

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 Marc & Debbie Zumoff
8602 Fulton Avenue
Block 614, Lot 1
Margate, New Jersey
Our File No.: 12448-1

Dear Ms. Accardi:

Please be advised that I represent Marc and Debbie Zumoff who are the Applicants to the City of Margate Planning Board for the development of a new flood-compliant two and a half story single-family home at the above-referenced address within the S-40 zoning district.

The existing site is a buildable lot of record, the dimensions of which are 60' x 80' for a total area of 4,800 SF. The Applicants submit 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.

Of particular importance is the overall general compliance of the house - - front yard setbacks (house and porch) are being met or exceeded on both Fulton and Nassau Avenues. Building coverage is less than permitted by code, and side yard setbacks greatly exceed Margate's zoning code. Overall landscaping is greater than required and front yard landscaping is much greater than required.

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 Terri J. Cummings, Architect, dated July 8, 2020, consisting of seven (7) sheets;

Palma Accardi
Planning Board Administrator
August 5, 2020

3. (18) – Copies of the survey which have been prepared by Paul M. Koelling, PLS, dated November 2, 2017, 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;
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: Marc & Debbie Zumoff

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

3. **Subject Parcel:**

Street Address(es) 8602 Fulton Avenue

Block Number 614 Lot No(s) 1

Total Area (in square feet) 4,800 SF

Frontage: 60 FT

Depth: 80 FT

4. **Information about the Applicant:**

Full name(s) Marc & Debbie Zumoff

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

Local Residence Address 8602 Fulton Avenue, Margate, NJ Zip 08402

Other Residence Address 2200 Ben Franklin Parkway, Philadelphia, PA Zip 19130

Business Address _____ Zip _____

Phone Number(s) (include area code);

Local Residence _____ Other Residence _____

Business _____ Fax _____ Cell Phone 215-470-0285

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 10/27/17

___ 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 Terri J. Cummings, Architect Phone 609-927-7094
 Address 102 Arbor Court West, Linwood, NJ 08221
 Fax _____ Cell _____

Surveyor Name Paul M. Koelling, Land Surveyor Phone 609-927-0279
 Address Paul M. Koelling & Associates, LLC, 2161 Shore Road, 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. A two story home currently exists on the property.

-Proposed use: Construction of a 2 1/2 Story House with a deck on the top floor.

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

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

Variance	Requirement of District	Present Condition	Proposed Condition
Deck	Not Permitted	N/A	As shown on plan
Curb Cuts	18'/1	N/A	25'/2
_____	_____	_____	_____
_____	_____	_____	_____

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 Applicants propose the development of a new flood-compliant two and a half story single-family home at the above-referenced address within the S-40 zoning district.

The existing site is a buildable lot of record, the dimensions of which are 60' x 80' for a total area of 4,800 SF. The Applicants submit 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.

Of particular importance is the overall general compliance of the house - - front yard setbacks (house and porch) are being met or exceeded on both Fulton and Nassau Avenues. Building coverage is less than permitted by code, and side yard setbacks greatly exceed Margate's zoning code. Overall landscaping is greater than required and front yard landscaping is much greater than required.

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:**

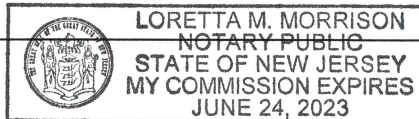
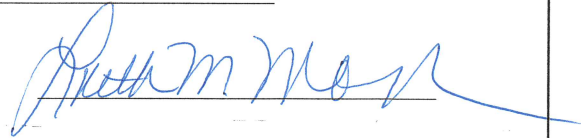
State of New Jersey } ss.

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, 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**

Block	Lot	Applicant Name
614	1	Marc and Debbie Zunoff
District	Address of Subject Application	
S-40	8602 Fulton 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 agree on curb cuts and third floor deck. The third floor does not meet the definition of the half story and an additional variance is required. The 1/2 story is to be fully contained within the roof envelope of the second floor.

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 guaranteed.

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

Revise plan to reflect additional variance.

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 Marc & Debbie Zumoff
8602 Fulton Avenue
Block 614, Lot 1
Margate, New Jersey
Our File No.: 12448/1

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 single-family home with a third floor deck and a pool.

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 Terri J. Cummins, Architect, dated July 8, 2020, consisting of seven (7) sheets;
3. A survey of the subject property prepared by Paul M. Koelling, Land Surveyor, dated November 2, 2017;
4. A Neighborhood Setback Report prepared by Paul M. Koelling, Land Surveyor, dated August 21, 2019; and
5. My firm's check payable to the City of Margate in the amount of \$25.00 representing the Staff Committee Review Application fee.

