
BARRERA & BAYLINSON, P.C.

BY:   
CHRISTOPHER M. BAYLINSON  
[cmbaylinson@pmbb.com](mailto:cmbaylinson@pmbb.com)

CMB:dbm  
Enclosures

c: Barry and Suzanne Gutin (via email) (w/ Application)  
Peter C. Weiss, R.A. (via email) (w/ Application)

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.	a. TBP b. TBP ✓ d. N/A e. TBP	
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.	(Testimony)	
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.	a. ✓ b. N/A c. N/A d. N/A	
4.	Ten (10) folded copies of a plot plan, map or survey.	✓	
Checklist prepared by: <u>Christopher M. Baylinson, Esq.</u> Checklist reviewed by City: _____ Application found complete on: _____ Application found incomplete on: _____		Date: <u>7/10/2020</u> Date: _____	

Application of Barry and Suzanne Gutin  
 25 North Exeter Avenue  
 Block 206.01, Lot 19  
 Margate, New Jersey

N/A Not applicable  
 TBP To be provided

APPLICATION FOR ACTION BY PLANNING BOARD  
MARGATE, NEW JERSEY

PLEASE  
TYPE OR  
PRINT

1. **Date of Application:** July 10, 2020

**2. Zoning District:**

S-60	Single Family Residential	<input type="checkbox"/>	MF	Multi-Family Residential	<input type="checkbox"/>
S-60-WF	Single-Family Residential	<input type="checkbox"/>	CBD	Central Business District	<input type="checkbox"/>
S-50	Single Family Residential	<input type="checkbox"/>	C-1	Commercial	<input type="checkbox"/>
S-40	Single Family Residential	<input type="checkbox"/>	C-2	Commercial/Business	<input type="checkbox"/>
S-40-WF	Single-Family Residential	<input type="checkbox"/>	WSD	Waterfront Special District	<input type="checkbox"/>
S-30	Single Family Residential	<input type="checkbox"/>	R	Riparian	<input type="checkbox"/>
S-25	Single Family Residential	<input checked="" type="checkbox"/>	WAPC	Washington Avenue Pedestrian Corridor	<input type="checkbox"/>
S-25 (HD)	Historic Single Family Residential	<input type="checkbox"/>	WSPA	Government and Open Space	<input type="checkbox"/>
TF	Two-Family Residential	<input type="checkbox"/>	I	Institutional Use	<input type="checkbox"/>
B	Beach	<input type="checkbox"/>			

**3. Subject Parcel:**

Street Address(es) 25 North Exeter Avenue

Block Number 206.01 Lot No(s) 19

Total Area (in square feet) 6,158 sq. ft.

Frontage: 70 ft.

Depth: Irr. (80' / 98.59')

**4. Information about the Applicant:**

Full name(s) Barry and Suzanne Gutin

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

\_\_\_\_\_

Local Residence Address 25 North Exeter Avenue, Margate, NJ Zip 08402

Other Residence Address \_\_\_\_\_ Zip \_\_\_\_\_

Business Address \_\_\_\_\_ Zip \_\_\_\_\_

Phone Number(s) (include area code); \_\_\_\_\_

Email Address \_\_\_\_\_

Business \_\_\_\_\_ Fax \_\_\_\_\_ Cell Phone (215) 470-2111 (Barry)  
(856) 816-6478 (Suzanne)



**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 9/2017; purchased from Leonard Stahl and Karen Winter-Stahl
- \_\_\_ By other interest in law (describe):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**6. If you do not own the Subject Property, provide the following regarding the Owner:**

Name(s) \_\_\_\_\_  
 Address \_\_\_\_\_  
 Phone No. (include area code);  
 Res. \_\_\_\_\_  
 Bus. \_\_\_\_\_  
 Fax \_\_\_\_\_  
 Cell \_\_\_\_\_

**7. Type of Application Applied For (check all applicable):**

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> C Variance(s) | <input type="checkbox"/> Minor Subdivision      | <input type="checkbox"/> Interpretation (B Variance) |
| <input type="checkbox"/> D Variance(s)            | <input type="checkbox"/> Major Subdivision      | <input type="checkbox"/> Other (Explain)             |
| <input type="checkbox"/> Minor Site Plan Action   | <input type="checkbox"/> Conditional Use Permit | _____  |
| <input type="checkbox"/> Major Site Plan Action   | <input type="checkbox"/> Appeal (A)             | _____  |

**8. Application Made To:** \_\_\_\_\_ Planning Board \_\_\_\_\_ Other

**9. Professionals Representing the Applicant:** (Check applicable professional and provide information)

\_\_\_ Attorney: Name Christopher M. Baylinson, Esquire Phone (609) 601-1775  
 Address 1201 New Road, Suite 204, Linwood, NJ 08221  
 Fax (609) 601-8440 Cell \_\_\_\_\_ Email cbaylinson@pmbb.com

\_\_\_ Architect: Name Peter C. Weiss, R.A. Phone (609) 822-9616  
 Address 101 N. Washington Avenue, Suite 8, Margate, NJ 08402  
 Fax (609) 822-9364 Cell \_\_\_\_\_ Email pwarchitect@comcast.net

