



August 7, 2020

VIA HAND DELIVERY

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

RE: Application of Robert & Sandra Edelstein
8705 Amherst Avenue
Block 616, Lot 30
Margate, New Jersey
Our File No.: 11356-4

Dear Ms. Accardi:

Please be advised that I represent Robert and Sandra Edelstein, who are the Applicants to the City of Margate Planning Board for the development of a shade structure on a raised deck that is currently under construction on the portion of their lot which has frontage along both Amherst Avenue and Pembroke Avenue within the S-40 zoning district.

The existing site is a newly consolidated portion of what had previously been known as 301 N. Pembroke Avenue. The house that occupied the lot has been demolished and no new living space is being proposed as part of this application.

Mr. and Mrs. Edelstein currently have a similar deck which was built several years ago and is directly behind their house on the Orient Canal. The expansion of the deck on the "Pembroke" portion of the lot does not require any variances. The variance that the applicants are seeking is for the height of the shade structure to be built on the deck.

In fact, the "under construction" new deck on the Pembroke Avenue side of the lot is actually one foot lower than the existing deck behind the Edelstein residence.

The Applicants propose to construct a shade structure and to fill-in a portion of the deck, for uniformity, purposes. A very extensive landscape plan is proposed, including two (2) new street trees along lot frontage on Pembroke Avenue.

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 proposed shade structure

will in all respects be a marked improvement over the former house that previously occupied the lot which was nonconforming as to the prior setbacks and lot coverage.

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 sealed copies of architectural plans which have been prepared by Peter C. Weiss, Architect, dated August 7, 2020, consisting of one (1) sheet;
3. One oversized stamped and sealed original, and seventeen (17) copies of the recorded Minor Subdivision Plan and Survey prepared by Arthur w. Ponzio, Jr., January 21, 2019, 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: Robert and Sandra Edelstein

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** August 6, 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) 8705 Amherst Avenue
Block Number 616 Lot No(s) 30
Total Area (in square feet) 5,430 SF
Frontage: 50
Depth: 108.6

4. **Information about the Applicant:**

Full name(s) Robert & Sandra Edelstein
If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

Local Residence Address 8705 Amherst Avenue, Margate, NJ Zip 08402
Other Residence Address 1343 Centennial Road, Narberth, PA Zip 19072
Business Address _____ Zip _____
Phone Number(s) (include area code):
Local Residence _____ Other Residence _____
Business 800-600-0428 x 115 Fax _____ Cell Phone _____

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 09/17/15
____ 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):
 C Variance(s) Minor Subdivision Interpretation (B Variance)
 D Variance(s) Major Subdivision Other (Explain) _____
 Minor Site Plan Action Conditional Use Permit _____
 Major Site Plan Action Appeal (A) _____

8. Application Made To: 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 Peter C. Weiss, RA, LLC Phone 609-822-9616
Address 101 N. Washington Avenue, Suite 8, Margate, NJ 08402
Fax _____ Cell _____
____ Surveyor Name _____ Phone _____
Address _____
Fax _____ Cell _____
____ Preparer of Subdivision or Site Plan (if different from above)
Name Arthur W. Ponzino, Jr. Phone 609-344-8194
Address 400 North Dover Avenue, Atlantic City, New Jersey 08401
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): Existing house with raised deck.

-Proposed use: Deck expansion and a free standing shade structure.

-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 Expansion		N/A	Deck expansion as shown on plan
Free Standing Shade Structure	10 Feet	N/A	As shown on plan
_____	_____	_____	_____
_____	_____	_____	_____

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".

Prior subdivision of lot - March 2019.

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 shade structure on a raised deck that is currently under construction on the portion of their lot which has frontage along both Amherst Avenue and Pembroke Avenue within the S-40 zoning district.

The existing site is a newly consolidated portion of what had previously been known as 301 N. Pembroke Avenue. The house that occupied the lot has been demolished and no new living space is being proposed as part of this application.

Mr. and Mrs. Edelstein currently have a similar deck which was built several years ago and is directly behind their house on the Orient Canal. The expansion of the deck on the "Pembroke" portion of the lot does not require any variances. The variance that the applicants are seeking is for the height of the shade structure to be built on the deck.

In fact, the "under construction" new deck on the Pembroke Avenue side of the lot is actually one foot lower than the existing deck behind the Edelstein residence.

