

August 5, 2020

VIA HAND DELIVERY

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

RE: Application of Jason Silverstein
207 N. Quincy Avenue
Block 417, Lot 7
Margate, New Jersey
Our File No.: 12440-1

Dear Ms. Accardi:

Please be advised that I represent Jason Silverstein, who is the Applicant 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-25 zoning district. The existing site is vacant land, the dimensions of which are 46' x 80' for a total area of 3,680 SF. The Applicant is increasing light, air and open space with the construction of a proposed garage under the subject property. 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 over the former house and will be completely flood compliant.

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 July 1, 2020, consisting of four (4) sheets;
3. (18) – Copies of the survey which have been prepared by James R. Boney, PLS, dated May 23, 2020, consisting of one (1) sheet;

Palma Accardi
Planning Board Administrator
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4. (18) – completed Staff Committee Application Report and City of Margate Staff Committee Action Report;
5. (1) – 200’ property owners’ list;
6. (1) –Deed with respect to ownership of the property; and
7. (1) – Original certification of paid water, sewer and taxes.

Finally, enclosed is a check payable to the City of Margate which represents the application fee in the amount of \$250.00.

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

Thank you.

Very truly yours,

NEHMAD PERILLO DAVIS & GOLDSTEIN, P.C.

BY:



ERIC S. GOLDSTEIN

ESG:imm
Enclosures
c: Jason Silverstein

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** August 5, 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 type="checkbox"/> Single Family Residential	C-1	Commercial
S-30	Single Family Residential	C-2	Commercial/Business
S-25	<input checked="" type="checkbox"/> 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) 207 N. Quincy Avenue
Block Number 417 Lot No(s) 7
Total Area (in square feet) 3,680 SF
Frontage: 46'
Depth: 80'

4. **Information about the Applicant:**

Full name(s) Jason Silverstein
If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

Local Residence Address 207 N. Quincy 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 609-442-7500

5. Interest in Subject Property:

(Supply copies of relevant documents with this Application):

- By lease dated _____
- By Agreement of Sale dated _____
- By Ownership of property since May 29, 2020
- ___ 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)
_____ |
| <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 _____ Cell _____
- ___ Preparer of Subdivision or Site Plan(if different from above)
 Name _____ Phone _____
 Address _____
 Fax _____ Cell _____

(Be sure to include all area codes and zip codes in the above)

10. If Site Plan Action is Required:

-What is the present use of the site and building(s)?

-How will this be changed?

11. If Subdivision Action is Required:

-After conferring with the City Tax Assessor, provide lot numbers of new lot(s), dimensions, and area of each: (use extra pages, if necessary)

Lot No(s)	Dimension(s)	Area(s)
N/A	_____ x _____	_____ S.F.
_____	_____ x _____	_____ S.F.
_____	_____ x _____	_____ S.F.

-Purpose of the Subdivision

To sell lot(s)

To build and sell homes (or other buildings)

Other (please explain): _____

12. If Variances are Required:

(Note: Properly scaled site plan must show all dimensions relevant to variance analysis)

-Current use of lot(s) and building(s): The existing site is vacant land

-Proposed use: construction of new fully flood compliant 2 1/2 story single-family home over parking with a pool.

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

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

Variance	Requirement of District	Present Condition	Proposed Condition
Front Yard Setback (Building)	16.78'	N/A	11'-9 1/2'
Combined Side Yard Setback	5'/12.02'	N/A	5'/9'-0"
Pool Setback	6' from property line; 3' from structure	N/A	1.0' from upper story structure

13. Prior Action: Please detail any prior hearing and/or decision relevant to this application. Supply date, name of Board, and results. (IF YOU ARE NOT SURE PLEASE CHECK WITH EITHER BOARD ADMINISTRATOR.) If no prior action, write "none".

None

14. County and Other Agency Actions (Provide necessary dates and decisions):

Site Plan:
N/A

Subdivision:
N/A

Other:
N/A

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

The applicant proposes to construct a new flood compliant two and a half story single-family home over parking with a pool at the subject property. The lot is an existing buildable lot of record, the dimensions of which are 46' by 80.0', for a total area of 3,680 SF. The proposed building coverage is 36.6%, which conforms with Margate's zoning ordinance. The proposed front yard setback for the building is 11'-9 1/2", which requires a variance. The proposed combined sideyard setback is 5'-9'-0", which requires a variance. The pool setback is 1.0' from the upper story structure, which requires a variance. The total landscape is 35.0% (1,288 SF), which conforms with Margate's zoning ordinance. The property will comply 100% with Margate's base flood elevation ordinance and all appropriate FEMA flood elevation requirements. 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. The construction of the new flood-compliant home shall create an aesthetically pleasing streetscape and promote good civic design.