\_\_\_ Engineer: Name \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_  
 Fax \_\_\_\_\_ Cell \_\_\_\_\_ Email \_\_\_\_\_

\_\_\_ 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): Single family home

-Proposed use: Addition of second floor bedroom

-If a "D" or "Use" Variance is required, please explain: N/A

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

Variance	Requirement of District	Present Condition	Proposed Condition
Combined side yard	22'	19.2'	16.2'
Building coverage	30% max	34%	36%
_____	_____	_____	_____
_____	_____	_____	_____

**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

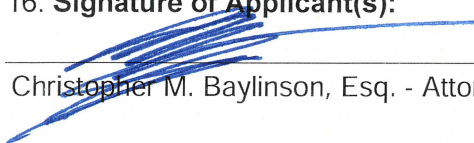
**Other:**

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.

Please see attached Addendum to Application.

16. **Signature of Applicant(s):**

 Date 7/10/2020  
Christopher M. Baylinson, Esq. - Attorney for Applicant(s)  
Date \_\_\_\_\_

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

-Staff Committee action took place  
\_\_\_\_\_ and case assigned to  
the Planning Board for 7/30/2020 or  
  
-This application received by the  
Planning Board Administrator on  
July 13, 2020  
By: Palma Accardi

18. **Notarized Statement by Applicant:**

State of New Jersey } ss.  
County of Atlantic }  
\_\_\_\_\_, 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 \_\_\_\_\_  
day of \_\_\_\_\_.

## **ADDENDUM TO APPLICATION**

### **Application of Barry and Suzanne Gutin 25 North Exeter Avenue Block 206.01, Lot 19 Margate, New Jersey**

Barry and Suzanne Gutin are the owners of property located at 25 North Exeter Avenue in Margate, identified on the tax map as Lot 19 in Block 206.01. The property is in the S-25 zoning district and is an oversized lot with 70 feet of frontage, 80 feet / 98.59 feet of lot depth and 6,158 square feet of lot area. The property is improved with the Gutin's one-story expanded ranch style home.

The Gutins make this application to the Planning Board seeking variance relief in order to add a second floor bedroom of approximately 485 square feet over an existing first floor bedroom. Two variances are requested:

1. A building coverage variance of 2% resulting from a small cantilever of the addition over the first floor. Existing building coverage is 34% where 30% is permitted; with this addition, building coverage will increase 2% to 36%.
2. A variance for combined side yard setback. The combined side yard setback is 16.2 feet where 22 feet is required and 19.2 feet is existing. The addition is set back 15.5 feet; the variance results from an existing 3.7 foot left side yard setback.

The building coverage variance is de minimis at 2% particularly in light of the fact that there are no at grade improvements, the 2% increase is due to the cantilever design of the addition. No at grade improvements are proposed.

The combined side yard setback variance results from an existing non-conforming condition. In this instance, the addition is set back 15.5 feet from the property line, further than the first floor of the home which is set back 12.5 feet. Moreover, very little, if any, building expansion could take place on this property without the need for a variance due to the existing 3.7 foot left side yard setback. In light of the fact that this lot is 70 feet wide, a combined side yard setback of 22 feet is required, which means that the side yard setback to any building addition would have to be 18.3 feet from the right property line to conform providing very little area for improvements.

The Gutins have gone to great lengths to present a project that conforms to the ordinance, but are limited due to the existing 3.7 foot side yard setback and 22 foot combined side yard requirement.

It is suggested that each of these variances are easily justified in light of the fact that the building remains primarily a one-story building with a single bedroom at the second floor proposed. There is substantial light and air with a front yard setback of almost 15 feet, a rear setback which varies between 8.5 feet and approximately 40 feet and a right side yard setback that varies between 12.5 feet and 25 feet +/- . Landscaping of the lot improves by 1% and, importantly, a second parking space is established bringing parking into conformance as the property has only one off-street parking space currently. It is respectfully suggested that the minor side yard setback and building coverage variances can be granted without substantially impairing the intent and purpose of the zone plan and without substantial detriment to the public good.



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

<b>Block</b>	<b>Lot</b>	<b>Applicant Name</b>
206.01	19	Barry and Suzanne Gutin
<b>District</b>		<b>Address of Subject Application</b>
S-25		25 North Exter Avenue

Dear (Name of Submitting Party) Christopher M Bavlinson, Esq.

Your submittal was considered at the Staff Committee meeting of Thursday, July 02, 2020

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

Staff committee met and discussed application and agree with variances identified and possibly others may exist.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, July 30, 2020

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:

checklist

**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, July 08, 2020

Palma Accardi  
Planning Board Administrator  
Thursday, July 02, 2020



**City of Margate City**  
**Staff Committee Review Application**  
Please Type or Print Neatly • \$25 Submittal Fee

<b>Office Use Only:</b>	Date Submitted: <u>6/29/2020</u>	Received By: <u>palma</u>
	Paid: <u>\$25</u> Check/Receipt #: <u>4554</u>	Board Administrator or Zoning Officer

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 cannot, however, fill out these forms for you.

