

Nehmad Perillo  
Davis & Goldstein

Nehmad Perillo Davis & Goldstein, PC  
Counselors at Law  
[www.npdlaw.com](http://www.npdlaw.com)

**Eric S. Goldstein**  
Partner

[egoldstein@npdlaw.com](mailto:egoldstein@npdlaw.com)

4030 Ocean Heights Avenue  
Egg Harbor Township, NJ 08234

t 609 927 1177

f 609 926 9721

July 7, 2020

**VIA HAND DELIVERY**

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

RE: Application of Steven A. and Jaime A. Greenspan  
312 N. Vendome Avenue  
Block 523, Lot 12  
Margate, New Jersey  
Our File No.: 12281-2

Dear Ms. Accardi:

Please be advised that I represent Steven A. and Jaime A. Greenspan, who are the Applicants to the City of Margate Planning Board for the development of a new flood-compliant single-family home at the above-referenced address within the S-40 zoning district. The existing buildable lot of record is undersized with regard to lot area and lot width. As such, the Applicants are seeking a hardship variance as more fully set forth within the attached application. The Applicants are increasing light, air and open space with the construction of a proposed garage under the subject property and with additional total lot landscape coverage. 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 house will in all respects be a marked improvement and will be built in flood compliant form.

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 seal copies of architectural plans which have been prepared by John Obelenus, Architect, dated November January 27, 2020, last revised June 8, 2020, consisting of three (3) sheets;
3. (18) – Copies of the survey which have been prepared by James R. Boney, PLS, dated September 6, 2019, consisting of one (1) sheet;

4. (18) – completed Staff Committee Application Report and City of Margate Staff Committee Action Report;
5. (1) – Copy of the Elevation Certificate dated May 6, 2020;
6. (1) – 200' property owners' list;
7. (1) – Deed with respect to ownership of the property; and
8. (1) – Original certification of paid water, sewer and taxes dated June 24, 2020.

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 PERILLO DAVIS & GOLDSTEIN, P.C.

BY: 

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

ESG:imm

Enclosures

c: Steven A. and Jaime A. Greenspan

APPLICATION FOR ACTION BY PLANNING BOARD  
MARGATE, NEW JERSEY

PLEASE  
TYPE OR  
PRINT

1. Date of Application: July 7, 2020

2. Zoning District:

S-60	Single Family Residential	MF	Multi-Family Residential
S-50	Single Family Residential	CBD	Central Business District
S-40	<input checked="" type="checkbox"/> Single Family Residential	C-1	Commercial
S-30	Single Family Residential	C-2	Commercial/Business
S-25	Single Family Residential	WSD	Waterfront Special District
S-25 (HD)	Historic Single Family Residential	GO	Government and Open Space
TF	Two-Family Residential	R	Riparian Overlay District

3. Subject Parcel:

Street Address(es) 312 N. Vendome Avenue  
Block Number 523 Lot No(s) 12  
Total Area (in square feet) 3,800 SF  
Frontage: 47.5  
Depth: 80

4. Information about the Applicant:

Full name(s) Steven A. & Jaime A. Greenspan  
If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)  
\_\_\_\_\_  
\_\_\_\_\_  
Local Residence Address 312 N. Vendome Avenue, Margate, NJ Zip 08402  
Other Residence Address \_\_\_\_\_ Zip \_\_\_\_\_  
Business Address \_\_\_\_\_ Zip \_\_\_\_\_  
Phone Number(s) (include area code);  
Local Residence \_\_\_\_\_ Other Residence \_\_\_\_\_  
Business \_\_\_\_\_ Fax \_\_\_\_\_ Cell Phone 610-547-9500

**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 July 25, 2019
- \_\_\_ By other interest in law (describe):  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

**8. Application Made To:** X Planning Board     Other

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

- Attorney: Name Eric S. Goldstein, Esquire Phone 609-927-1177  
 Address Nehmad Perillo Davis & Goldstein, PC, 4030 Ocean Heights Avenue  
 Fax 609-926-9721 Cell \_\_\_\_\_
- Architect: Name John Obelenus, Obelenus Architecture LLC Phone 609-501-4044  
 Address 102 South Eighth Street, Vineland, New Jersey 08360  
 Fax \_\_\_\_\_ Cell \_\_\_\_\_
- Surveyor Name James R. Boney, PLS Phone 609-788-8013  
 Address 13 Stone Mill Ct., Egg Harbor Township, NJ 08234  
 Fax 609-601-6314 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)*

