

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

September 1, 2020

VIA HAND DELIVERY

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

RE: Application of Davco Construction, Inc.
15 N. Thurlow Avenue
Block 220, Lot 1
Margate, New Jersey
Our File No.: 12442-001

Dear Ms. Accardi:

Please be advised that I represent Davco Construction, Inc., who is the Applicant to the City of Margate Planning Board for certain "c" variance relief for the construction of a new single-family home on proposed Lot 1.01 in Block 220, 15 N. Thurlow 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 2 ½ story home will in all respects be a marked improvement over the former house that previously occupied the lot.

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 renderings and site plan of the subject property prepared by John Obelenus, Architect, dated July 15, 2020, consisting of five (5) sheets;
3. (18) – Signed and sealed copies of a Minor Subdivision Plan prepared by Andrew F. Schaffer, P.E. and Howard A. Transue, P.L.S., dated June 18, 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;
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: Davco Construction, Inc. (via email)

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** September 1, 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) 15 N. Thurlow Avenue
Block Number 220 Lot No(s) 1
Total Area (in square feet) 4,000 SF
Frontage: 50 FT
Depth: 80FT

4. Information about the Applicant:

Full name(s) Davco Construction, Inc.
If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)
David DiLeonardo (100% Principal)

Local Residence Address _____ Zip _____
Other Residence Address P.O. Box 672, Buena, New Jersey Zip 08310
Business Address _____ Zip _____
Phone Number(s) (include area code);
Local Residence _____ Other Residence _____
Business _____ Fax _____ Cell Phone (856) 498-2979

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 06/19/2020

By other interest in law (describe):

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

Name(s) N/A

Address N/A

Phone No. (include area code);
 Res. _____
 Bus. _____
 Fax _____
 Cell _____

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

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

8. Application Made To: Planning Board Other

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

Attorney: Name Eric S. Goldstein, Esquire Phone 609-927-1177
 Address Nehmad Perillo Davis & Goldstein, PC, 4030 Ocean Heights Avenue
 Fax 609-926-9721 Cell _____

Architect: Name John Obelenus, Architect Phone 609-501-4044
 Address 102 South Eighth Street, Vineland, New Jersey 08360
 Fax _____ Cell _____

Surveyor Name _____ Phone _____
 Address _____
 Fax _____ Cell _____

Preparer of Subdivision or Site Plan(if different from above)
 Name Andrew F. Schaffer, P.E. & Howard A. Transue, P.L.S. Phone 609-625-7400
 Address Schaeffer Nassar Scheidegg Consulting Engineers, LLC, 1425 Cantillon Boulevard, Mayslanding, NJ
 Fax _____ Cell _____

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

<p>10. If Site Plan Action is Required:</p> <p>-What is the present use of the site and building(s)? <u>An oversized lot of record with an older two story house currently sitting on the property.</u></p> <hr/> <hr/> <p>-How will this be changed? <u>Demolish the existing older home and construct a 2.5 story home with a pool, parking underneath.</u></p> <hr/> <hr/>	<p>11. If Subdivision Action is Required:</p> <p>-After conferring with the City Tax Assessor, provide lot numbers of new lot(s), dimensions, and area of each: (use extra pages, if necessary)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: left;">Lot No(s)</td> <td style="text-align: left;">Dimension(s)</td> <td style="text-align: left;">Area(s)</td> </tr> <tr> <td><u>N/A</u></td> <td style="text-align: center;"><u>x</u></td> <td style="text-align: right;"><u>S.F.</u></td> </tr> <tr> <td></td> <td style="text-align: center;"><u>x</u></td> <td style="text-align: right;"><u>S.F.</u></td> </tr> <tr> <td></td> <td style="text-align: center;"><u>x</u></td> <td style="text-align: right;"><u>S.F.</u></td> </tr> </table> <p>-Purpose of the Subdivision</p> <p><input type="checkbox"/> To sell lot(s)</p> <p><input type="checkbox"/> To build and sell homes (or other buildings)</p> <p><input type="checkbox"/> Other (please explain): _____</p>	Lot No(s)	Dimension(s)	Area(s)	<u>N/A</u>	<u>x</u>	<u>S.F.</u>		<u>x</u>	<u>S.F.</u>		<u>x</u>	<u>S.F.</u>
Lot No(s)	Dimension(s)	Area(s)											
<u>N/A</u>	<u>x</u>	<u>S.F.</u>											
	<u>x</u>	<u>S.F.</u>											
	<u>x</u>	<u>S.F.</u>											

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): An oversized lot of record with an older two story house currently sitting on the property.

-Proposed use: Demolish older house and construct 2.5 story home with a pool, parking underneath.

-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
<u>Front Yard Porch Setback (Winchester Avenue)</u>	<u>11.3</u>	<u>See Plan</u>	<u>See Plan</u>
<u>Front Yard House Setback (Winchester Avenue)</u>	<u>11.3</u>	<u>See Plan</u>	<u>See Plan</u>
<u>Pool Fence</u>	<u>5' min. setback</u>	<u>See Plan</u>	<u>2 ft. (Portion)</u>

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".

Currently a pending subdivision application.

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

Site Plan:
N/A

Subdivision:
N/A

Other:
N/A

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

The Applicant proposes to demolish the existing older home and construct a 2.5 story home with a pool, parking underneath. The proposed building coverage is 31%, which is in compliance with Margate's zoning ordinance. The Applicant is seeking variances for the front yard setback on Winchester Avenue to house a porch and a pool fence.

The property is on a corner and thus bound by the setbacks for a skewed average.

16. Signature of Applicant(s):



Date September 1, 2020

Date _____

17. This space for Board Administrator:

-Staff Committee action took place
_____ and case assigned to
the Planning Board for _____ or

-This application received by the
Planning Board Administrator on

By: _____

18. Notarized Statement by Applicant:

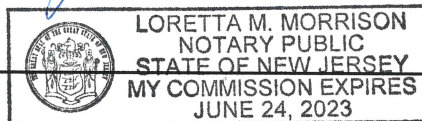
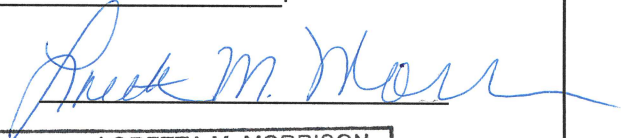
State of New Jersey } ss.