16. Signature of Applicant(s):



Date August 5, 2020

Date _____

17. This space for Board Administrator:

-Staff Committee action took place
8/3/2020 and case assigned to
 the Planning Board for 8/27/2020 or

-This application received by the
 Planning Board Administrator on
AUG. 7, 2020

By: Palma Accardi

18. Notarized Statement by Applicant:

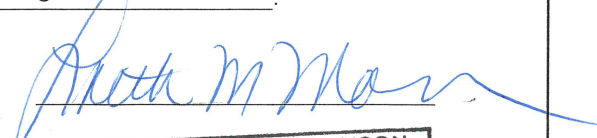
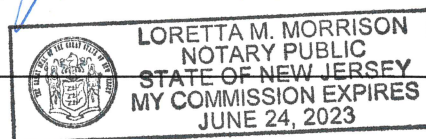
State of New Jersey } ss.

County of Atlantic }

Eric S. Goldstein, being duly

sworn according to law, deposes and says, that
 the statements contained in the above application
 and the statements contained in the papers
 submitted herewith are true.

Sworn to and subscribed before me this 5th
 day of August 5, 2020

LAND USE

Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested	Reviewed*
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		X	
	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	X		
	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	X		
	d. Copies of subdivision, site plan or conditional use applications when applicable		X	
	e. Certification that taxes are paid	X		
2	If the survey is more than one year old, attach certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance, and show any proposed changes with all dimensions including enlargement of existing footprint, if applicable	N/A		
3	A statement containing the following information:			
	a. Date of acquisition of property and from whom	X		
	b. The number of dwelling units in existing building(s)	1		
	c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s)	No		
	d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval	No		
4	Ten folded copies of a plot plan, map or survey	X		
Checklist prepared by: <u>Eric S. Goldstein, Esq.</u> Date: <u>08/05/2020</u> Checklist reviewed by Board: _____ Date: _____ Application found complete on: _____ Application found incomplete on: _____				

* For City use only.



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

Block 417	Lot 7	Applicant Name Jason Silverstein
District S-25		Address of Subject Application 207 North Quincy Avenue

Dear (Name of Submitting Party) Eric S. Goldstein, Esq.

Your submittal was considered at the Staff Committee meeting of Monday, August 03, 2020

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

Staff committee reviewed the application and wants to clarify the vaiances being sought: front yard setback variuance of about 5 feet, COMBINED side yard setback variance of about 3 feet (minimum setbacks are being met), pool setback from sructure of about 1 foot and 2 feet - varies, and possibly others. Staff committee noticed the appearence of utilizing the ground floor as living space which is prohibited.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, August 27, 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 gauranteed.

The following conditions and special considerations must be addressed as part of your application to the Board:

Revise zoning schedule to reflect combined side yard setback request, not minimum. Clearly show the pool setback to all strctures and portions of the rear building line. Non-conversion agreement will be required.

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 Admistrative 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, August 05, 2020

Palma Accardi
Planning Board Administrator
Monday, August 03, 2020

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

Office Use Only:	Date Submitted: <u>7/13/2020</u>	Received By: <u>Palma</u>
	Paid: <u>\$25</u> Check/Receipt #: <u>56962</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: 7/8/2020
2. Submitted by – Name: Jason Silverstein Phone No.: _____
Address: 207 N. Quincy Avenue, Margate, NJ 08402
Email Address: _____
3. If the party submitting this form is other than the potential Applicant for Board action (attorney, architect, builder, engineer, etc.), then who would the APPLICANT be?
Name: Eric S. Goldstein, Esquire Phone No.: 609-927-1177
Address: Nehmad Perillo Davis & Goldstein, 4030 Ocean Heights Ave., EHT, NJ 08234
Email Address: egoldstein@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: _____

6. **Proposed Action is Located as Follows:**
Street Address: 207 N. Quincy Avenue Block: 417 Lot(s): 7
Zoning District: S-25

7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)
The existing site is vacant land, the dimensions of which are 46' x 80',
for a total area of 3,680 SF.