<p><b>10. If Site Plan Action is Required:</b></p> <p>-What is the present use of the site and building(s)? N/A</p> <hr/> <hr/> <hr/> <hr/> <p>-How will this be changed? N/A</p> <hr/> <hr/> <hr/> <hr/>	<p><b>11. If Subdivision Action is Required:</b></p> <p>-After conferring with the City Tax Assessor, provide lot numbers of new lot(s), dimensions, and area of each: (use extra pages, if necessary)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: left;">Lot No(s)</td> <td style="text-align: left;">Dimension(s)</td> <td style="text-align: left;">Area(s)</td> </tr> <tr> <td>N/A</td> <td style="text-align: center;">x</td> <td style="text-align: right;">S.F.</td> </tr> <tr> <td></td> <td style="text-align: center;">x</td> <td style="text-align: right;">S.F.</td> </tr> <tr> <td></td> <td style="text-align: center;">x</td> <td style="text-align: right;">S.F.</td> </tr> </table> <p>-Purpose of the Subdivision</p> <p><input checked="" type="checkbox"/> To sell lot(s)</p> <p><input type="checkbox"/> To build and sell homes (or other buildings)</p> <p><input type="checkbox"/> Other (please explain): _____</p>	Lot No(s)	Dimension(s)	Area(s)	N/A	x	S.F.		x	S.F.		x	S.F.
Lot No(s)	Dimension(s)	Area(s)											
N/A	x	S.F.											
	x	S.F.											
	x	S.F.											

**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 existing site is a buildable lot of record and consists of vacant land (partially under construction)

-Proposed use: Completion of new fully flood compliant three story single-family home over parking with a deck on third floor.

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

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

Variance	Requirement of District	Present Condition	Proposed Condition
Third floor deck	Not Permitted	N/A	Third Floor Deck as shown on architectural plans
Lot width & Lot area	50 / 4,000	47.5 / 3,800	Same
Front yard landscape	60% (495.6 SF)	N/A	51.8% (428 SF)

**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

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**Subdivision:**  
N/A

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**Other:**  
N/A

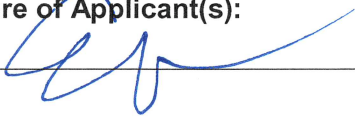
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**15. Space for Narrative:** In this space you must provide a general narrative description of what is being proposed, as well as any information not otherwise set forth above which may be relevant to the application, including justifications, clarifications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

The applicants propose to construct a new flood compliant three story single-family home over parking with a deck on the third level at the subject property. The lot is an existing buildable lot of record, the dimensions of which are 47.5' by 80.0', for a total area of 3,800 SF.

There is no other property to purchase to cause this lot to be conforming. In this regard, the Applicants cannot overcome this hardship. Notwithstanding the existing lot constraints, the Applicants are seeking a minimum deviation for front yard landscape (67.6 feet/8.2%). Overall the total lot landscape is much greater than required (by 250 SF/6.5%). The Applicants have designed a home with parking underneath the structure so that no detached garage is necessary, which will allow greater light, air and open space throughout the property, and will also allow for greater overall landscaping in this area of Margate where landscaping and green space is at premium. A third floor deck is proposed for the Applicants to attempt to obtain water views over the open bay. The construction of the new flood-compliant home shall create an aesthetically pleasing streetscape and promote good civic design while enhancing this non-bay front property on Vendome Avenue.

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

 Date July 7, 2020  
\_\_\_\_\_  
Date \_\_\_\_\_

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

-Staff Committee action took place  
\_\_\_\_\_ and case assigned to  
the Planning Board for 7/30/2020 or

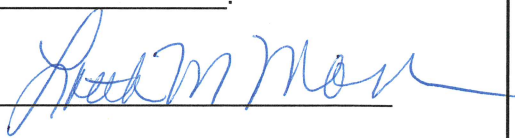
-This application received by the  
Planning Board Administrator on  
July 13, 2020

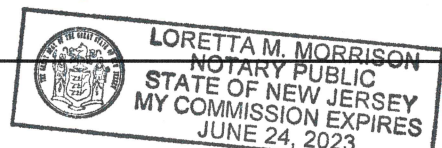
By: 

**18. Notarized Statement by Applicant:**

State of New Jersey } ss.  
County of Atlantic }  
Eris 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 7th  
day of July, 2020.









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

<b>Block</b>	<b>Lot</b>	<b>Applicant Name</b>
523	12	Steven and Jaime Greenspan
<b>District</b>		<b>Address of Subject Application</b>
S-40		312 North Vendome Avenue

Dear (Name of Submitting Party) Jessica Whitmer, 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 reviewed the application and agreed with the variances. There exists the possibility that other variances or design waivers may be required.

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:

no conditions...checklist must be submitted

**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



June 22, 2020

**Via Hand-Delivery**

Roger D. McLarnon, PE, PP, CME, CFM, CPWM  
Planning Engineering Zoning and Purchasing  
City of Margate  
Margate Planning and Zoning Board  
Municipal Building  
9001 Winchester Avenue  
Margate, NJ 08402

Re: Application of Steven A. & Jaime A. Greenspan  
312 N. Vendome Avenue  
Block 523, Lot 12  
Margate, New Jersey  
Our File No.: 12281/2

Dear Mr. McLarnon:

Please be advised that I represent the above referenced property owners with regard to their application to the City of Margate Planning Board for certain "c" variance relief for the construction of a new fully flood compliant single-family home.

In furtherance of this application, I enclose the following information for staff committee review:

1. Staff Committee Review Application;
2. Architectural renderings and site plan of the subject property prepared by John Obelenus, Architect, dated January 27, 2020, last revised June 8, 2020, consisting of three (3) sheets;
3. The Elevation Certificate dated May 6, 2020; and
4. My firm's check payable to the City of Margate in the amount of \$25.00 representing the Staff Committee Review Application fee.