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

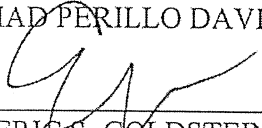
I am submitting this application and documentation in order to be placed on the Staff Committee's next available agenda. Please do not hesitate to contact me if you have any further questions from the applicant or require any further documentation to be submitted.

Thank you.

Very truly yours,

NEHMAD PERILLO DAVIS & GOLDSTEIN, P.C.

BY:



ERIC S. GOLDSTEIN

ESG:imm
Enclosures
c: Marc & Debbie Zumoff

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

Office Use Only:	Date Submitted: <u>7/20/2020</u> Paid: <u>25</u> Check/Receipt #: <u>56977</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: Marc & Debbie Zumoff Phone No.: _____
Address: 2200 Ben Franklin Parkway, Philadelphia, PA 19130
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: _____

6. Proposed Action is Located as Follows: Street Address: <u>8602 Fulton Avenue</u> Block: <u>614</u> Lot(s): <u>1</u> Zoning District: <u>S-40</u>

7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)
The existing site is a buildable lot of record, the dimensions of which are 60 x 80, for a total lot area of 4,800 Square Feet. A two story home currently exist on the property.

8. Answer the following as to:	<u>Existing Condition</u>	<u>Proposed Condition</u>
a. Size and Dimension of Lot:	<u>4,800 Square Feet</u>	<u>4,800 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)

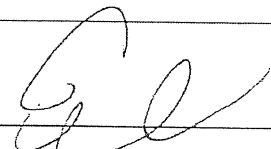
The applicant proposes to construct a new house at the property with a deck on the 3rd floor. The proposed building coverage is 31.9%. A variance is sought for the 3rd floor deck and curb cuts.

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? 3rd floor deck & curb cuts

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 S. Goldstein, Esq.



**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 11/16/2017 08:08:43
RCPT # 1359137 RECD BY E-RECORD
NAME FEE
RECORDING FEES 70.00
INSTRUMENT# 2017062513
VOL 14337 PAGE 1 OF 6

Official Use Only

Transaction Identification Number

3205396

2636488

Submission Date(mm/dd/yyyy)

11/07/2017

No. of Pages (excluding Summary Sheet)

4

Recording Fee (excluding transfer tax)

\$70.00

Realty Transfer Tax

\$5,079.00

Total Amount

\$5,149.00

Return Address (for recorded documents)

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

Document Type

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE

Municipal Codes

MARGATE

03

Batch Type

L2 - LEVEL 2 (WITH IMAGES)

Bar Code(s)



Additional Information (Official Use Only)

** DO NOT REMOVE THIS PAGE.
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RETAIN THIS PAGE FOR FUTURE REFERENCE.*



**Atlantic County
Document Summary Sheet**

DEED/NO
EXEMPTION
FROM REALTY
TRANSFER FEE

Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
Consideration	\$590,000.00				
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
Document Date	11/03/2017				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name		Address		
	MARK ALEXANDER		116 COUNTY CLUB DRIVE, LINWOOD, NJ 08221		
GRANTEE	Name		Address		
	DEBBIE L ZUMOFF		1359 CINNAMON DRIVE, FORT WASHINGTON, PA 19034		
	MARC S ZUMOFF		1359 CINNAMON DRIVE, FORT WASHINGTON, PA 19034		
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	03	614	1		03

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

Prepared by:
Michael R. Mosca, Esq

DEED

This Deed is made on 27th day of October, 2017 - delivered 11.3.17.

BETWEEN: MARK ALEXANDER,

Whose address is 116 Country Club Drive, Linwood, New Jersey 08221,

Referred to as the Grantor

And: DEBBIE L. ZUMOFF AND MARC S. ZUMOFF, H & W

Whose address is 1359 Cinnamon Drive, Fort Washington, PA 19034,

Referred to as the Grantee

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

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Five Hundred Ninety Thousand (\$590,000.00) Dollars.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Margate City,
Block No. 614 Lot No. 1

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

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

See legal description attached provided by Surety Title Company, LLC, Northfield, New Jersey, Commitment Number 6657NF-01.

BEING the same real property which became vested in Mark Alexander, by deed from Francis J. Vita, a divorced man, dated 11/20/2007, recorded 11/26/2007, in the Atlantic County Clerk/Register's Office in Book 12736, Instrument #2007104548.