	<u>Existing Condition</u>	<u>Proposed Condition</u>
8. Answer the following as to:		
a. Size and Dimension of Lot:	3,680 SF	3,680 SF
b. Size, Dimensions of Buildings:	N/A	1,346 SF
c. Height of Buildings (Feet):	N/A	30' above 9' above grade
d. Height of Buildings (Stories):	N/A	2 1/2 Stories
e. % of Coverage on Land:	N/A	36.6%
f. Front Yard Setback:	N/A	11'-9 1/2" building; 11.15' porch
g. Rear Yard Setback:	N/A	21.0'
h. Side Yard Setbacks:	N/A	5'/9'-0"

9. According to the Administrative Regulations, a scaled drawing must accompany this Application. If available, a survey would be appreciated. In addition, use this space to provide a detailed narrative description of the proposed action. Attach additional paper, if necessary:

(THIS SECTION MUST BE COMPLETED)

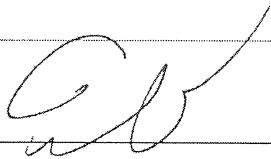
The applicant proposes to construct a fully flood compliant 2 1/2 story property over parking with a pool, which requires a variance. The proposed building coverage is 36.6%, which conforms with Margate's zoning ordinance. The proposed front yard setback for the building is 11'-9 1/2", which requires a variance. The proposed side yard setback is 5'/9'-0", which requires a variance. The pool setback is 1.0' from the upper story structure, which requires a variance. The total lot landscape is 35.0% (1,288 SF), which conforms with Margate's zoning ordinance. 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
- C-Variance(s)
- D-(Use) Variance
- Site Plan
- Conditional Use Permit
- Other: _____

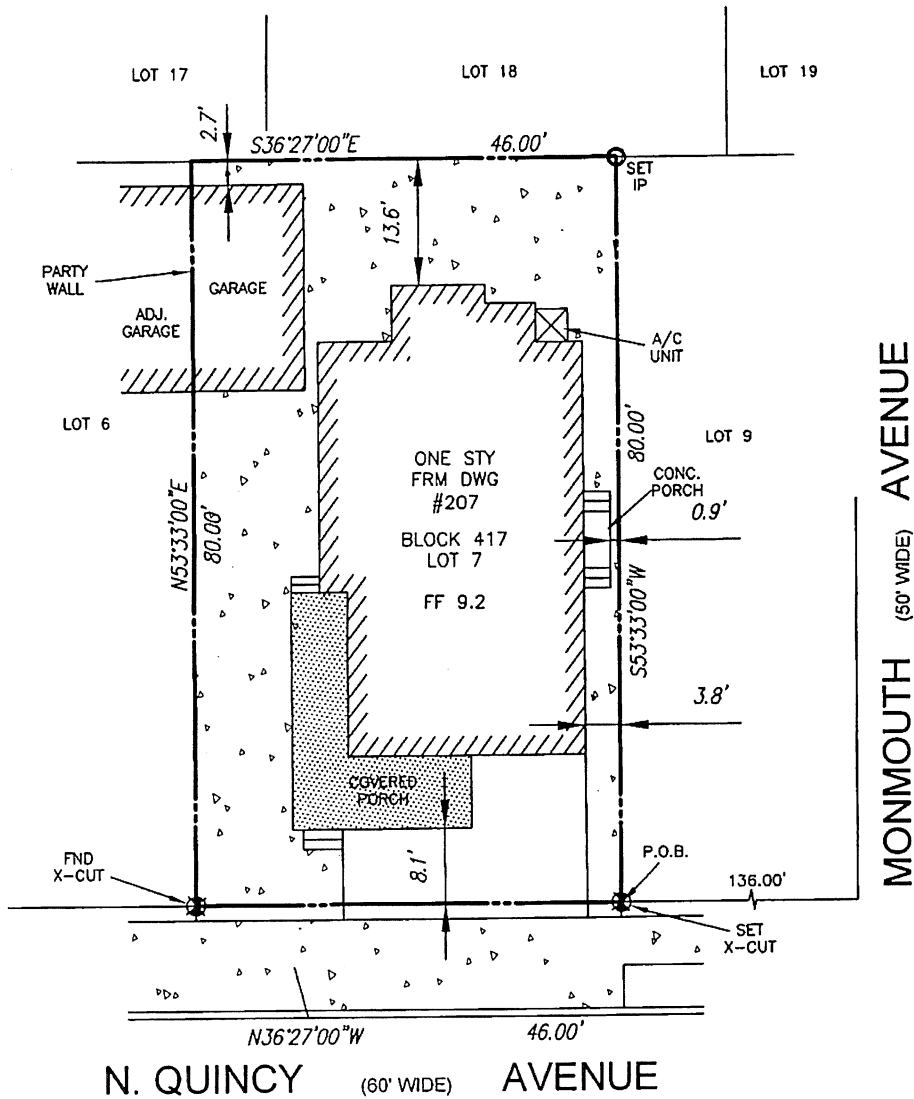
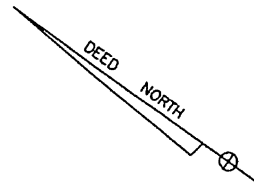
11. Which variances are needed, if any? Front Yard setback (building); Side Yard Setback; and Pool Setback.