I am submitting this application and documentation in order to be placed on the Staff Committee's next available agenda. Please do not hesitate to contact me if you have any further questions from the applicant or require any further documentation to be submitted.

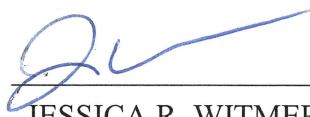
Roger D. McLarnon, PE, PP, CME, CFM, CPWM  
June 22, 2020  
Page 2

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Very truly yours,

NEHMAD PERILLO DAVIS & GOLDSTEIN,  
P.C.

BY:



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JESSICA R. WITMER  
[jwitmer@npdlaw.com](mailto:jwitmer@npdlaw.com)

JRW/me  
Enclosures

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

<b>Office Use Only:</b>	Date Submitted: <u>6/23/2020</u>	Received By: <u>Palma</u>
	Paid: <u>25<sup>00</sup></u> Check/Receipt #: <u>56911</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: Steven A. & Jaime A. Greenspan Phone No.: 610-547-9500  
Address: 312 N. Vendome Avenue, Margate, NJ 08402  
Email Address: iamspan@aol.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: Jessica R. Witmer, Esquire Phone No.: 609-927-1177  
Address: Nehmad Perillo Davis & Goldstein, 4030 Ocean Heights Ave., EHT, NJ 08234  
Email Address: jwitmer@npdlaw.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: \_\_\_\_\_

<b>6. Proposed Action is Located as Follows:</b> Street Address: <u>312 N. Vendome Avenue</u> Block: <u>523</u> Lot(s): <u>12</u> Zoning District: <u>S-40</u>
--

7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)  
The existing site is a buildable undersized lot of record, the dimensions of which are  
47.5' by 80.0', for a total area of 3,800 SF. The lot consists of vacant land.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

	<u>Existing Condition</u>	<u>Proposed Condition</u>
8. Answer the following as to:		
a. Size and Dimension of Lot:	3,800 SF	3,800 SF
b. Size, Dimensions of Buildings:	1,267 SF	1,267 SF
c. Height of Buildings (Feet):	N/A	30' above 9' grade
d. Height of Buildings (Stories):	N/A	3 stories
e. % of Coverage on Land:	N/A	33.3%
f. Front Yard Setback:	N/A	9.4 Feet
g. Rear Yard Setback:	N/A	16': deck; 19': building
h. Side Yard Setbacks:	N/A	5'/12.57'

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 applicants propose to construct a fully flood complaint 3 story property over parking with a deck on the third level, which requires a variance. The proposed building coverage is 33.3%.

The front yard, side yard, and rear yard setbacks conform with Margate's zoning ordinance.

The proposed front yard landscape is 51.7%. The proposed total lot landscape is 41.5%.

The property will comply 100% with Margate's base flood elevation ordinance and all appropriate FEMA flood elevation requirements.

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

Subdivision

Site Plan

C-Variance(s)

Conditional Use Permit

D-(Use) Variance

Other: \_\_\_\_\_

11. Which variances are needed, if any? Lot Area (Existing non-conforming); Lot Width (existing non-conforming)

Front Yard Landscape; Third Floor Deck

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

Signature of Submitting Party: \_\_\_\_\_

Print or Type Name: \_\_\_\_\_

Jessica R. Witmer, Esq.

## 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 Stephen A Greenspan				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 312 N Vendome 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 523 Lot 12					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>N 39d19'41.7"</u> Long. <u>W 74d30'50.1"</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>7</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>570.00</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>4</u>					
c) Total net area of flood openings in A8.b <u>800.00</u> sq in					
d) Engineered flood openings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>400.00</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>2</u>					
c) Total net area of flood openings in A9.b <u>400.00</u> sq in					
d) Engineered flood openings? <input checked="" type="checkbox"/> Yes <input 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 34001C434	B5. Suffix F	B6. FIRM Index Date 08-28-2018	B7. FIRM Panel Effective/ Revised Date 08-28-2018	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 9.00
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 type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

**ELEVATION CERTIFICATE**

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

<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. 312 N Vendome 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: Local BM Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929  NAVD 1988  Other/Source:

Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>5.3</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>14.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>5.5</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>14.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>5.3</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>5.4</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>5.3</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 24GS03126400	<b>Place Seal Here</b>
Title Professional Land Surveyor		
Company Name James R. Boney & Assoc.		
Address 13 Stone Mill Court		
City Egg Harbor Township	State New Jersey	

Signature  Date 05-06-2020 Telephone (609) 788-8013 Ext.

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

Comments (including type of equipment and location, per C2(e), if applicable)  
 Two story dwelling on full-story foundation walls. A/C Units to be outside on elevated platform. All mechanicals to be above the FF (C2b)  
 Flood vents are to be Smart Vents Model 1540-510.

**ELEVATION CERTIFICATE**

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

<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. 312 N Vendome Avenue			Policy Number:
City Margate	State New Jersey	ZIP Code 08402	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)  
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

**SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name \_\_\_\_\_

Address _____	City _____	State _____	ZIP Code _____
Signature _____	Date _____	Telephone _____	

Comments \_\_\_\_\_

Check here if attachments.