NOTE FOR INFORMATION:

8602 Fulton Avenue, Block 614, Lot 1, City of Margate, in Atlantic County, NJ



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)
 Mark Alexander

Current Street Address
 116 Country Club Drive

City, Town, Post Office Box
 Linwood NJ Zip Code 08221

PROPERTY INFORMATION

Block(s) 614 Lot(s) 1 Qualifier

Street Address
 8602 Fullon Avenue

City, Town, Post Office Box
 City of Margate NJ Zip Code 08402

Seller's Percentage of Ownership 100%	Total Consideration \$590,000.00	Owner's Share of Consideration 590,000	Closing Date 11/20/17 11/3/17
--	-------------------------------------	---	---

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate or trust and is not required to make an estimated gross income tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
- Seller did not receive non-like kind property.
8. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

SELLER'S DECLARATION

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

10/27/2017
 Date

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

Date

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

EXHIBIT "A"

REVISED LEGAL DESCRIPTION

File No.: 66579NF-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 the intersection of the Southeasterly line of Fulton Avenue (50 feet wide) and the Northeasterly line of Nassau Avenue (50 feet wide); extending thence

- 1) North 51 degrees 30 minutes 00 seconds East along the said line of Fulton Avenue, 80.00 feet to the division line between Lots 19 and 1 in Block 614; thence**
- 2) South 38 degrees 30 minutes 00 seconds East along last mentioned division line, and parallel with Nassau Avenue, a distance of 60.00 feet to the division line between Lots 3 and 1 in Block 614; thence**
- 3) South 51 degrees 30 minutes 00 seconds West along the last mentioned division line, and parallel with Fulton Avenue, a distance of 80.00 feet to the aforementioned line of Nassau Avenue; thence**
- 4) North 38 degrees 30 minutes 00 seconds West along the said line of Nassau Avenue, a distance of 60.00 feet to the Point and Place of Beginning.**

BEING premises No. 8602 Fulton Avenue.

BEING Block: 614, Lot: 1

NOTE - Mailing Address:
8602 Fulton Avenue, Margate, NJ 08406

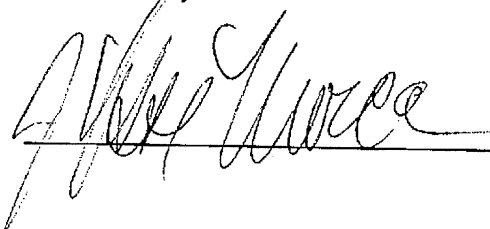
Promises to the Grantee. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights, which affect the property (such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

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:



MARK ALEXANDER




STATE OF NEW JERSEY, COUNTY OF ATLANTIC

SS.:

I CERTIFY that on October 27, 2017,

MARK ALEXANDER, came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each persons):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$590,000.00 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)



Michael R. Mosca, Esquire
Attorney State of New Jersey
Authorized to Administer Oaths
Att. ID# 031911988