The Applicants propose to construct a shade structure and to fill-in a portion of the deck, for uniformity, purposes. A very extensive landscape plan is proposed, including two (2) new street trees along lot frontage on Pembroke Avenue.

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 proposed shade structure will in all respects be a marked improvement over the former house that previously occupied the lot which was nonconforming as to the prior setbacks and lot coverage.

16. Signature of Applicant(s):



Date August 6, 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. 10, 2020

By: Palma Ciccardi

18. Notarized Statement by Applicant:

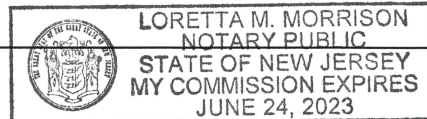
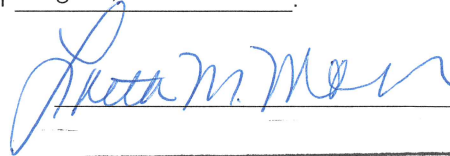
State of New Jersey } ss.

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 6th
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>08/06/2020</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 616	Lot 30	Applicant Name Robert and Sandra, Edelstein
District S-40		Address of Subject Application 8705 Amherst 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 which was denied by zoning and is now seeking variances. The portion of the expansion was part of an approved subdivision which eliminated a lot and expanded 2 others creating additional frontage along Pembroke.

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:

Confirm variances

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.npdlaw.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 15, 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 Robert & Sandra Edelstein
8705 Amherst Avenue
Block 616, Lot 30
Margate, New Jersey
Our File No.: 11356-1

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 deck expansion with shade structure.

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 Peter C. Weiss, Architect, dated May 26, 2020, last revised May 26, 2020, consisting of seven (7) sheets; and
3. 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 15, 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.

Very truly yours,

NEHMAD PERILLO DAVIS & GOLDSTEIN, PC

By: 

ERIC S. GOLDSTEIN

ESG/jrw
Encl.

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

Office Use Only:	Date Submitted: <u>7-20-20</u>	Received By: <u>RAM/palma</u>
	Paid: <u>\$25</u> (Check) Receipt #: <u>56978</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: July 15, 2020
2. Submitted by – Name: Robert & Sandra Edelstein Phone No.: 610-209-1811
Address: 1343 Centennial Road, Narberth, PA 19072
Email Address: rkedelstein@msn.com
3. If the party submitting this form is other than the potential Applicant for Board action (attorney, architect, builder, engineer, etc.), then who would the APPLICANT be?
Name: 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>8705 Amherst Avenue/301 N. Pembroke</u>	Block: <u>616</u>	Lot(s): <u>30</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 newly cleared consolidated lot.
The property is currently under construction, with a new deck.

8. Answer the following as to:	<u>Existing Condition</u>	<u>Proposed Condition</u>
a. Size and Dimension of Lot:	<u>5,430</u>	<u>5,430</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)

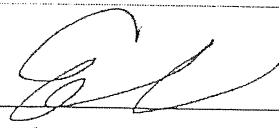
The applicants propose to construct a deck expansion and a free standing roof structure.
The building coverage is 24%. The front yard, side yard, and rear yard setbacks conform with
Margate's zoning ordinance. A variance is required for "structure height" of the shade structure.

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? Deck Expansion and Free Standing Roof Structure

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. 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 10/05/2015 09:24:56
RCPT # 1190777 RECD BY E-RECORD
NAME FEE
RECORDING FEES 70.00
INSTRUMENT# 2015058856
VOL 13968 PAGE 1 OF 6

Official Use Only

Transaction Identification Number

2540393

1815516

Submission Date(mm/dd/yyyy)

09/30/2015

Return Address *(for recorded documents)*

No. of Pages *(excluding Summary Sheet)*

4

INFINITY TITLE AGENCY

Recording Fee *(excluding transfer tax)*

\$70.00

2026 BRIGGS RD STE A

Realty Transfer Tax

\$7,040.00

MOUNT LAUREL, NJ 08054

Total Amount

\$7,110.00

Document Type

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE

Municipal Codes

MARGATE

03

Batch Type

L2 - LEVEL 2 (WITH IMAGES)

Bar Code(s)



10 77 88

Additional Information (Official Use Only)