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 1st
day of September 2020.



Corporate Disclosure Form

Davco Construction, Inc.
(Corporation Name)

IN THE MATTER OF THE: MARGATE CITY PLANNING BOARD

APPLICATION OF Davco Construction, Inc.
(print applicant name)

Property Location

Block (220) Lot (1)
[Empty lines for address details]

David DiLeonardo, of full age, hereby certified the following factual information:
(print applicant name)

1. I am authorized to file this Certification on behalf of Davco Construction, Inc. the
(print corporation name)
owner of the property, which is the subject of this application.

2. Davco Construction, Inc. is a for-profit corporation organized
(print corporation name) (style of)
pursuant to the laws of the State of New Jersey.

3. The names and addresses of all persons having a 10% or greater ownership Interest in
Davco Construction, Inc. are as follows:
(print corporation name)
a. David DeLeonardo
b.
c.

4. There are no other persons or entities having a 10% or greater interest in
Davco Construction, Inc.
(print corporation name)

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me
are willfully false, I am subject to punishment.

[Signature]
(signature)

Eric S. Goldstein
(print name)

Attorney for Applicant
(title)

Dated: (9-1-2020)

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			
	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			
3	A statement containing the following information:			
	a. Date of acquisition of property and from whom	X - Sec	enclosed deed	
	b. The number of dwelling units in existing building(s)	N/A		
	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	Yes		
4	Ten folded copies of a plot plan, map or survey		X	
Checklist prepared by: _____ Date: _____ 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 220	Lot 1	Applicant Name DAVCO Construction, Inc.
District S-40		Address of Subject Application 15 North Thurlow Avenue

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

Your submittal was considered at the Staff Committee meeting of Tuesday, August 04, 2020

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

Staff committee reviewed the application which is pending by-right subdivision approval under a separate application. This application seeks variances created by a hardship for a corner property.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, September 24, 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:

application will not be heard until by-right subdivision has been filed. That should be completed by the 10 days prior to the application for these variances.

Virtual meeting is in effect.

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, September 02, 2020

Palma Accardi
Planning Board Administrator
Tuesday, August 04, 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 23, 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 Davco Construction, Inc.
15 N. Thurlow Avenue
Block 220, Lot 1
Margate, New Jersey

Dear Mr. McLarnon:

Please be advised that I represent the above referenced property owner with regard to its application to the City of Margate Planning Board for certain "c" variance relief for the construction of a new single-family home on proposed Lot 1.01 in Block 220.

In furtherance of this application, I enclose the following information for staff committee review:

1. Staff Committee Review Application;
2. A Minor Subdivision Plan prepared by Andrew F. Schaffer, P.E. and Howard A. Transue, P.L.S., dated June 18, 2020, consisting of one (1) sheet;
3. Architectural renderings and site plan of the subject property prepared by John Obelenus, Architect, dated July 15, 2020, consisting of five (5) sheets;
4. 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.

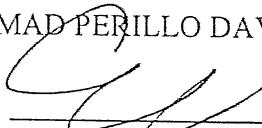
Roger D. McLarnon, PE, PP, CME, CFM, CPWM
July 23, 2020
Page 2

Thank you.

Very truly yours,

NEHMAD PERILLO DAVIS & GOLDSTEIN, P.C.

BY:



ERIC S. GOLDSTEIN

ESG:Imm
Enclosures
c: Davco Construction, Inc.

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

Office Use Only:	Date Submitted: <u>7/27/2020</u> Paid: <u>\$25</u> Check/Receipt #: <u>57016</u>	Received By: <u>Pulma</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 23, 2020
2. Submitted by – Name: Davco Construction, Inc. Phone No.: _____
Address: P.O. Box 672, Buena, New Jersey 08310
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>15 N. Thurlow Avenue</u> Block: <u>220</u> Lot(s): <u>1</u> Zoning District: <u>S-40</u>
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7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)
The existing site is an oversized lot of record with an older two story house currently sitting on the
property.

8. Answer the following as to:	<u>Existing Condition</u>	<u>Proposed Condition</u>
a. Size and Dimension of Lot:	<u>8,480 Square Feet</u>	<u>4,000 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 home and construct a 2.5 story home with a pool, parking underneath and a 2.5 floor deck on proposed Block 220, Lot 1.01. The proposed building coverage is 31% , which is in compliance with Margate's zoning ordinance. The Applicant is seeking variances for the front yard setback on Winchester Avenue, a third floor deck and the pool fence.

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? Winchester Avenue Front Yard Setbacks (Building & Porch); Third Floor Deck; and Pool Fence.

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



Office of the Tax Assessor

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

RECEIVED

JUL 29 2020

NEHMAD PERILLO DAVIS & GOLDSTEIN

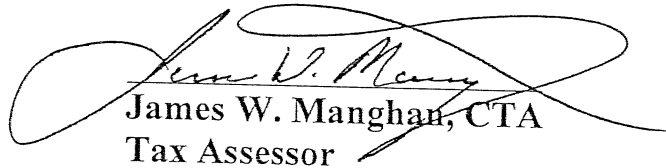
James W. Manghan, CTA

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

Block 220 Lot 1

Location 15 N Thurlow Ave.

