

Nehmad Perillo  
Davis & Goldstein

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

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 Stephen & Marion Haney  
7400 Monmouth Avenue  
Block 301, Lot 19  
Margate, New Jersey  
Our File No.: 12444-1

Dear Ms. Accardi:

Please be advised that I represent Stephen and Marion Haney, 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-30 zoning district. The dimensions of the lot are 37' x 108' for a total area of 3,996 SF. The lot is undersized as to its frontage along Fredericksburg Avenue, but it is larger than average as to its frontage along Monmouth Avenue, which creates a hardship as to the size and location of a proposed house, if the house were built without the applicants seeking variance relief.

The variance plan is much better than the non-variance plan, as the required setbacks are such that the non-variance plan would effectively cause the house to be a very narrow "boxcar", due to the setback required off of Monmouth Avenue.

The Applicant submits that there are no detriments 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 to meet all base flood elevation requirements.

Further, the setbacks off of Fredericksburg Avenue are being met, and the proposed house exceeds the dimensions for combined side yard setbacks, overall landscaping and front yard landscaping.

In support of this application, enclosed please find the following:

Palma Accardi  
Planning Board Administrator  
August 5, 2020

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 Robert J. Lolio, Architect, dated July 6, 2020, consisting of five (5) sheets;
3. (18) – Copies of the survey which have been prepared by Paul M. Koelling, PLS, dated June 20, 2020, consisting of one (1) sheet;
4. (18) – completed Staff Committee Application Report and City of Margate Staff Committee Action Report;
5. (1) – 200' property owners' list from the City of Margate;
6. (1) – 200' property owners' list from the City of Ventnor;
7. (1) – Deed with respect to ownership of the property; and
8. (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: Stephen & Marion Haney

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	<input checked="" type="checkbox"/> 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) 7400 Monmouth Avenue  
Block Number 301 Lot No(s) 19  
Total Area (in square feet) 3,996 SF  
Frontage: 37.00' (Fredericksburg Avenue)  
Depth: 108.00' (Monmouth Avenue)

4. **Information about the Applicant:**

Full name(s) Stephen & Marion Haney  
If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)  
\_\_\_\_\_  
Local Residence Address 7400 Monmouth Avenue, Margate, NJ Zip 08402  
Other Residence Address 904 N. Surrey Drive, Ambler, PA Zip 19002  
Business Address \_\_\_\_\_ Zip \_\_\_\_\_  
Phone Number(s) (include area code);  
Local Residence \_\_\_\_\_ Other Residence \_\_\_\_\_  
Business \_\_\_\_\_ Fax \_\_\_\_\_ Cell Phone 215-429-4705

**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 02/21/20 \_\_\_\_\_

\_\_\_ 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 Robert J. Lolio, RA Phone 856-322-6476  
 Address Lolio Architect, 219 Bellevue Avenue, Hammonton, New Jersey 08037  
 Fax \_\_\_\_\_ Cell \_\_\_\_\_

Surveyor: Name Paul M. Koelling, P.L.S. Phone 609-927-0279  
 Address Paul Koelling & Associates, LLC, 2151 Shore Rd., Linwood, NJ 08221  
 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 a buildable lot of record. An older one story house currently sits at the property.

-Proposed use: new fully flood compliant 2 1/2 story single-family home

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

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

Variance	Requirement of District	Present Condition	Proposed Condition
Monmouth Ave. Front Yard-Building	17.6 Ft. Avg.	N/A	5 FT
Monmouth Ave. Front Yard- Porch	14.8 Ft. Avg.	N/A	5 FT
_____	_____	_____	_____
_____	_____	_____	_____

**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.

Applicants propose the development of a new flood-compliant single-family home at the above-referenced address within the S-30 zoning district. The dimensions of the lot are 37' x 108' for a total area of 3,996 SF. The proposed building coverage is 32%, which conforms with Margate's zoning ordinance. The lot is undersized as to its frontage along Fredericksburg Avenue, but it is larger than average as to its frontage along Monmouth Avenue, which creates a hardship as to the size and location of a proposed house, if the house were built without the applicants seeking variance relief.

The variance plan is much better than the non-variance plan, as the required setbacks are such that the non-variance plan would effectively cause the house to be a very narrow "boxcar", due to the setback required off of Monmouth Avenue.

The Applicant submits that there are no detriments 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 to meet all base flood elevation requirements.

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



Date August 5, 2020

Date \_\_\_\_\_

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

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

-This application received by the  
Planning Board Administrator on  
AUG. 10, 2020

By: Palma Accardi

18. **Notarized Statement by Applicant:**

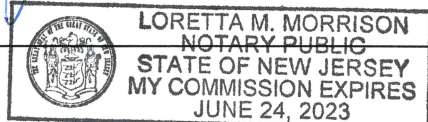
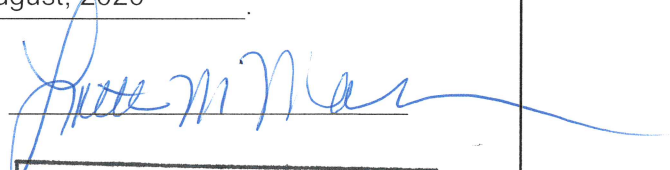
State of New Jersey } ss.