Office of the Tax Assessor

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

James W. Manghan, CTA

RECEIVED

JUL 24 2020

NEHMAD PERILLO DAVIS & GOLDSTEIN

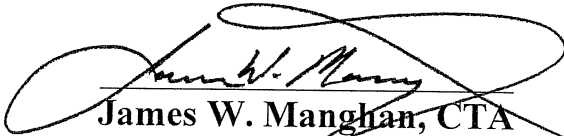
Jessica R. Witmer

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

Block 614 Lot 1

Location: 8602 Fulton Ave

Date: July 21, 2020


James W. Manghan, CTA
Tax Assessor

Your file No.: 12448-1

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

ADJACENT PROPERTY LISTING

APPLICANT: 8602 Fulton Ave 7-2120
 COUNTY 01 ATLANTIC

TAXING DISTRICT 16 MARGATE CITY

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
515 1	500 N NASSAU AVE	2	CHERRY, DAIVD & JOYCE 500 N NASSAU AVE MARGATE CITY, NJ	08402
515 5	430 N NASSAU AVE	2	STOLOFF TRUST, JERRY & JOANNE 619 CATHARINE ST PHILADELPHIA, PA	19147
515 7	428 N NASSAU AVE	2	FABI TRUST, JUNIO & FABI, VIVIAN A 428 N NASSAU AVE MARGATE, NJ	08402
515 8	426 N NASSAU AVE	2	MORGANROTH TRUST, JOEL 3251 HIGEL AVE SARASOTA, FL	34242
515 11	424 N NASSAU AVE	2	SCHAPER, ERIC & MARY ANNE 515 FAIRVIEW RD PENN VALLEY, PA	19072
613.01 1	8510 FULTON AVE	2	PERRONE, ANDREA S 93 ROCHELLE PKWY SADDLE BROOK, NJ	07663
613.01 4	415 N MANSFIELD AVE	2	KOCH, DANIEL M & STEPHANIE E 415 N MANSFIELD AVE MARGATE, NJ	08402
613.01 7	411 N MANSFIELD AVE	2	TRIVEDI, MANISH 2 N OXFORD AVE VENTNOR, NJ	08406
613.01 9	409 N MANSFIELD AVE	2	SNYDER, LAWRENCE & JUDITH 3001 TAFT ROAD NORRISTOWN, PA	19403
614 1	8602 FULTON AVE	2	ZUMOFF, DEBBIE & MARC 8602 FULTON AVE MARGATE, NJ	08402
614 3	423 N NASSAU AVE	2	POLLINO, JAMES & MARY 2108 FAIRWOLD LANE FORT WASHINGTON, PA	19034
614 6.01	421B N NASSAU AVE	1	MALAMUT, LAWRENCE & KATHLEEN 206 ALEXANDER DR LINWOOD, NJ	08221
614 6.02	421A N NASSAU AVE	1	MACCIOCCA, FRANK 1017 MORNINGSIDE DR MAYS LANDING, NJ	08330
614 8	419 N NASSAU AVE	2	MELHEM, MIA B & JOHN 3667 MOUNTAIN VIEW AVE EASTON, PA	18945
614 10	417 N NASSAU AVE	2	BERG, JEFFREY & CELESTINE 1754 ROLLING LANE CHERRY HILL, NJ	08003
614 19	8600 FULTON AVE	1	BAGLIVO, STEVEN 8005 ATLANTIC AVE MARGATE, NJ	08402
614 24.01	414 N MANSFIELD AVE	2	STEADY, MAUREEN P & KIRTZMAN, JEFFREY 516 S FRONT ST #1 PHILADELPHIA, PA	19147
614 24.02	412 N MANSFIELD AVE	2	WOOD, ERIC M & ANTOINETTE 412 N MANSFIELD AVE MARGATE, NJ	08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
614 26	410 N MANSFIELD AVE	2	CRISHAM, DANIEL F & ROSEMARIE P 410 N MANSFIELD AVE MARGATE, NJ 08402
614 29	408 N MANSFIELD AVE	2	ARRISON, JOHN P & SHARON R 408 N MANSFIELD AVE MARGATE, NJ 08402
714 1	8605 FULTON AVE	2	CHAKRABARTI, DEBOSH, JULIANNA V 405 POND VIEW DRIVE MOORESTOWN, NJ 08057
714 4	8601 FULTON AVE	2	RB PARTNERS LLC 14 PAUL LANE GLEN MILLS, PA 19342
714 8	8511 FULTON AVE	2	MARTIN, KEVIN C & ULRICH, CONSTANCE B 8511 FULTON AVE MARGATE, NJ 08402