Date: July 27, 2020


James W. Manghan, CTA
Tax Assessor

Your file No.: 12442-1

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

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
219 1	17 N SUMNER AVE	2	FALLICK, MARK L & DANA STARR 6 SHINGLE OAK DR VOORHEES, NJ 08053
219 2	15 N SUMNER AVE	2	SCHWARTZ, LAWRENCE & MAXINE 50 BELMONT AVE #1002 BALA CYNWYD, PA 19004
219 3	13 N SUMNER AVE	2	ROSENTHAL, LARRY & RHONDA 1102 BRYNHILL COURT AMBLER, PA 19002
219 4	11 N SUMNER AVE	2	SCHNEIDER, DEAN & SUSAN 11 N SUMNER AVE MARGATE, NJ 08402
219 5	9 N SUMNER AVE	2	ALLEN, STEVEN & PHYLLIS 287 WYNDMOOR CIRCLE HUNTINGDON VALLEY, PA 19006
219 6	7 N SUMNER AVE	2	FROEHLICH, MARY ANN B 9463 TURNBERRY DR POTOMAC, MD 20854
220 1	15 N THURLOW AVE	2	DAVCO CONSTRUCTION INC PO BOX 672 BUENA, NJ 08310
220 3	11 N THURLOW AVE	2	BRAND, HARRY & KAREN 11 N THURLOW AVE MARGATE, NJ 08402
220 4	9 N THURLOW AVE	2	GALDO SR, LOUIS & IRENE 3211 S 18TH STREET PHILADELPHIA, PA 19145
220 5	7 N THURLOW AVE	2	BROWER, DAVID C 7 N THURLOW AVE MARGATE, NJ 08402
220 8	1 N THURLOW AVE	2	HANDLER, SEAN & JENNIFER 3735 ALBIDALE DR HUNTINGDON VALLEY, PA 19006
220 9.01	16 N SUMNER AVE 9	2	FARISH JR, STACEY & JAMES FRANKLIN, 520 E CENTR AVE NEWTOWN, PA 18940
220 9.02	14 N SUMNER AVE 9	2	SCHWARTZ, DAVID & CHRISTINE 14 N SUMNER AVE MARGATE, NJ 08402
220 11	12 N SUMNER AVE	2	KAMMERMAN, STEVEN & GAYLE 12 N SUMNER AVE MARGATE, NJ 08402
220 12	10 N SUMNER AVE	2	SCHREIBER, LARRY & CLARA 39 MANOR HOUSE DR CHERRY HILL, NJ 08003
220 13	8 N SUMNER AVE	2	COSTANTINI, PETER J & PATRICIA 8 N SUMNER AVE MARGATE, NJ 08402
220 15	2 N SUMNER AVE	2	CHAMPION TRUST, MAXINE C 6211 UTAH AVE NW WASHINGTON, DC 20015
221 1	15 N UNION AVE	2	SCHWARTZ, JEFFREY & MICHELE FAITH 1525 BARDSEY DR LOWER GWYNEDD, PA 19002

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
221 2	13 N UNION AVE	2	SHAPIRO, BARBARA RUTH 13 N UNION AVE MARGATE, NJ	08402
221 3	11 N UNION AVE	2	KOLAKOWSKI, EVE 78 E MADISON AVE FLORHAM PARK, NJ	07932
221 4	9 N UNION AVE	2	LADOV, DAVID L & SAYDE J 300 ALEXANDER CT #612 PHILADELPHIA, PA	19103
221 5	7 N UNION AVE	2	SMITH, GARY S & EMILIE A 18 PECAN VALLEY DR NEW CITY, NY	10956
221 6	5 N UNION AVE	2	HEFFLER, ALLEN & RUTH E 1720 ST GEORGES RD DRESHER, PA	19025
221 9	14 N THURLOW AVE	2	WALSH TRUST, MARGARET 11 W ROSEDALE AVE NORTHFIELD, NJ	08225
221 10	12 N THURLOW AVE	2	ROSENBLOOM, MICHAEL & BARBARA 3 WOODGLEN LANE VOORHEES, NJ	08043
221 11	10 N THURLOW AVE	2	STERN, RICHARD & DAWN 26 COLLAGE LN CHERRY HILL, NJ	08003
221 12	8 N THURLOW AVE	2	GREENETZ ESTATE, FLORA F 8 N THURLOW AVENUE MARGATE, NJ	08402
221 13.01	6 N THURLOW AVE 13	2	ROSNER, DAVID S 51 JAFFRAY PARK IRVINGTON NY	10533
221 13.02	4 N THURLOW AVE 13	2	WINICK, ARNOLD E & SHERYL M 409 CARSON TERRACE HUNTINGDON VALLEY, PA	19006
319 10	105 N SUMNER AVE	2	GREENFIELD, MARC & GABRIELLE FRANTZ 105 N SUMNER AVE MARGATE, NJ	08402
319 11	103 N SUMNER AVE	2	WOERNER, RENEE 103 N SUMNER AVE MARGATE, NJ	08402
319 12	8807 WINCHESTER AVE	2	SHENBERG, HOWARD D & WENDY B 1585 SLOAN WAY AMBLER, PA	19002
320 9	107 N THURLOW AVE	2	WILLIAMS III, JAMES V & SAMANTHA S 248 ORCHARD PLACE RIDGEWOOD, NJ	07450
320 10	105 N THURLOW AVE	2	BARALDI, M & G, MERCURO, L & CALLAS, W 4 SPINO COURT VOORHEES, NJ	08043
320 11	103 N THURLOW AVE	2	MARRONE, CHRISTIAN P & NICOLE S 1531 BROOKHAVEN DR MCLEAN, VA	22101
320 12	8903 WINCHESTER AVE	2	MC CARTHY TRUST, MARTIN & PATRICIA 8903 WINCHESTER AVE MARGATE, NJ	08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
320 21	106 N SUMNER AVE	2	CAMPELLONE, ANTHONY & LINDA 3401 PAPER MILL RD. HUNTINGDON VALLEY, PA 19006
320 22	104 N SUMNER AVE	2	SAGUSTI, MARK 104 N SUMNER AVE MARGATE, NJ 08402
320 23	102 N SUMNER AVE	2	SAKULICH, RHODA R & SHERBY, JONATHAN 239 HASTING COURT DOYELSTOWN, PA 18901
320 24	100 N SUMNER AVE	2	COHEN, ALAN J & SHERRY MAULDIN 100 N SUMNER AVE MARGATE, NJ 08402
321 10	105 N UNION AVE	2	105 N UNION LLC A NJ LLC 2900 STONE CLIFF DR #208 BALTIMORE, MD 21209
321 11	103 N UNION AVE	2	VIRELLI, DOMINIC A & SANDRA T 335 BOOTH DRIVE BELLMAWR, NJ 08031
321 12	8907 WINCHESTER AVE	2	CAMEROTE, PAUL A & LOIS L 8907 WINCHESTER AVE MARGATE, NJ 08402
321 21.01	106 N THURLOW AVE	1	REVOLUTION BUILDERS INC PO BOX 466 NEWTOWN, PA 18940.0466
321 21.02	104 N THURLOW AVE	1	REVOLUTION BUILDERS INC PO BOX 466 NEWTOWN, PA 18940.0466
321 23	102 N THURLOW AVE	2	WEISS, MICHAEL P & DARYL F 1547 E COBBLESTONE CIRCLE WARRINGTON, PA 18976
321 24	100 N THURLOW AVE	2	KAPLAN, JOEL & SUSAN 100 N THURLOW 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

ATLANTIC COUNTY PLANNING BOARD
RT 9 & DOLPHIN RD
PO BOX 719
NORTHFIELD, NJ 08225

SEE SHEET 0.01
MINSET SSSS

UNION

107 108

45	41	41	41	41	41
80'	80'	80'	80'	80'	80'
45	41	41	41	41	41
80'	80'	80'	80'	80'	80'
45	41	41	41	41	41
80'	80'	80'	80'	80'	80'
45	41	41	41	41	41
80'	80'	80'	80'	80'	80'
45	41	41	41	41	41
80'	80'	80'	80'	80'	80'
45	41	41	41	41	41
80'	80'	80'	80'	80'	80'

100 101 102 103 104 105

100 101 102 103 104 105

100 101 102 103 104 105

321

107 108

45	41	41	41	41	41
80'	80'	80'	80'	80'	80'
45	41	41	41	41	41
80'	80'	80'	80'	80'	80'
45	41	41	41	41	41
80'	80'	80'	80'	80'	80'
45	41	41	41	41	41
80'	80'	80'	80'	80'	80'
45	41	41	41	41	41
80'	80'	80'	80'	80'	80'
45	41	41	41	41	41
80'	80'	80'	80'	80'	80'

100 101 102 103 104 105

320

107 108

45	41	41	41	41	41
80'	80'	80'	80'	80'	80'
45	41	41	41	41	41
80'	80'	80'	80'	80'	80'
45	41	41	41	41	41
80'	80'	80'	80'	80'	80'
45	41	41	41	41	41
80'	80'	80'	80'	80'	80'
45	41	41	41	41	41
80'	80'	80'	80'	80'	80'
45	41	41	41	41	41
80'	80'	80'	80'	80'	80'

100 101 102 103 104 105

319

107 108

44	42	41	41	41	41
80'	80'	80'	80'	80'	80'
44	42	41	41	41	41
80'	80'	80'	80'	80'	80'
44	42	41	41	41	41
80'	80'	80'	80'	80'	80'
44	42	41	41	41	41
80'	80'	80'	80'	80'	80'
44	42	41	41	41	41
80'	80'	80'	80'	80'	80'
44	42	41	41	41	41
80'	80'	80'	80'	80'	80'

100 101 102 103 104 105

318

107 108

45	41	41	41	41	41
80'	80'	80'	80'	80'	80'
45	41	41	41	41	41
80'	80'	80'	80'	80'	80'
45	41	41	41	41	41
80'	80'	80'	80'	80'	80'
45	41	41	41	41	41
80'	80'	80'	80'	80'	80'
45	41	41	41	41	41
80'	80'	80'	80'	80'	80'
45	41	41	41	41	41
80'	80'	80'	80'	80'	80'

100 101 102 103 104 105

317

SEE SHEET 0.01
MINSET SSSS

UNION

83.66'	54.38'	50'	50'	50'	50'
80.25'	80'	80'	80'	80'	80'
90'	54.38'	50'	50'	50'	50'
80.25'	80'	80'	80'	80'	80'
90'	60.72'	50'	50'	50'	50'
80.25'	80.25'	80'	80'	80'	80'
90'	80.25'	80'	80'	80'	80'
80.25'	80.25'	80'	80'	80'	80'
90'	80.25'	80'	80'	80'	80'
80.25'	80.25'	80'	80'	80'	80'
90'	80.25'	80'	80'	80'	80'
80.25'	80.25'	80'	80'	80'	80'

100 101 102 103 104 105

221

MARGATE CITY
COMMUNITY
CHURCH
EXEMPTED

THURLOW

189.68'	106'	50'	50'	50'	50'
80.25'	80'	80'	80'	80'	80'
196.03'	106.03'	56'	56'	56'	56'
80.25'	80'	80'	80'	80'	80'
112.37'	106.03'	53'	53'	53'	53'
80.25'	80'	80'	80'	80'	80'
90'	80.25'	80'	80'	80'	80'
80.25'	80.25'	80'	80'	80'	80'
90'	80.25'	80'	80'	80'	80'
80.25'	80.25'	80'	80'	80'	80'
90'	80.25'	80'	80'	80'	80'
80.25'	80.25'	80'	80'	80'	80'

100 101 102 103 104 105

220

SUMNER

45.34'	48'	48'	48'	48'	48'
80.25'	80'	80'	80'	80'	80'
51.68'	48'	48'	48'	48'	48'
80.25'	80'	80'	80'	80'	80'
58.02'	48'	48'	48'	48'	48'
80.25'	80'	80'	80'	80'	80'
90'	80.25'	80'	80'	80'	80'
80.25'	80.25'	80'	80'	80'	80'
90'	80.25'	80'	80'	80'	80'
80.25'	80.25'	80'	80'	80'	80'
90'	80.25'	80'	80'	80'	80'
80.25'	80.25'	80'	80'	80'	80'

100 101 102 103 104 105

219

RUMSON

47.99'	50'	50'	50'	50'	50'
80.25'	80'	80'	80'	80'	80'
54.33'	50'	50'	50'	50'	50'
80.25'	80'	80'	80'	80'	80'
60.67'	50'	50'	50'	50'	50'
80.25'	80'	80'	80'	80'	80'
90'	80.25'	80'	80'	80'	80'
80.25'	80.25'	80'	80'	80'	80'
90'	80.25'	80'	80'	80'	80'
80.25'	80.25'	80'	80'	80'	80'
90'	80.25'	80'	80'	80'	80'
80.25'	80.25'	80'	80'	80'	80'

100 101 102 103 104 105

218

QUINCY

45.43'	52'	53'	53'	53'	53'
80.25'	80'	80'	80'	80'	80'
51.77'	52'	53'	53'	53'	53'
80.25'	80'	80'	80'	80'	80'
45.43'	52'	53'	53'	53'	53'
80.25'	80'	80'	80'	80'	80'
96.33'	53'	53'	53'	53'	53'
80.25'	80'	80'	80'	80'	80'
96.33'	53'	53'	53'	53'	53'
80.25'	80'	80'	80'	80'	80'
96.33'	53'	53'	53'	53'	53'
80.25'	80'	80'	80'	80'	80'