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 5  
day of August, 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	X		
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**

<b>Block</b> 301	<b>Lot</b> 19	<b>Applicant Name</b> Stephoen & Marion Haney
<b>District</b> S-30		<b>Address of Subject Application</b> 7400 Monmouth 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 for the "C" variances listed and possibly others. The governor's strip is mis labled and not shown and will need to be revised as will the locations of the street trees. Trees are required along Fredericksburg Avenue as well.

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:

Make the above mentioned corrections.

**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.

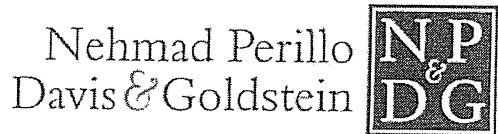
Please note that in proceeding further with the formal Board Application, you are responsible for satisfying all of the checklist particulars in the appropriate section(s) of the Administrative Regulations. The instructions and checklist for your particular application can be found on the following pages 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, August 05, 2020

Palma Accardi  
Planning Board Administrator  
Monday, August 03, 2020





Nehmad Perillo  
Davis & Goldstein

Nehmad Perillo Davis & Goldstein, PC  
Counselors at Law  
www.npdllaw.com

Eric S. Goldstein  
Partner

egoldstein@npdlaw.com

4030 Ocean Heights Avenue  
Egg Harbor Township, NJ 08234

t 609 927 1177

f 609 926 9721

July 17, 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 Stephen & Marion Haney  
7400 Monmouth Avenue  
Block 301, Lot 19  
Margate, New Jersey

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 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 Robert J. Lolio, Architect, dated July 6, 2020, consisting of five (5) sheets;
3. 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.

Thank you.

Roger D. McLarnon, PE, PP, CME, CFM, CPWM  
July 17, 2020  
Page 2

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Very truly yours,

NEHMAD PERILLO DAVIS & GOLDSTEIN, P.C.

BY: 

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

ESG:imm  
Enclosures  
c: Stephen & Marion Haney

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

<b>Office Use Only:</b>	Date Submitted: <u>7/20/2020</u> Paid: <u>25</u> Check/Receipt #: <u>56976</u>	Received By: <u>Palma</u> Board Administrator or Zoning Officer
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Staff Committee meetings are held as needed. Contents must comply in all particulars with the Administrative Regulations for Processing Planning Board Applications, sections on Staff Committee Review. The Board Administrator and other City Hall staff will answer reasonable questions regarding this procedure. They cannot, however, fill out these forms for you.

1. Date of Application: July 17, 2020
2. Submitted by – Name: Stephen & Marion Haney Phone No.: \_\_\_\_\_  
Address: 904 N. Surrey Drive, Ambler, PA 19002  
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: 4030 Ocean Heights Avenue, Egg Harbor Township, 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: \_\_\_\_\_

<b>6. Proposed Action is Located as Follows:</b> Street Address: <u>7400 Monmouth Avenue</u> Block: <u>301</u> Lot(s): <u>19</u> Zoning District: <u>S-30</u>
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7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)  
The existing site is a buildable lot of record, the dimensions of which are 37 x 108, for a total lot area of 3,996 Square Feet. An older one story house currently sits at the property.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Answer the following as to:	<u>Existing Condition</u>	<u>Proposed Condition</u>
a. Size and Dimension of Lot:	<u>3,966 Square Feet</u>	<u>3,966 Square Feet</u>
b. Size, Dimensions of Buildings:	<u>See attached plan</u>	<u>See attached plan</u>
c. Height of Buildings (Feet):	<u>See attached plan</u>	<u>See attached plan</u>
d. Height of Buildings (Stories):	<u>See attached plan</u>	<u>See attached plan</u>
e. % of Coverage on Land:	<u>See attached plan</u>	<u>See attached plan</u>
f. Front Yard Setback:	<u>See attached plan</u>	<u>See attached plan</u>
g. Rear Yard Setback:	<u>See attached plan</u>	<u>See attached plan</u>
h. Side Yard Setbacks:	<u>See attached plan</u>	<u>See attached plan</u>

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

(THIS SECTION MUST BE COMPLETED)

The applicant proposes to demolish the existing older property at the subject premises and to construct a new home. The building coverage is 32%. A variance is requested for the lot width, the Monmouth Avenue Front Yard-Building and the Monmouth Avenue Front Yard-Porch.


This is a corner lot with very severe setbacks, due to the calculation of the adjoining homes.

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? Monmouth Avenue Front Yard-Building & Monmouth Avenue Front Yard-Porch Minimum Lot Width

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: \_\_\_\_\_

Signature of Submitting Party: 

Print or Type Name: Eric Goldstein, Esq.





