

THE LAW OFFICES OF  
KRISTOPHER J. FACENDA, LLC

Counselor at Law  
2408 New Road, Suite 2  
Northfield, New Jersey 08225  
(609) 385-8791  
*kris@facendalaw.com*

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September 2, 2020

City of Margate Planning Board  
Attn: Palma Accardi, Planning Board Administrator  
Municipal Building  
9001 Winchester Avenue  
Margate, NJ 08402

**RE: Application of Dennis Forte  
300 N Quincy Ave  
Block 518, Lot 9.03  
Zoning District S-40**

Dear Palma:

Please be advised that I represent Dennis and Kimberly Forte in connection with an application to come before the Margate City Planning Board seeking minor bulk variances for a proposed renovation to the structure located on the above referenced property. Enclosed in that regard kindly find the following:

1. Application for Action By Planning Board (Original + 17);
2. Staff Committee Application (18)
3. Check in the amount of \$250.00 payable to the City of Margate representing Application Fee;
4. Architectural Plan for "Proposed Addition for the Forte Residence" dated 8/17/20 prepared by Peter C. Weiss, Architect (includes existing setback information for Quincy Avenue properties) (18);
5. Survey of Premises (1);
6. Elevation Certificate (1);
7. Confirmation of Paid Taxes (1);
8. 200' List (1);
9. Deed dated December 2, 2019 (1); and
10. Photographs (18).

With this submission, it is my understanding that this matter will be listed for Public Hearing on September 24, 2020 at 6:30 pm.

THE LAW OFFICES OF  
KRISTOPHER J. FACENDA, LLC

September 2, 2020

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With respect to notice, we will of course notice the application in accordance with the MLUL requirements.

Thank you very much for your attention in this matter. In the event you should have any questions, comments or concerns, please do not hesitate to contact me.

Very truly yours,  
THE LAW OFFICES OF KRISTOPHER J. FACENDA, LLC

By: *Kristopher J. Facenda*

KRISTOPHER J. FACENDA

*kris@facendalaw.com*

KJF/ml

Enclosures

CC: Dennis Forte (*via email w/ partial enclosures*)

Peter C. Weiss c/o Andrea Tuccio (*via email w/ partial enclosures*)

G:\Clients\Forte, Dennis\Mat 1 - Land Use\Margate City Planning Board re appl 8 31 20.doc

APPLICATION FOR ACTION BY PLANNING BOARD  
MARGATE, NEW JERSEY

PLEASE  
TYPE OR  
PRINT

1. Date of Application: 8/31/2020

2. Zoning District:

S-60	Single Family Residential	<input type="checkbox"/>	MF	Multi-Family Residential	<input type="checkbox"/>
S-60-WF	Single-Family Residential	<input type="checkbox"/>	CBD	Central Business District	<input type="checkbox"/>
S-50	Single Family Residential	<input type="checkbox"/>	C-1	Commercial	<input type="checkbox"/>
S-40	Single Family Residential	<input checked="" type="checkbox"/>	C-2	Commercial/Business	<input type="checkbox"/>
S-40-WF	Single-Family Residential	<input type="checkbox"/>	WSD	Waterfront Special District	<input type="checkbox"/>
S-30	Single Family Residential	<input type="checkbox"/>	R	Riparian	<input type="checkbox"/>
S-25	Single Family Residential	<input type="checkbox"/>	WAPC	Washington Avenue Pedestrian Corr.	<input type="checkbox"/>
S-25 (HD)	Historic Single Family Residential	<input type="checkbox"/>	WSPA	Government and Open Space	<input type="checkbox"/>
TF	Two-Family Residential	<input type="checkbox"/>	I	Institutional Use	<input type="checkbox"/>
B	Beach	<input type="checkbox"/>			

3. Subject Parcel:

Street Address(es) 300 North Quincy Avenue

Block Number 518 Lot No(s) 9.03

Total Area (in square feet) 4400

Frontage: 55

Depth: 80

4. Information about the Applicant:

Full name(s) Dennis and Kimberly Forte

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

Local Residence Address 300 North Quincy Avenue, Margate, NJ Zip 08402

Other Residence Address \_\_\_\_\_ Zip \_\_\_\_\_

Business Address \_\_\_\_\_ Zip \_\_\_\_\_

Phone Number(s) (include area code);

Email Address c/o kris@facendalaw.com

Business \_\_\_\_\_ Fax \_\_\_\_\_ Cell Phone c/o 609-385-8791

**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 12/02/2019
- \_\_\_ By other interest in law (describe):  
\_\_\_\_\_  
\_\_\_\_\_

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

Name(s) \_\_\_\_\_  
 Address \_\_\_\_\_  
 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 checked="" type="checkbox"/> Other (Explain)  |
| <input type="checkbox"/> Minor Site Plan Action   | <input type="checkbox"/> Conditional Use Permit | <u>Front yard setbacks (2)</u>                       |
| <input type="checkbox"/> Major Site Plan Action   | <input type="checkbox"/> Appeal (A)             | <u>Building coverage</u>                             |

**8. Application Made To:**  X  Planning Board  \_\_\_  Other

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

\_\_\_ Attorney: Name Kristopher J. Facenda, Esquire Phone 609-385-8791  
 Address 2408 New Road, Suite 2  
 Fax \_\_\_\_\_ Cell \_\_\_\_\_ Email kris@facendalaw.com

\_\_\_ Architect: Name Peter C. Weiss, RA Phone 609-822-9616  
 Address 101 Washington Avenue, Suite 8, Margate, NJ 08402  
 Fax \_\_\_\_\_ Cell \_\_\_\_\_ Email aatuccio@comcast.net

\_\_\_ Engineer: Name \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_  
 Fax \_\_\_\_\_ Cell \_\_\_\_\_ Email \_\_\_\_\_

\_\_\_ Preparer of Subdivision or Site Plan (if different from above)  
 Name \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_  
 Fax \_\_\_\_\_ Cell \_\_\_\_\_

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

**10. If Site Plan Action is Required:**

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

-How will this be changed?  
Architectural Enhancements

**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)
	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): Single Family Residence

-Proposed use: Same

-If a "D" or "Use" Variance is required, please explain: N/A

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

Variance	Requirement of District	Present Condition	Proposed Condition
Front yard setbacks	15.50/12.40	15/12.3	15/12.3

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

none

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

Site Plan:

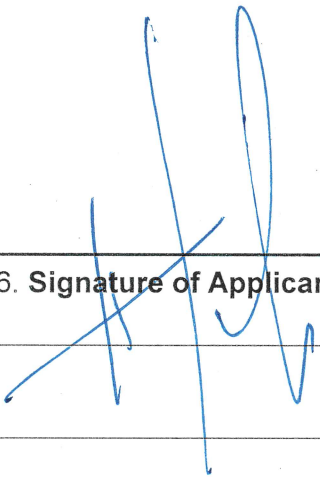
Subdivision:

Other:

**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.

Applicant proposes the construction of certain architectural enhancements to an existing single family home. The architectural enhancements trigger front yard set back variances of .5 and .1 feet. The building coverage is currently a preexisting non-conforming condition and with a de minimis increase.