**ELEVATION CERTIFICATE**

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

<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. 312 N Vendome Avenue		Policy Number:	
City Margate	State New Jersey	ZIP Code 08402	Company NAIC Number
<b>SECTION G – COMMUNITY INFORMATION (OPTIONAL)</b>			
<p>The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.</p> <p>G1. <input type="checkbox"/> The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)</p> <p>G2. <input type="checkbox"/> A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.</p> <p>G3. <input type="checkbox"/> The following information (Items G4–G10) is provided for community floodplain management purposes.</p>			
G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued	
<p>G7. This permit has been issued for:    <input type="checkbox"/> New Construction    <input type="checkbox"/> Substantial Improvement</p> <p>G8. Elevation of as-built lowest floor (including basement) of the building: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters    Datum _____</p> <p>G9. BFE or (in Zone AO) depth of flooding at the building site: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters    Datum _____</p> <p>G10. Community's design flood elevation: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters    Datum _____</p>			
Local Official's Name		Title	
Community Name		Telephone	
Signature		Date	
<p>Comments (including type of equipment and location, per C2(e), if applicable)</p>			
<input type="checkbox"/> Check here if attachments.			



# BUILDING PHOTOGRAPHS

## ELEVATION CERTIFICATE

See Instructions for Item A6.

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

<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. 312 N Vendome 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.

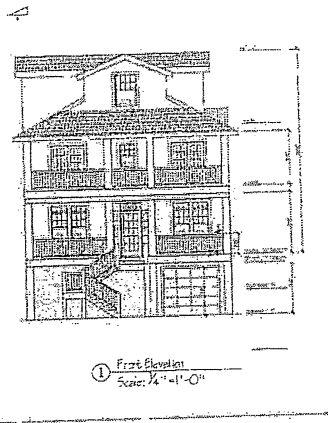


Photo One

Photo One Caption Front 05-06-20

Clear Photo One

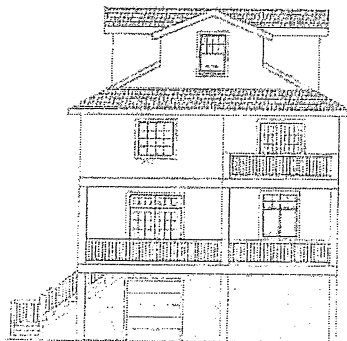


Photo Two

Photo Two Caption Rear 05-06-20

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS  
Continuation Page

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

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 312 N Vendome 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.

**DETAIL DIAGRAM**  
MODEL 1540-320  
FLOOD VENT INSULATED

16 1/4" R/D

FIGURE 1  
Front View

FIGURE 2  
Side View

STRAP DETAIL

FIGURE 3  
Side View

**Smart VENT**  
877-441-8368  
www.smartvent.com

**INSTALLATION INSTRUCTIONS & DETAILS**  
MODEL 1540-320  
FLOODVENT INSULATED

REV. 1-13-08

**INSTALLATION INSTRUCTIONS**

1. Verify the size and type of vent opening. Verify actual installation of the vent and the size of the opening is as shown. Do not exceed the stated depth.
2. Prepare a CLEAN, SMOOTH, and DRY surface around the hole of the vent. Do not use any sealant or caulk on the hole of the vent.
3. Apply a bead of polyurethane foam around the hole of the vent. Do not use any sealant or caulk on the hole of the vent.
4. Insert the vent into the hole. Do not force the vent into the hole. The vent should fit snugly into the hole.
5. Insert the foam into the hole. Do not force the foam into the hole. The foam should fill the hole completely.
6. Verify the vent is installed correctly. The vent should be flush with the surface of the wall.
7. Verify the vent is installed correctly. The vent should be flush with the surface of the wall.
8. Verify the vent is installed correctly. The vent should be flush with the surface of the wall.
9. Verify the vent is installed correctly. The vent should be flush with the surface of the wall.
10. Verify the vent is installed correctly. The vent should be flush with the surface of the wall.

**WARRANTY**

Smart Vent warrants that the Flood Vent Insulated will perform as described in the literature for a period of 10 years from the date of installation, provided that the Flood Vent Insulated is installed and maintained in accordance with the instructions.

Smart Vent warrants that the Flood Vent Insulated will perform as described in the literature for a period of 10 years from the date of installation, provided that the Flood Vent Insulated is installed and maintained in accordance with the instructions.