1. Date of Application: June 22, 2020
2. Submitted by – Name: Christopher M. Baylinson, Esq. Phone No.: (609) 601-1775  
Address: 1201 New Road, Suite 204, Linwood, NJ 08221  
Email Address: cbaylinson@pmbb.com
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: Barry and Suzanne Gutin Phone No.: (215) 470-2111  
Address: 25 North Exeter Avenue, Margate, NJ 08402  
Email Address: barrygutin@gmail.com
4. The applicant would be (Check one):  
 Owner  Buyer under Agreement of Sale  
 Tenant  Other: \_\_\_\_\_
5. If the applicant for Board action would be Tenant or Buyer, who is the present OWNER?  
Name: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Address: \_\_\_\_\_

6. **Proposed Action is Located as Follows:**  
Street Address: 25 North Exeter Avenue Block: 206.01 Lot(s): 19  
Zoning District: S-25

7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)  
Existing single family home  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





# 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 Barry Gutin				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 25 N. Exeter 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.) Block 206.01, Lot 19					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>N39°19'54.4"</u> Long. <u>W74°29'55.6"</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>1,669</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>0</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</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 345304			B2. County Name Atlantic		B3. State New Jersey
B4. Map/Panel Number 345304/0001	B5. Suffix C	B6. FIRM Index Date 06/18/1971	B7. FIRM Panel Effective/ Revised Date 10/18/1983	B8. Flood Zone(s) A8	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 10.00
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 checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input 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, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 25 N. Exeter 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: RM #1 Vertical Datum: NGVD 1929

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, crawlspace, or enclosure floor)   | <u>6.5</u>  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor   | <u>9.64</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 checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab)  | <u>N/A</u>  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) | <u>7.36</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)  | <u>3.1</u>  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)   | <u>7.2</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>3.1</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 James R. Boney, PLS	License Number 31264	Place Seal Here
Title Professional Land Surveyor		
Company Name James R. Boney & Associates, LLC		
Address 13 Stone Mill Court		
City Egg Harbor Twp	State New Jersey	

Signature 	Date 09/22/2017	Telephone (609) 788-8013
---------------	--------------------	-----------------------------

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)

One story dwelling on a crawlspace and a slab. The main section of the dwelling is at a finished floor of 9.64. The lower level has a finished floor elevation of 7.36. There is one (1) A/C unit outside on a elevated platform at elevation 10.42. All other mechanicals servicing the dwelling are assumed inside and at or above the finished floor. There are three (3) Master Flow vents, which are not compliant.

**ELEVATION CERTIFICATE**

OMB No. 1660-0008  
Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 25 N. Exeter 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.



# BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

## ELEVATION CERTIFICATE

**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.  
25 N. Exeter 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.

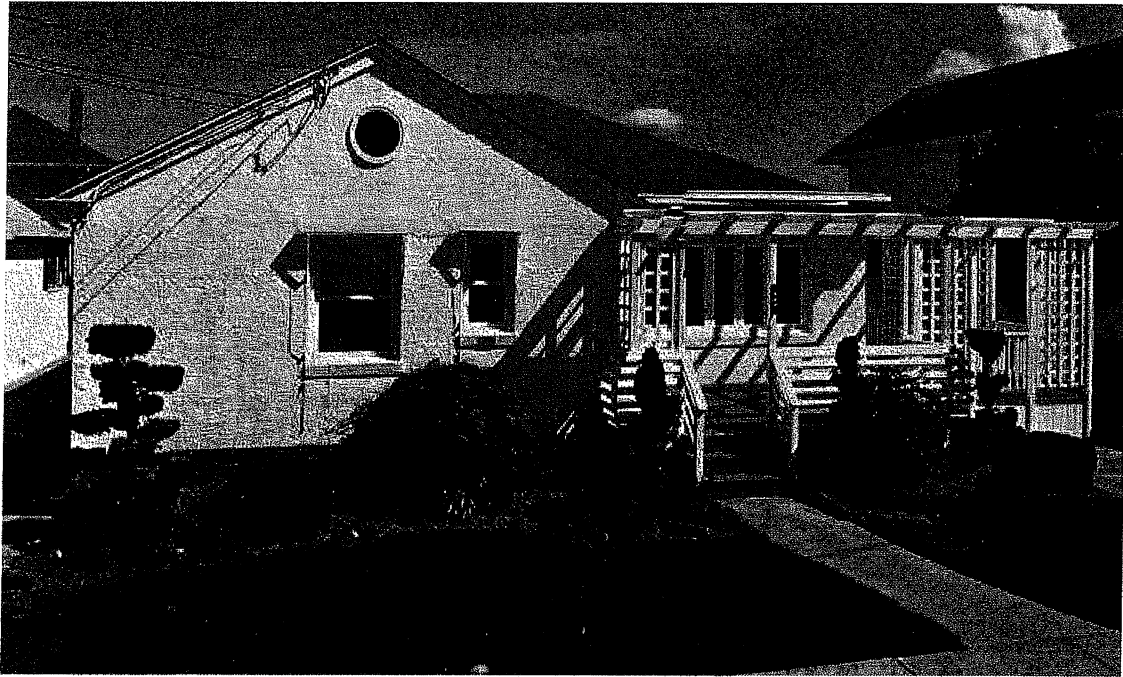


Photo One

Photo One Caption Front 09/21/17



Photo Two

Photo Two Caption Rear 09/21/17

# BUILDING PHOTOGRAPHS

OMB No. 1660-0008  
Expiration Date: November 30, 2018

## ELEVATION CERTIFICATE

Continuation Page

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 25 N. Exeter 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 One