**Atlantic County  
Document Summary Sheet**

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	<b>Type</b>		DEED/NO EXEMPTION FROM REALTY TRANSFER FEE			
	<b>Consideration</b>		\$420,000.00			
	<b>Submitted By</b>		SIMPLIFILE, LLC. (SIMPLIFILE)			
	<b>Document Date</b>		02/21/2020			
	<b>Reference Info</b>					
	<b>Book ID</b>		<b>Book</b>	<b>Beginning Page</b>	<b>Instrument No.</b>	<b>Recorded/File Date</b>
	<b>GRANTOR</b>		<b>Name</b>		<b>Address</b>	
			GARY F REEVES		615 NORTH BARCLAY AVENUE, MARGATE CITY, 08402	
			ANDREA K REEVES		615 NORTH BARCLAY AVENUE, MARGATE CITY, 08402	
	<b>GRANTEE</b>		<b>Name</b>		<b>Address</b>	
			STEPHEN M HANEY		904 NORTH SURREY DRIVE, AMBLER, 19002	
			MARION S HANEY		904 NORTH SURREY DRIVE, AMBLER, 19002	
	<b>Parcel Info</b>					
<b>Property Type</b>		<b>Tax Dist.</b>	<b>Block</b>	<b>Lot</b>	<b>Qualifier</b>	
		03	301	19	03	

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

Bargain & Sale Deed w/covenant  
against Grantor's acts

Prepared by:  
Eric S. Goldstein, Esquire 20200159

# DEED

CHARGE, RECORD RETURN  
TRIDENT LAND TRANSFER CO, NJ  
3 EXECUTIVE CAMPUS  
SUITE 100  
CHERRY HILL, NJ 08002

This DEED is made on February 21, 2020

Between:

**GRANTOR:** Gary Frederick Reeves and Andrea K. Reeves, husband and wife  
615 North Barclay Avenue  
Margate City, New Jersey, 08402

And

**GRANTEE:** Stephen M. Haney and Marion S. Haney, husband and wife  
904 North Surrey Drive  
Ambler, Pennsylvania, 19002

(The words "Grantor" and "Grantee" shall mean and refer to each and all grantors and grantees listed above).

**TRANSFER OF OWNERSHIP:** grantor(s) hereby grants and conveys (that is, transfers ownership of) to Grantee(s) the property described below.

**CONSIDERATION:** This transfer of ownership is made for the sum of FOUR HUNDRED TWENTY THOUSAND [\$420,000.00] DOLLARS. Grantor acknowledges the receipt of this money.

**TAX MAP REFERENCE. (N.J.S.A. 46:15-1.1):** The property is located in the City of Margate, County of Atlantic, Block 301, Lot 19 Account No. \_\_\_\_\_.  No property tax identification number is available on the date of this Deed (*check box if applicable*).

**PROPERTY:** The property being conveyed consists of the land and all of the buildings and structures on the land, in the City of Margate, County of Atlantic, and State of New Jersey.

**LEGAL DESCRIPTION:** The legal description of the property is:

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

BEGINNING at the intersection of the Southerly line of Monmouth Avenue (50 feet wide) with the Westerly line of Fredericksburg Avenue (50 feet wide) and from thence running;

(1) South 29 degrees 30 minutes East, along the Westerly line of Fredericksburg Avenue, 37.00 feet to an iron bar set in the division line between Lots 19 and 21 in Block 301; thence

(2) South 60 degrees 30 minutes West, along said division line and parallel with Monmouth Avenue, 108.00 feet to an iron bar set in the division line between Lots 13 and 19 in Block 301; thence

(3) North 29 degrees 30 minutes West, along last-mentioned division line and parallel with Fredericksburg Avenue, 37.00 feet to an iron bar set in the Southerly line of Monmouth Avenue; thence

(4) North 60 degrees 30 minutes East, along the Southerly line of Monmouth Avenue, 108.00 feet to the point and place of beginning.

**BEING** the same premises in which title to the Fee Simple estate or interest is vested in Gary F. Reeves and Andrea K. Reeves by deed from William R. Fresh and Linda K. Fresh, husband and wife, dated March 26, 2004 and recorded March 31, 2004 in the Atlantic County Clerk's Office in Instrument Number 4029878.

**ALSO BEING** the same land and premises, which became vested in REVO4, L.L.C., a New Jersey Limited Liability Company by deed from Gary F. Reeves and Andrea K. Reeves, husband and wife, dated March 10, 2017 and recorded March 15, 2017 in the Atlantic County Clerk's Office in Instrument Number 2017016099.

**ALSO BEING** the same land and premises, which became vested in Gary Frederick Reeves and Andrea K. Reeves, husband and wife by deed from REVO4, L.L.C., a New Jersey Limited Liability Company, dated July 12, 2019 and recorded July 25, 2019 in the Atlantic County Clerk's Office in Instrument Number 2019037193.

Subject to restrictions of record.

**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.

Witness:

\_\_\_\_\_

  
\_\_\_\_\_  
Gary Frederick Reeves  
Frederick

Witness:

\_\_\_\_\_

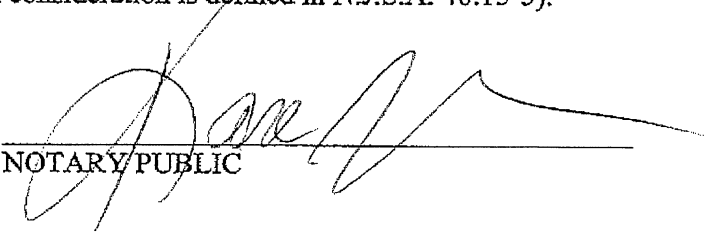
  
\_\_\_\_\_  
Andrea K. Reeves



STATE OF NEW JERSEY, COUNTY OF Atlantic SS:

I CERTIFY that on February 21 2020 Gary Frederick Reeves and Andrea K. Reeves personally came before me and stated to my satisfaction that they:

- a) were the makers of the attached deed;
- b) executed this deed as their voluntary act;
- c) made this Deed for \$420,000.00 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).