Photo Three

Photo Three Caption Smart Vent (typical, one of twelve) 03-10-20

Clear Photo Three

Photo Four

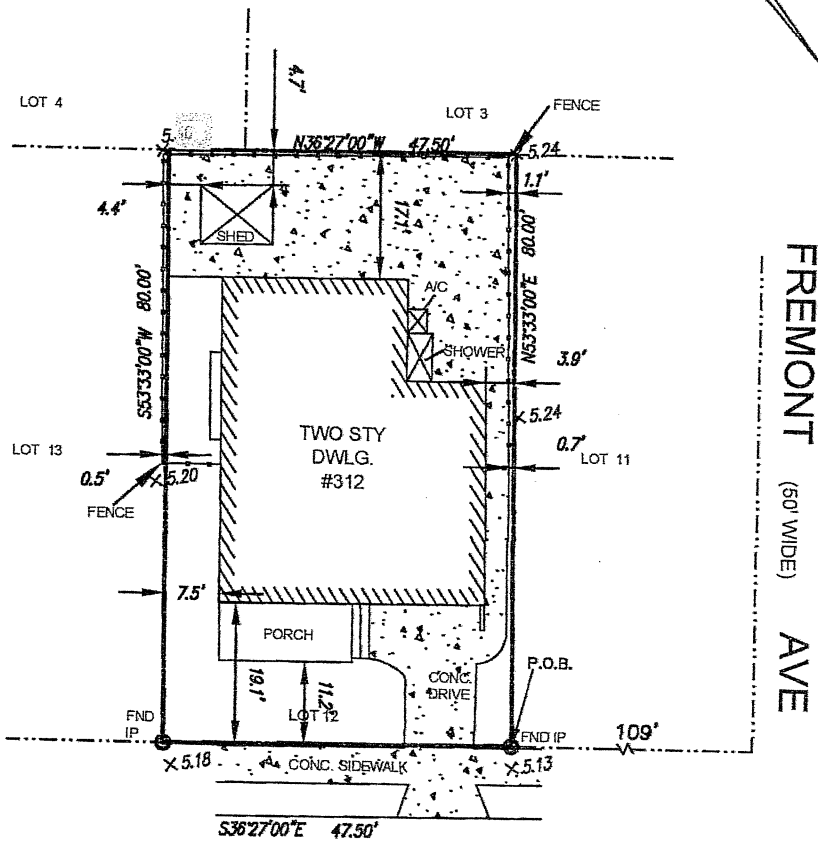
Photo Four

Photo Four Caption

Clear Photo Four

3. STREET ADDRESS: 312 N. VENDOME AVENUE.

ERECTING FENCES OR ANY OTHER IMPROVEMENTS.



VENDOME (50' WIDE) AVENUE

TO:  
JIM SILVA

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED AND PREPARED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW JERSEY. I FURTHER CERTIFY TO ITS ACCURACY EXCEPT FOR ANY EASEMENTS OR STRUCTURES NOT VISIBLE ON THE SURFACE.

SETBACK INVENTORY: BLOCK 523

LOT#	BUILDING	PORCH
10	15.5	<del>8.9</del>
11	<del>19.7</del>	<del>12</del>
12	P.I.Q	
13	17.9	9.6
14	18.4	8.7
15	18.1	10.2
16	<del>14.9</del>	9.3
AVG:	17.4	9.4

SURVEY OF:

BLOCK 523 LOT 12

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: 9-6-19

SCALE: 1"= 20'

DRN.BY: TKT

PROJ: 19-1430



**Atlantic County  
Document Summary Sheet**

ATLANTIC COUNTY CLERK

5901 MAIN ST  
MAYS LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ  
EDWARD P. McGETTIGAN, COUNTY CLERK  
RECORDED 10/09/2019 10:21:26  
RCPT # 1503155 RECD BY E-RECORD  
NAME FEE  
RECORDING FEES 90.00  
INSTRUMENT# 2019050387  
VOL 14677 PAGE 1 OF 8

**Official Use Only**

**Transaction Identification Number**

4012852                      3625660

<b>Submission Date</b> (mm/dd/yyyy)	09/26/2019
<b>No. of Pages</b> (excluding Summary Sheet)	6
<b>Recording Fee</b> (excluding transfer tax)	\$90.00
<b>Realty Transfer Tax</b>	\$0.00
<b>Total Amount</b>	\$90.00

**Return Address** (for recorded documents)

CHOICE ONE ABSTRACT, INC.  
2400 DAVID DR  
HAVERTOWN, PA 19083

<b>Document Type</b>	DEED-TOTAL EXEMPTION FROM RTF
----------------------	-------------------------------

<b>Municipal Codes</b>	MARGATE                      03
------------------------	---------------------------------

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

279354

**Additional Information (Official Use Only)**

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



**Atlantic County  
Document Summary Sheet**

DEED-TOTAL  
EXEMPTION  
FROM RTF

Type	DEED-TOTAL EXEMPTION FROM RTF				
Consideration	\$274,900.00				
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
Document Date	07/25/2019				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name		Address		
	FEDERAL HOME LOAN MORTGAGE CORPORATION		500 PLANO PARKWAY, CARROLLTON, TX 75010		
GRANTEE	Name		Address		
	STEVEN A GREENSPAN		3 SUMAC PLACE, LAFAYETTE HILL, PA 19444		
	JAMIE A GREENSPAN		3 SUMAC PLACE, LAFAYETTE HILL, PA 19444		
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	03	523	12		03

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

PREPARED BY:

ERIC S. KAPNICK, ESQ.  
Fein, Such, Kahn & Shepard, P.C.

DEED

This Deed is made on July 25, 2019, and delivered on August 23, 2019

BETWEEN

**FEDERAL HOME LOAN MORTGAGE CORPORATION**, a corporation established by an enactment of the United States Congress, By Its Attorney-In-Fact, Fein, Such, Kahn & Shepard P.C., whose address is 5000 Plano Parkway, Carrollton, Texas 75010, referred to as the Grantor,

AND

**STEVEN A. GREENSPAN AND JAMIE A. GREENSPAN**, whose post office address is 3 Sumac Place, Lafayette Hill, Pennsylvania 19444, 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 **TWO HUNDRED SEVENTY-FOUR THOUSAND, NINE HUNDRED DOLLARS AND 00/100 (\$274,900.00)**. The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A.46:26A) City of Margate, County of Atlantic, State of New Jersey, BLOCK NO: 523, LOT NO: 12

\_\_\_\_\_ No property tax identification number is available on the date of this deed. (check if applicable)

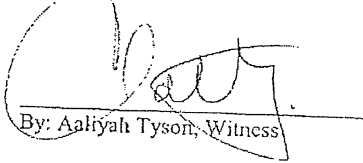
**Property.** The property consists of the land and all the buildings and structures on the land in the City of Margate, County of Atlantic, and State of New Jersey. The legal description is:

BEING MORE PARTICULARLY DESCRIBED ON SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

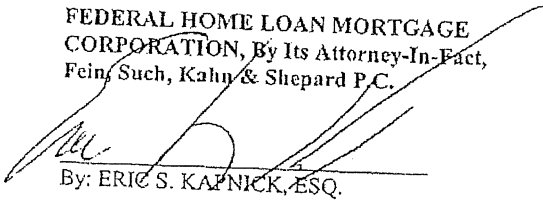
**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such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

ATTESTED BY:

  
By: Aaliyah Tyson, Witness

FEDERAL HOME LOAN MORTGAGE CORPORATION, By Its Attorney-In-Fact, Fein, Such, Kahn & Shepard P.C.

  
By: ERIC S. KAPNICK, ESQ.

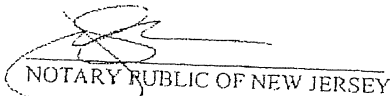
FEIN, SUCH, KAHN, & SHEPARD, PC  
ATTORNEYS IN FACT FOR  
FEDERAL HOME LOAN MORTGAGE CORPORATION  
BY ERIC S. KAPNICK, ESQ.

STATE OF NEW JERSEY, COUNTY OF MORRIS, SS:

I CERTIFY, that on July 25, 2019, ATTORNEY, ERIC S. KAPNICK, ESQ., personally came before me and acknowledged under oath, to my satisfaction that:

- (a) this person is the Attorney-In-Fact of Federal Home Loan Mortgage Corporation, the corporation in this Deed;
- (b) this person was authorized to and did execute this deed as his own act as Attorney-In-Fact for Federal Home Loan Mortgage Corporation
- (c) the full and actual consideration paid or to be paid for the transfer of title is \$274,900.00 (such consideration is defined in N.J.S.A. 46:15-5)

Signed and sworn to before me on July 25, 2019

  
NOTARY PUBLIC OF NEW JERSEY

JONATHAN D. SHERMAN  
ATTORNEY AT LAW  
STATE OF NEW JERSEY

SCHEDULE "A"

Being known and designated as BLOCK 523, LOT 12, in the City of Margate, County of Atlantic and State of New Jersey.

Commonly known as: 312 N Vendome Avenue, Margate City, New Jersey 08402

This property is conveyed subject to easements, restrictions of record, such facts as may be disclosed by an accurate survey and zoning ordinances and other governments/regulations affecting the property and its use.

BEING, the same premises conveyed to the within Grantor by deed from the Sheriff of Atlantic Dated 12/18/2018, recorded on 01/14/2019, in the Atlantic County Clerk's Office.

THE POWER OF ATTORNEY WAS PREVIOUSLY RECORDED IN THE ATLANTIC COUNTY CLERK'S OFFICE ON 09/12/2014, AS INSTRUMENT NO. 2014050613.



DEED

FEDERAL HOME LOAN MORTGAGE  
CORPORATION,

Grantor.

TO

STEVEN A. GREENSPAN AND  
JAMIE A. GREENSPAN,

Grantee.

Dated: \_\_\_\_\_, 2019  
Record and Return to:

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

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

COUNTY Morris } SS. County Municipal Code 0116

MUNICIPALITY OF PROPERTY LOCATION City of Margate

\*Use symbol "C" to indicate that fee is exclusively for county use.

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

Deponent, ERIC S. KAPNICK, ESQ. (Name) being duly sworn according to law upon his/her oath, deposes and says that he/she is the LEGAL REPRESENTATIVE in a deed dated July 25, 2019 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 523 Lot number 12 located at 312 N Vendome Avenue, Margate City, New Jersey 08402 (Street Address, Town) and annexed thereto.

(2) CONSIDERATION \$ 274,900.00 (Instructions #1 and #5 on reverse side)  no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ \_\_\_\_\_ + \_\_\_\_\_ % = \$ \_\_\_\_\_

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail. (B) By or to the United States of America, this State, or any instrumentally, agency, or subdivision.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s)  62 years of age or over.\* (Instruction #9 on reverse side for A or B)
- B.  BLIND PERSON Grantor(s)  legally blind or;
- DISABLED PERSON Grantor(s)  permanently and totally disabled  receiving disability payments  not gainfully employed\*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:  
 Owned and occupied by grantor(s) at time of sale.  Resident of State of New Jersey.  
 One or two-family residential premises.  Owners as joint tenants must all qualify.