100 101 102 103 104 105

217

VENTNOR AVE



**Atlantic County
Document Summary Sheet**

ATLANTIC COUNTY CLERK

5901 MAIN ST

MAY'S LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ
EDWARD P. McGETTIGAN, COUNTY CLERK
RECORDED 06/24/2020 09:06:42
RCPT # 1548462 RECD BY E-RECORD
NAME FEE
RECORDING FEES 80.00
INSTRUMENT# 2020032462
VOL 14811 PAGE 1 OF 7

Official Use Only

Transaction Identification Number

4432861

4163708

Submission Date(mm/dd/yyyy)

06/22/2020

Return Address (for recorded documents)

No. of Pages (excluding Summary Sheet)

5

LANDIS TITLE CORPORATION

Recording Fee (excluding transfer tax)

\$80.00

1117 E. LANDIS AVENUE

VINELAND, NJ 08360

Realty Transfer Tax

\$12,660.50

Total Amount

\$12,740.50

Document Type

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE

Municipal Codes

MARGATE

03

Batch Type

L2 - LEVEL 2 (WITH IMAGES)

320543

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	\$1,255,000.00				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	06/19/2020				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name		Address		
		MARGATE COMMUNITY CHURCH		8900 VENTNOR AVENUE, MARGATE, NJ 08402		
	GRANTEE	Name		Address		
		DAVCO CONSTRUCTION INC		PO BOX 672, BUENA, NJ 08310		
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
		03	220	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.

Deed Bargain and Sale (Covenants as to Grantor's Acts)
ind. to ind. or corp.

Prepared by:

RICHARD M. KING, JR., ESQUIRE

DEED

This Deed is made on June 19, 2020

BETWEEN MARGATE COMMUNITY CHURCH

whose post office address is 8900 Ventnor Avenue
Margate, NJ 08402

referred to as the Grantor,

AND DAVCO CONSTRUCTION INC.

whose post office address is P.O. Box 672
Buena, NJ 08310

referred to as the Grantee.

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

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of (\$1,255,000.00) ONE MILLION TWO HUNDRED FIFTY-FIVE THOUSAND DOLLARS. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2) Municipality of Margate City, Block No. 220, 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 the land and all the buildings and structures on the land in the City of Margate, County of Atlantic, and State of New Jersey. The legal description is:

TRACT NO. 1

BEGINNING at the intersection of the Southerly line of Winchester Avenue with the Easterly line of Thurlow Avenue; and extending thence

1. Eastwardly, in and along said Southerly line of Winchester Avenue 80 feet; thence
2. Southwardly, parallel with Thurlow Avenue, a distance of 53 feet to a point; thence

State of New Jersey Seller's Residency Certification/Exemption

(Print or type)

Seller's Information

Name(s)

Margate Community Church

Current Street Address:

8900 Ventnor Avenue

City, Town, Post Office Box

Margate City

State

New Jersey

ZIP Code

08402

Property Information

Block(s)

220

Lot(s)

1

Qualifier

Street Address:

15 N. Thurlow Avenue

City, Town, Post Office

Margate City

State

New Jersey

ZIP Code

08402

Seller's Percentage of Ownership

100.00%

Total Consideration

\$1,255,000.00

Owner's Share of Consideration

\$1,255,000.00

Closing Date

June 19, 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.

6/19/20

Date

[Signature]
Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

[Signature]
Signature (Seller) Indicate if Power of Attorney or Attorney in Fact
Trustees

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER
(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)
PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT.

STATE OF NEW JERSEY } SS County Municipal Code
COUNTY OF ATLANTIC 0116
MUNICIPALITY OF PROPERTY LOCATION: Margate City *Use symbol "C" to indicate that fee is exclusively for county use.

FOR RECORDER'S USE ONLY
Consideration \$ _____
RTF paid by Buyer \$ _____
Date By _____

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side) XXX-XX-X 7 7 6
Last 3 Digits in Grantee's Social Security Number
Deponent, DAVID DI LEONARDO, PRESIDENT OF DAVCO CONSTRUCTION, INC. being duly sworn according to law upon his/her oath,
deposes and says that he/she is the GRANTEE in a deed dated June 19, 2020 transferring
(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 220 Lot number 1 located at
15 N. THURLOW AVENUE, CITY OF MARGATE and annexed thereto.

(2) CONSIDERATION \$1,255,000.00 (See Instructions #1, #5 and #11 on reverse side)
Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED BELOW SHOULD BE TAKEN FROM THE OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF THE MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR THAT THE TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.
(A) When Grantee is required to remit the 1% fee, complete (a) by checking off appropriate box or boxes below

- Class 2 - Residential
- Class 3A- Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
- Class 4A - Commercial Properties (if checked, calculation in (E) required below)
- Cooperative unit (four families or less) (See C. 46:8D-3.) Cooperative units are Class 4C.

(B) Grantee is not required to remit the 1% fee (one or more of following classes being conveyed), complete (b) by checking off appropriate box or boxes below:

- Property Class. Circle applicable class(es): 1 3B 4B 4C 15
Property classes: 1-Vacant Land; 3B Farm property (Qualified) 4B-Industrial properties, 4C-Apartments; 15 Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)
- Exempt Organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
- Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and **MUST ATTACH COMPLETED RTF-4.**

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one subject to the 1% fee (B), pursuant to N.J.S.A 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

Property class. Circle applicable class or class 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY
Total Assessed Valuation ÷ Director's Ratio = Equalized Valuation

Property Class <u>15D</u>	\$ <u>763,100</u>	÷	<u>89.58</u>	% = \$ <u>851,864.25</u>
Property Class _____	\$ _____	÷	_____	% = \$ _____
Property Class _____	\$ _____	÷	_____	% = \$ _____
Property Class _____	\$ _____	÷	_____	% = \$ _____

(E) REQUIRED CALCULATION OF EQUALIZED CALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation
\$ _____ ÷ _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL EXEMPTION FROM FEE (See Instruction #8 on reverse side)
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 19 Day of June, 2020
Signature of Deponent: David Di Leonardo
POB 672, BUENA, NJ 08310
Deponent Address: David Di Leonardo
Grantee Name: DAVCO CONSTRUCTION, INC.
Grantee Address at Time of Sale: POB 672, BUENA, NJ 08310
Landis Title Corporation.
Name/Company of Settlement Officer: _____

County recording officers: forward one copy of each RTF-1EE to
STATE OF NEW JERSEY - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

3. Westwardly, parallel with the first course 80 feet to the Easterly line of Thurlow Avenue; thence
4. Northwardly, in and along said Easterly line of Thurlow Avenue 53 feet to the place of BEGINNING.