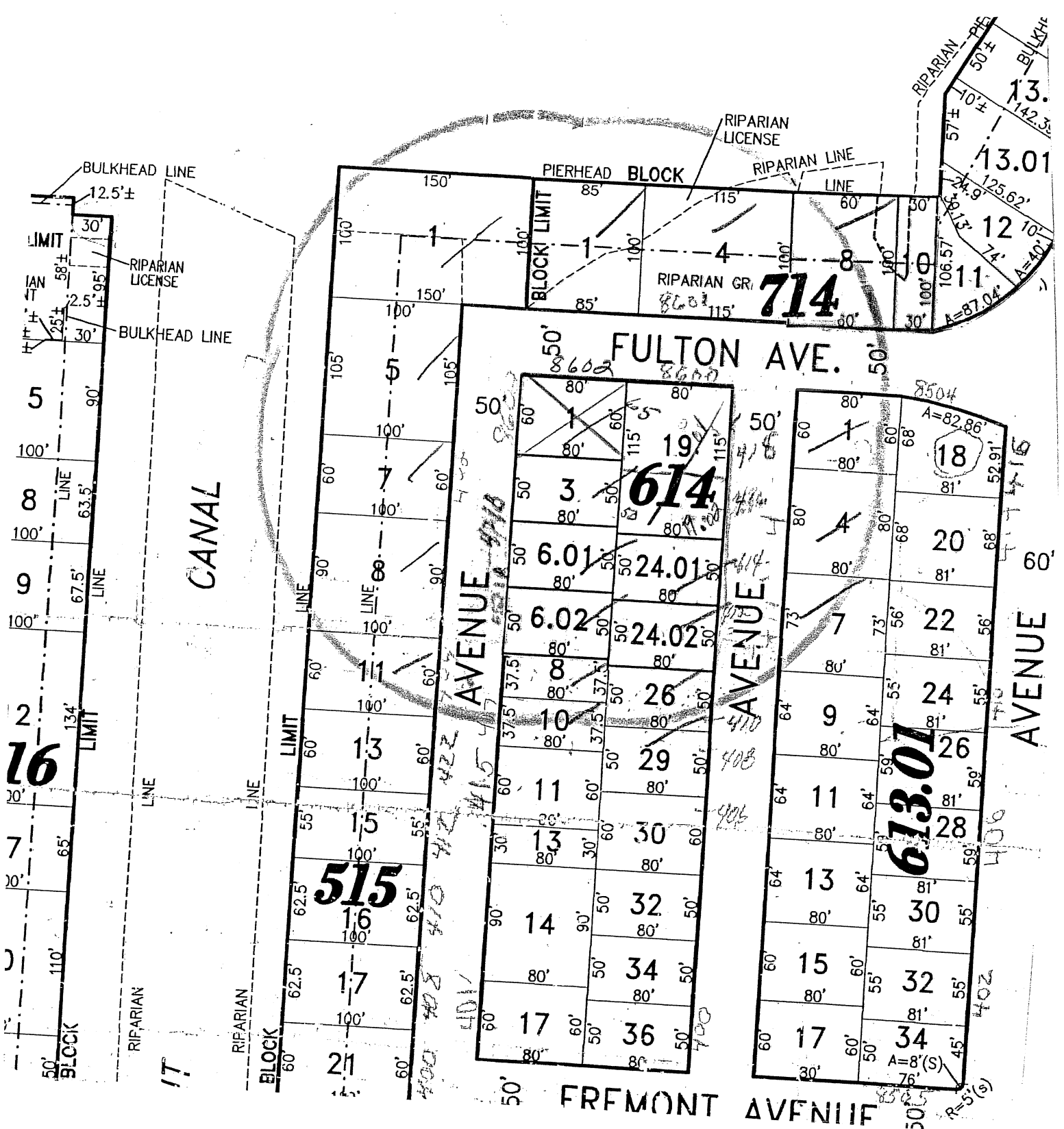
UTILITIES TO BE NOTIFIED WITH TAXLIST

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.....26





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

NEWMAN PERILLO DAVIS & GOLDSTEIN

Date: August 3, 2020

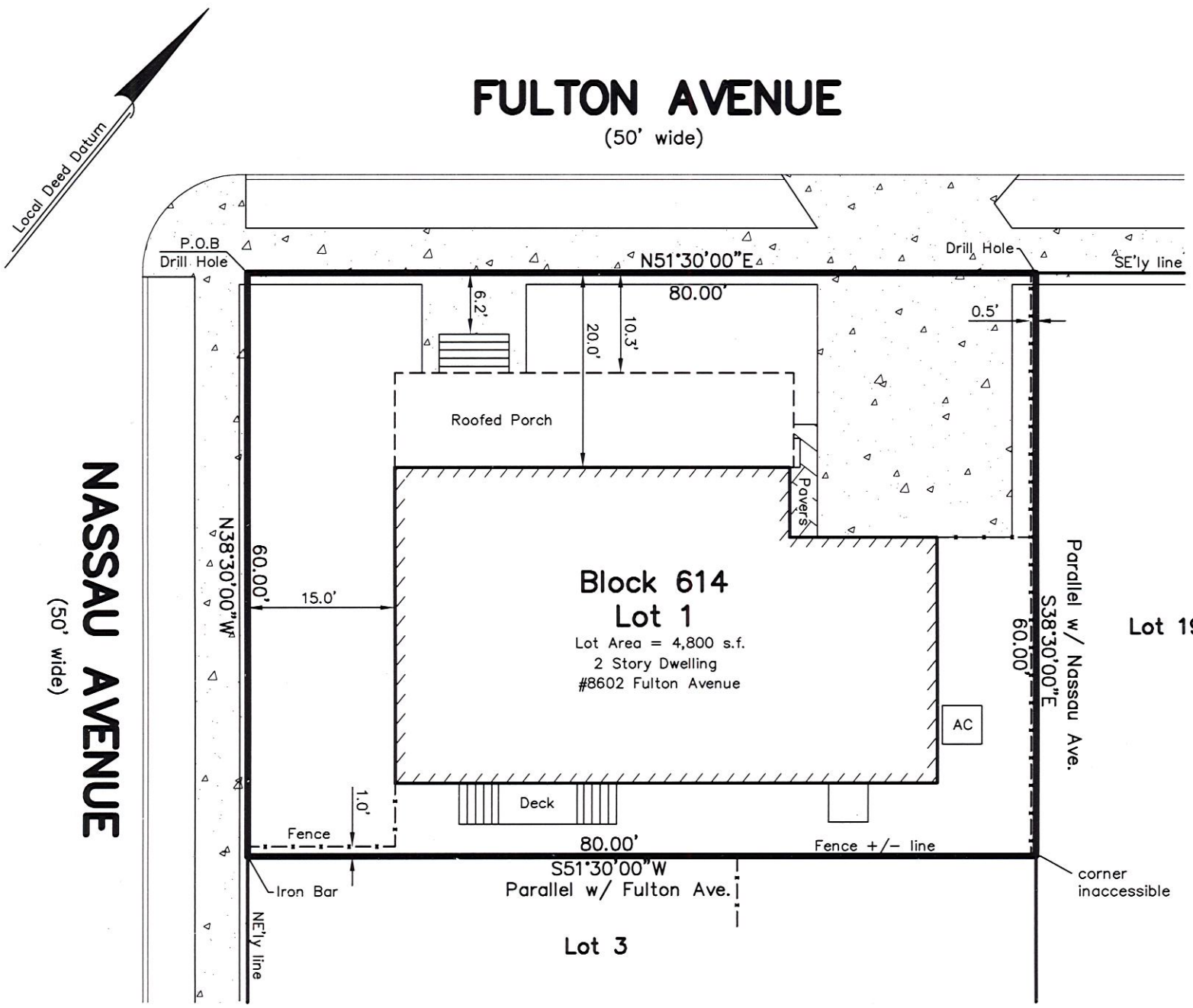
To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX & WATER for 3RD QTR 2020/CURRENT W/S
is paid on property located at 8602 FULTON AVENUE,
assessed to ZUMOFF, DEBBIE & MARC
and designated as BLOCK 614, LOT 1, Tax Map of Margate City, NJ.

Linda Morgan, CTC
Tax Collector

Per _____

FULTON AVENUE
(50' wide)



DEED DESCRIPTION

Description of a certain tract or parcel of land situate in the City of Margate, County of Atlantic, State of New Jersey, being designated as Lot 1 in Block 614 on the current official tax map and being more particularly described as follows:

Beginning at the intersection of the Southeasterly line of Fulton Avenue (50' wide) with the Northeasterly line of Nassau Avenue (50' wide) and from thence running;

1. North 51 degrees 30 minutes 00 seconds East along the said line of Fulton Avenue, a distance of 80.0 feet to the division line between lots 19 and 1 block 614; thence