  
\_\_\_\_\_  
NOTARY PUBLIC

**RECORD AND RETURN TO:**

\_\_\_\_\_  
:  
:  
:  
:  
\_\_\_\_\_  
:

KAREN J. HUNTER  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES MAY 20, 2024

State of New Jersey  
Seller's Residency Certification/Exemption

(Print or type)

**Seller's Information**

Name(s)

Gary Frederick Reeves and Andrea K. Reeves

Current Street Address:

615 North Barclay Avenue

City, Town, Post Office Box

Margate City

State

New Jersey

ZIP Code

08402

**Property Information**

Block(s)

301

Lot(s)

19

Qualifier

Street Address:

7400 Monmouth Avenue

City, Town, Post Office

Margate City

State

New Jersey

ZIP Code

08402

Seller's Percentage of Ownership

100%

Total Consideration

\$420,000.00

Owner's Share of Consideration

\$ 420,000

Closing Date

February 21, 2020

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

- 1.  Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
- 2.  The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
- 3.  Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- 4.  Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
- 5.  Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
- 6.  The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
- 7.  The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
  - 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.
- 15.  The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
- 16.  The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

**Seller's Declaration**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box  I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

2/21/20

Date

2/21/20

Date

*Gary Reeves*

Signature (Seller)

*Andrea K. Reeves*

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Indicate if Power of Attorney or Attorney in Fact



**Office of the Tax Assessor**

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

**RECEIVED**

JUL 24 2020

NE-MAD PERILLO DAVIS & GOLDSTEIN

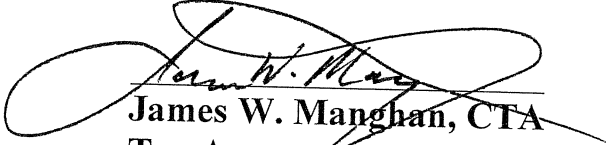
**James W. Manghan, CTA**

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

**Block 301 Lot 19**

**Location: 7400 Monmouth Ave**

**Date: July 21, 2020**

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

**Your file No.: 12444-1**

**You will need a Ventnor list.**

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

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
301 8	107 N ARGYLE AVE	2	SOROKA, CHRISTINE & DE LIA, ANGELA M 118 MAPLE LEAF CIRCLE SEWELL, NJ 08080
301 9	109 N ARGYLE AVE	2	BUONOCORE, RALPH 109 N ARGYLE AVE MARGATE, NJ 08402
301 10	111 N ARGYLE AVE	2	BURRISON, AMY B 1607 RIPON PLACE ALEXANDRIA, VA 22302
301 11	113 N ARGYLE AVE	2	TROILO TRUST, FILOMENA 113 N ARGYLE AVE MARGATE, NJ 08402
301 12	115 N ARGYLE AVE	2	MANGINO, ALFRED R & JAYNE 5 NEW ROAD LAMBERTVILLE, NJ 08530
301 13	7404 MONMOUTH AVE	2	JAFFE, TERRY & RICHARD L 70 POPLAR DRIVE RICHBORO, PA 18954
301 19	7400 MONMOUTH AVE	2	HANEY, STEPHEN M & MARION S 904 N SURREY DR AMBLER, PA 19002
301 21	114 N FREDERICKSBURG AVE	2	STUDNER, JOSEPH BRETT & LISA 492 KING OF PRUSSIA RD RADNOR, PA 19087
301 23	112 N FREDERICKSBURG AVE	2	ROSENSTEIN, MICHAEL S & JAN 112 N FREDERICKSBURG AVE MARGATE, NJ 08402
301 25	110 N FREDERICKSBURG AVE	2	WOLK, DENNIS C & LITZ, JOANNE 629 LEAGUE STREET PHILADELPHIA, PA 19147
301 27	108 N FREDERICKSBURG AVE	2	CINQUINO, NICHOLAS J & CECLIA 10 HOLLY RD STRATFORD, NJ 08084
302.01 11	7500 MONMOUTH AVE	2	MOLES, MARY C 7500 MONMOUTH AVE MARGATE, NJ 08402
302.01 12	116 N ARGYLE AVE	2	ROSEMAN, ANDREW & JAMIE 19 RED OAK DRIVE VOORHEES, NJ 08043
302.01 13	114 N ARGYLE AVE	2	CAMPO, PETER A 114 N ARGYLE AVENUE MARGATE, NJ 08402
302.01 14	112 N ARGYLE AVE	2	CHELL, TIMOTHY W & JILL E 67 THORNWOOD LANE SEWELL, NJ 08080
401 1	7407 MONMOUTH AVE	2	WALLEN, ALAN H & CAREN E 119 HART ROAD CHERRY HILL, NJ 08034
401 2	7401 MONMOUTH AVE	2	SCHACHTER, DAVID & DEBRA B 1717 SOMERSET STREET DRESHER, PA 19025
401 6	202 N FREDERICKSBURG AVE	2	VOTTA, MICHAEL F & GLORIA A, ZULLO, C 202 N FREDERICKSBURG AVE MARGATE, NJ 08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
401 7	203 N ARGYLE AVE	2	EARLE, JAMES S 203 N ARGYLE AVE MARGATE, NJ	08402
401 9	205 N ARGYLE AVE	2	MILLET, DAVID 205 N ARGYLE AVE MARGATE, NJ	08402
401 10	204 N FREDERICKSBURG AVE	2	FONAROW, HOLLYANN 204 N FREDERICKSBURG AVE MARGATE, NJ	08402
401 12	206 N FREDERICKSBURG AVE	2	O'DONNELL, DANIEL 206 N FREDERICKSBURG AVE MARGATE, NJ	08402
401 27	7403 MONMOUTH AVE	2	FRAIMAN, HOWARD & KARA 20 E PRINCETON ROAD BALA CYNWYD, PA	19004
401 28	7405 MONMOUTH AVE	2	SKOLNICK, STEVE & JULIE 520 MADISON AVE FORT WASHINGTON, PA	19034
401 32	201 N ARGYLE AVE	2	SANTO, MITCHEL & SUSAN 1469 ROSEBUD ROAD SOUTHAMPTON, PA	18966
502.02 35	200 N ARGYLE AVE	2	HAYES, MARY V 912 CORNELL AVE DREXEL HILL, PA	19026