Photo One

Photo One Caption

Photo Two

Photo Two

Photo Two Caption



ATLANTIC COUNTY, NJ  
 EDWARD P. McGETTIGAN, COUNTY CLERK  
 RCPT # 1351653 RECD BY Cathy  
 REC FEE \$90.00 CON \$525,000.00  
 RTF \$4,415.00  
 RECD 10/13/2017 10:07:05 AM  
 INST # 2017056694 VOL 14320



## Atlantic County Document Summary Sheet

<b>ATLANTIC COUNTY CLERK</b> 5901 MAIN ST MAYS LANDING, NJ 08330	<b>Return Name and Address</b> Commonwealth Agency 1 W. 1st <u>Ave</u> Suite 400 Conshohocken, PA 19428
--	---

Official Use Only

Submitting Company	Commonwealth Agency
Document Date (mm/dd/yyyy)	9/21/17
Document Type	Deed
No. of Pages of the Original Signed Document (Including the cover sheet)	6
Consideration Amount (If applicable)	\$525,000.00

First Party <i>(Grantor or Mortgagor or Assignor)</i> <i>(Enter up to five names)</i>	Name(s)	(Last Name First Name Middle Initial Suffix) <i>(or Company Name as written)</i>	Address (Optional)
	Stahl, Leonard Winter-Stahl, Karen		

Second Party <i>(Grantee or Mortgagee or Assignee)</i> <i>(Enter up to five names)</i>	Name(s)	(Last Name First Name Middle Initial Suffix) <i>(or Company Name as written)</i>	Address (Optional)
	Gutin, Barry D. Gutin, Suzanne M.		

Parcel Information <i>(Enter up to three entries)</i>	Municipality	Block	Lot	Qualifier	Property Address
	Margate City	206.01	19		25 North Exeter AV <u>e</u>

Reference Information <i>(Enter up to three entries)</i>	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.



09-2766-17

Deed - Bargain and Sale  
(Covenant as to Grantor's Acts)

Prepared by:  
Michael R. Mosca, Esq

09-2766-17

**DEED**

This Deed is made on <sup>25</sup> day of September, 2017

**BETWEEN: LEONARD STAHL AND KAREN WINTER-STAHL,**

Whose address is 420 East 72<sup>nd</sup> Street, #6A, New York, NY 10021,

Referred to as the Grantor

**And: BARRY D. GUTIN AND SUZANNE M. GUTIN,**

Whose address is 3 Artisan Way, Cherry Hill, NJ 08003,

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 Five Hundred Twenty Five Thousand (\$525,000.00) Dollars.

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Margate City,  
Block No. 206.01 Lot No. 19

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

**Property.** The property consists of ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Margate, County of Atlantic and State of New Jersey:

See legal description attached provided by Berkshire Hathaway, Home Services, Fox & Roach Realtors, Margate, New Jersey, Commitment Number **D400642MB**.

BEING the same real property which became vested in Leonard Stahl and Karen Winter-Stahl by Deed from Barbara L. Ackerman and Barry Ackerman, dated 5/5/2015 and recorded 5/14/2015 in the Atlantic County Clerk/ Register's Office in Instrument No- 2015028616.

**FOR INFORMATION PURPOSES ONLY:**

25 North Exeter Avenue, Block 206.01, Lot 19, City of Margate, in Atlantic County, NJ.

**NOTE: Mailing Address:**

25 North Exeter Avenue, Margate City, NJ 08402

**Promises to the Grantee.** 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.

Witnessed by:

  
LEONARD STAHL



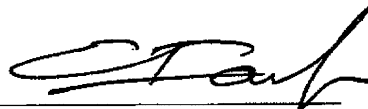
  
KAREN WINTER-STAHL

STATE OF NEW <sup>York</sup> ~~Jersey~~, COUNTY OF ~~Atlantic~~ <sup>New York</sup> SS.:

I CERTIFY that on September 21, 2017,

**LEONARD STAHL AND KAREN WINTER-STAHL**, came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each persons):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$525,000.00 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)

  
(Print name and title below signature)

EVGUENI IAKOUNINE  
NOTARY PUBLIC, STATE OF NEW YORK  
QUALIFIED IN KINGS COUNTY  
REG. # 011A6076388  
MY COMM. EXP. JUNE 24, 20 18

**Fidelity National Title Insurance Company**

**COMMITMENT FOR TITLE INSURANCE**

**SCHEDULE C  
LEGAL DESCRIPTION**

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Margate City, County of Atlantic, State of NJ :