BEING Lot #1 in Block #24 on certain plan of lots entitled "Plan of Margate Park, situate in Margate City, N.J. made November, 1909 by Ashmead & Hackney, C.E." filed on December 16th, 1909.

TRACT NO. 2

BEGINNING at a point in the Easterly line of Thurlow Avenue 53 feet Southwardly of the Southerly line of Winchester Avenue; and extending thence

5. Eastwardly, parallel with Winchester Avenue, 80 feet; thence
6. Southwardly, parallel with Thurlow Avenue, 53 feet; thence
7. Westwardly, parallel with Winchester Avenue 80 feet to the Easterly line of Thurlow Avenue; thence
8. Northwardly, along the Easterly line of Thurlow Avenue, 53 feet to the place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as 15 N. Thurlow Avenue, Tax Block No. 220, Lot No. 1 on the Official Tax Map of City of Margate, NJ.

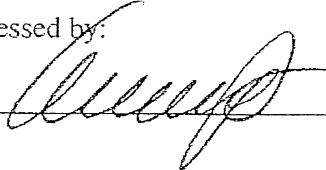
BEING the same lands and premises conveyed by Deed from Richard Feldman and Shirley Feldman, his wife to Margate Community Church, dated September 26, 1973 and recorded September 26, 1973 in Deed Book 2780, Page 113 in the Atlantic County Clerk's Office.

SUBJECT TO any and all easements, rights and restrictions of record.

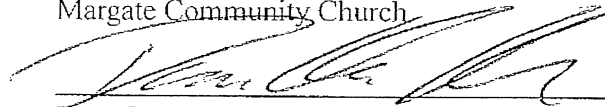
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as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

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

Witnessed by:



Margate Community Church

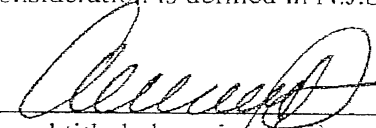

_____ (seal)
Dara Quattrone-Roche, Chair Bd of Trustees

_____ (seal)

STATE OF NEW JERSEY :
: SS
COUNTY OF ATLANTIC :

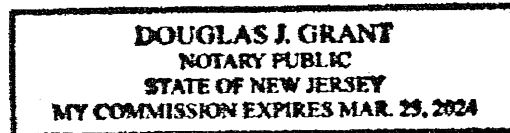
I certify that on June 19, 2020 Dara Quattrone-Roche, Chair Bd of Trustees, personally came before me and acknowledged under oath to my satisfaction that this person (or if more than one person):

- (a) is named in and personally signed this document;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$1,255,000.00 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.)



(Print name and title below signature)

Douglas J. Grant
Notary Public of NJ
My Comm. Expires 3/25/2024



RECORD & RETURN TO:
LANDIS TITLE CORPORATION
1117 E. LANDIS AVENUE
VINELAND, NJ 08360 LTV 14326



Linda Morgan
Tax Collector

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

RECEIVED
AUG 10 2020
NEHMAD PERILLO DAVIS & GOLDSTEIN

Date: August 6, 2020

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX & WATER for WAS TAX EXEMPT/W/S
CURRENT

is paid on property located at 15 N. THURLOW AVENUE,

assessed to DAVCO CONSTRUCTION

and designated as BLOCK 220, LOT 1, Tax Map of Margate City, NJ.

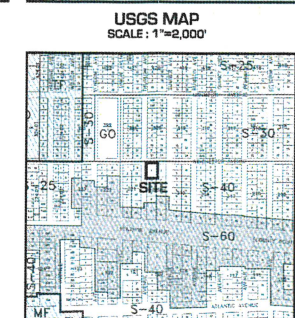
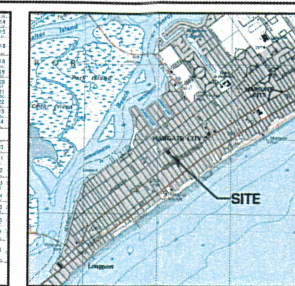
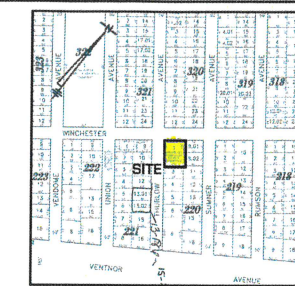
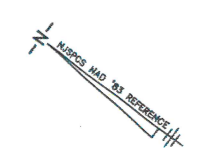
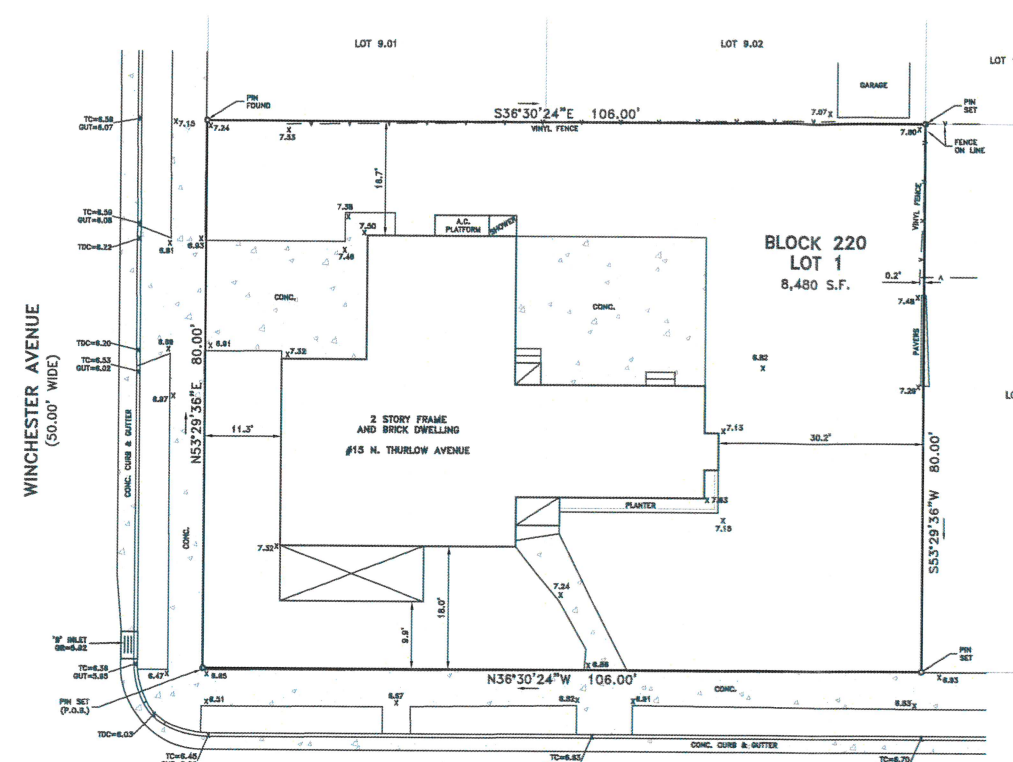
Linda Morgan, CTC
Tax Collector