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



Christopher J. Facenda Esq.  
Attorney for Applicant

Date 8/31/2020

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: \_\_\_\_\_

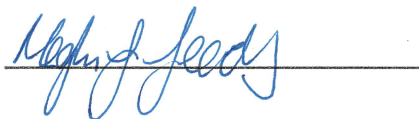
**18. Notarized Statement by Applicant:**

State of New Jersey } ss.

County of Atlantic }

Christopher J. Facenda, Esq., 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 31st day of August.



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

<b>Office Use Only:</b>	Date Submitted: _____	Received By: _____
	Paid: _____ Check/Receipt #: _____	Board Administrator or Zoning Officer

Staff Committee meetings are held as needed. Contents must comply in all particulars with the Administrative Regulations for Processing Planning Board Applications, sections on Staff Committee Review: The Board Administrator and other City Hall staff will answer reasonable questions regarding this procedure. They cannot, however, fill out these forms for you.

1. Date of Application: 7/22/2020
2. Submitted by – Name: Kristopher J. Facenda, Esq. Phone No.: 609-385-8791  
Address: 2408 New Road, Suite 2, Northfield, NJ 08225  
Email Address: kris@facendalaw.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: Dennis and Kimberly Forte Phone No.: c/o 609-385-8791  
Address: c/o 2408 New Road, Suite 2, Northfield, NJ 08225  
Email Address: c/o kris@facendalaw.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: N/A Phone No.: \_\_\_\_\_  
Address: \_\_\_\_\_

6. Proposed Action is Located as Follows:  
Street Address: 300 North Quincy Avenue Block: 518 Lot(s): 9.03  
Zoning District: S-40

7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)  
Existing single-family home on corner lot  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

	<u>Existing Condition</u>	<u>Proposed Condition</u>
8. Answer the following as to:		
a. Size and Dimension of Lot:	4400	4400
b. Size, Dimensions of Buildings:	see plan	see plan
c. Height of Buildings (Feet):	29.5+/-	29.5 +/-
d. Height of Buildings (Stories):	2	2
e. % of Coverage on Land:	34%	34%
f. Front Yard Setback:	15/12.3	15/12.3
g. Rear Yard Setback:		
h. Side Yard Setbacks:	18/8	18/8

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)

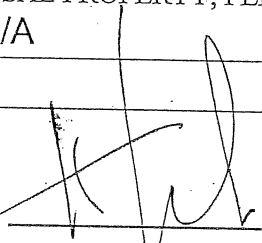
Applicant proposes the construction of certain architectural enhancements to an existing single-family home. The architectural enhancements trigger front yard deck variances of .5 feet and .1 feet. The building coverage is currently a pre-existing non-conforming condition and with a de minimis increase.

10. Although the Staff Committee will determine the correct legal steps, what are the actions requested. (check more than one, if applicable):

- Subdivision
- C-Variance(s)
- D-(Use) Variance
- Site Plan
- Conditional Use Permit
- Other: \_\_\_\_\_

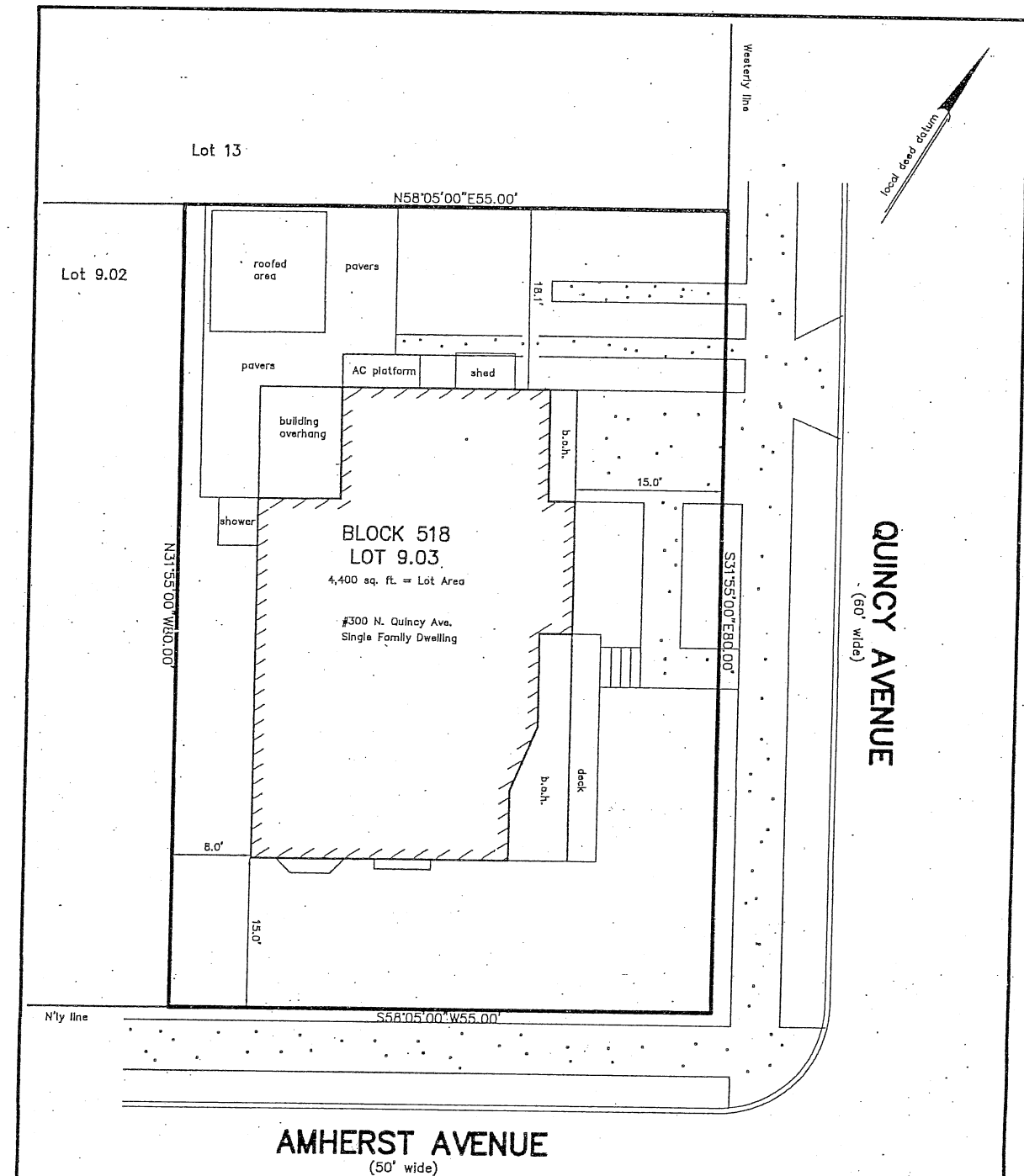
11. Which variances are needed, if any? Front yard setbacks (2); building coverage

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: Christopher T. Facenda, Attorney at Law, New Jersey





**AMHERST AVENUE**  
(50' wide)

**GENERAL NOTES:**

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

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

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

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

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

To: Dennis Forte

In consideration of the mutual covenants and promises contained in the agreement between the above named parties and the undersigned, the provisions of which are incorporated herein by reference, I declare that this plan is based on a field survey made on 05/19/2020 by me or under my immediate supervision in accordance with N.J.A.C. 13:40-5.1, and to the best of my professional knowledge, information and belief,

- a) correctly represents the conditions found at and as of the date of the field survey, except such omissions, if any, below the surface of the lands or on the surface of the lands and not visible,
- b) except as shown on the plan, there are no discrepancies between the boundary lines of the subject property as shown on the plan and as described in the legal description of record.