2. South 38 degrees 30 minutes 00 seconds East along the last mentioned division line, and parallel with Nassau Avenue, a distance of 60.0 feet to the division line between lots 3 and 1 block 614; thence
3. South 51 degrees 30 minutes 00 seconds West along the last mentioned division line, and parallel with Fulton Avenue, a distance of 80.0 feet to the aforementioned line of Nassau Avenue; thence
4. North 38 degrees 30 minutes 00 seconds West along the said line of Nassau Avenue, a distance of 60.0 feet to the Point and Place of Beginning.

To: Debbie L. Zumoff and Marc S. Zumoff
Surety Title Company
Wells Fargo Bank, N.A.
its successors and/or assigns

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 10/5/2017 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.

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.

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

Surveyed in accordance with First American Title Insurance
Company Commitment No. 66579NF-01

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

SURVEY OF PREMISES

SITUATE IN
CITY OF MARGATE
COUNTY OF ATLANTIC, N.J.
#8602 Fulton Avenue
BLOCK 614 LOT 1

PAUL KOELLING & ASSOCIATES, LLC

PROFESSIONAL LAND SURVEYING
2161 SHORE ROAD
LINWOOD, NJ 08221

phone (609) 927-0279 fax (609) 927-0188
CERTIFICATE OF AUTHORIZATION #24GA28256300

Date: November 2, 2017

By: KOMIS

Scale: 1" = 15'

Project No. 9801