BEGINNING at a point in the easterly line of Exeter Avenue (50.00 feet wide), said point being distant 285.00 feet South of the southerly line of Winchester Avenue (50.00 feet wide) and extending from said beginning point; thence

1. North 53 degrees 33 minutes 00 seconds East, parallel with Winchester Avenue, a distance of 80.00 feet; thence
2. South 36 degrees 27 minutes 00 seconds East, parallel with Exeter Avenue, a distance of 40.00 feet; thence
3. North 53 degrees 33 minutes 00 seconds East, parallel with Winchester Avenue, a distance of 18.59 feet; thence
4. South 36 degrees 27 minutes 00 seconds East, parallel with Exeter Avenue, a distance of 30.00 feet; thence
5. South 53 degrees 33 minutes 00 seconds West parallel with Winchester Avenue, a distance of 98.59 feet to the easterly line of Exeter Avenue; thence
6. North 36 degrees 27 minutes 00 seconds West, in and along the easterly line of Exeter Avenue, a distance of 70.00 feet to the point and place of BEGINNING.

Note: Being Lot(s) 19, Block 206.01, Tax Map of the Margate City, County of Atlantic.

Note: Lot and Block shown for informational purposes only.

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ALTA Commitment (6-17-06)





State of New Jersey  
**NONRESIDENT SELLER'S TAX DECLARATION**

GIT/REP-1  
 (12-15)

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s)

**Leonard Stahl and Karen Winter-Stahl**

Current Street Address:

**420 East 72nd Street, #6A**

City, Town, Post Office Box

**New York**

State

**NY**

Zip Code

**10021**

**PROPERTY INFORMATION**

Block(s)

**206.01**

Lot(s)

**19**

Qualifier

Street Address:

**25 North Exeter Avenue**

City, Town, Post Office Box

**Margate City**

State

**NJ**

Zip Code

**08402**

Seller's Percentage of Ownership

**100**

Total Consideration

**525,000.00**

Owner's Share of Consideration

**525,000**

Closing Date

**9/28/17**

**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.

**September 28, 2017**

Date

*Leonard Stahl*

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

**September 28, 2017**

Date

*Karen Winter-Stahl*

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

(Please cut along dotted line)

Deed - Bargain and Sale  
(Covenant as to Grantor's Acts)

**DEED**

**Dated:**

---

**LEONARD STAHL AND  
KAREN WINTER-STAHN,**

**Record and return to:**

**GRANTOR**

**TO**

**BARRY D. GUTIN AND  
SUZANNE M. GUTIN,**

**GRANTEE**



**Office of the Tax Assessor**

Municipal Building  
9001 Winchester Avenue  
Margate City, NJ 08402  
609-822-1950  
609-487-1142 Fax

RECEIVED

JUL 14 2020

PERSKIE MAIRONE BROG  
BARRERA & BAYLINSON

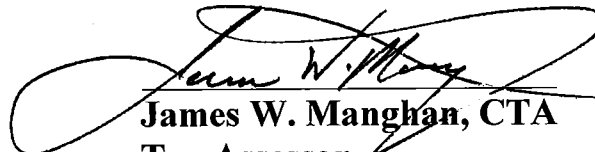
**James W. Manghan, CTA**

**Christopher M. Baylinson, Esq.**  
1201 New Rd. #204  
Linwood, NJ 08221

**Block 206.01 Lot 19**

**Location: 25 N Exeter Ave**

**Date: July 9, 2020**

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

**Your file No.: 11886-2**

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

ADJACENT PROPERTY LISTING  
TAXING DISTRICT 16 MARGATE CITY

APPLICANT: 25 N Exeter 7-9-20  
COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
205.01 1	25 N ESSEX AVE	2	BURSTEIN, LAWRENCE & SHEILA 233 SOUTH 6TH ST #2306 PHILADELPHIA, PA	19106
205.01 2	27 N ESSEX AVE	2	SCHWARTZ TRUST, D O & E R @ M TUMPOWSKY 45 MAIDENHEAD RD PRINCETON, NJ	08540
205.01 3	29 N ESSEX AVE	2	DORFMAN, FRED L & ANITA 155 GLENIFFER HILL ROAD RICHBORO, PA	18954
205.01 4	31 N ESSEX AVE	2	YANNI, ROSEMARY 31 N ESSEX AVE MARGATE, NJ	08402
205.01 11	34 N DOUGLAS AVE	2	LEVINE, J, LEVINE R & LEVINE M 34 N DOUGLAS AVE MARGATE, NJ	08402
205.01 12	7801 OAK GROVE	2	WINOKUR, BARRY G & TONI 7801 OAK GROVE AVE MARGATE, NJ	08402
205.02 4	8 N DOUGLAS AVE	2	KATZ, DIANE 8 N DOUGLAS AVENUE MARGATE, NJ	08402
205.02 6	21 N ESSEX AVE	2	ORLIN, STEPHEN & GLENDA 444 BALLYTORE RD WYNNEWOOD, PA	19096
205.02 7	23 N ESSEX AVE	2	FARBER, RON & AMY B 3785 ALBIDALE DR HUNTINGDON VALLEY, PA	19006
205.02 8	26 N DOUGLAS AVE	2	COHEN, WARREN & ELLEN 463 ROARKS TRAIL WARMINSTER, PA	18974
205.02 10	24 N DOUGLAS AVE	2	STIEFEL TRUST, F @ TERRY SILVER 1429 BAINBRIDGE STREET PHILADELPHIA, PA	19146
205.02 27	11 N ESSEX AVE	2	ROSEN, ANDREW & JESSICA 2 TILDEN CIRCLE WEST CHESTER, PA	19382
205.02 30	13 N ESSEX AVE	2	ZACHARJASZ, M, POLATNICK, D & GUARINI, F 1404 COLES AVE CINNAMINSON, NJ	08077
205.02 32	15 N ESSEX AVE	2	UZZO, LISA C. C/O LISA BRADY 15 N ESSEX AVE MARGATE, NJ	08402
206.01 1	20 N ESSEX AVE	2	GARBER, JOEL & JUSTINE 53 REMINGTON DRIVE WST BERLIN, NJ	08091
206.01 2	22 N ESSEX AVE	2	ERCOLANO, LUCILLE A & JARRETT, MARY 22 N ESSEX AVE MARGATE, NJ	08402
206.01 3	24 N ESSEX AVE	2	GRATZ, RUTH 11 ATKINSON LANE NEWTOWN, PA	18940
206.01 4	26 N ESSEX AVE	2	COOKE, MARIE B 26 N ESSEX AVE MARGATE, NJ	08402



PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
206.01 5	28 N ESSEX AVE	2	TURNBULL, GARRETT F #705 3101 BOARDWALK TOWER 2 ATLANTIC CITY, NJ 08401
206.01 6	32 N ESSEX AVE	2	RUSSECK, HARRY S & ELLEN B 2216 RHONDA ROAD BROOMALL, PA 19008
206.01 7	34 N ESSEX AVE	2	CHRISTIANSSEN, DAVID & MILLER, MICHAEL 335 QUEEN STREET PHILADELPHIA, PA 19147.3220
206.01 8	36 N ESSEX AVE	2	WALSH, WILLIAM J. & ELAINE B. 1183 RED BANK AVE. THOROFARE, NJ 08086
206.01 9	38 N ESSEX AVE	2	KONRAD, JAMES R & JULIE M 9 SEEDLING DRIVE HOLLAND, PA 18966
206.01 13	37 N EXETER AVE	2	RUTTENBERG, JOAN GUBERNICK 758 S CHADWICK ST PHILADELPHIA, PA 19146
206.01 14	35 N EXETER AVE	2	BURDSALL, EDWARD 210 S MADISON AVENUE UPPER DARBY, PA 19082
206.01 15	33 N EXETER AVE	2	ZARYCH, MARC F & AMORNPHAN 33 N EXETER AVE MARGATE, NJ 08402
206.01 16	29 N EXETER AVE	2	BAANG, CHARLENE 29 N EXETER AVE MARGATE, NJ 08402
206.01 18	27 N EXETER AVE	2	DI SABATINO, DENNIS & LINDA 27 N EXETER AVENUE MARGATE, NJ 08402
206.01 19	25 N EXETER AVE	2	GUTIN, BARRY D & SUZANNE M 3 ARTISAN WAY CHERRY HILL, NJ 08003
206.01 21	21 N EXETER AVE	2	HUSSAIN, KHADIM 21 N EXETER AVE MARGATE, NJ 08402
206.01 22	19 N EXETER AVE	2	TABASSO, ANTHONY J & ARLENE K 19 N EXETER AVE MARGATE, NJ 08402
206.02 19	11 N EXETER AVE	2	RUBIN, ALLEN M 817 AVONWOOD DRIVE WAYNE, PA 19087
206.02 22	13 N EXETER AVE	2	EISENBROCK, MARCIA Z & MICHAEL 1631 BRIARWOOD DRIVE BENSALEM, PA 19020
206.02 23	14 N ESSEX AVE	2	LANDY, ROBERT & NANCY 14 BAINBRIDGE RD SEWELL, NJ 08080
206.02 25	15 N EXETER AVE	2	KROUSE, CURTIS & LAUREL 28 TODMORDEN DRIVE ROSE VALLEY, PA 19086
206.02 26	16 N ESSEX AVE	2	CARRICK, LISA A 18 YARMOUTH WAY GIBBSBORO, NJ 08026

ADJACENT PROPERTY LISTING  
TAXING DISTRICT 16 MARGATE CITY

APPLICANT: 25 N Exeter 7-9-20  
COUNTY 01 ATLANTIC

PAGE 3

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
206.02 28	17 N EXETER AVE	2	SCHNOLL, MICHAEL & IVY 1879 OLD CUTHBERT RD #30 CHERRY HILL, NJ	08034
206.02 29	18 N ESSEX AVE	2	KUMOR, KENNETH J HEATHER M 409 CENTRE ST HADDONFIELD, NJ	08033
206.02 31	18A N ESSEX AVE	2	GOSS, CHARLES & STACI 7 N CLARENDON AVE MARGATE, NJ	08402
207.01 8	11 N FRANKLIN AVE	2	MURPHY, TODD E & ROSEANN FULGINITI 41 FOX HOLLOW LANE SEWELL, NJ	08080
207.01 10	14 N EXETER AVE	2	GRECO, TOBY M & PAUL 524 CHELTENHAM COURT LITITZ, PA	17543
207.01 11	12 N EXETER AVE	2	GOSNEAR, TIMOTHY H & RITA M 576 PARK RIDGE DR WAYNE, PA	19087
207.01 16	21 N FRONTENAC AVE	2	SPARACIO, GASPER & CYNTHIA 21 N FRONTENAC AVE MARGATE, NJ	08402
207.01 17	23 N FRONTENAC AVE	2	BLAKER, EVAN A & AMY K 124 LUCERNE BLVD CHERRY HILL, NJ	08003
207.01 18	7901 WINCHESTER RD	2	DEROO, KEVIN W & PATRICIA A 7901 WINCHESTER RD MARGATE, NJ	08402
207.01 19	25 N FRONTENAC AVE	2	KRETSCHMAN, D, KRETSCHMAN, P&J 105 RAVENWOOD PLACE NORTH WALES, PA	19454
207.01 20	19 N FRONTENAC AVE	2	SEIDEN, MICHAEL & AMY L 19 N FRONTENAC AVE MARGATE, NJ	08402
207.01 21	27 N FRONTENAC AVE	2	PREBICH, JONATHAN & GINA 210 JEFFERSON AVE HADDONFIELD, NJ	08033
207.01 22	29A N FRONTENAC AVE	2	MARKS, ANGELA JOY & EUGENE JAY 275 S 19TH ST APT 600 PHILADELPHIA, PA	19103
207.01 23	29 N FRONTENAC AVE	2	MAURO, JOANNA 41 KENT ROAD UPPER DARBY, PA	19082
207.01 35	36 N EXETER AVE	2	SCHARPF, E & ODABASHIAN, T 1319 CALDER ROAD MC LEAN, VA	22101
207.01 36	34 N EXETER AVE	2	DE VINNEY, JAMES SCOTT & JEAN MARIE 34 N EXETER AVE MARGATE, NJ	08402
207.01 37	32 N EXETER AVE	2	GRUEN, RONALD & KARENA 1528 CHALET DRIVE CHERRY HILL, NJ	08003
207.01 38	30 N EXETER AVE	2	SLY PROPERTY MANAGEMENT LLC 510 GARWOOD DR CHERRY HILL, NJ	08003

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
207.01 39	28 N EXETER AVE	2	DI NUBILE, JOHN R & ELEANOR 2820 S BEULAH STREET PHILADELPHIA, PA	19148
207.01 40	26 N EXETER AVE	2	FALGIATORE, DONNA M 101 LANDOVER ROAD BRYN MAWR, PA	19010
207.01 41	24 N EXETER AVE	2	MARTINO, MARIE 24 N EXETER AVE MARGATE, NJ	08402
207.01 42	22 N EXETER AVE	2	GOLDENBERG, JILL 22 N EXETER AVE MARGATE, NJ	08402
207.01 43	20 N EXETER AVE	2	FRIEMAN, ERIC & KAREN J 23 WILDERNESS DRIVE VOORHEES, NJ	08043
207.01 44	18 N EXETER AVE	2	DOBBINS STEPHEN W & DONNA M 18 N EXETER AVE MARGATE, NJ	08402
207.01 45	16 N EXETER AVE	2	LLEWELLYN, JEFFREY & FERN H 564 DERWIN DR BLUE BELL, PA	19422

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.....64





Linda Morgan  
Tax Collector

REVENUE and FINANCE DEPARTMENT  
City of Margate  
9001 Winchester Ave  
Margate City, New Jersey 08402  
609-822-2508

Date: July 14, 2020

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX & WATER for 2ND QTR2020/CURRENT W/S  
is paid on property located at 25 NEXETER AVENUE,  
assessed to GUTIN, BARRY & SUZANNE  
and designated as BLOCK 206.01, LOT 19, Tax Map of Margate City, NJ.

Linda Morgan, CTC  
Tax Collector

Per \_\_\_\_\_









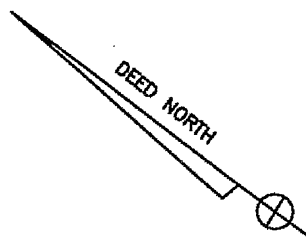


NOTES:

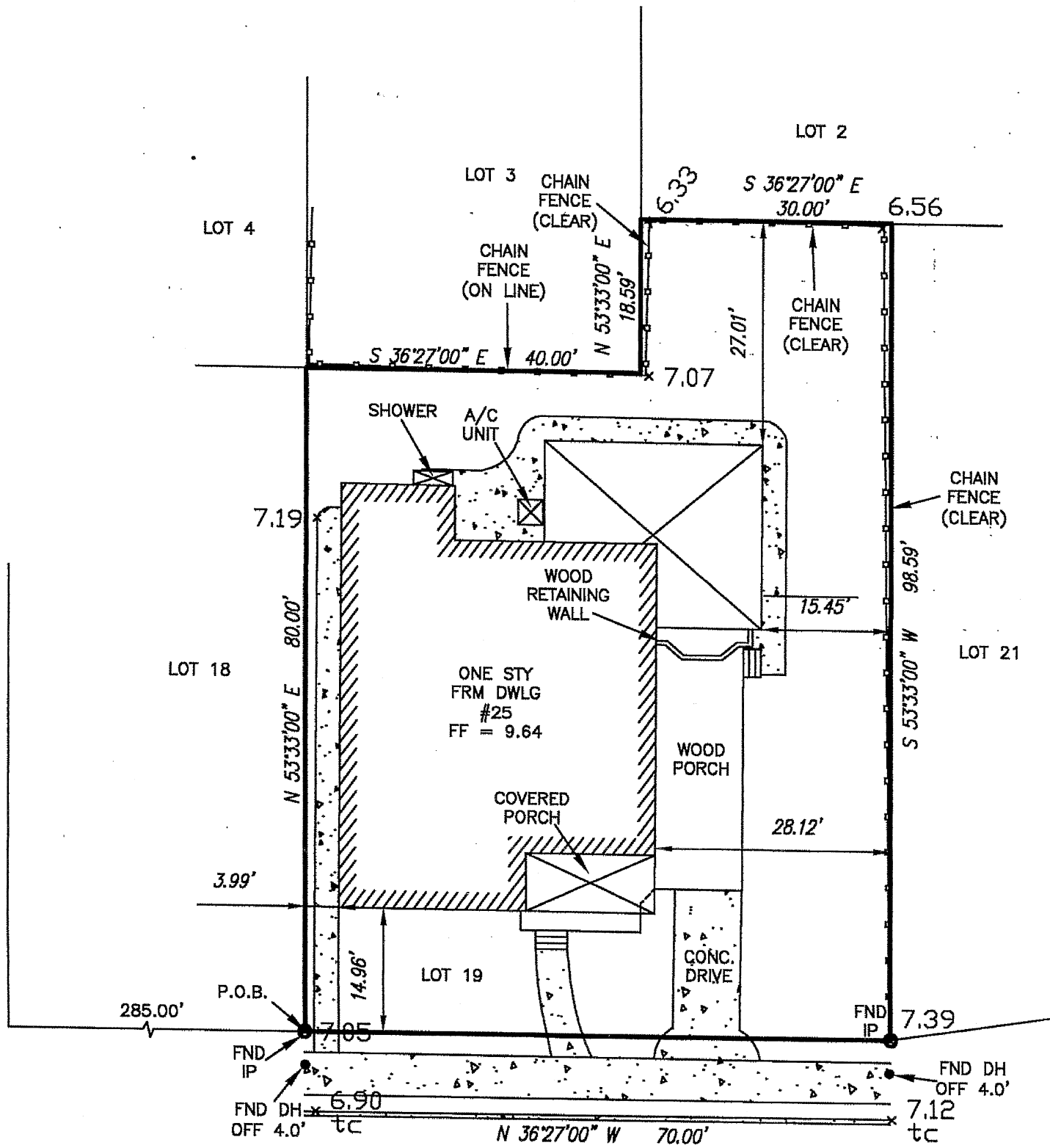
1. BEING COMMONLY KNOWN AS LOT 19 AND BLOCK 206.01 ON THE CURRENT OFFICIAL TAX MAP OF THE CITY OF MARGATE.

2. ELEVATIONS ARE NGVD 1929

3. STREET ADDRESS: 25 N. EXETER AVENUE



WINCHESTER AVENUE (50.00' WIDE)



N. EXETER AVENUE (50.00' WIDE)

TO:

BARRY & SUZANNE GUTIN  
COMMONWEALTH TITLE COMPANY  
WSFS MORTGAGE, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.

AND TO ALL OTHER PARTIES IN INTEREST;

IN CONSIDERATION OF THE FEE PAID FOR MAKING THE SURVEY,  
I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT FOR SUCH EASEMENTS  
THAT MAY BE LOCATED BELOW THE SURFACE OF THE LAND AND NOT  
VISIBLE) AS AN INDUCEMENT FOR ANY INSURER OF TITLE TO INSURE THE  
TITLE TO THE LANDS AND PREMISES SHOWN THEREON.

THE BUILDING OFFSET  
DISTANCES SHOWN ARE FOR  
THE PURPOSE OF CHECKING  
SETBACK COMPLIANCE AND  
SHOULD NOT BE USED FOR  
ERECTING FENCES OR ANY  
OTHER IMPROVEMENTS.

SURVEY OF PROPERTY:

BLOCK 206.01 LOT 19

CITY OF MARGATE ATLANTIC COUNTY NEW JERSEY

*James R. Boney*  
JAMES R. BONEY

PROFESSIONAL LAND SURVEYOR

NJ LICENSE No. 31264

13 STONE MILL CT, E.H.T., NJ 08234 Ph: (609) 788-8013

DATE: 09-22-17

SCALE: 1"= 20'

DRN.BY: MJE

PROJ: 13-1368

REV: