

PMB&B

PERSKIE MAIRONE BROG BARRERA & BAYLINSON

A PROFESSIONAL CORPORATION

COUNSELLORS AT LAW
CORNERSTONE COMMERCE CENTER
1201 NEW ROAD, SUITE 204, LINWOOD, NJ 08221
609-601-1775 FAX: 609-601-8440

PHILIP J. PERSKIE*
STEVEN J. BROG**
CHRISTOPHER M. BAYLINSON***
RICHARD S. MAIRONE*
ALEXANDER J. BARRERA*

COUNSEL TO THE FIRM
STEVEN P. PERSKIE*

*MASTER OF LAWS TAXATION
**ALSO MEMBER OF NY BAR
***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 Stacy and Michael Reiter
422 North Quincy Avenue
Block 618, Lot 37
Margate, New Jersey
Our File No.: 12193-1

Dear Ms. Accardi:

We represent Stacy and Michael Reiter with respect to their application to the Margate Planning Board scheduled to be heard on July 30, 2020. Mr. and Mrs. Reiter make application requesting "c" variance relief for front yard setback to a new porch and deck, and front yard landscaping in order to expand the existing first floor porch and add a second floor deck above. 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 5/8/20, consisting of one sheet (Sheet No. A-1);
3. (18) – Survey prepared by James R. Boney, PLS dated 04-25-19;
4. (18) – Staff Committee Application and Action;
5. (18) – Elevation Certificate (*waiver requested*);
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
Page 2 of 2

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
cmabaylinson@pmbb.com

CMB:dbm

Enclosures

c: Stacy and Michael Reiter (via email) (w/ Application)
Peter C. Weiss, R.A. (via email) (w/ Application)

S:\R\Reiter, Stacy (12193)\Mat 1 - Margate Planning Bd. (422 N. Quincy)\Accardi (application submission) 7-9-20 CMB ltr.docx

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 c. ✓ 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>		Date: <u>7/10/2020</u>	
Checklist reviewed by City: _____		Date: _____	
Application found complete on: _____			
Application found incomplete on: _____			

Application of Stacy and Michael Reiter
 422 North Quincy Avenue
 Block 618, Lot 37
 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 checked="" 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 type="checkbox"/>	WAPC	Washington Avenue Pedestrian Corr.	<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) 422 North Quincy Avenue

Block Number 618 Lot No(s) 37

Total Area (in square feet) 4,000 s.f.

Frontage: 50 ft.

Depth: 80 ft.

4. Information about the Applicant:

Full name(s) Stacy and Michael Reiter

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

Local Residence Address _____ Zip _____

Other Residence Address 19 Progress Place, Voorhees, NJ Zip 08043

Business Address _____ Zip _____

Phone Number(s) (include area code); _____

Email Address _____

Business _____ Fax _____ Cell Phone (609) 868-7444

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 4/2019; purchased from William F. Baldwin, III and Kila B. Baldwin
- By other interest in law (describe): _____
- _____
- _____
- _____

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

Name(s) _____

Address _____

Phone No. (include area code);

Res. _____

Bus. _____

Fax _____

Cell _____

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

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

8. Application Made To: X Planning Board Other

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

 Attorney: Name 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: Expansion of existing first floor deck and addition of second floor deck above

-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
Front yard (deck)	10.3'	6.5'	6.9'
Front yard landscaping	60% min.	50%	45%
_____	_____	_____	_____
_____	_____	_____	_____

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):



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

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: 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 Stacy and Michael Reiter
422 North Quincy Avenue
Block 618, Lot 37
Margate, New Jersey**

Stacy and Michael Reiter are the owners of 422 North Quincy Avenue, identified on the tax map as Lot 37 in Block 618. The property has 50 feet of frontage on Quincy Avenue, 80 feet of depth and 4,000 square feet of lot area conforming to the S-40 zoning district requirements. The property is improved with a modest two-story home.

The Reiters make this application to the Planning Board seeking variance relief to create additional outdoor living space at the front of the house. Currently, the house has a front porch limited to the right side of the front façade with side access stairs. The Reiters propose to extend the existing front porch across the front of the house at the same setback as the existing porch. A matching second floor deck is proposed above. Expanding the existing first floor deck and establishing a new second floor deck necessitates the following variances:

1. Front yard setback to deck of 6.9 feet where 10.3 feet is required.
2. Front landscaping of 45% where 50% is existing and 60% is required.

The front yard setback variance results from an existing setback condition as the front porch is currently set back 6.5 feet where 10.3 feet is required. The new first and second floor decks will be pushed back slightly to 6.9 feet, an improvement over the 6.5 feet existing. There will be no further encroachment into the front yard. The proposed setback is consistent with the house to the left, also at 6.8 feet to the porch as well as the house next to that at 6.9 feet to the porch. The proposed decks are buffered from each neighbor with a driveway on each side.

The landscaping variance is for a decrease of 5% to 45% where 60% is required. The 5% reduction results from extending the front porch across the left side of the house. It is respectfully submitted that the intent of the landscaping ordinance is still met as there is landscaping across the entire front of the house including lawn, bushes and shrubs, and a grass strip in the driveway and along the curb line with street trees as is required. To compensate for the slight front yard deficiency, the entire property exceeds landscaping at 42% where 35% is required with ample lawn areas in the rear yard and perimeter bushes and shrubs buffering the neighboring properties.

As can be from the Peter Weiss plan submitted with this application, the new decks enhance the front of the house with a more traditional center hall colonial design as opposed to the existing flat front look. The deck at both the first and second floor will meet the required 8 foot side yard requirement and, as noted, there is a driveway separating each neighbor. The first floor deck matches the width of the second floor deck maintaining a conforming left side yard setback.

It is respectfully suggested that the Planning Board can grant the variances requested as this project aesthetically enhances this property and the neighborhood. The 400 block of North Quincy Avenue enjoys a wide cartway with plentiful street trees and landscaping within a mix of larger new homes amongst smaller established homes. This project is consistent with the neighborhood as most of the homes on the street have front porches and decks. This project improves on what is already a very nice, well maintained, friendly Margate neighborhood.



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

Block 618	Lot 37	Applicant Name Stacy Reiter
District S-40	Address of Subject Application 422 North Quincy Avenue	

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

Your submittal was considered at the Staff Committee meeting of Wednesday, July 01, 2020

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

staff committee met and discussed application and agree to variance requests and possibly others.

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.

APPLICATION FEES:

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

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

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

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
Wednesday, July 01, 2020

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

Office Use Only:	Date Submitted: <u>5/26/2020</u>	Received By: <u>Pulmar</u>
	Paid: <u>\$25⁰⁰</u> Check/Receipt #: <u>4525</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: May 18, 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: Stacy Reiter Phone No.: (609) 868-7444
Address: 19 Progress Place, Voorhees, NJ 08043
Email Address: stacyreiter@comcast.net
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: <u>422 North Quincy Avenue</u> Block: <u>618</u> Lot(s): <u>37</u> Zoning District: <u>S-40</u>
--

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

8. Answer the following as to:	<u>Existing Condition</u>	<u>Proposed Condition</u>
a. Size and Dimension of Lot:	50' x 80' - 4,000 s.f.	Same
b. Size, Dimensions of Buildings:	_____	_____
c. Height of Buildings (Feet):	25.8'	Same
d. Height of Buildings (Stories):	2	Same
e. % of Coverage on Land:	34%	Same
f. Front Yard Setback:	14.6' (Bldg.) / 6.5' (deck)	14.6' (Bldg.) / 6.9' (deck)
g. Rear Yard Setback:	18.5'	Same
h. Side Yard Setbacks:	13' (combined)	Same

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)

Applicant requests "c" variance relief for front yard setback (deck) and front yard landscaping in order to expand the existing first floor deck and add a second floor deck above.

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

- | | |
|---|---|
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Site Plan |
| <input checked="" type="checkbox"/> C-Variance(s) | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> D-(Use) Variance | <input type="checkbox"/> Other: _____ |

11. Which variances are needed, if any? _____

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: Christopher M. Baylinson, Esq. - Attorney for Applicant(s)



Atlantic County Document Summary Sheet



INST # 2019024846
 RECD 05/15/2019 VOL 14605
 RCPT # 1471847 RECD BY RC (5 PGS)
 CDN \$540,000.00 RTF \$4,559.00
 EDWARD P. McGETTIGAN, COUNTY CLERK
 ATLANTIC COUNTY, NJ

ATLANTIC COUNTY CLERK 5901 MAIN ST MAYS LANDING, NJ 08330	Return Name and Address Trident Land Transfer 3 Executive Campus Suite 100 Cherry Hill, NJ 08002
---	---

Official Use Only

Submitting Company		Trident Land Transfer			
Document Date (mm/dd/yyyy)		04/21/2019			
Document Type		DEED <input type="checkbox"/>			
No. of Pages of the Original Signed Document (Including the cover sheet)		5			
Consideration Amount (If applicable)		\$540,000.00			
First Party <i>(Grantor or Mortgagor or Assignor)</i> <i>(Enter up to five names)</i>	Name(s)	<i>(Last Name, First Name Middle Initial, Suffix)</i> <i>(or Company Name as written)</i>		Address (Optional)	
	Baldwin, William F. III Baldwin, Kila B.		804 Plymouth Road Voorhees, NJ 08043		
Second Party <i>(Grantee or Mortgagee or Assignee)</i> <i>(Enter up to five names)</i>	Name(s)	<i>(Last Name, First Name Middle Initial, Suffix)</i> <i>(or Company Name as written)</i>		Address (Optional)	
	Reiter, Michael Reiter, Stacy		19 Progress Place Voorhees, NJ 08043		
Parcel Information <i>(Enter up to three entries)</i>	Municipality	Block	Lot	Qualifier	Property Address
	Margate <input type="checkbox"/>	618	37		422 North Quincy Ave. Margate, NJ 08402
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.

DEED

This Deed is made on April 21, 2019, *Delivered on May 9, 2019*

BETWEEN William F. Baldwin, III and Kila B. Baldwin, husband and wife, whose address is 804 Plymouth Road, Lower Gwynedd, PA 19002, referred to as the Grantors,

AND

Michael ~~Reiter~~^{Reiter} and Stacy ~~Reiter~~^{Reiter}, as husband and wife, whose address is 19 Progress Place, Voorhees, NJ 08043, referred to as the Grantee.

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

1. **Transfer of Ownership.** The Grantors grant and convey (transfer ownership of) the property described below to the Grantee. This transfer is made for the sum of Five Hundred Forty Thousand Dollars (\$540,000.00). The Grantors acknowledge receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality: City of Margate, Block No. 618, Lot 37, Qualifier .

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

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

BEING THE SAME lands and premises which became vested in William F. Baldwin, III and Kila B. Baldwin, husband and wife, by deed from Marie M. Teneglia Fritz, dated July 3, 2013 and recorded July 26, 2013 in the Atlantic County Clerk's Office as Instrument No. 2013046873.

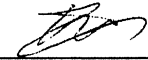
Subject to easements and restrictions of record and rights to public utilities.

The street address of the Property is: 422 North Quincy Avenue, Margate, NJ 08402.

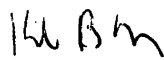
4. **Promises by Grantors.** The Grantors promise that the Grantors have done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantors have not allowed anyone else to obtain any legal rights which affect the Property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

Prepared by:
John Scott Abbott, Esq.

5. **Signatures.** The Grantors signed this Deed as of the date at the top of the first page.



William F. Baldwin, III




Kila B. Baldwin

STATE OF Pennsylvania, COUNTY OF Delaware : ss

I CERTIFY that on April 22nd, 2019, William F. Baldwin, III and Kila B. Baldwin, husband and wife, the Grantors herein, personally came before me and stated to my satisfaction that they (or if more than one, each person):

- (a) are the makers of this Deed;
- (b) they executed this Deed as their own act and deed; and
- (c) this Deed was made for \$540,000.00 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.



COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
BARBARA A. CARBERRY, Notary Public
City of Philadelphia, Phila. County
My Commission Expires June 13, 2020

Record and Return to:

EXHIBIT "A"

The land referred to in this Commitment is described as follows:

LAND AND PREMISES situate in the City of Margate City, County of Atlantic and State of New Jersey as follows:

BEGINNING at a point southwesterly line of N.Quincy Avenue said point being 250.00 feet northwest of the northwest line of Fremont Avenue (50.00 feet wide) said also being in the division line between Lot 37 and Lot 39, Block 618 and extends; thence

(1) South 53 degrees 33 minutes 00 seconds West, along said divisional line and parallel with Fremont Avenue, a distance of 80.00 feet to a point; thence

(2) North 36 degrees 27 minutes 00 seconds West, a distance of 50.00 feet to a point; thence

(3) North 53 degrees 33 minutes 00 seconds East, a distance of 80.00 feet to a point in the said line of N. Quincy Avenue; thence

(4) South 36 degrees 27 minutes 00 seconds East, along said line of N. Quincy Avenue, a distance of 50.00 feet to the point and place of BEGINNING.

THE ABOVE DESCRIBED tract or parcel of land and premises being described according to a Survey made by James R. Boney Professional Land Surveyor, dated April 25, 2019.

TAX NOTE: Being known as Block 618, Lot 37 on the official tax map (For informational purposes only).



State of New Jersey
NONRESIDENT SELLER'S TAX DECLARATION

GIT/REP-1
 (12-15)

(Please Print or Type)

SELLER(S) INFORMATION

Name(s)

William F. Baldwin, III and Kila B. Baldwin

Street Address:

804 Plymouth Road

City, Town, Post Office

Lower Gwynedd

State

PA

Zip Code

19002

PROPERTY INFORMATION

Block(s)

618,

Lot(s)

371

Qualifier

Street Address:

422 North Quincy Avenue

City, Town, Post Office

Margate City

State

NJ

Zip Code

08402

Seller's Percentage of Ownership

100%

Total Consideration

\$540,000.00

Owner's Share of Consideration

540,000.00

Closing Date

May 9, 2019

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be 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.

05/09/2019

Date

05/09/2019

Date

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

[Handwritten Signature]

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

(Please cut along dotted line)



Office of the Tax Assessor

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

RECEIVED

JUL 13 2020

James W. Manghan, CTA

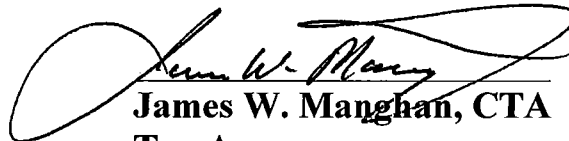
DESKIE MAIRONE BROG
CARRERA & BAYLINSON

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

Block 618 Lot 37

Location: 422 N Quincy Ave.

Date: July 9, 2020


James W. Manghan, CTA
Tax Assessor

Your file No.: 12193-1

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

ADJACENT PROPERTY LISTING
 TAXING DISTRICT 16 MARGATE CITY

APPLICANT: 422 N Quincy Ave 7-9-20
 COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
617 6	429 N QUINCY AVE	2	DAGGETT, BRIAN E & RABAUER, FRANZ J 15 S VALLEY FORGE RD WAYNE, PA 19087
617 10	427 N QUINCY AVE	2	SHUMAN, BONNIE L & HENRY 215 E MONTGOMERY AVE ARDMORE, PA 19003
617 12	421 N QUINCY AVE	2	DE PHILLIPS, PETER & SUSAN L 4047 STEEPLECHASE DRIVE COLLEGEVILLE, PA 19426
617 14	415 N QUINCY AVE	2	MARRAFINO, LUIGI J & VICKY A 24 VICKSBURG ROAD LAUREL SPRINGS, NJ 08021
617 15	411 N QUINCY AVE	2	LEVIN, JOSEPH A & KIRSTEN 411 N QUINCY AVE MARGATE, NJ 08402
617 17	409 N QUINCY AVE	2	PACCIONE, LUCIA & STEPHEN 800 ALENE RD AMBLER, PA 19002
617 19	407 N QUINCY AVE	2	BREITINGER, STELLA LOU 407 N QUINCY AVE MARGATE, NJ 08402
617 21	401 N QUINCY AVE	2	KARL, STEPHEN & LISA DI ZIO 4006 WLTHAM CT YARDLEY, PA 19067
617 30	436 N PEMBROKE AVE	2	GRASSO II, JOHN ALFIO 48 SANDHURST DR MT LAUREL, NJ 08054
617 32	432 N PEMBROKE AVE	2	WILSON, JR., JOSEPH J & CHERYL 432 N PEMBROKE AVE MARGATE, NJ 08402
617 35	430 N PEMBROKE AVE	2	COOPER, JANET 430 N PEMBROKE AVE MARGATE, NJ 08402
617 36	428 N PEMBROKE AVE	2	HILTNER, BRIAN J & HARTMAN, DANA A 428 N PEMBROKE AVE MARGATE, NJ 08402
617 38	426 N PEMBROKE AVE	2	WINDFELDER, ANDREW T & MAKENZIE 426 N PEMBROKE AVE MARGATE, NJ 08402
617 41	406 N PEMBROKE AVE	2	MARCHEL, STACEY 406 N PEMBROKE AVE MARGATE, NJ 08402
617 42	404 N PEMBROKE AVE	2	TUOHY JR, JOSEPH M & CAROLANN H 404 N PEMBROKE AVE MARGATE, NJ 08402
618 6	RUMSON AVE	1	FORBES, MC & FORBES, MC & FORBES, JL @ 427 NO RUMSON AVE MARGATE, NJ 08402
618 7	RUMSON AVE	1	FORBES, MC & FORBES, MC & FORBES, JL @ 427 NO RUMSON AVE MARGATE, NJ 08402 X
618 9	427 N RUMSON AVE	2	FORBES, MARY C 427 N RUMSON AVE MARGATE, NJ 08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
618 11	425A N RUMSON AVE	2	CAPORIZZO, MARIA 1895 DILLON ROAD MAPLE GLEN, PA	19002
618 12	425 N RUMSON AVE	2	ALPER, RONNIE 425 N RUMSON AVE MARGATE, NJ	08402
618 16	423 N RUMSON AVE	2	SALISBURY, FREDLYNE 4107 OCEAN AVE BRIGANTINE, NJ	08203
618 17	417 N RUMSON AVE	2	RIMM, CAROL G 417 N RUMSON AVE MARGATE, NJ	08402
618 18	411 N RUMSON AVE	2	ROBINSON, EDITH MAE 411 N RUMSON AVE MARGATE, NJ	08402
618 20	407 N RUMSON AVE	2	TROILO, JOSEPH & AMANDA 1326 SPRUCE ST. #1906 PHILADELPHIA, PA	19107
618 22	403 N RUMSON AVE	2	GRADY, KENNETH M & MARY-LYNN 534 ROYAL AVE HAVERTOWN, PA	19083
618 30	430 N QUINCY AVE	2	ROVILLARD, HANK N & ANN 430 N QUINCY AVE MARGATE, NJ	08402
618 31	426 N QUINCY AVE	2	MARTIN, JUNE ADELE 426 N QUINCY AVE. MARGATE, NJ	08402
618 34	424 N QUINCY AVE	2	ZAKROFF TRUST, RICHARD 16167 VIA MONTE VERDI DELRAY BEACH, FL	33446
618 37	422 N QUINCY AVE	2	REITER, MICHAEL & STACY 19 PROGRESS PLACE VOORHEES, NJ	08043
618 39	420 N QUINCY AVE	2	FEINSTEIN, JON & KATHY 81 HIGHGATE LAND BLUE BELL, PA	19422
618 41	418 N QUINCY AVE	2	BRADY, SHAWN R & REBECCA L 418 N QUINCY AVE MARGATE, NJ	08402
618 42	406 N QUINCY AVE	2	CAPLAN, MARK D & STACEY 281 PORTO VECCHIO WAY PALM BEACH GARDENS, FL	33418
618 44	404 N QUINCY AVE	2	KNECHT, NATALIE 511 BENTLEY DRIVE NAPLES, FL	34110
618 46	400 N QUINCY AVE	2	MELONI, GEMMA M 400 N QUINCY AVE MARGATE, NJ	08402
619 11	350 N RUMSON AVE	2	MAXX-ROXX LLC 9 S WASHINGTON AVE MARGATE, NJ	08402
619 12	348 N RUMSON AVE	2	ABEL, RONALD & TINA D 109 MORNINGSIDE DRIVE DRESHER, PA	19026

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
619 14	346 N RUMSON AVE	2	SLIPAKOFF TRUST, DONNA LOMBARDI 530 MULBERRY LANE HAVERFORD, PA 19041
619 17	344 N RUMSON AVE	2	RAICHLE III, ERWIN & RAICHLE, ALEX F 11 GROUSE CT HOLLAND, PA 18966
619 19	342 N RUMSON AVE	2	HARK, DAVID & CINDE 204 WYNDOM LANE WAYNE, PA 19087
619 22	324 N RUMSON AVE	2	PAPANIA, A & K & TROPEA, M & D M 13 SIMSBURY DR VOORHEES, NJ 08403
619 24	320 N RUMSON AVE	2	ABBOTT, JOHN SCOTT & JOANNE L 320 N RUMSON AVE MARGATE, NJ 08402

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.....44



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 422 N. QUINCY AVENUE,
assessed to REITER, MICHAEL & STACY
and designated as BLOCK 618, LOT 37, Tax Map of Margate City, NJ.

Linda Morgan, CTC
Tax Collector

Per _____



S/SRMLS

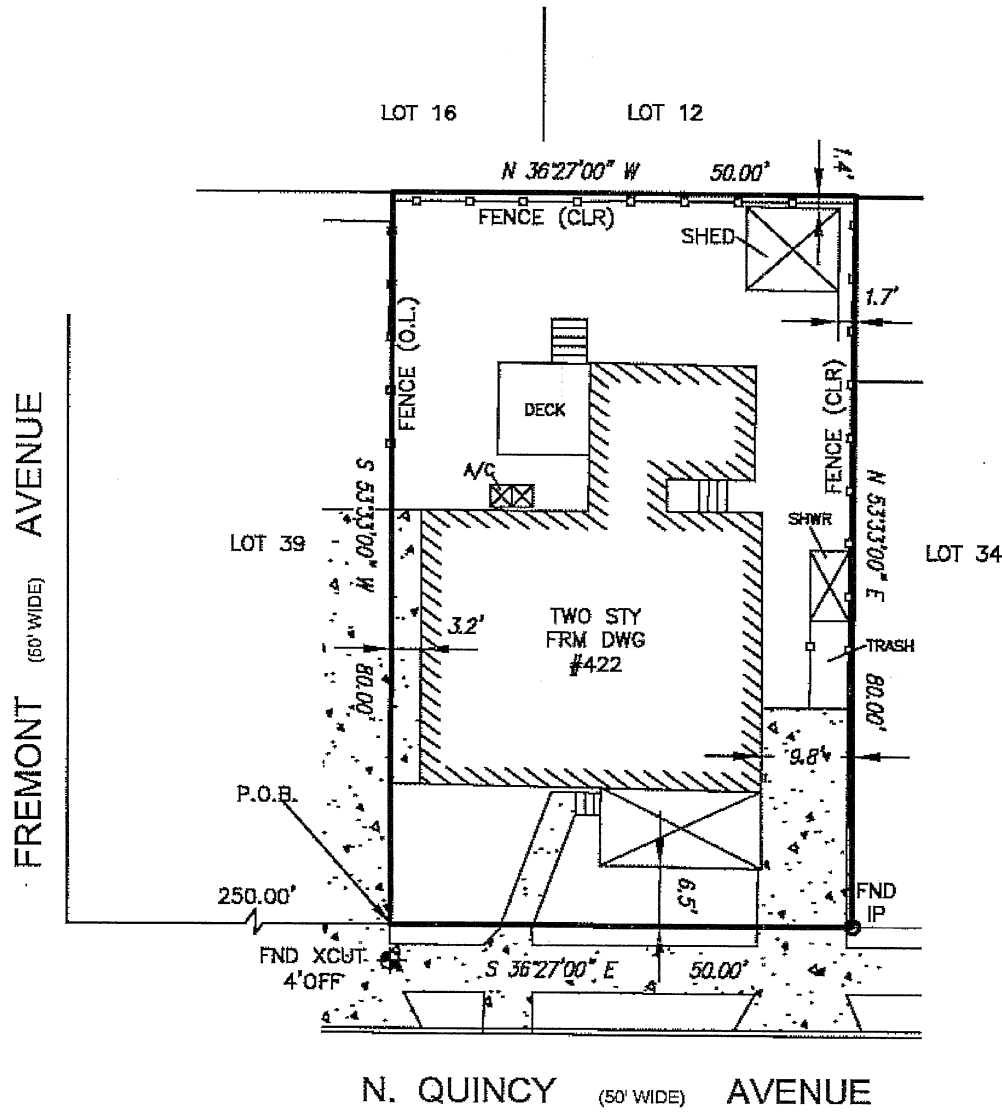
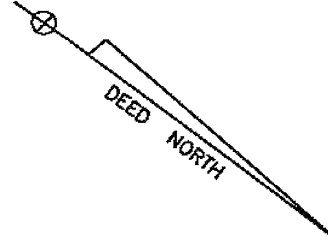






NOTES:

1. BEING COMMONLY KNOWN AS LOT 37 BLOCK 618 ON THE CURRENT OFFICIAL TAX MAP OF THE CITY OF MARGATE.
2. SURVEY CONDUCTED IN ACCORDANCE WITH TRIDENT LAND TRANSFER FILE No. 19NJ01125
3. STREET ADDRESS: 422 N QUINCY AVENUE.




TO:

MICHAEL N. REITER & STACY B. REITER
 CITIZENS BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR
 INTERESTS MAY APPEAR
 TRIDENT LAND TRANSFER COMPANY (NJ) LLC

NOTE:

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.

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.

SURVEY PLAN OF: BLOCK 618 LOT 37 CITY OF MARGATE ATLANTIC COUNTY NEW JERSEY		DATE: 04-25-19
 JAMES R. BONEY PROFESSIONAL LAND SURVEYOR NJ LICENSE No. 31264 13 STONE MILL CT, E.H.T., NJ 08234 Ph: 609-788-8013		SCALE: 1"= 20'
		DRN.BY: JRB
		PROJ: 19-1456A
		REV.: 04-30-19 SHWR, TRSH