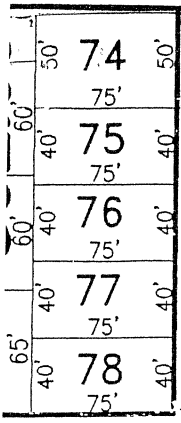
UTILITIES TO BE NOTIFIED WITH TAXLIST

ATLANTIC CITY ELECTRIC  
5100 HARDING HIGHWAY, SUITE 399  
MAYS LANDING, NJ 08330

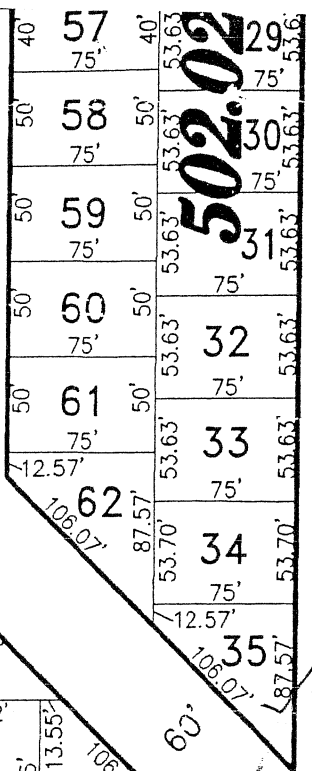
SOUTH JERSEY GAS COMPANY  
VP CONSTRUCTION  
1 SOUTH JERSEY PLAZA, RT. 54  
FOLSOM, NJ 08037

COMCAST CABLE, GREG SMITH, PM  
901 LEEDS AVENUE  
ABSECON, NJ 08201

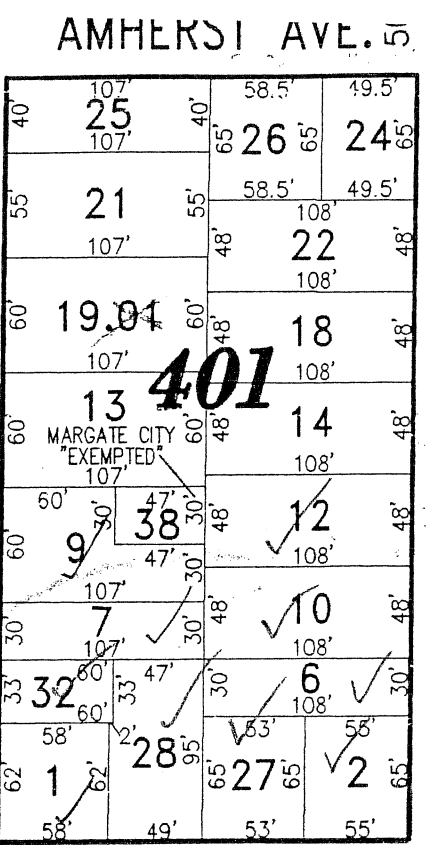
ITEMS PRINTED.....29



BELMONT  
80'

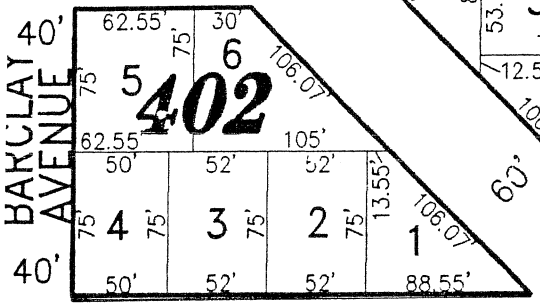


ARGYLE

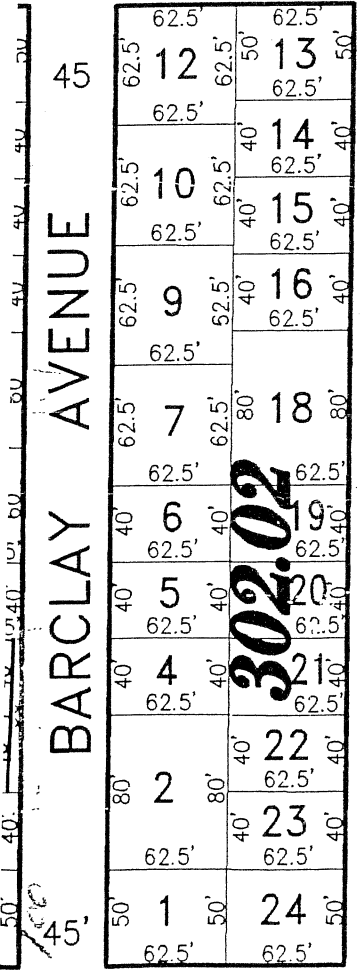


MUNICIPAL

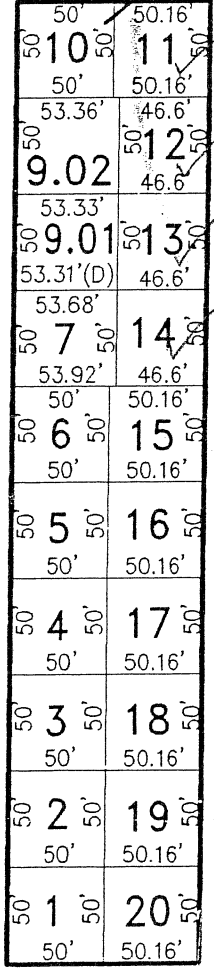
FREDERICKSBURG



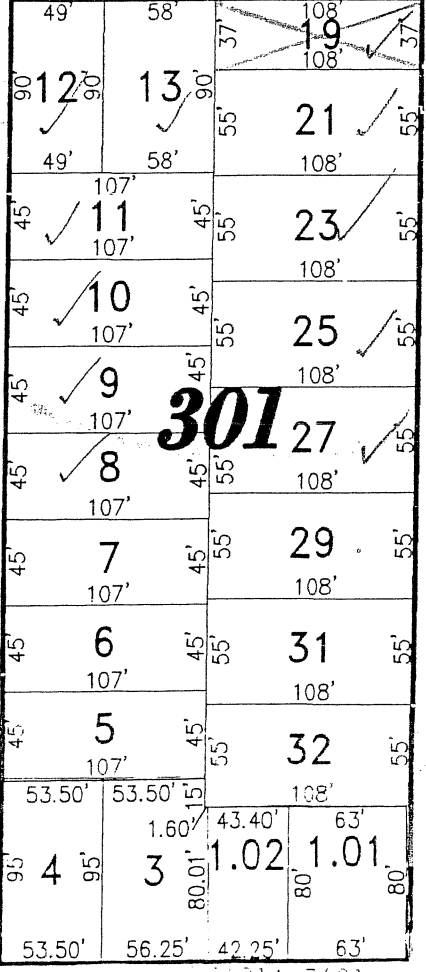
AVENUE MONMOUTH 302.01



BELMONT AVENUE



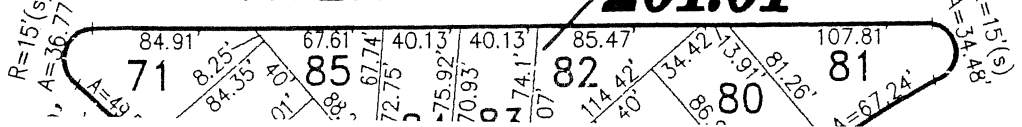
ARGYLE AVENUE

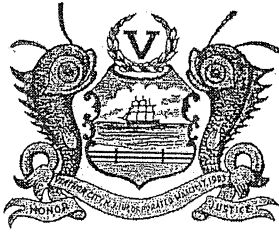


BOUNDARY

MONMOUTH AVENUE

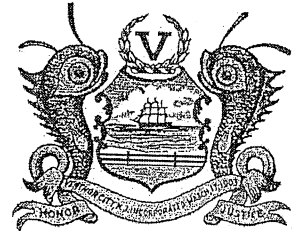
AVENUE 201.01





# City of Ventnor City

City Hall  
6201 Atlantic Avenue  
Ventnor City, New Jersey 08406



William Crowther, CTA

RECEIVED

Ventnor City Tax Assessor  
609-823-7911

July 29, 2020

JUL 30 2020

NEHMAD PERILLO DAVIS & GOLDSTEIN

Jessica R. Witmer  
4030 Ocean Heights Avenue  
Egg Harbor Township, NJ 08234

Re: Block(s): 301 Lot(s): 19 (In Margate)

Dear Ms. Witmer,

Pursuant to *N.J.S.A. 40:55D-12*, enclosed please find the certified list of property owners within two hundred feet of the above referenced property.