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

Signature of Submitting Party: 
 Print or Type Name: Eric S. Goldskin, Esq.

NOTES:

1. BEING COMMONLY KNOWN AS LOT 7, BLOCK 417 ON THE CURRENT OFFICIAL TAX MAP OF THE CITY OF MARGATE.
2. ELEVATIONS ARE NAVD 1988 DATUM
3. STREET ADDRESS: 207 N. QUINCY AVENUE.



TO:

JASON SILVERSTEIN

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.

NOTE:

THE BUILDING OFFSET DISTANCES SHOWN ARE MEASURED FROM THE FINISHED SIDING.

SURVEY OF:

BLOCK 417 LOT 7

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: 05-23-20

SCALE: 1"= 15'

DRN.BY: MJE

PROJ: 20-1228

REV:



**Atlantic County
Document Summary Sheet**

DEED/NO
EXEMPTION
FROM REALTY
TRANSFER FEE

Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
Consideration	\$365,000.00				
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
Document Date	05/29/2020				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name		Address		
	HOWARD ZANE FRIEDMAN		200 WEST WASHINGTON SQUARE APT 1509, PHILADELPHIA, PA 19106		
	ANNE B FRIEDMAN		200 WEST WASHINGTON SQUARE APT 1509', PHILADELPHIA, PA 19106		
GRANTEE	Name		Address		
	JASON SILVERSTEIN		207 N QUINCY AVE, MARGATE, NJ 08402		
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	03	417	7		03

** DO NOT REMOVE THIS PAGE.*

*COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.*

10010/NF-01

Prepared By:
Anthony M. Bongiovanni, Esquire
Nehmad, Perillo, Davis & Goldstein, PC
*Preparer signature no longer required pursuant
to N.J.S.A. 46:26A-3(b)*

DEED

This Deed is made on May 29, 2020

BETWEEN **ESTATE OF HOWARD ZANE FRIEDMAN, DECEASED,**
 By Anne B. Friedman, Executrix

whose address is: 200 West Washington Square, Apt. #1509, Philadelphia, PA 19106, referred to as
the "Grantor"

AND **JASON SILVERSTEIN**

whose address is: 207 N. Quincy Ave., Margate, NJ 08402, referred to as the "Grantee"

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

TRANSFER OF OWNERSHIP: The Grantor grants and conveys (transfers ownership of) the property described below to Grantee. This transfer is made for the sum of Three Hundred Sixty-Five Thousand Dollars (\$365,000.00). The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE: (N.J.S.A. 46:26A-): Municipality of Margate, Block 417, Lot 7, Qualifier , Account No. .

No property tax identification number is available on the date of this Deed (*check box 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:

(See attached Legal Description)

Being the same lands and premises that became vested in Howard Z. Friedman by Deed from Howard Z. Friedman and Patricia H. Saluk, a/k/a Patricia H. Friedman, dated 12/10/1992, recorded 01/16/1993 in the Atlantic County Clerk/Register's Office in Deed Book 5450, Page 281.

Thereafter, the said Howard Z. Friedman [also known as Howard Zane Friedman] being so thereof seized departed this life on 01/22/2020 leaving a last will and testament dated 11/30/2002 and probated on 02/07/2020 in the Atlantic County Surrogate's Office.

Under the aforementioned will, Anne B. Friedman was nominated as Executrix of the Estate and Letters Testamentary were issued to her by the Atlantic County Surrogate on February 7, 2020.