\*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- Affordable according to H.U.D. standards.  Reserved for occupancy.
- Meets income requirements of region.  Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10, #12 on reverse side)

- Entirely new improvement.  Not previously occupied.
- Not previously used for any purpose.  "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- No prior mortgage assumed or to which property is subject at time of sale.
- No contributions to capital by either grantor or grantee legal entity.
- No stock or money exchanged by or between grantor or grantee legal entities.

BY ERIC S. KAPNICK, ESQ.  
ATTORNEYS IN FACT FOR  
FEDERAL HOME LOAN MORTGAGE  
CORPORATION

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 25 day of July, 2019

[Signature]  
JONATHAN D. SHERMAN  
ATTORNEY AT LAW  
STATE OF NEW JERSEY

Signature of Deponent ERIC S. KAPNICK FOR FHLMC  
Grantor Name  
7CenturyDr.ParsippanyNJ07054 5000 Plano Parkway, Carrollton, TX  
Deponent Address Grantor Address at Time of Sale  
XXX-XXX-7 8 6  
Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

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

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY  
PO BOX 251  
TRENTON, NJ 08646-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at: [www.state.nj.us/treasury/taxation/pd/localtax.shtml](http://www.state.nj.us/treasury/taxation/pd/localtax.shtml).



State of New Jersey  
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3  
(9-2015)

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s)  
FEDERAL HOME LOAN MORTGAGE CORPORATION  
Current Street Address  
5000 PLANO PARKWAY  
City, Town, Post Office Box  
CARROLLTON State TX Zip Code 75010

**PROPERTY INFORMATION**

Block(s) 523 Lot(s) 12 Qualifier  
Street Address  
312 N Vendome Avenue  
City, Town, Post Office Box  
Margate City State NJ Zip Code 08402  
Seller's Percentage of Ownership 100% Total Consideration \$274,900.00 Owner's Share of Consideration \$274,900.00 Closing Date 8/23/19

**SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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.  
 Seller did not receive non-like kind property.
8.  The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9.  The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10.  The deed is dated prior to August 1, 2004, and was not previously recorded.
11.  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.
12.  The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13.  The property transferred is a cemetery plot.
14.  The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

**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.

Date 7/25/19

Signature  
(Seller) Please indicate if Power of Attorney or Attorney in Fact  
PEW, SUCH, KAHN & SHEPARD, PC  
ATTORNEYS IN FACT FOR  
FEDERAL HOME LOAN MORTGAGE  
CORPORATION  
S. KADWICK, ESQ.



**Office of the Tax Assessor**

Municipal Building  
9001 Winchester Avenue  
Margate City, NJ 08402

609-822-1950  
609-487-1142 Fax

James W. Manghan, CTA

**RECEIVED**

JUN 25 2020

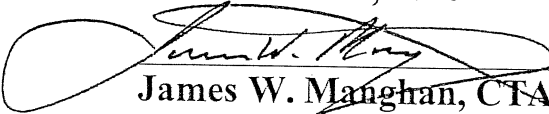
NEHMAD PERILLO DAVIS & GOLDSTEIN

Jessica R. Witmer  
Nehmad Perillo Davis & Goldstein  
4030 Ocean Heights Ave.  
Egg Harbor Twp., NJ 08234

Block 523 Lot 12

Location: 312 N Vendome Ave.

Date: June 23, 2020

  
James W. Manghan, CTA  
Tax Assessor

Your file No.: 12281-2

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

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
523 3 C000A	311 N WILSON AVE	2	FARKUS, JOSEPH B 1237 N LEITHGOW ST PHILADELPHIA, PA	19122
523 3 C000B	311 N WILSON AVE	2	DI LORENZO, ANTHONY & SUSAN 1129 CREASE ST PHILADELPHIA, PA	19125
523 4 C000A	309 N WILSON AVE 4	2	VARLEY SR, JAMES W & QUINN, CHERYL 828 PURPLE MARTIN COURT WARRINGTON, PA	18976
523 4 C000B	309 N WILSON AVE 4	2	BOURBEAU, KATHLEEN SHEA 44 MARGATE AVE ABEESLEYS POINT, NJ	08223
523 5	307 N WILSON AVE	1	THORNTON, ANDREW 41 ERASER RD MOORESTOWN, NJ	08057
523 6 C000A	305 N WILSON AVE	2	TEESDALE, BRIAN P 305 N WILSON AVE UNIT A MARGATE, NJ	08402
523 6 C000B	305 N WILSON AVE	2	NELSON, CHARLOTTE 811 BROWNSVILLE RD READING, PA	18608.9797
523 7	303 N WILSON AVE	2	JAMASBI, SIMA & HOMAYOUN 2532 QUAIL RUN LANSDALE, PA	19446
523 8	301 N WILSON AVE	2	BINGHAM, CHRISTOPHER D 301 N WILSON AVE MARGATE, NJ	08402
523 9	9006 FREMONT AVE	1	BEACH2BAY INVESTMENTS LLC 6700 MILL RD, STE A EGG HARBOR TWP NJ	08234
523 10	316 N VENDOME AVE	2	IRWIN, BARBARA G 10 GREAT OAK DRIVE MEDIA, PA	19063
523 11	314 N VENDOME AVE	2	NEVIN HILL REALTY CORP 10096 SANDMEYER LN PHILADELPHIA, PA	19116
523 12	312 N VENDOME AVE	1	GREENSPAN, STEVN A & JAMIE A 3 SUMAC PLACE LAFAYETTE HILL, PA	19444
523 13	310 N VENDOME AVE	2	COHEN, JASON E & CAROL P CICCONE- 310 N VENDOME AVENUE MARGATE, NJ	08402
523 14	308 N VENDOME AVE	2	MITTMAN TRUST, SHELDON 1834 LAKE WALES STREET HENDERSON, NV	89052.6836
523 15	306 N VENDOME AVE	2	SCOLA, JOHN & KATHLEEN 740 COOPER LANDING RD CHERRY HILL, NJ	08002
523 16	304 N VENDOME AVE	2	NOTEWARE, ELLEN & ELLIS, STEVEN 111 FAIRVIEW RD NARBERTH, PA	19072
523 17	302 N VENDOME AVE	2	JJJS NEW JERSEY LLC 1347 FORDING BROOK RD LOWER GWYNEDD, PA	19002