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

05-22-20 driveway strip  
Date Revelon

**SURVEY OF PREMISES**

SITUATE IN  
CITY OF MARGATE  
COUNTY OF ATLANTIC, N.J.  
#300 N. Quincy Avenue  
**BLOCK 518 LOT 9.03**

**PAUL KOELLING & ASSOCIATES, LLC**  
PROFESSIONAL LAND SURVEYING  
2161 SHORE ROAD  
LINWOOD, NJ 08221  
phone (609) 927-0279  
CERTIFICATE OF AUTHORIZATION #24GA28256300  
Date: May 20, 2020 by: KOELLING  
Scale: 1" = 10'

*Paul Koelling*  
**PAUL M. KOELLING**  
LAND SURVEYOR  
PLS; N.J. LICENSE NO. 24GS0432B800

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

## SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <u>Leon &amp; Donna Rose</u>		For Insurance Company Use: Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>300 N. Quincy Ave.</u>		Company NAIC Number
City <u>MARGATE</u> State <u>NJ</u> ZIP Code <u>08402</u>		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>Block 518 lot 9.03</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>N 39.3292</u> Long. <u>W 074.5112</u>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>g</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>1060</u> sq ft	a) Square footage of attached garage <u>250</u> sq ft	
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>	b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>	
c) Total net area of flood openings in A8.b <u>0</u> sq in	c) Total net area of flood openings in A9.b <u>0</u> sq in	
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <u>City of Margate 345304</u>		B2. County Name <u>Atlantic</u>	B3. State <u>NJ</u>
B4. Map/Panel Number <u>345304 / 0001</u>	B5. Suffix <u>C</u>	B6. FIRM Index Date <u>No Index Printed</u>	B7. FIRM Panel Effective/Revised Date <u>10/18/83</u>
		B8. Flood Zone(s) <u>A8</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>10.0</u>

- B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.  
 FIS Profile  FIRM  Community Determined  Other (Describe) \_\_\_\_\_
- B11. Indicate elevation datum used for BFE in Item B9:  NGVD 1929  NAVD 1988  Other (Describe) \_\_\_\_\_
- B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No  
 Designation Date \_\_\_\_\_  CBRS  OPA

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.  
 Benchmark Utilized n/a Vertical Datum NGVD29  
 Conversion/Comments \_\_\_\_\_

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>9.3</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>12.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <u>n/a</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) <u>9.3</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <u>11.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>9.3</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>9.6</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>n/a</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No

Certifier's Name <u>Paul H. Koelling, PLS</u>	License Number <u>NJ 24GS 02177100</u>
Title <u>Licensed Land Surveyor</u>	Company Name <u>PAUL H. KOELLING &amp; ASSOCIATES, LLC</u>
Address <u>2161 Shore Road</u>	City <u>Linwood</u> State <u>NJ</u> ZIP Code <u>08221</u>
Signature <u>Paul H. Koelling</u>	Date <u>5/6/10</u> Telephone <u>(609)927-0279</u>





Linda Morgan  
Tax Collector

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

Date: August 6, 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 300 N QUINCY AVENUE,  
assessed to FORTE, JR,, DENNIS & KIM  
and designated as BLOCK 518, LOT 9.03, Tax Map of Margate City, NJ.

Linda Morgan, CTC  
Tax Collector

Per \_\_\_\_\_



**Office of the Tax Assessor**

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

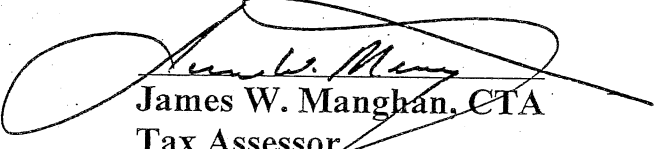
James W. Manghan, CTA

**Kristopher J. Facenda, LLC**  
2408 New Rd., Ste. 2  
Northfield, NJ 08225

**Block 518 Lot 9.03**

**Location: 300 N Quincy Ave.**

**Date: July 27, 2020**

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

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

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
417 1	217 N QUINCY AVE	2	KASHON, MICHAEL K. & STACEY 217 N QUINCY AVE MARGATE, NJ	08402
417 3	215 N QUINCY AVE	2	VERDI, PAUL & GERALDINE 215 N QUINCY AVE MARGATE, NJ	08402
417 4	213 N QUINCY AVE	2	HAYES, JEAN C & WARSH, THOMAS J 7705 1/2 NEW STREET WYNDMOOR, PA	19038
417 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
418 1	8802 AMHERST AVE	2	D'ORAZIO, GREGORY J & JOYCE 8802 AMHERST AVENUE MARGATE, NJ	08402
418 2	217 N RUMSON AVE	2	RASHATWAR, SUBASH & SANGEETA 488 KRESSON RD VOORHEES, NJ	08043
418 3	215 N RUMSON AVE	2	FANELLI, DIANE M 354 VANRODEN CIR. HUNTINGDON VALLEY, PA	19006
418 5	213 N RUMSON AVE	2	MULLEN, S G & DOUGHERTY, V J 567 GATES ST PHILADELPHIA, PA	19128
418 12	8800 AMHERST AVE	2	GARBER, TAMI 8800 AMHERST AVENUE MARGATE, NJ	08402
418 14	212 N QUINCY AVE	2	WEINSTOCK, SARAH & ODED 212 N QUINCY AVE MARGATE, NJ	08402
418 15	210 N QUINCY AVE	2	CORBI, WILLIAM P AND JOANN B 313 THOMAS AVE RIVERTON, NJ	08077
419 12	8804 AMHERST AVE	2	GUIDOTTI, ROBIN A & VALLE, JAMES P 1240 TENBY CT LOWER GWYNEDD, PA	19002
419 13	218 N RUMSON AVE	2	SPERLING, NEIL ALAN & LYNN 218 N RUMSON AVENUE MARGATE, NJ	08402
419 14	216 N RUMSON AVE	2	WEINGART, BRAD S & SHARON HAUSMAN 804 CHAMPLAIN DR VOORHEES, NJ	08043
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

ADJACENT PROPERTY LISTING  
 TAXING DISTRICT 16 MARGATE CITY

APPLICANT: 300 N Quincy Ave. 7-27-20  
 COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
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
518 1	315 N RUMSON AVE	2	HOLLANDER, PHILIP & SHEILA C 315 N RUMSON AVE MARGATE, NJ	08402
518 3	313 N RUMSON AVE	2	LIPOWICZ, MARK & SLAVA Z 2034 LOCUST STREET PHILADELPHIA, PA	19103
518 9.01	301 N RUMSON AVE	2	SILVERBERG, DANIEL & HEIDI 52 MANOR HOUSE DRIVE CHERRY HILL, NJ	08003
518 9.02	8805 AMHERST AVE	2	SOLTIS, GLENN S & JOAN A 369 COLKER LANE WAYNE, PA	19087
518 9.03	300 N QUINCY AVE	2	FORTE JR, DENNIS A & KIM S 300 N QUINCY AVE MARGATE, NJ	08402
518 13	302 N QUINCY AVE	2	LONG, SUSAN 302 N QUINCY AVE MARGATE, NJ	08402
518 17	314 N QUINCY AVE	1	CONRAD, CHARLES & ALESSIA CARMEN 1221 LIMBERLOST LANE GLADWYNE, PA	19035
619 30	308 N RUMSON AVE 29	2	MORGAN, JEFFREY & MAXINE 1901 WALNUT STREET #11-D PHILADELPHIA, PA	19103
619 32	304 N RUMSON AVE	2	LASDON, ALAN M & CARI R 1480 SLOAN WAY LOWER GWYNEDD, PA	19002
619 34	8801 AMHERST AVE	2	MCCARRON, MICHAEL & JANET (HELMIG) 8801 AMHERST AVE. MARGATE, NJ	08402