** DO NOT REMOVE THIS PAGE.*

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



**Atlantic County
Document Summary Sheet**

DEED/NO
EXEMPTION
FROM REALTY
TRANSFER FEE

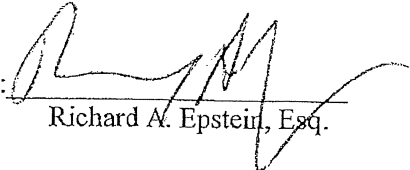
Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
Consideration	\$774,900.00				
Submitted By	INFINITY TITLE AGENCY (CSC/INGEO SYSTEMS INC)				
Document Date	09/17/2015				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name		Address		
	RETAINED REALTY INC		5 EAST 42ND STREET, NEW YORK, NY 10017		
GRANTEE	Name		Address		
	ROBERT K EDELSTEIN		1343 CENTENNIAL ROAD, PENN VALLEY, PA 19072		
	SANDRA A EDELSTEIN		1343 CENTENNIAL ROAD, PENN VALLEY, PA 19072		
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	03	616	30		03

** DO NOT REMOVE THIS PAGE.*

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

155535ITWJ

Prepared by:


Richard A. Epstein, Esq.

DEED

This Deed is made on September 17, 2015

BETWEEN:

RETAINED REALTY, INC, a New York corporation, with offices at 5 East 42nd Street
New York, New York, (hereinafter referred to as the "Grantor"),

AND

ROBERT K. EDELSTEIN and SANDRA A. EDELSTEIN, husband & wife, residing at
1343 Centennial Road, Penn Valley, PA 19072 (hereinafter referred to as the "Grantee").

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 Seven Hundred Seventy Four Thousand Nine Hundred and 00/100 Dollars (\$774,900.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of City of Margate, Block No. 616, Lot No. 30.

Property. The property consists of the land and all buildings and structures on the land located in the City of Margate, County of Atlantic and State of New Jersey, and is more particularly described on Schedule A attached hereto and made a part hereof.

Being the same premises conveyed to Grantor herein by Deed dated October 7, 2014, from Frank X. Balles, Sheriff of the County of Atlantic, which Deed was recorded on October 17, 2014, in the Atlantic County Clerk's Office in Book 13815 as Instrument # 2014057836.

The property is conveyed subject to easements, agreements and restrictions of record, such facts as an accurate survey may disclose, and to applicable zoning ordinances, rules and regulations.

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).

SCHEDULE A

LEGAL DESCRIPTION

All that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in Margate City, County of Atlantic and State of New Jersey and is bounded and described as follows:

BEGINNING at an iron bar found in the Northwesterly line of Amherst Ave. (50 feet wide) South 48 degrees 30 minutes West 255.0 feet from the Southwesterly line of Nassau Ave. (50 feet wide) said Beginning point being in the division line between lots 30 and 31 block 616 and from thence running;

1. South 48 degrees 30 minutes West along the Northwesterly line of Amherst Ave. 50.0 feet to an iron bar found in the division line between lots 29 and 30 block 616; thence
2. North 41 degrees 30 minutes West along the division line between lots 28.29 and 30 block 616 and at right angles to Amherst Ave. 70.0 feet to a point; thence
3. North 48 degrees 30 minutes East along the division line between lots 28 and 30 block 616 and parallel with Amherst Ave. 18.0 feet to a point; thence
4. North 41 degrees 30 minutes West along last mentioned division line and at right angles to Amherst Ave. 10.0 feet to a point; thence
5. North 48 degrees 30 minutes East along last mentioned division line and parallel with Amherst Ave. 17.0 feet to a point; thence
6. North 41 degrees 30 minutes West along last mentioned division line and at right angles to Amherst Ave. 10.0 feet to a point; thence
7. North 48 degrees 30 minutes East parallel with Amherst Ave. 17.0 feet to a point in the division line between lots 30 and 31 block 616; thence
8. South 41 degrees 30 minutes East along last mentioned division line and at right angles to Amherst Ave. 20.0 feet to a point; thence
9. South 48 degrees 30 minutes West along last mentioned division line and parallel with Amherst Ave. 2.0 feet to a point; thence
10. South 41 degrees 30 minutes East along last mentioned division line and at right angles to Amherst Ave. 70.0 feet to a point in the Northwesterly line of Amherst Ave. and to point and place of BEGINNING.

FOR INFORMATION ONLY:

County: Atlantic, Municipality: Margate City

Tax Block: 616, Tax Lot: 30

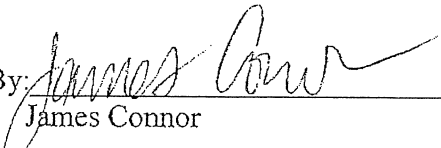
Address: 8705 Amherst Avenue, Margate, NJ 08402.

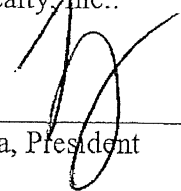
The above Tax Lot and Block designation and the street address designation is for informational purposes only and is not to be construed as part of the legal description.

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

Witnessed:

Retained Realty, Inc.:

By: 
James Connor

By:  (Seal)
Tara Cardoza, President

STATE OF NEW YORK, COUNTY OF NEW YORK) SS:

I CERTIFY that on September 17, 2015 Tara Cardoza personally came before me and acknowledged under oath, to my satisfaction, that:

1. she signed, sealed and delivered the attached Deed as President of Retained Realty, Inc., the corporation named in this Deed;
2. she is authorized to sign this Deed on behalf of the corporation;
3. this Deed was signed and delivered by the corporation as its voluntary act duly authorized by the corporation;
4. this person knows the proper corporate seal of the corporation which was affixed to this document, and
5. the corporation made this Deed for \$774,900.00 as the full and actual consideration paid or to be paid for the transfer of title.


Notary Public of New York ANNA M. SORVILLO

NOTARY PUBLIC-STATE OF NEW YORK
No. 01SO6305422

Qualified in Dutchess County

My Commission Expires June 09, 2018

Record & Return to: Eric Goldstein, Esq.
4030 Ocean Heights Avenue, Suite 100
Egg Harbor Twp., NJ 08234



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Names(s)

Retained Realty, Inc.

Current Resident Address:

Street: 5 East 42nd Street

City, Town, Post Office

New York

State

NJ

Zip Code

10017

PROPERTY INFORMATION (Brief Property Description)

Block(s)

616

Lot(s)

30

Qualifier

Street Address:

8705 Amherst Avenue

City, Town, Post Office

Margate City

State

NJ

Zip Code

08402

Seller's Percentage of Ownership

100%

Consideration

\$774,900.00

Closing Date

9/28/15

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)

1. I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. I am 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 as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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 (see instructions).
 No non-like kind property received.
8. Transfer 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 property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has 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 being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

SELLER(S) DECLARATION

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

9/17/15

Date

Tara Cardoza, President

Date

Signature

(Seller) Please 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

James W. Manghan, CTA

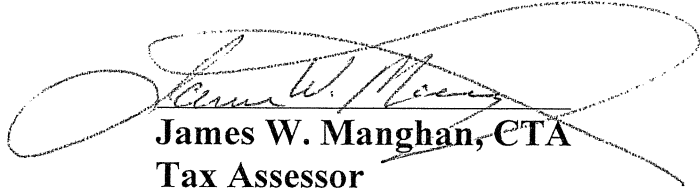
Jessica R. Witmer

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

Block 616 Lot 30

Location: 8705 Amherst Ave

Date: July 21, 2020



James W. Manghan, CTA
Tax Assessor

Your file No.: 12444-1

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

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
415 1	8606 AMHERST AVE	2	FERRARO, JOSEPH & MARIE 8606 AMHERST AVE MARGATE, NJ	08402
415 3	217 N OSBORNE AVE	2	DIGIACOMO, FRANCO & PASQUALINA 3217 S BROAD STREET PHILADELPHIA, PA	19148
415 4	215 N OSBORNE AVE	2	KLEIDERMACHER, MOISHE 215 N OSBORNE AVE MARGATE NJ	08402.1457
415 12	8604 AMHERST AVE	2	NESTORE, CHRISTOPHER & MELISSA A 3 OLD MILL RD MARLTON, NJ	08053
415 13	220 N NASSAU AVE	2	MILLER, STEVEN & MARCI 159 GLENIFFER HILL RICHBORO, PA	18954
416 1	213 N PEMBROKE AVE	2	GROSS TRUST, ALAN B 213 N PEMBROKE 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 16	210 N OSBORNE AVE	2	HENNESSY, PAUL 12 FAWN COURT WEST CHESTER, PA	19382
416 17	212 N OSBORNE AVE	2	GUINTA JR, CHARLES J 212 N OSBORNE AVE MARGATE, NJ	08402
416 18	214 N OSBORNE AVE	2	YASHAYA, BIJAN & SAREH 29 FAIRHAVEN DRIVE CHERRY HILL, NJ	08003
416 19	216 N OSBORNE AVE	2	SHAW, DAVID L & SANDRA 216 N OSBORNE AVE MARGATE, NJ	08402
417 1	217 N QUINCY AVE	2	KASHON, MICHAEL K. & STACEY 217 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
515 29	310 N NASSAU AVE	1	HIRSCH, AMY & JOSEPH 310 N NASSAU AVE MARGATE, NJ	08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
515 32	304 N NASSAU AVE	2	HARMAN, LEONARD P & GLORIA 6641 CAMARILLO TERR DELRAY BEACH, FL 33446
517 2	8717 AMHERST AVE	2	BARRETT III, JOSEPH A & KELLY L 8717 AMHERST AVE MARGATE, NJ 08402
517 3	8715 AMHERST AVE	2	SMITH, EDWARD S P O BOX 44 AUDUBON, NJ 08106
517 5	8711 AMHERST AVE	2	RAAB, CHRISTOPHER 8711 AMHERST AVE MARGATE, N J 08402
517 6	302 N PEMBROKE AVE	2	KENNY, JOANNE M 302 NO PEMBROKE AVE MARGATE, NJ 08402
517 9	304 N PEMBROKE AVE	2	SEWARD, MARY LOUISA 304 N PEMBROKE AVE MARGATE, NJ 08402
517 11	8712 FREMONT AVE	2	SHARPS, BONNIE G 8712 FREMONT AVE MARGATE, NJ 08402
517 12	315 N QUINCY AVE	2	SWIFT, CLAIRE S 1335 TILTON ROAD NORTHFIELD, NJ 08225
517 17	303 N QUINCY AVE	2	GOODEN, STEVEN & MICHELE 303 N QUINCY AVE MARGATE, NJ 08402
616 24	309 N PEMBROKE AVE	2	FELDMAN, JEFFREY D & MARILYN 119 QUAYSIDE DR JUPITER, FL 33477
616 25	307 N PEMBROKE AVE	2	STAMPS, WILLIAM %COLONIAL VW 200 WEST STREET RD FEASTERVILLE, PA 19053
616 26	305 N PEMBROKE AVE	2	HELLER, JAY L & RANDI 101 WOODSIDE RD #B ARDMORE, PA 19003
616 27	303 N PEMBROKE AVE	2	GUBERNICK, ALAN B & JULIE ANN 1612 HEARD DRIVE MAPLE GLEN, PA 19002
616 29	8707 AMHERST AVE	2	TARNOPOL, MELVYN J 8707 AMHERST AVE MARGATE, NJ 08402
616 30	8705 AMHERST AVE	2	EDELSTEIN, ROBERT K & SANDRA A 1343 CENTENNIAL RD PENN VALLEY, PA 19072
616 31	8703 AMHERST AVE	2	MCCARRON, HUGH & LINDA 8703 AMHERST AVE. MARGATE, NJ 08402
616 32	8701 AMHERST AVE	2	ZERBO, WAYNE & LISA 307 FELLOWSHIP ROAD #300 MT LAUREL, NJ 08054
616 33	8609 AMHERST AVE	2	SHULMAN, RICHARD & JACQUELINE 1126 PENMORE PLACE RYDAL, PA 19046

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
616 34	8607 AMHERST AVE	2	NTG REALTY HOLDINGS, LLC 650 PLEASANT MILLS ROAD HAMMONTON, NJ	08037
616 35	300 N NASSAU AVE	2	GALSKI, THOMAS M & MARCIE L 40 SHEFFIELD DR MOORESTOWN, NJ	08057
616 36	302 N NASSAU AVE	2	BENSON, S L & J S 302 N NASSAU AVE MARGATE, NJ	08402