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
524.02 1	312 N WILSON AVE	2	BUSLER, JENNIFER & ADAM 312 N WILSON AVENUE MARGATE, NJ	08402
524.02 2	310 N WILSON AVE	2	DICINO, MARIA D 233 SEA PINE DRIVE EGG HARBOR TWSP, NJ	08234
524.02 3	308 N WILSON AVE	2	LAIELLI, LAUREN 308 N WILSON AVE MARGATE, NJ	08402
524.02 4	306 N WILSON AVE	2	COLEMAN, MATTHEW & SPINOSI, PASQUALINA 3155 HALSEY PLACE PHILADELPHIA, PA	19145
524.02 5 C000A	304 N WILSON AVE	2	DI SABATINO, DENNIS M 602 ELMER CIRCLE READING, PA	19805
524.02 5 C000B	304 N WILSON AVE	2	HOLLOWAY, TALIB G & HOLLOWAY, TIA 653 BRIDGE ST SCHWENKSVILLE, PA	19473
524.02 6	302 N WILSON AVE	2	PLAYO, JOSEPH & MORACE, DEBORAH B 124 N SURREY AVE VENTNOR, NJ	08406
524.02 8	311 N HARDING AVE	2	JONES JR, SAM J & THERESE 2803 HUNTERDON DRIVE CINNAMINSON, NJ	08071
524.02 9	309 N HARDING AVE	2	LAUGHLIN, KATHLEES & WAHL, LINDA 309 N HARDING AVE #B MARGATE, NJ	08402
524.02 10	307 N HARDING AVE	2	BRUCE, DAVID R & SUZANNE 15 OLMSTED DR SEWELL, NJ	08080
524.02 11	305 N HARDING AVE	2	OREM, R J & T, GASPARI, D & M 220 ARDMORE AVE HADDONFIELD, NJ	08033
525 10	9105 FREMONT AVE 10.01	2	CARVER, JOSEPH & PEGGY 212 GASKILL STREET PHILADELPHIA, PA	19147
525 11	9103 FREMONT AVE 11.01	2	LAZEV, ANDREW L & PHYLLIS R K 20 ROCKINGHAM DR MARLTON, NJ	08053
622 13	403 N VENDOME AVE	2	POMANTE, U A & J & POANTE-DONATO, S L 1011 GLEN ROAD WALLINGFORD, PA	19086.6619
622 14	401 N VENDOME AVE	2	MATZKIN, EDWIN M. & SHEILA 117 VILLA DRIVE WARMINSTER, PA	18974
623 1.01	9101 FREMONT AVE 1.02	2	FEDERMAN, FRANK & ARLENE W 661 HIDDEN POND LANE HUNTINGDON VALLEY, PA	19006
623 1.03	9007 FREMONT AVE	2	KOCHAN, MONICA & ROTH, DAVID 73 BORTONS ROAD MARLTON, NJ	08053
623 1.04	400 N VENDOME AVE	2	POONER, KATHERINE H 1813 BERLIN ROAD CHERRY HILL, NJ	08003

TAXING DISTRICT 16 ADJACENT PROPERTY LISTING  
MARGATE CITY

APPLICANT: 312 N Vendome Ave. 6-23-20  
COUNTY 01 ATLANTIC

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PROPERTY ID PROPERTY LOCATION CLASS OWNERS NAME & ADDRESS

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.....57







Linda Morgan  
Tax Collector

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

**RECEIVED**

JUN 29 2020

PERLO DAVIS & GOLDSTEIN

Date: June 24, 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 312 N VENDOME AVENUE,  
assessed to GREENSPAN, STEVEN & JAMIE  
and designated as BLOCK 523, LOT 12, Tax Map of Margate City, NJ.

Linda Morgan, CTC  
Tax Collector

Per \_\_\_\_\_