PROPERTY ID    PROPERTY LOCATION    CLASS    OWNERS NAME & ADDRESS

UTILITIES TO BE NOTIFIED WITH TAXLIST

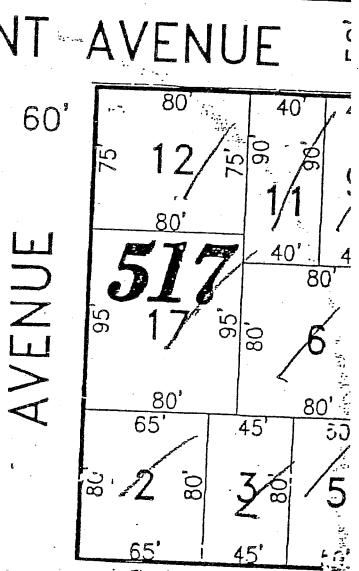
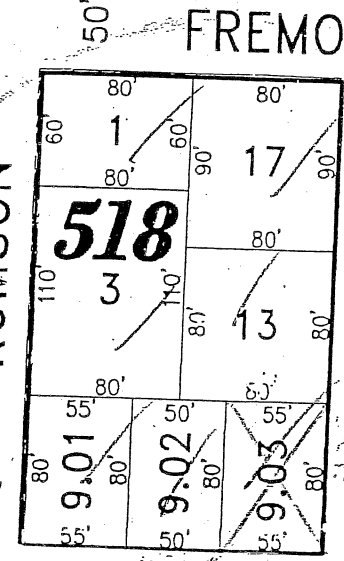
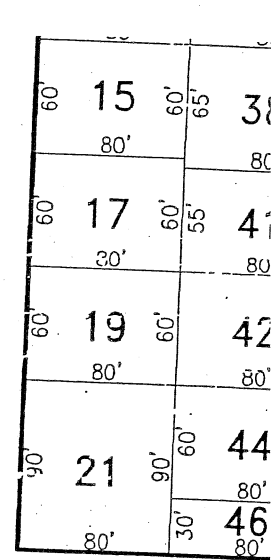
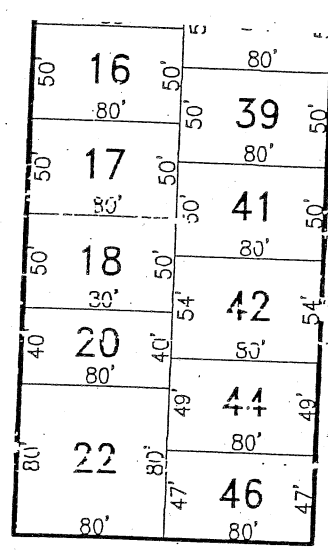
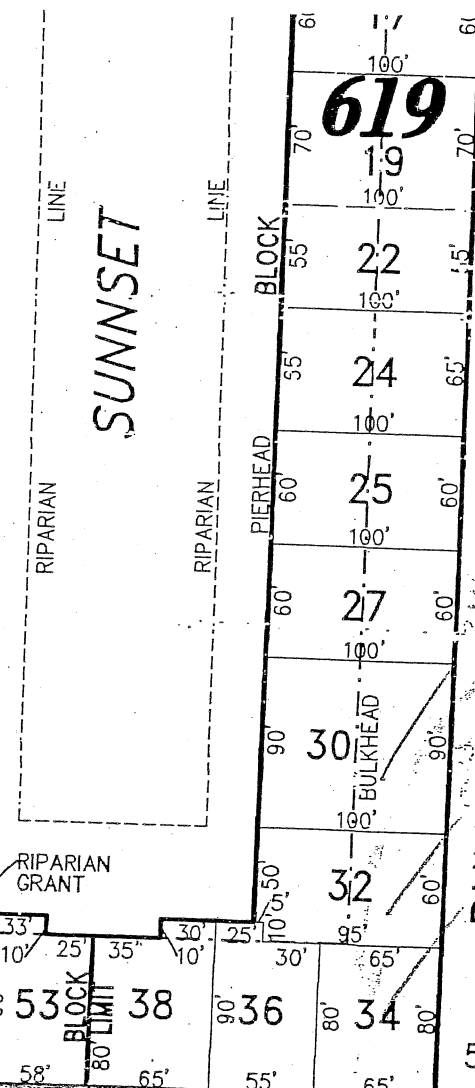
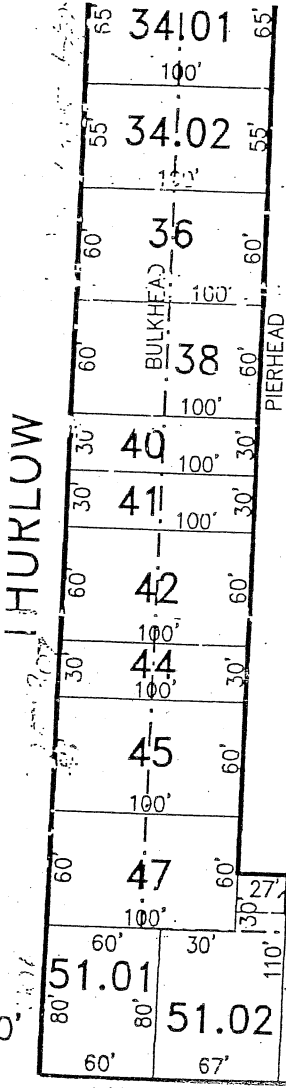
ATLANTIC CITY ELECTRIC  
5100 HARDING HIGHWAY, SUITE 399  
MAYS LANDING, NJ 08330

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

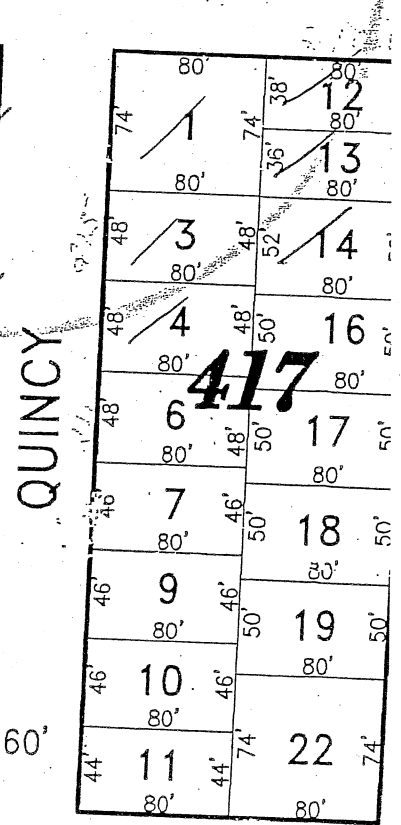
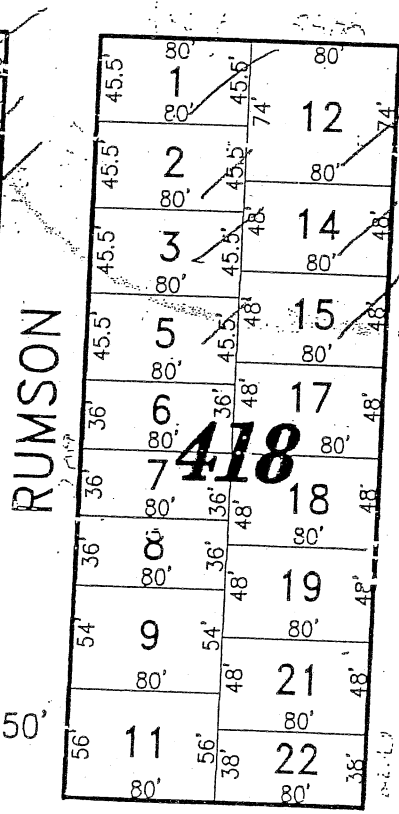
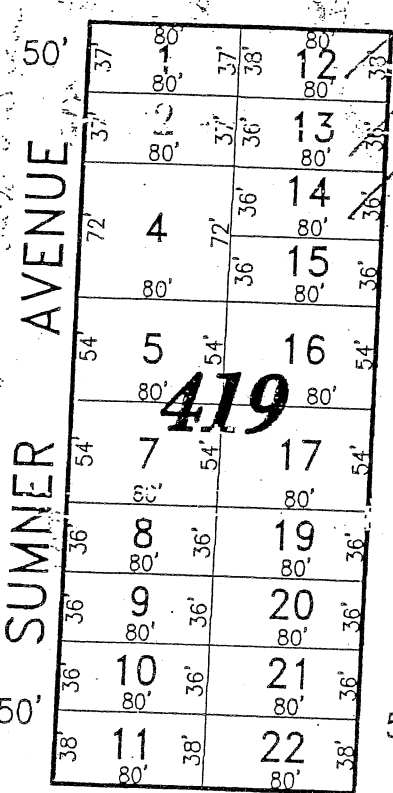
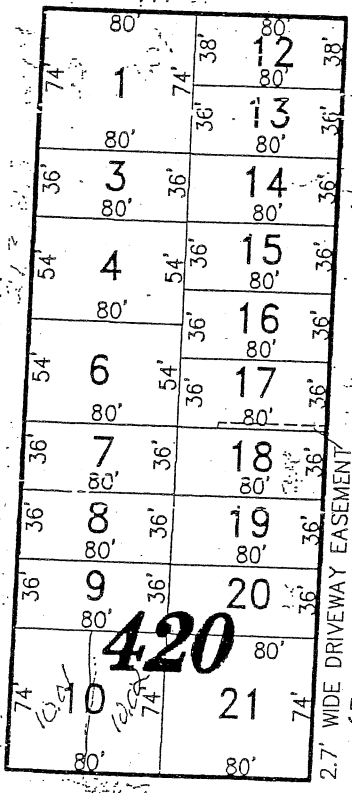
COMCAST CABLE, GREG SMITH, PM  
901 LEEDS AVENUE  
ABSECON, NJ 08201

ITEMS PRINTED.....37





**AMHERST AVENUE**





# Atlantic County Document Summary Sheet



INST # 2020000220  
 RECD 01/02/2020 VOL 14718  
 RCPT # 1518843 RECD BY TM (5 PGS)  
 CDN \$812,000.00 RTF \$7,432.20  
 EDWARD P. McGETTIGAN, COUNTY CLERK  
 ATLANTIC COUNTY, NJ

ATLANTIC COUNTY CLERK  
 5901 MAIN ST  
 MAYS LANDING, NJ 08330

Return Name and Address  
 Lincoln Land Transfer, LLC  
 737 Wesley Avenue  
 Ocean City, NJ 08226

Official Use Only

Submitting Company		Lincoln Land Transfer, LLC			
Document Date (mm/dd/yyyy)		12/2/2019			
Document Type		Deed			
No. of Pages of the Original Signed Document (Including the cover sheet)		5			
Consideration Amount (if applicable)		\$812,000.00			
First Party (Grantor or Mortgagor or Assignor) (Enter up to five names)	Name(s)	Last Name First Name Middle Initial Suffix (or Company Name as written)		Address (Optional)	
	Leon H. Rose and Donna Rose				
Second Party (Grantee or Mortgagee or Assignee) (Enter up to five names)	Name(s)	Last Name First Name Middle Initial Suffix (or Company Name as written)		Address (Optional)	
	Dennis A. Forte, Jr. and Kim S. Forte				
Parcel Information (Enter up to three entries)	Municipality	Block	Lot	Qualifier	Property Address
	Margate	518	9.03		300 N. Quincy Avenue Margate, NJ 08402
Reference Information (Enter up to three entries)	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date

**\*DO NOT REMOVE THIS PAGE\***  
 DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF ATLANTIC COUNTY FILING RECORD, RETAIN THIS PAGE FOR FUTURE REFERENCE.

Prepared by:  
Robert E. Schwartz, Esquire  
308 Harper Drive, Suite 201, Mt. Laurel, NJ 08057

## Deed

This Deed is made on December 2, 2019

BETWEEN Leon H. Rose and Donna Rose, husband and wife, whose post office address is 127 Lucerne Blvd., Cherry Hill, New Jersey 08003, referred to as the Grantor,

AND Dennis A. Forte, Jr. and Kim S. Forte, husband and wife, whose post office address is 300 N. Quincy Avenue, Margate, NJ 08402, referred to as the Grantee.

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

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of Eight Hundred Twelve Thousand Dollars (\$812,000.00).

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) City of Margate  
Block No. 518 Lot No. 9.03 Account No.  
 No property tax identification number is available on the date of this Deed (Check box if applicable).

3. Property. The Property consists of the land and all the buildings and structures on the land in Margate City, County of Atlantic and State of New Jersey. The legal description is:

Please see attached Legal Description annexed hereto and made a part hereof (Check box if applicable).

BEING the same lands and premises which became vested in the Grantor, under deed from David M. Gardner, dated May 26, 2010, and recorded on June 1, 2010 in the Atlantic County Clerk's Office as Instrument Number 2010032690;

The street address of the Property is 300 N. Quincy, Margate, New Jersey 08402.

4. 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).

- 5. Signatures. The Grantor signs this Deed as of the date of the top of the first page (Print name below each signature).

Witnessed By:

[Signature]

[Signature]

[Signature]

Leon Rose

[Signature]

Donna Rose

STATE OF NEW JERSEY :

COUNTY OF ATLANTIC :

Be it remembered, that on this 27<sup>th</sup> day of November, 2019, before me, the subscriber, a Notary Public, personally appeared Leon Rose and Donna Rose, who, I am satisfied are the persons named in and who executed the within Deed and they did severally acknowledge that they signed, sealed and delivered the same as their act and deed for the uses and purposes therein expressed.