Subject to all covenants, conditions, rights, restrictions, and easements of record, including any riparian and/or tidelands claim(s), *and subject to what any accurate survey may disclose.*

ABF

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 100101NF-01

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

BEGINNING at a point in the Easterly line of Quincy Avenue, 136 feet Northwardly of Monmouth Avenue; and extending thence

- 1.) Eastwardly parallel with Monmouth Avenue 80 feet: thence
- 2.) Northwardly parallel with Quincy Avenue 46 feet; thence
- 3.) Westwardly parallel with Monmouth Avenue 80 feet to the Easterly line of Quincy Avenue; thence
- 4.) Southwardly along same, 46 feet to the place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY:
BEING premises No. 207 N. Quincy Avenue.

BEING Tax Block: 417, Tax Lot: 7

Common Address: 207 N. Quincy Avenue, Margate, New Jersey

PROMISES BY GRANTOR. The Grantor-Estate promises that the Grantor has done no act to encumber the property since the estate came into existence. This promise means that the Grantor-Estate has not allowed anyone since the Estate came into existence 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.

GRANTOR:

ESTATE OF HOWARD ZANE FRIEDMAN, DECEASED,

Sherry G Cummings
Witness

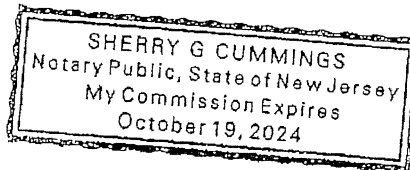
By: Anne B. Friedman, Executrix
Anne B. Friedman, Executrix

STATE OF NEW JERSEY :
: ss
COUNTY OF ATLANTIC :

I CERTIFY that on May 29, 2020, Anne B. Friedman, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed, ~~and~~ *as executrix of said Estate; and*
- (c) made this Deed for \$365,000.00 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.)

Sherry G Cummings
Notary Public



State of New Jersey
Seller's Residency Certification/Exemption

SELLER'S INFORMATION

Name(s) Estate of Howard Zane Friedman, deceased by Anne B. Friedman Executrix
Current Street Address 100 West Washington Square Apt 1509
City, Town, Post Office Box Philadelphia State PA Zip Code 19106

PROPERTY INFORMATION

Block(s) 417 Lot(s) 7 Qualifier
Street Address 207 N. Quincy Avenue
City, Town, Post Office Box City of Margate State NJ Zip Code 08402

Seller's Percentage of Ownership 100% Total Consideration \$365,000.00 Owner's Share of Consideration \$365,000.00 Closing Date 5/29/2020

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 16 Apply to Residents and Nonresidents)

- 1. [X] Seller is a resident taxpayer...
2. [] The real property sold or transferred is used exclusively...
3. [] Seller is a mortgagor conveying the mortgaged property...
4. [] Seller, transferor, or transferee is an agency or authority...
5. [] Seller is not an individual, estate, or trust...
6. [] The total consideration for the property is \$1,000 or less...
7. [] The gain from the sale is not recognized for federal income tax...
8. [] Seller did not receive non-like kind property.
9. [] The real property is being transferred by an executor...
10. [] The real property being sold is subject to a short sale...
11. [] The deed is dated prior to August 1, 2004...
12. [] The real property is being transferred under a relocation...
13. [] The real property is being transferred between spouses...
14. [] The property transferred is a cemetery plot.
15. [] The seller is not receiving net proceeds from the sale...
16. [] The seller is a retirement trust...
17. [] The seller (and/or spouse/civil union partner) originally purchased...

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 5/29/2020 Signature (Seller) Anne B. Friedr, Executrix Indicate if Power of Attorney or Attorney in Fact
Date Signature (Seller) Anne B Friedman Executrix Indicate if Power of Attorney or Attorney in Fact



**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 06/08/2020 11:13:59
RCPT # 1546387 RECD BY E-RECORD
NAME FEE
RECORDING FEES 70.00
INSTRUMENT# 2020029962
VOL 14804 PAGE 1 OF 6

Official Use Only

Transaction Identification Number

4402952

4127331

Submission Date(mm/dd/yyyy) 06/05/2020

No. of Pages (excluding Summary Sheet) 4

Recording Fee (excluding transfer tax) \$70.00

Realty Transfer Tax \$2,879.00

Total Amount \$2,949.00

Document Type DEED/NO EXEMPTION FROM REALTY TRANSFER FEE

Municipal Codes
MARGATE 03

Batch Type L2 - LEVEL 2 (WITH IMAGES)

318184

Return Address (for recorded documents)

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

Additional Information (Official Use Only)