Per _____

- NOTES:
- OWNER/APPLICANT: DAVCO CONSTRUCTION, INC. P.O. BOX 672 BRIDGE, NJ 08310
 - THE SCOPE OF THE PROJECT IS TO SUBDIVIDE TAX MAP LOT 1 INTO TWO (2) LOTS IN BLOCK 220 AS SHOWN ON TAX MAP SHEET #8 OF THE CITY OF MARGATE.
 - TOTAL LOT AREA IS 8,480 S.F.
 - THERE ARE NO FRESHWATER WETLANDS, TRANSITION AREAS OR BUFFERS ON THE PROJECT SITE.
 - THE PROJECT SITE IS SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF MARGATE PLANNING BOARD, AND THE ATLANTIC COUNTY PLANNING BOARD.
 - THE PROPOSED LOTS SHALL BE SERVICED BY PUBLIC WATER SUPPLY & SEWER SYSTEM AND ALL AVAILABLE UTILITIES.
 - THE INTENDED USE FOR THE NEW LOTS SHALL BE RESIDENTIAL IN ACCORDANCE WITH CITY CODES AND ORDINANCES.
 - THERE ARE NO EXISTING OR PROPOSED PROTECTIVE COVENANTS OR DEED RESTRICTIONS AFFECTING THE PROPOSED SITE.
 - ALL OUTBOUND CORNERS HAVE BEEN FLAGGED FOR EASY IDENTIFICATION DURING SITE INVESTIGATION BY BOARD MEMBERS IF REQUIRED.
 - THERE ARE NO EASEMENTS OR DEDICATIONS PROPOSED FOR PUBLIC OR COMMON USE.
 - COORDINATES BASED ON NAD 1983 DATUM.
 - TOPOGRAPHY BASED ON NAVD 1988 DATUM.
 - THE PROPERTIES WITHIN 200' OF THE SITE ARE WITHIN THE S-40 ZONE & S-30 ZONE IN MARGATE.
 - THE EXISTING DWELLING AND ALL IMPROVEMENTS ARE TO BE REMOVED, PRIOR TO MAP FILING.
 - THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "AE" ELEV. 9.
 - NO DRIVEWAYS SHALL BE PERMITTED TO ACCESS ONTO WINCHESTER AVENUE. ALL NEW DRIVEWAYS WILL ACCESS THURLOW AVENUE.

ITEM	REQUIRED	PROJ. LOT 1.01	PROJ. LOT 1.02	STATUS
MINIMUM LOT AREA	4,000 S.F.	4,000 S.F.	4,480 S.F.	CONFORMING
MINIMUM LOT WIDTH	50 FEET	50 FEET	50 FEET	CONFORMING

- WAIVER REQUESTS FROM MINOR SUBDIVISION CHECKLIST:**
- CHECKLIST ITEM NO. 4 - WAIVER FROM USING A MAP SIZE OF 24"x36". MOST OF THE INFORMATION SHOWN IN THE PLAN WILL HAVE TO BE SCALED DOWN TO FIT IN 24"x36" SHEET.
 - CHECKLIST ITEM NO. 5 - WAIVER FROM PROVIDING A KEY MAP WITH A 1,000' RADIUS SHOWING STREET NAMES AND ZONING DISTRICTS. THE SITE IS A FULLY DEVELOPED RESIDENTIAL NEIGHBORHOOD, ADJOINING DWELLINGS & ZONING DISTRICTS ARE SHOWN.
 - CHECKLIST ITEM NO. 11(a) - WAIVER FROM SHOWING PARKING SPACES ON THE SUBDIVISION. THE PARKING SPACES WILL BE SHOWN ON PLANS TO BE SUBMITTED FOR A BUILDING PERMIT FOR EACH NEW HOME.
 - CHECKLIST ITEM NO. 11(b) - WAIVER FROM SHOWING TREES AND NATURAL FEATURES WITHIN 200 FEET. THE SITE IS A FULLY DEVELOPED RESIDENTIAL NEIGHBORHOOD.
 - CHECKLIST ITEM NO. 11(c) - WAIVER FROM SHOWING UTILITIES ON THE MINOR SUBDIVISION PLAN. THE UTILITY CONNECTIONS WILL BE SHOWN ON PLANS TO BE SUBMITTED FOR A BUILDING PERMIT FOR EACH NEW HOME.
 - CHECKLIST ITEM NO. 11(d) - WAIVER FROM PROVIDING SOIL EROSION AND SEDIMENT CONTROL PLAN. WE WILL PROVIDE CERTIFICATION FROM CAPE ATLANTIC SOIL CONSERVATION DISTRICT PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH OF THE PROPOSED HOMES.
 - CHECKLIST ITEM NO. 14 - WAIVER FROM SHOWING ELEVATIONS ON THE MINOR SUBDIVISION PLAN. PROPOSED ELEVATIONS, FINISHED GRADES AND FINISHED FLOOR ELEVATIONS WILL ALL BE SHOWN ON PLANS SUBMITTED FOR A BUILDING PERMIT FOR EACH HOUSE.
 - CHECKLIST ITEM NO. 18 - WAIVER FROM SHOWING SETBACK LINES. WE ARE REQUESTING THAT SETBACK LINES NOT BE SHOWN ON THE PLAN AS IT IS OUR EXPERIENCE THAT SUCH SETBACKS ARE IMPOSED AS DEED RESTRICTIONS WHEN INSURING THE LAND AND SHOULD ZONING REQUIREMENTS CHANGE IN THE FUTURE, THOSE DEED REQUIREMENTS ARE DIFFICULT IF NOT IMPOSSIBLE TO LIFT.