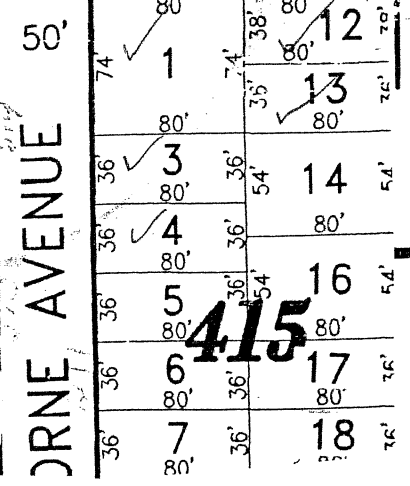
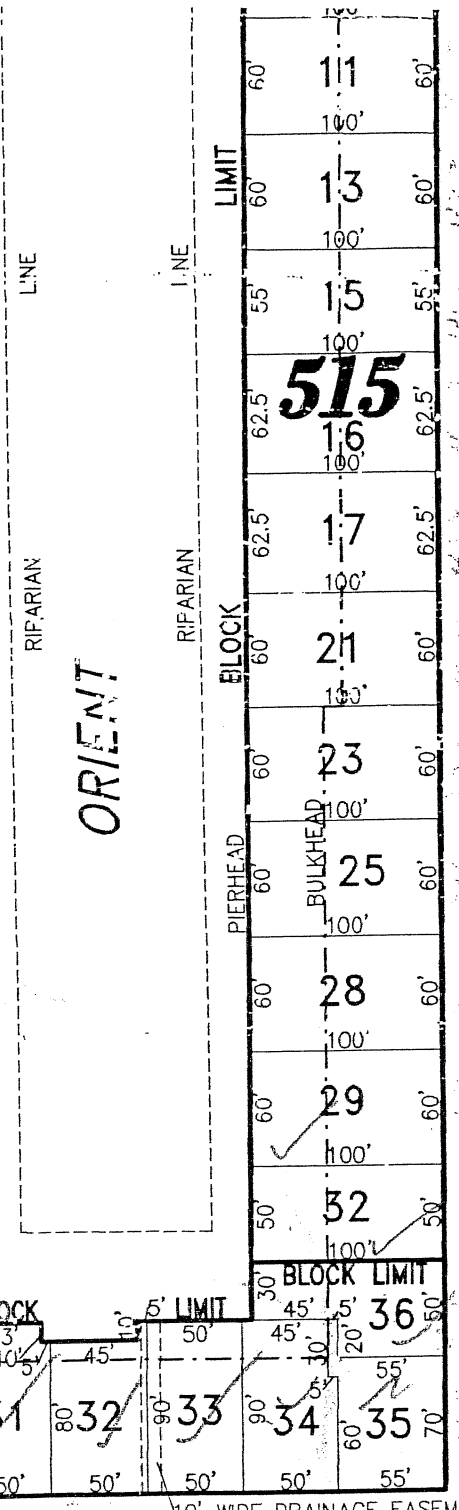
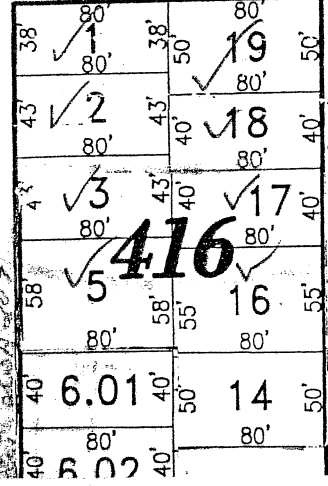
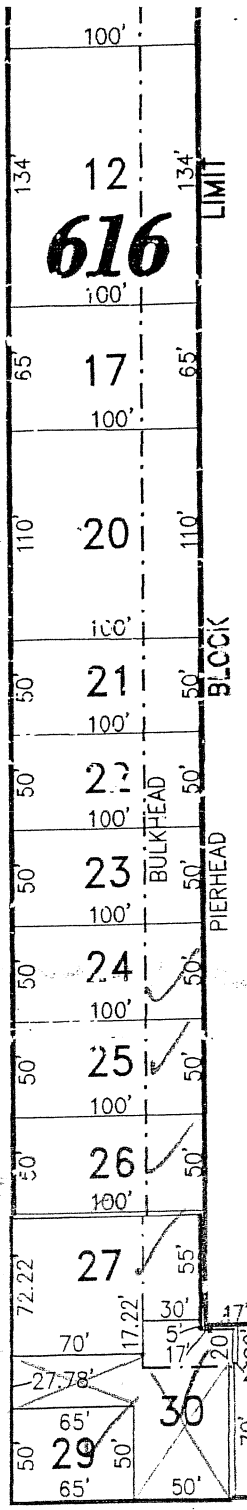
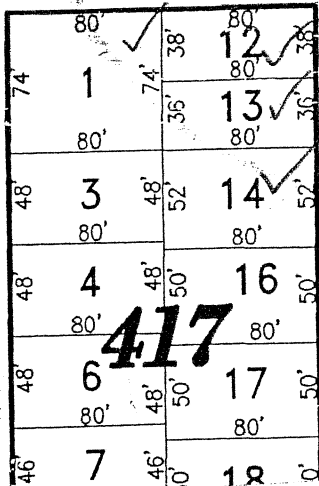
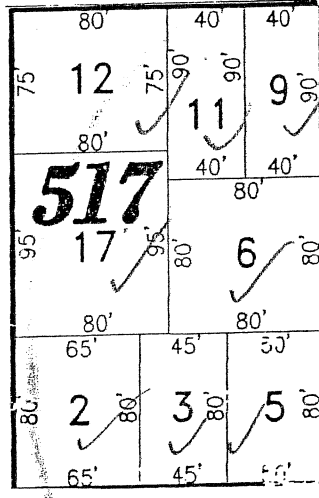
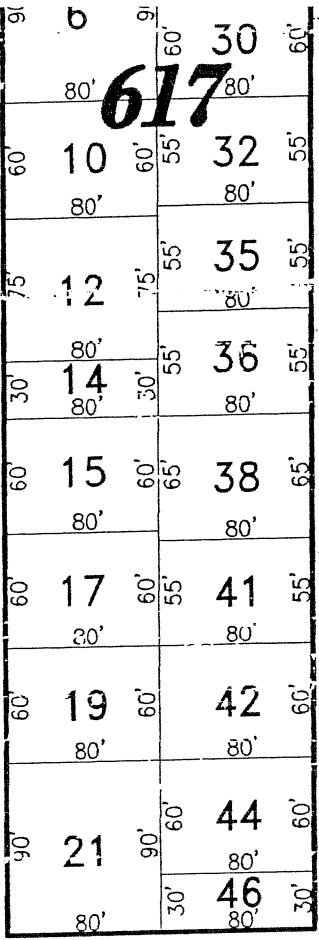
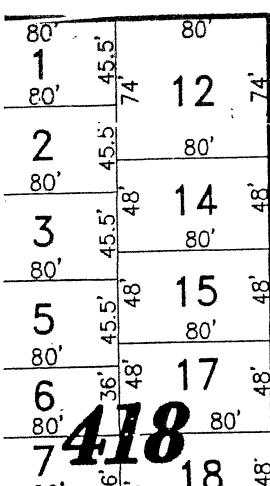
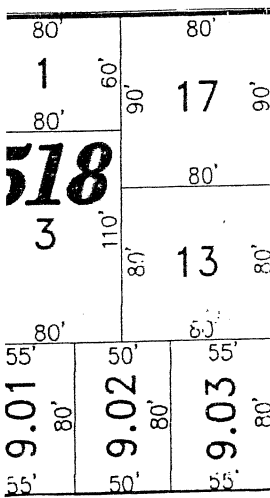
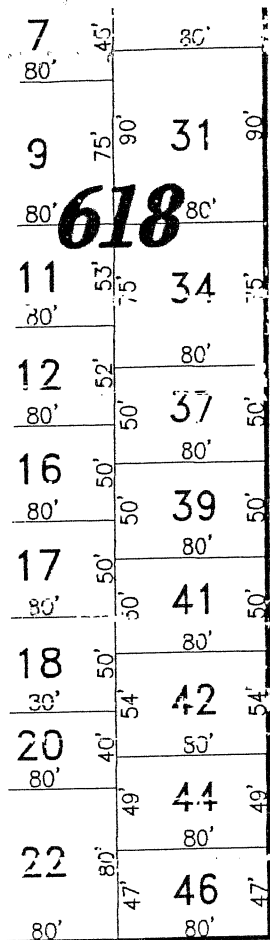
UTILITIES TO BE NOTIFIED WITH TAXLIST

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.....42



10' WIDE DRAINAGE EASEMENT



Linda Morgan
Tax Collector

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

Date: August 10, 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 8705 AMHERST AVENUE,
assessed to EDELSTEIN, ROBERT & SANDRA
and designated as BLOCK 616, LOT 30, Tax Map of Margate City, NJ.

Linda Morgan, CTC
Tax Collector

Per _____