** DO NOT REMOVE THIS PAGE.
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Office of the Tax Assessor

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

RECEIVED

JUL 16 2020

NEHMAD PERILLO DAVIS & GOLDSTEIN

James W. Manghan, CTA

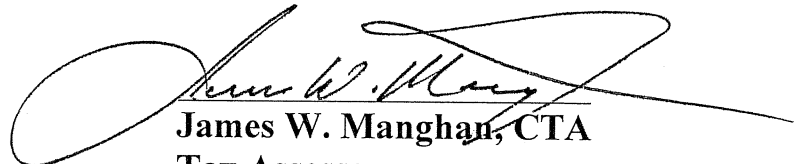
Jessica R. Witmer

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

Block 417 Lot 7

Location: 207 N Quincy Ave

Date: July 13, 2020


James W. Manghan, CTA
Tax Assessor

Your file No.: 12440-1

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

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
317 1	123 N QUINCY AVE	2	SHAPIRO, TED J & CAREN S 21 HIGHLAND AVE MONTCLAIR, NJ 07042
317 13	124 N PEMBROKE AVE	2	BRAUNSTEIN, BARBARA & IRVING 124 N PEMBROKE AVE MARGATE, NJ 08402
318 13	126 N QUINCY AVE	2	SOROKIN, RICHARD & MARSHA S 126 N QUINCY AVE MARGATE, NJ 08402
416 2	211 N PEMBROKE AVE	2	NAGLE, DAVID & CHRISTINE 211 N PEMBROKE AVE MARGATE, NJ 08402
416 3	209 N PEMBROKE AVE	2	COHEN, NEIL C & JUDI 209 N PEMBROKE AVE MARGATE, NJ 08402
416 5	207 N PEMBROKE AVE	2	NAGLE, ANDREW J & JENNIFER N 207 N PEMBROKE AVE MARGATE, NJ 08402
416 6.01	205A N PEMBROKE AVE	2	TARNOFF, LEE & ILONA 820 WEADLEY ROAD RADNER, PA 19087
416 6.02	205 N PEMBROKE AVE	2	ASROFF, SCOTT W & LAURA B 53 ST. MORITZ LANE CHERRY HILL, NJ 08003
416 7	203 N PEMBROKE AVE L,8	2	BARBERA TRUST, CHARLES F & MARY L 1030 OLD MILL ROAD WYOMISSING, PA 19610
416 9	201 N PEMBROKE AVE	2	CHACKMAN, MARILYN & CHACKMAN, S B 201 N PEMBROKE AVE MARGATE, NJ 08402
416 10	8705 MONMOUTH AVE	2	MEKLINSKY, IAN & SUSAN 40 MANOR HOUSE DR CHERRY HILL, NJ 08003
417 1	217 N QUINCY AVE	2	KASHON, MICHAEL K. & STACEY 217 N QUINCY AVE MARGATE, NJ 08402
417 3	215 N QUINCY AVE	2	VERDI, PAUL & GERALDINE 215 N QUINCY AVE MARGATE, NJ 08402
417 4	213 N QUINCY AVE	2	HAYES, JEAN C & WARSH, THOMAS J 7705 1/2 NEW STREET WYNDMOOR, PA 19038
417 6	211 N QUINCY AVE	2	DWYER, ROBERT F & MARIA C 13 STEPHANIE CT BERLIN, NJ 08009
417 7	207 N QUINCY AVE	2	SILVERSTEIN, JASON 407 N DOUGLAS AVE MARGATE, NJ 08402
417 9	205 N QUINCY AVE	2	DIVINCENZO, THERESA 2028 WEST SHUNK STREET PHILADELPHIA, PA 19145
417 10	203 N QUINCY AVE	2	FELDMAN JANIS E 203 N QUINCY AVE MARGATE, NJ 08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