Witnesseth my hand and seal.

[Signature]  
Notary Public

My Commission Expires:

FRANCINE AMICONE-MCALLISTER  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires November 29, 2021

RECORD AND RETURN TO:

[Empty box for recording and return information]

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Margate City, County of Atlantic, and State of new Jersey and is bounded and described as follows:

BEING known and designated as Lot 9.03 in Block 518 as shown on a certain map entitled proposed Minor Subdivision Plan Block 518, Lot 9, City of Margate, Atlantic County, new Jersey, which map was filed in the office of the Clerk of Atlantic County on 3/05/1925 as Filed Map N. 3721.

BEGINNING at the intersection of the Northerly line of Amherst Avenue (50 feet wide) with the Westerly line of Quincy Avenue (60 feet wide) and from thence running;

1. South 48 degrees 30 minutes West along the Northerly line of Amherst Avenue 55.0 feet to a point in the division line between Lots 9.02 and 9.03 block 518; thence
2. North 41 degrees 30 minutes West along last mentioned division line and parallel with Quincy Avenue 80.0 feet to a point in the division line between Lots 13 and 9.03 Block 518; thence
3. North 48 degrees 30 minutes East along last mentioned division line and parallel with Amherst Avenue 55.0 feet to a point in the Westerly line of Quincy Avenue; thence
4. South 41 degrees 30 minutes East along the Westerly line of Quincy Avenue 80.0 feet to a point in the Northerly line of Amherst Avenue and the point and place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 9.03, in Tax Block 518, on the Official Tax map of the City of Margate City.

FOR INFORMATION PURPOSES ONLY, The mailing address is: 300 North Quincy Avenue, Margate City, New Jersey 08402.



State of New Jersey  
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s)

Leon Rose and Donna Rose, husband and wife

Current Street Address

127 Lucerne Blvd

City, Town, Post Office Box

State

Zip Code

Cherry Hill

NJ

08003

**PROPERTY INFORMATION**

Block(s)

Lot(s)

Qualifier

518

9.03

Street Address

300 N. Quincy Avenue

City, Town, Post Office Box

State

Zip Code

Margate

NJ

08402

Seller's Percentage of Ownership

Total Consideration

Owner's Share of Consideration

Closing Date

100%

\$812,000.00

\$812,000.00

12/02/2019

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

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.
8.  Seller did not receive non-like kind property.
9.  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.
10.  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.
11.  The deed is dated prior to August 1, 2004, and was not previously recorded.
12.  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.
13.  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.
14.  The property transferred is a cemetery plot.
15.  The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

**SELLER'S DECLARATION**

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

11/27/19  
Date

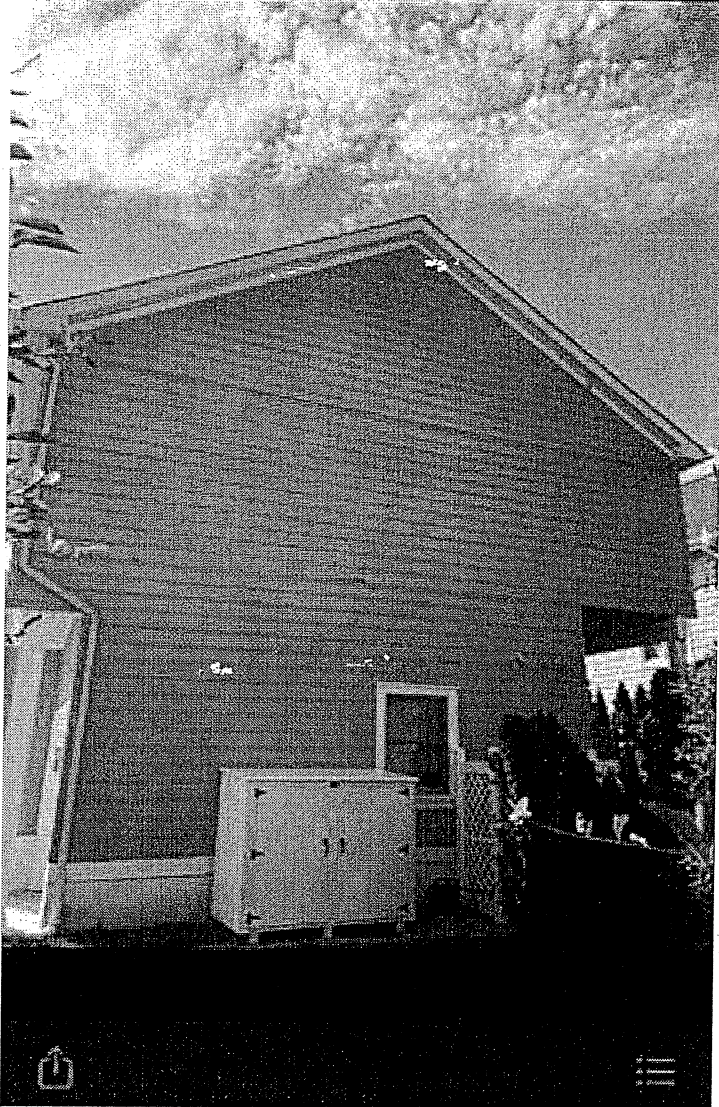
11/27/19  
Date

Leon Rose, Signature

Donna Rose, Signature

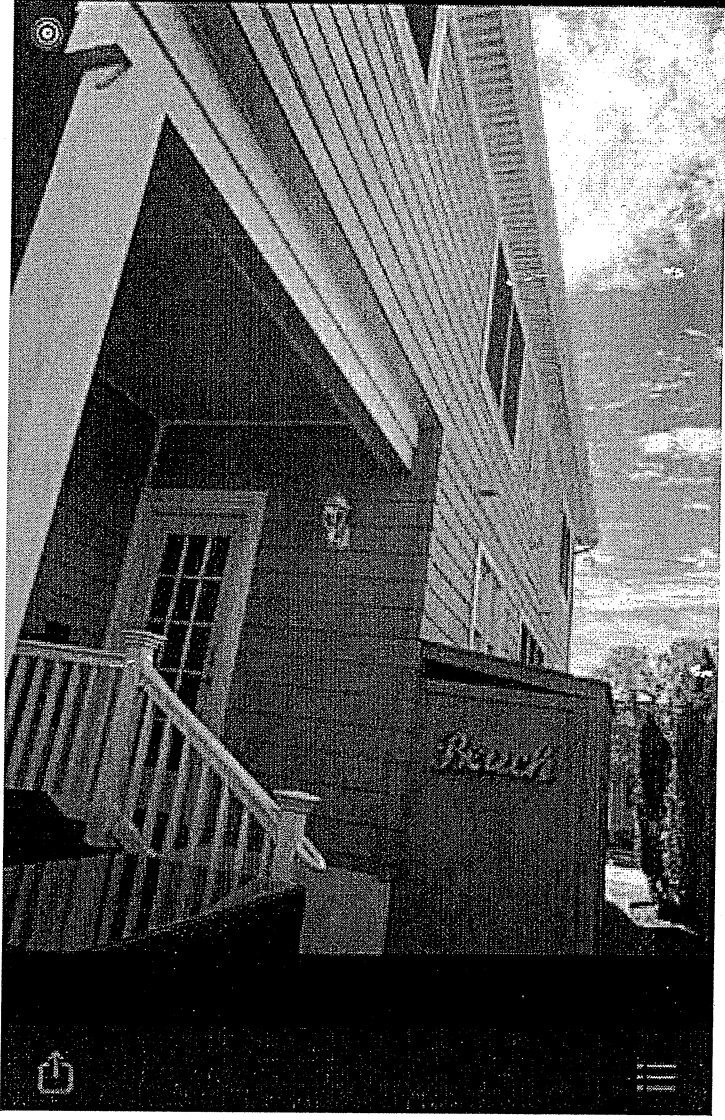
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Verizon 11:19 AM 100%  
Done 3 of 7