Also to be included on the notification list is:

Conective Real Estate Department  
5100 Harding Highway Suite 399  
Mays Landing, NJ 08330

Comcast Cable  
901 Leeds Ave  
Absecon, NJ 08201

Atlantic County Utilities Authority  
PO Box 996  
Pleasantville, NJ 08232

SJ Gas Company  
1 South Jersey Plaza Rte. 54  
Folsom, NJ 08037

If you have any questions regarding this matter, please feel free to contact this office.

Sincerely,

William F. Crowther, CTA  
Ventnor City Tax Assessor

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
243 6	220 N WASHINGTON AVE	2	TOSH, JOSEPH & CARLA 220 N WASHINGTON AVE VENTNOR, NJ	08406
244 6	223 N FREDERICKSBURG	2	BUSHMAN, IRA W & MARCY C 503 SUNSHINE LAKE DR VOORHEES, NJ	08043
244 7	225 N FREDERICKSBURG AVE	2	CUTINO, KARA 225 N FREDERICKSBURG AVE VENTNOR, NJ	08406
244 8	227 N FREDERICKSBURG	2	KUEHNE, ELIZABETH C. & WATERS MICHAEL 227 N FREDERICKSBURG AVE VENTNOR, NJ	08406
244 9	229 N FREDERICKSBURG AVE	2	CARUSO STEPHEN 2941 SOUTH BROAD ST. PHILADELPHIA PA.	19101
245 1	231 N FREDERICKSBURG AVE	2	FINNEGAN III; WILLIAM JORDAN; JOY 231 N FREDERICKSBURG AVE VENTNOR, NJ	08406
245 2	237 N FREDERICKSBURG	2	PULEIO, SAL & DAWN 237 N FREDERICKSBURG AVE VENTNOR, NJ.	08406
245 3	7314 CALVERT AVE	2	SESSA, DANIEL & BIAGIA 2333 S 13TH STREET PHILADELPHIA, PA	19148
245 4.01	7302 CALVERT AVENUE	2	FERIOZZI, ERNEST & PATRICIA 2403 SAINT CHARLES PL CINNAMINSON, NJ	08077
245 4.02	7300 CALVERT AVE	2	CRISTALDI, MICHAEL & JANET 200 N PEMBROKE AVE MARGATE, NJ	08402
245 5	222 N WASHINGTON AVE	2	BERGMAN, JAMES & JOYCE 222 N WASHINGTON AVE VENTNOR, NJ	08406
246 1	7301 CALVERT AVE	2	SHORE, ALVIN & HARRIETT JO ANN 7301 CALVERT AVE VENTNOR, NJ	08406
246 11.01	302 N WASHINGTON AVE	1	THACKUCK-MALVASI, DEBORAH 215 N LAFAYETTE AVE VENTNOR, NJ	08406
247 1	301 N FREDERICKSBURG	2	KOJESKI, JOSHUA & MEGAN 301 N FREDRICKSN VENTNOR, NJ	08406
247 2	303 N FREDERICKSBURG	2	GROSSMAN MICHAEL R & CAROL T 3592 BLACK ANGUS DR HUNTINGDON VALLEY, PA	19006
247 3	305 N FREDERICKSBURG	2	DIMEO, ROBERT V & PATRICIA 305 N FREDERICKSBURG AVE VENTNOR, NJ	08406





Linda Morgan  
Tax Collector

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

Date: August 17, 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 7400 MONMOUTH AVENUE,  
assessed to HANEY, STEPHEN & MARION  
and designated as BLOCK 301, LOT 19, Tax Map of Margate City, NJ.

Linda Morgan, CTC  
Tax Collector

Per \_\_\_\_\_

# FREDERICKSBURG AVENUE

(50' wide)

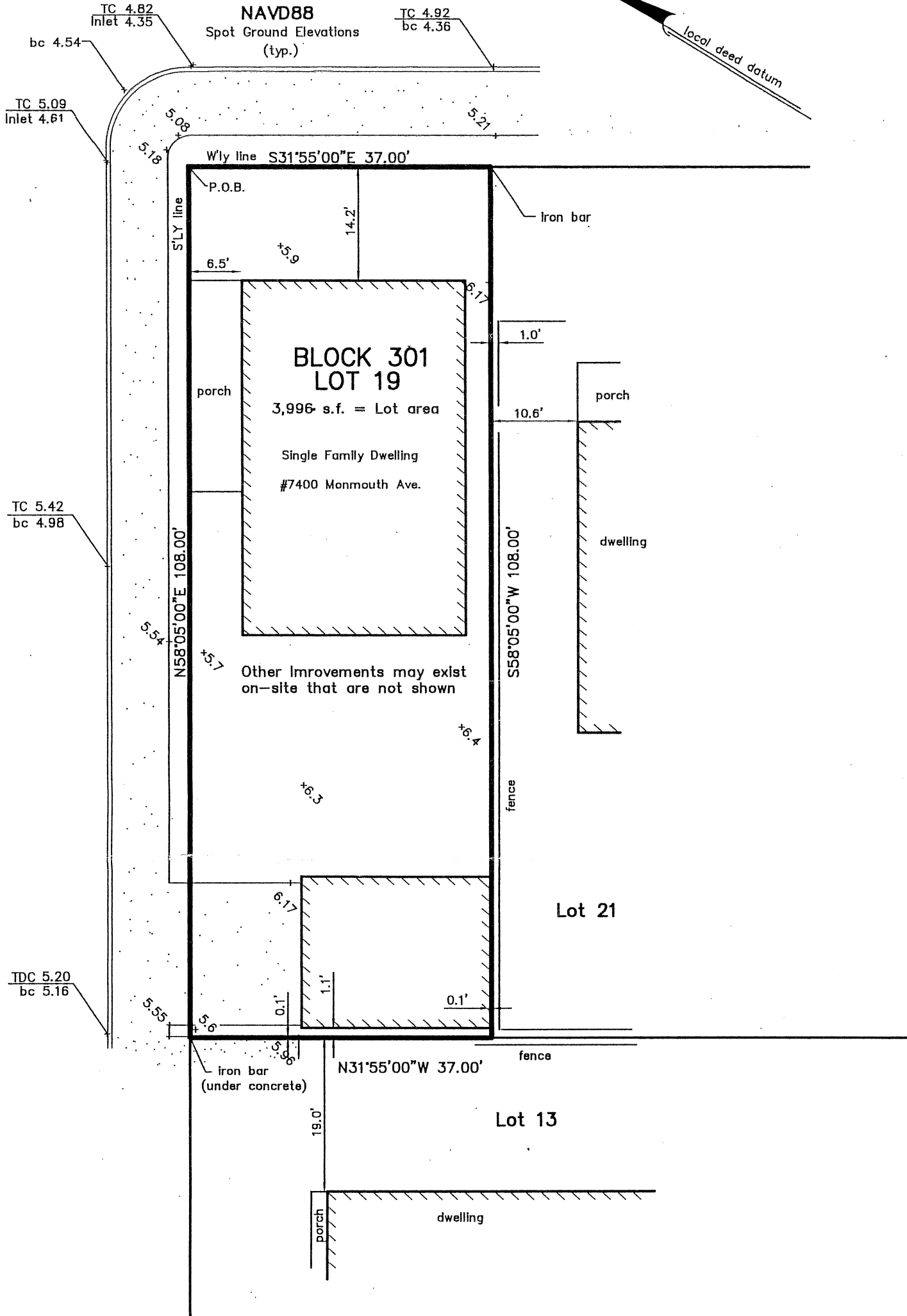
NAVD88

Spot Ground Elevations  
(typ.)

local deed datum

# MONMOUTH AVENUE

(50' wide)



To: Piraino Builders

## GENERAL NOTES:

Offsets are shown only for checking compliance with deed restrictions and zoning regulations. Offsets shall not be used for any other purposes. Surveyor shall not have any responsibility or liability if the offsets shown are used other than as intended.

This property is subject to any documents of record, either recorded or unrecorded. Underground improvements, easements, property line agreements or other conditions unknown to the surveyor are not shown. Surveyor reserves the right to modify this survey should any such information become available.

Surveyor's signature and embossed seal signify that this survey was prepared in accordance with the current regulations adopted by the New Jersey State Board of Professional Engineers and Land Surveyors. Only signed and sealed copies of this survey shall be considered as true copies.

The illustration of riparian claims or regulated wetlands affecting subject property, if any, are not included as a part of surveyor's contract. Surveyor reserves the right to modify this survey should client specifically request these additional services.

This survey has been prepared only for the use of the named parties. Surveyor shall not have any responsibility or liability should this survey be used for resale of property, for use with survey affidavit, or for use by any other person or entity not specifically named, for any reasons other than as intended.

In consideration of the mutual covenants and promises contained in the agreement between the above named parties and the undersigned, the provisions of which are incorporated herein by reference, I declare that this plan is based on a field survey made on 06/18/20 by me or under my immediate supervision in accordance with N.J.A.C. 13:40-5.1, and to the best of my professional knowledge, information and belief,

a) correctly represents the conditions found at and as of the date of the field survey, except such easements, if any, below the surface of the lands or on the surface of the lands and not visible,

b) except as shown on the plan, there are no discrepancies between the boundary lines of the subject property as shown on the plan and as described in the legal description of record.

This plan is made to provide information to the title insurer so that it may insure title to the lands shown herein and for the mortgage holder named above. This declaration is given solely to the above named parties for this transaction only and is not transferable, except as provided herein.

Date Revision

## SURVEY OF PREMISES

SITUATE IN  
CITY OF MARGATE  
COUNTY OF ATLANTIC, N.J.  
#7400 Monmouth Avenue  
BLOCK 301 LOT 19

**PAUL KOELLING  
& ASSOCIATES, LLC**

PROFESSIONAL LAND SURVEYING  
2161 SHORE ROAD  
LINWOOD, NJ 08221  
phone (609) 927-0279

CERTIFICATE OF AUTHORIZATION #24GA28256300

Date: June 20, 2020 by: KOELLING  
Scale: 1" = 15'

*Paul Koelling*  
**PAUL M. KOELLING**  
LAND SURVEYOR  
PLS; N.J. LICENSE NO. 24GS04328800

Property is located in a F.E.M.A. FIRM  
ZONE "AE"; Base Flood Elevation 8 ft. (NAVD88)