417 11	201 N QUINCY AVE	2	CAPUTO, RALPH M & MARY R 201 N QUINCY AVE MARGATE, NJ	08402
417 12	220 N PEMBROKE AVE	2	MULKERN, KEVIN M & MICHELE B 220 N PEMBROKE AVE MARGATE, NJ	08402
417 13	218 N PEMBROKE AVE	2	PINO, MARLA 218 N PEMBROKE AVE MARGATE, NJ	08402
417 14	212 N PEMBROKE AVE	2	ABDALA, ALBERT P & SCHOFIELD, DINA 902 N BAILEY RD THORNDALE, PA	19372
417 16	210 N PEMBROKE AVE	2	DONATO, MARY 53 PINTAIL DRIVE GLASSBORO, NJ	08028
417 17	208 N PEMBROKE AVE	2	AVERSA JR, RALPH F & ELZBIETA J 3 ELIZABETH CT SEWELL, NJ	08080
417 18	206 N PEMBROKE AVE	2	FELLMAN, LOUIS PO BOX 89 LONG BRANCH, NJ	07740
417 19	204 N PEMBROKE AVE	2	GERMANI, IGINO & EMMA B. 226 PARKWAY SOUTH BROOMALL, PA	19008
417 22	200 N PEMBROKE AVE	2	CRISTALDI, JANET E & MICHAEL T 200 N PEMBROKE AVE MARGATE, NJ	08402
418 2	217 N RUMSON AVE	2	RASHATWAR, SUBASH & SANGEETA 488 KRESSON RD VOORHEES, NJ	08043
418 3	215 N RUMSON AVE	2	FANELLI, DIANE M 354 VANRODEN CIR. HUNTINGDON VALLEY, PA	19006
418 5	213 N RUMSON AVE	2	MULLEN, S G & DOUGHERTY, V J 567 GATES ST PHILADELPHIA, PA	19128
418 6	211 N RUMSON AVE	2	COHEN, JERALD B & BARBARA L 309 FLORENCE AVE N-106 JENKINTOWN, PA	19047
418 7	209 N RUMSON AVE	2	CIVITARESE, EMILY 209 N RUMSON AVE MARGATE, NJ	08402
418 8	207 N RUMSON AVE	2	STASIAK, VICTORIA ANN 949 WESLEY AVE HUNTINGDON VALLEY, PA	19006
418 9	205 N RUMSON AVE	2	YOUNG, GEORGE B, THOMAS A. & GARY 205 N RUMSON AVE MARGATE, NJ	08402
418 11	201 N RUMSON AVE	2	JANELLI, J J, JANELLI, R A, JANELLI, L M 1420 WOODLINE DR MARYSVILLE, OH	43040
418 12	8800 AMHERST AVE	2	GARBER, TAMI 8800 AMHERST AVENUE MARGATE, NJ	08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
418 14	212 N QUINCY AVE	2	WEINSTOCK, SARAH & ODED 212 N QUINCY AVE MARGATE, NJ	08402
418 15	210 N QUINCY AVE	2	CORBI, WILLIAM P AND JOANN B 313 THOMAS AVE RIVERTON, NJ	08077
418 17	208 N QUINCY AVE	2	FEE, AGNES S 208 N QUINCY AVE MARGATE, NJ	08402
418 18	206 N QUINCY AVE	2	KRIEGER, SIMIE R 206 N QUINCY AVENUE MARGATE, NJ	08402
418 19	204 N QUINCY AVE	2	RUSSOMANO, SALVATORE J & JOY 204 N QUINCY AVE MARGATE, NJ	08402
418 21	202 N QUINCY AVE	2	PECCHIA, ANTHONY 202 N QUINCY AVE MARGATE, NJ	08402
418 22	200 N QUINCY AVE	2	BAUER, JOHN & VALERIE 5701 HILLCREST PLACE MIDLAND, TX	79707