Done

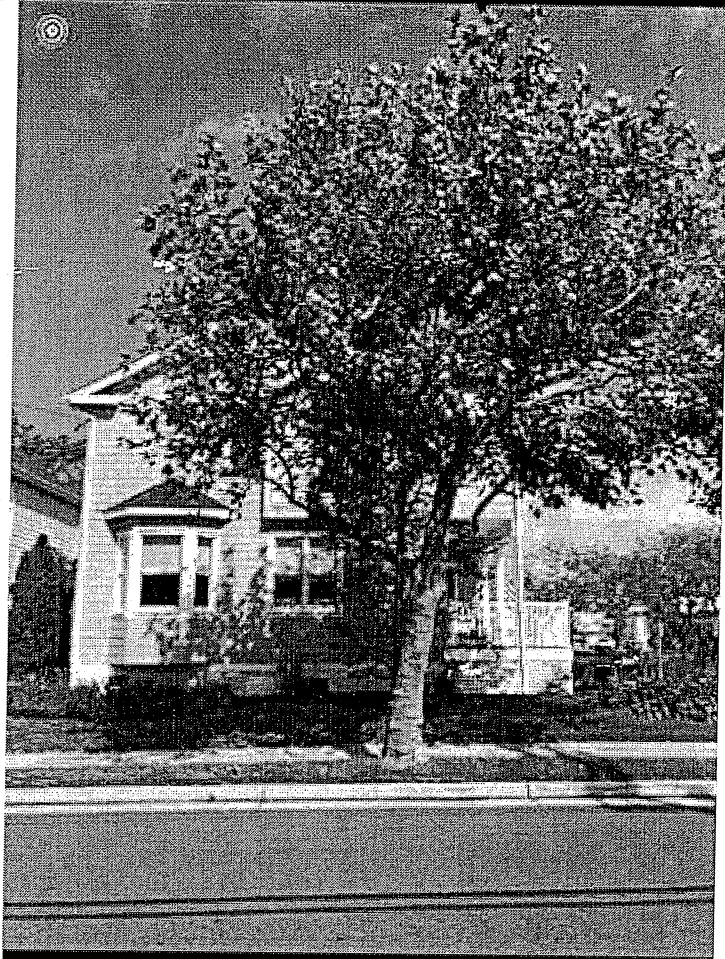
4 of 7



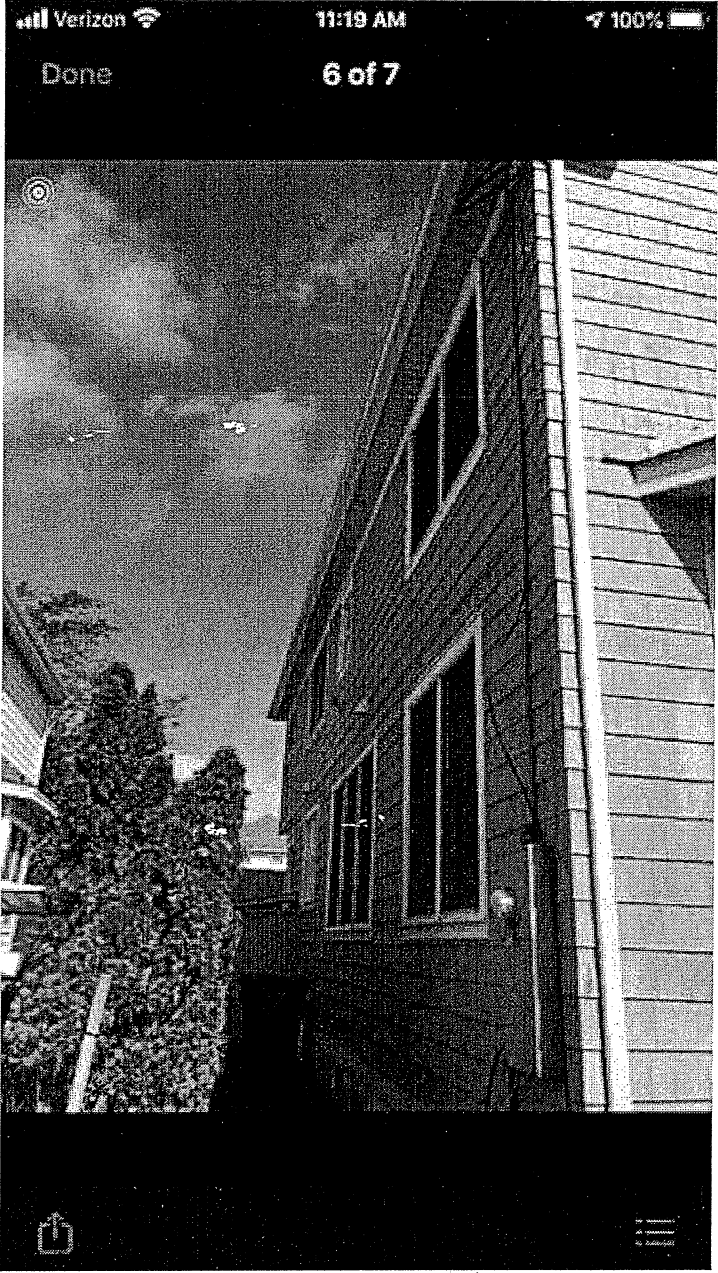


Done

5 of 7



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**THE LAW OFFICES OF  
KRISTOPHER J. FACENDA, LLC**

Counselor at Law  
2408 New Road, Suite 2  
Northfield, New Jersey 08225  
(609) 385-8791  
[kris@facendalaw.com](mailto:kris@facendalaw.com)

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September 11, 2020

City of Margate Planning Board  
Attn: Palma Accardi, Planning Board Administrator  
Municipal Building  
9001 Winchester Avenue  
Margate, NJ 08402

**RE: Application of Dennis Forte  
300 N Quincy Ave  
Block 518, Lot 9.03  
Zoning District S-40**

Dear Palma:

Please recall that I represent Dennis Forte in connection with an application to come before the Margate City Planning Board seeking minor bulk variances for a proposed renovation to the structure located on the above referenced property. Enclosed in that regard kindly find the following additional documents:

1. Variance Application Checklist and;
2. Area Map showing all lots within 200 feet of the subject property.

In addition, pursuant to Item No. 3 of the Variance Application Checklist, please be advised that my client acquired the property at 300 N. Quincy Avenue, Block 518, Lot 9.03 on December 2, 2019 from Leon Rose and Donna Rose. The property contains one single family dwelling unit. Mr. Forte is the owner of the subject property and the within application will not be accompanied by a separate application for subdivision, site plan or conditional use approval.

Thank you very much for your attention in this matter. In the event you should have any questions, comments or concerns, please do not hesitate to contact me.

THE LAW OFFICES OF  
KRISTOPHER J. FACENDA, LLC

September 11, 2020  
Page 2

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Very truly yours,

THE LAW OFFICES OF KRISTOPHER J. FACENDA, LLC

By: *Kristopher J. Facenda*  
KRISTOPHER J. FACENDA  
[kris@facendalaw.com](mailto:kris@facendalaw.com)

KJF/ml

Enclosures

CC: Dennis Forte (*via email*)

Peter C. Weiss c/o Andrea Tuccio (*via email*)

G:\Clients\Forte, Dennis\Mat 2 - 300 N. Quincy\Margate City Planning Board re appl additional items 9 11 20 (002).doc

LAND USE

Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	<p>Submit the following documents with the Standard Development Application:</p> <p>a. Copy of an area map showing all lots within 200 feet of the property.</p> <p>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.</p> <p>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.</p> <p>d. Copies of subdivision, site plan or conditional use applications when applicable.</p> <p>e. Certification that taxes are paid.</p>	X  X  X  N/A  X	
2.	If the survey is more than one year old, attach certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance, and show any proposed changes with all dimensions including enlargement of existing footprint, if applicable.	N/A	
3.	<p>A statement containing the following information:</p> <p>a. Date of acquisition of property and from whom.</p> <p>b. The number of dwelling units in existing building(s).</p> <p>c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s).</p> <p>d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.</p>	X  X  X  X	
4.	Ten (10) folded copies of a plot plan, map or survey.	X	
	<p>Checklist prepared by: <u>Peter Weiss</u></p> <p>Checklist reviewed by City: _____</p> <p>Application found complete on: _____</p> <p>Application found incomplete on: _____</p>	<p>Date: 9/10/20</p> <p>_____</p> <p>Date:</p> <p>_____</p>	

BULKHEAD LINE

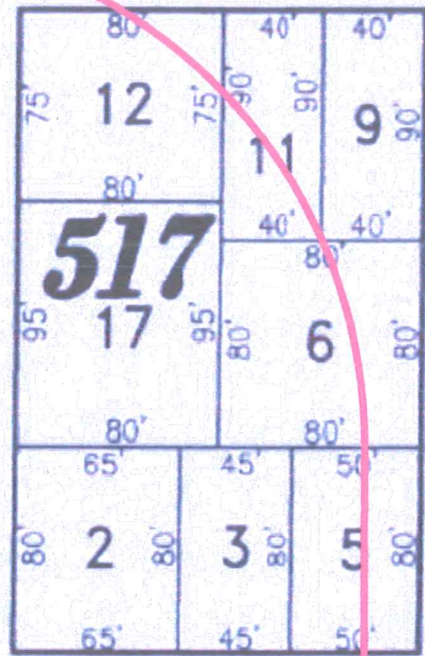
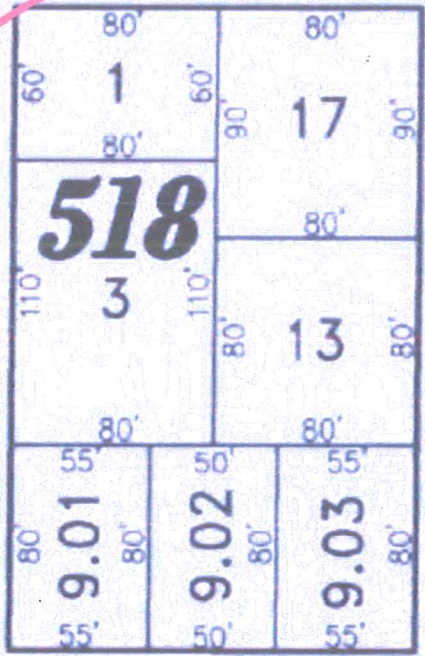
50' FREMONT AVENUE 50'

50' FREMONT AVENUE 50'

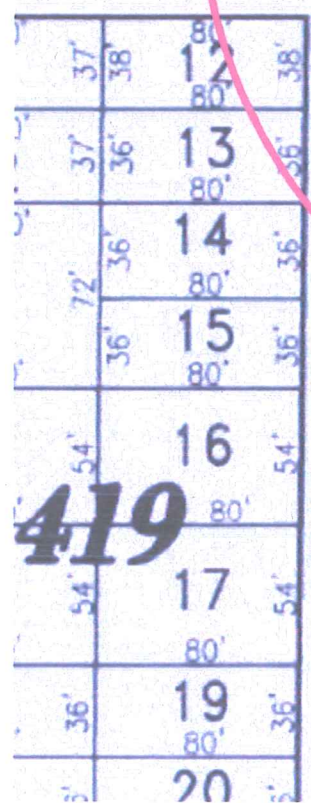
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AVENUE

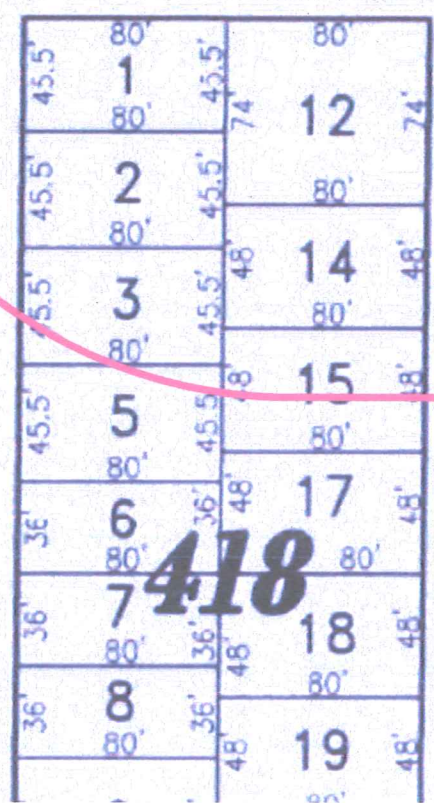
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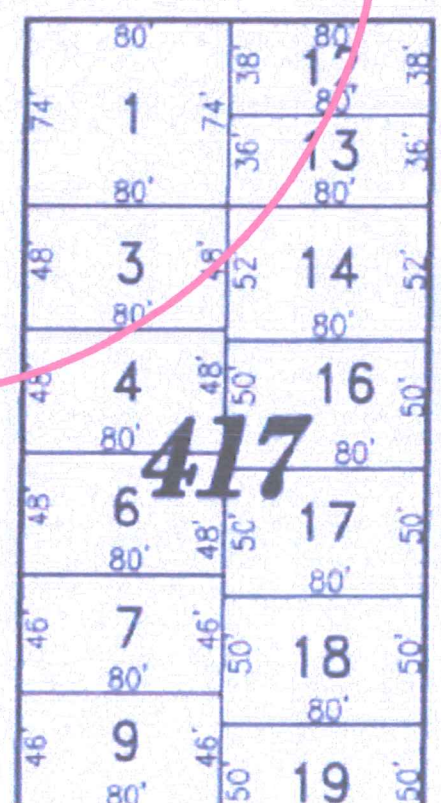
← 200' RADIUS



RUMSON



QUINCY



PEMBROKE