200' PROPERTY OWNERS LIST

TAXING DISTRICT 14	ADJACENT PROPERTY LOCATION	CLASS	OWNER NAME & ADDRESS	TAXING DISTRICT 14	ADJACENT PROPERTY LOCATION	CLASS	OWNER NAME & ADDRESS
219	17 W SUMNER AVE	2	FRALINO, IRMA L & DAN STAN	221	13 W SUMNER AVE	2	WILSON, ROBERTA WIFE
219	16 W SUMNER AVE	2	SCHEFFEL, LAMAR E & COLLEEN	221	12 W SUMNER AVE	2	WILSON, ROBERTA WIFE
219	15 W SUMNER AVE	2	SCHEFFEL, LAMAR E & COLLEEN	221	11 W SUMNER AVE	2	WILSON, ROBERTA WIFE
219	14 W SUMNER AVE	2	SCHEFFEL, LAMAR E & COLLEEN	221	10 W SUMNER AVE	2	WILSON, ROBERTA WIFE
219	13 W SUMNER AVE	2	SCHEFFEL, LAMAR E & COLLEEN	221	9 W SUMNER AVE	2	WILSON, ROBERTA WIFE
219	12 W SUMNER AVE	2	SCHEFFEL, LAMAR E & COLLEEN	221	8 W SUMNER AVE	2	WILSON, ROBERTA WIFE
219	11 W SUMNER AVE	2	SCHEFFEL, LAMAR E & COLLEEN	221	7 W SUMNER AVE	2	WILSON, ROBERTA WIFE
219	10 W SUMNER AVE	2	SCHEFFEL, LAMAR E & COLLEEN	221	6 W SUMNER AVE	2	WILSON, ROBERTA WIFE
219	9 W SUMNER AVE	2	SCHEFFEL, LAMAR E & COLLEEN	221	5 W SUMNER AVE	2	WILSON, ROBERTA WIFE
219	8 W SUMNER AVE	2	SCHEFFEL, LAMAR E & COLLEEN	221	4 W SUMNER AVE	2	WILSON, ROBERTA WIFE
219	7 W SUMNER AVE	2	SCHEFFEL, LAMAR E & COLLEEN	221	3 W SUMNER AVE	2	WILSON, ROBERTA WIFE
219	6 W SUMNER AVE	2	SCHEFFEL, LAMAR E & COLLEEN	221	2 W SUMNER AVE	2	WILSON, ROBERTA WIFE
219	5 W SUMNER AVE	2	SCHEFFEL, LAMAR E & COLLEEN	221	1 W SUMNER AVE	2	WILSON, ROBERTA WIFE

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW," P.L.1975 c.281 (C.40:55-1) (N.J.A.C. 17:27) OR LOCAL ORDINANCE.

I CERTIFY THAT THE PUBLIC STREETS SHOWN HEREON HAVE BEEN APPROVED AS TO LOCATION AND WIDTH AND NAMED BY THE PROPER AUTHORITY.

Municipal Clerk Date

I HEREBY CERTIFY ALL TAXES HAVE BEEN PAID UP TO DATE ON ALL PROPERTIES IN THIS SUBDIVISION.

Tax Collector Date

I CERTIFY THAT THIS MAP WAS APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF MARGATE AT AN OFFICIAL MEETING HELD ON AND SHALL BE FILED ON OR BEFORE _____

I HEREBY FURTHER CERTIFY THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY.

Chairman Date

Secretary Date

I/WE THE UNDERSIGNED HEREBY CERTIFY, I/WE ARE THE OWNERS OF RECORD OF THE LANDS INVOLVED IN THIS SUBDIVISION AND DO HEREBY CONSENT TO THE FILING OF THE MAP SHOWN.

OWNER

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW," RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

Municipal Engineer

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED JUNE 8, 2020 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "THE MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET, I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.

DATE: JUNE 8, 2020

HOWARD A. TRANBUCCIO, Professional Land Surveyor DATE

ATLANTIC COUNTY APPROVALS

OFFICE OF POLICY, PLANNING & ECONOMIC DEVELOPMENT

<input type="checkbox"/> SUBDIVISION REVIEW	DATE: _____	FILE NO: _____
<input type="checkbox"/> SITE PLAN REVIEW	DATE: _____	FILE NO: _____
<input type="checkbox"/> ZONING BOARD	DATE: _____	FILE NO: _____
<input type="checkbox"/> PLANNING BOARD	DATE: _____	FILE NO: _____

Schaeffer Nassar Scheidegg
CONSULTING ENGINEERS, PLLC
SURVEYORS • ENVIRONMENTALISTS • PLANNERS
1429 Carillon Boulevard • Margate Landing • New Jersey
Telephone: (800) 825-7400 • Fax: (800) 809-0253
Certificate of Authorization #2404281-03800

HOWARD A. TRANBUCCIO
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. 33541

ANDREW F. SCHAEFFER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 33541

PROPOSED MINOR SUBDIVISION PLAN FOR:
DAVCO CONSTRUCTION, INC.
15 N. THURLOW AVENUE, BLOCK 220, LOT 1
CITY OF MARGATE, ATLANTIC COUNTY, NEW JERSEY
ZONE S-40, TAX MAP SHEET B

DATE: 6-18-20
SCALE: AS SHOWN
BY: B.G.
CHECKED: H.A.T.
SHEET NO. 1
1 OF 1
FILE# 20-190

PLANS FOR PERMIT PURPOSES ONLY