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.....46

80'	55'	55'	55'
9.01	80'	80'	80'
9.02	80'	80'	80'
9.03	80'	80'	80'

80'	65'	45'	50'
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316

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315



Linda Morgan
Tax Collector

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

RECEIVED

AUG 05 2020

NEHMAD PERILLO DAVIS & GOLDSTEIN

Date: August 3, 2020

To Whom It May Concern:

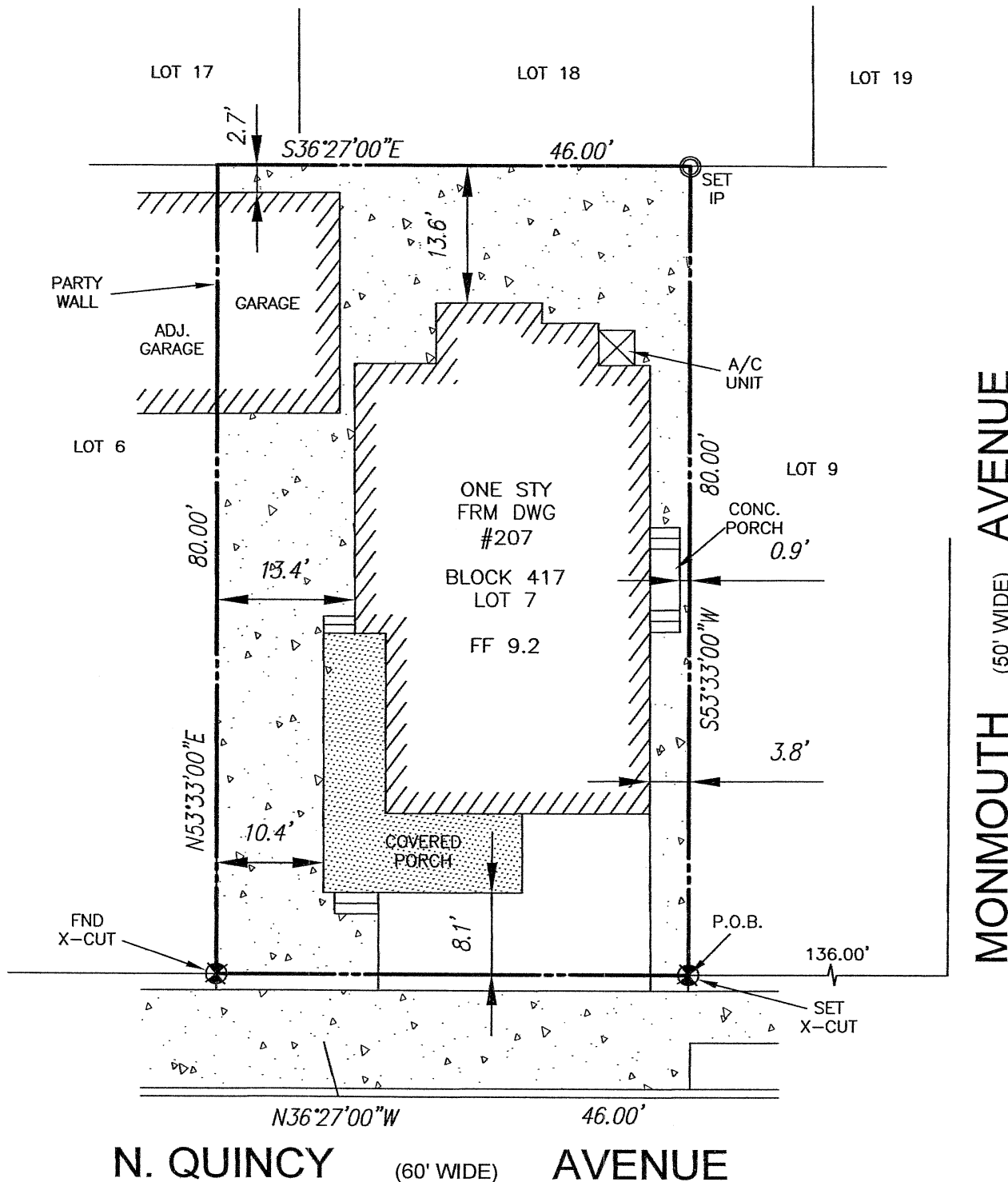
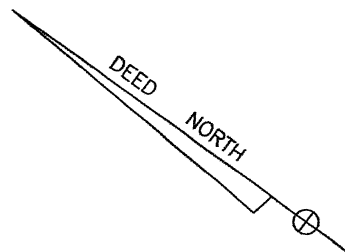
I HEREBY CERTIFY THAT the TAX & WATER for 3RD QTR 2020/CURRENT W/S
is paid on property located at 207 N QUINCY AVENUE,
assessed to SILVERSTEIN, JASON
and designated as BLOCK 417, LOT 7, Tax Map of Margate City, NJ.

Linda Morgan, CTC
Tax Collector

Per _____

NOTES:

1. BEING COMMONLY KNOWN AS LOT 7, BLOCK 417 ON THE CURRENT OFFICIAL TAX MAP OF THE CITY OF MARGATE.
2. ELEVATIONS ARE NAVD 1988 DATUM
3. STREET ADDRESS: 207 N. QUINCY AVENUE.



TO:
JASON SILVERSTEIN

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.

NOTE:
THE BUILDING OFFSET DISTANCES SHOWN ARE MEASURED FROM THE FINISHED SIDING.

SURVEY OF:
BLOCK 417 LOT 7
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: 05-23-20
SCALE: 1"= 15'
DRN.BY: MJE
PROJ: 20-1228
REV: