# 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

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 Page 2

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 facenda

KRISTOPHER J. FACENDA kris@facendalaw.com

KJF/mll

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	MF	Multi-Family Residential
S-60-WF	Single- Family Residential	CBD	Central Business District
S-50	Single Family Residential	C-1	Commercial
S-40	Single Family Residential	C-2	Commercial/Business
S-40-WF	Single-Family Residential	WSD	Waterfront Special District
S-30	Single Family Residential	R	Riparian
S-25	Single Family Residential	WAPC	Washington Avenue Pedestrian Corr
S-25 (HD)	Historic Single Family Residential	WSPA	Government and Open Space
TF	Two-Family Residential	I ·	Institutional Use
В	Beach		

3. Subject Parcel:			•				
Street Address(es) 300	O North Quincy	Avenue					
Block Number 518		Lot No(s) 9.03					
Total Area (in square fe	eet) 4400						
Frontage: 55		· · · · ·	· · ·				
Depth: 80			•	-			• .
4. Information abo	out the Applic	ant:		n an		. ·	
Full name(s) Dennis	and Kimberly	Forte					
If Business Entity, Nan	nes of Officers o	r Principals (Submit dis	sclosure statement	: if appropriate)			
	. *					·····	
Local Residence Addre	ess 300 North (	Quincy Avenue, Ma	gate, NJ	Zip 08402			
Other Residence Addre				_Zip			
Business Address		·		_Zip			
Phone Number(s) (incl	ude area code);						
Email Address c/o kri	s@facendalav	.com					
Business		Fax		Cell Phone _C/	o 609-38	5-8791	

<ul> <li>5. Interest in Subject Property:</li> <li>(Supply copies of relevant documents with this Application): <ul> <li>By lease dated</li> <li>By Agreement of Sale dated</li> </ul> </li> <li>By Ownership of property since 12/02/2019 <ul> <li>By other interest in law (describe):</li> </ul> </li> </ul>	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
Major Site Plan Action Appeal (A)	division     Interpretation (B Variance)       division     Image: Constraint of the second
9. Professionals Representing the Applicar Attorney: Name Kristopher J. Facenda, Esqui Address 2408 New Road, Suite 2 FaxCell Architect: Name Peter C. Weiss, RA Address 101 Washington Avenue, S	ire Phone 609-385-8791 Email kris@facendalaw.com Phone 609-822-9616
Fax Cell Engineer: Name Address	Email aatuccio@comcast.net
Preparer of Subdivision or Site Plan (if different from Name Address Fax	n above) Phone

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10. If Site Plan Action is Required:	11. If Subdivision Action is Required:
-What is the present use of the site and building(s)?	-After conferring with the City Tax Assessor, provide lot
Single Family Residence	_ numbers of new lot(s), dimensions, and area of each: (use extra
	_ pages, if necessary)
	_ Lot No(s) Dimension(s) Area(s)
	xS.F.
	xS.F.
-How will this be changed?	xS.F.
Architectural Enhancements	-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 variate	
-Current use of lot(s) and building(s): Single Family Resid	ence
-Proposed use: Same	
-If a "D" or "Use" Variance is required, please explain:	<u> </u>
-Regarding any dimensional variances required, please fill o	ut the following chart:
Variance Requirement	Present Proposed
Variance Requirement of District Front yard setbacks 15.50/12.40	Present Proposed Condition Condition
ofDistrict	Condition Condition 15/12.3 15/12.3
ofDistrict	Condition Condition
ofDistrict	Condition Condition 15/12.3 15/12.3
ofDistrict	Condition Condition 15/12.3 15/12.3
Front yard setbacks of District 	Condition Condition 15/12.3 15/12.3
Front yard setbacks       of District         15.50/12.40       15.50/12.40         13. Prior Action: Please detail any prior hearing and/or of the set and t	Condition         Condition           15/12.3         15/12.3
Front yard setbacks       of District         15.50/12.40       15.50/12.40         13. Prior Action: Please detail any prior hearing and/or of and results. (IF YOU ARE NOT SURE PLEASE CHECK Weight of the set of the se	Condition       Condition         15/12.3       15/12.3
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of District         15.50/12.40         13. Prior Action: Please detail any prior hearing and/or of and results. (IF YOU ARE NOT SURE PLEASE CHECK Work write "none".         none         14. County and Other Agency Actions (Provide net Site Plan:	Condition       Condition         15/12.3       15/12.3
of District         15.50/12.40         13. Prior Action: Please detail any prior hearing and/or of and results. (IF YOU ARE NOT SURE PLEASE CHECK V write "none".         none         14. County and Other Agency Actions (Provide new Site Plan:         Subdivision:	Condition       Condition         15/12.3       15/12.3

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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): ADJANG for Applicant Esq. Date 8/31 2020 ADJANG for Applicant

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

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 <u>3151</u> day of <u>August</u>

Date

State of New Jersey

County of Atlantic

18. Notarized Statement by Applicant:

} ss.

}

hristopher J. Facanda, Esq., being duly

By:

City of Margate Rev (10/24/2019) MEGHAN L LEEDS Notary Public - State of New Jersey My Commission Expires May 22, 2024

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Administrative Regulations

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

	Office Use Only:	Date Submitted: Paid: Check/Receipt #:	Received By: Board Administrator or Zoning Officer
4	Staff Committee meetin	gs are held as needed. Contents must cor	nply in all particulars with the Administrative Regulation
I T	of Processing Planning	Board Applications, sections on Staff Co	ommittee Review. The Board Administrator and other Cit
1	. Date of Application	asonable questions regarding this proced 7/22/2020	ure. They cannot, however, fill out these forms for you.
2	. Submitted by - Nan	ne: Kristopher J. Facenda, Esq.	Phone No. 609-385-8791
	Address: 2408 N	ew Road, Suite 2, Northfield,	NJ 08225
		@facendalaw.com	
3			oplicant for Board action (attorney, architect, builder,
. •	engineer, etc.), then	who would the APPLICANT be?	plicant for Board action (attorney, architect, builder,
	Name: Dennis ar	nd Kimberly Forte	C/0 609-385-8701
	Address: c/o 2408	3 New Road, Suite 2, Northfie	Phone No.: 40 000 000-0791
	Email Address: C/O	kris@facendalaw.com	
4.	The applicant would		
•	<ul> <li>Owner</li> </ul>	(entex one).	
	□ Tenant		□ Buyer under Agreement of Sale
5.	•	pard action would be Tenant or Buyer, wi	□ Other:
	Name: N/A		
		P	hone No.:
6.	Proposed Action i	s Located as Follows:	
		00 North Quincy Avenue	Block: <u>518</u> Lot(s): <u>9.03</u>
	Zoning District: S		DIOCK. <u>0.00</u> Lot(s): <u>0.00</u>
7.	Describe site (and buil	dings, if any) as existing now: <u>(THIS SE</u>	CTION MUST BE COMPLETED)
	Existing single-fam	hily home on corner lot	
•			

8. A	nswer the following as to:	Existing Condition	<b>Proposed</b> Condition
а	. Size and Dimension of Lot:	4400	4400
Ъ	. 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 architectual enhancements to an existing single-family home.

The architectual enhancements trigger front yard deck variances of .5 feet and .1 feet. The building coverage

is currently a pre-exisiting 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):

- SubdivisionC-Variance(s)

□ Site Plan

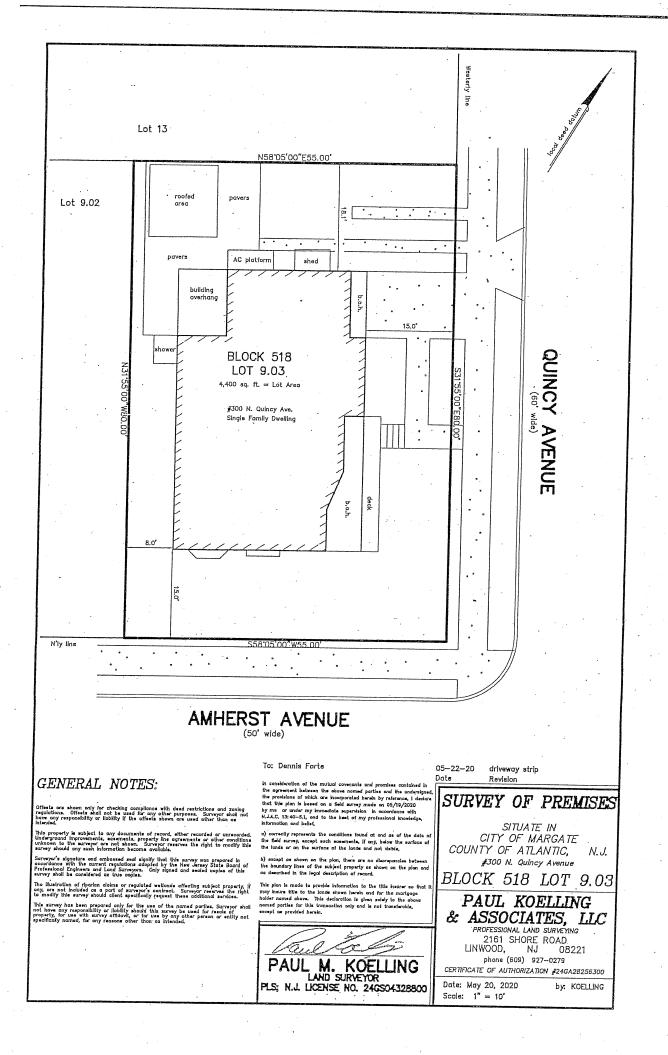
 $\Box$  Other:

□ D-(Use) Variance

- □ Conditional Use Permit
- 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

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Signature of Submittin	ng Party:	N	
Print or Type Name: _	REISTAL & J	FALENSA	A WORNEY AT LA NEL DEMARTY.



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National Floed Insurance Pri	ogram	Important: Re	ead the instruc	ctions on p	ages 1-9.			March 31, 20
		SECTION	A - PROPER	TY INFORM	ATION	Forle	surance Co	impany Use:
A12 Building Owner's Nam	e Leon & Donna Rose		· · · ·				/ Number	mpeny USB;
A2. Building Street Addres 300 N, Quincy Ave.	s (including Apt., Unlt,	Suile, and/or Bldg.	No.) or P.O. Rou	le and Box N	lo,	Comp	any NAIC N	lümber
City MARGATE S	fale NJ ZIP Code 0	18402						
A3. Property Description (I Block 518 lot 9.03	ol and Block Numbers	, Tax Parcel Numb	er, Legal Descrip	tion, etc.)				
<ul> <li>A4, Building Use (e.g., Res</li> <li>A5, Latilude/Longitude: Lat</li> <li>A6, Attach at least 2 photo</li> <li>A7, Building Diagram Num</li> <li>A8, For a building with a cr</li> <li>a) Square footage of a</li> <li>b) No, of permanent 1</li> <li>enclosure(s) within</li> </ul>	. <u>N.39.3292</u> Long. <u>W</u> graphs of the building it ber <u>B</u> awlspace or enclosure( grawlspace or enclosure ord openings in the cra 1.0 foct above adjacen	074.5112 f the Certificate is b (s): e(s) <u>1060</u> awispace or	eing used to obla	in flood insur A9. For a b a) Squ b) No.	Horizontal Datur ance. uilding with an atta Jare footage of atta of permanent floo in 1,0 foot above.	ached gara ached gara id openings	ge: ge <u>25</u> in the attac	☑ NAD 1983 0 sq ft hed garage
<ul><li>c) Total net area of flo</li><li>d) Engineered flood op</li></ul>	od openings in A8.b penings?	. <u>0</u> ⊠ No	sq in	c) Tota	al net area of flood ineered flood ope	l openings i	in A9.b Ω □ Yes	sqin 🛛 No
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B1. NFIP Community Name City of Margate	& Community Number 345304	B2. C Allan	County Name			B3. State NJ		
B4, Map/Panel Number 345304 / 0001	C	FIRM Index Date Index Printed	B7. FIRM P Effective/Revise 10/18/83	ed Date	B8, Fiopd Zone(s) A8			evation(s) (Zor Rood depth)
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IMPORTANT: In these space	s, copy the corresponding information	a from Saction A		
Building Street Address (including , 300 N. Quincy Ave,	Apt., Unit, Suite, and/or Bidg. No.) or P.O. Ro	Id and Box No.		or Insurance Company Use: ' olicy Number
City Margate State NJ ZIP Cod	e 08402			
		• •	- 5 - 4 C	
SECI	ON D - SURVEYOR, ENGINEER, OR AI			IUED)
Complete C2a= Assessment allow	orlificate for (1) community official, (2) insuran	ce agenV company, and (3)	building owner.	
- CZE- Air Unit elevation	. Dwelling has 8 air vents (not flood vents)			
	· · · · · ·			
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Signalure DI	11	Dale 5/6/10		
SECTION E - BUILDING EL	EVATION INFORMATION (SURVEY NO		NE AO AND	Check here if attachment
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Property Owner's or Owner's Authoriz Address Signature Comments ne local official who is authorized by law nd G of this Elevation Certificate. Comp 1. The information in Section C w is authorized by law to certify e 2. A community official completed 3. The following information (Item G4. Permit Number 7. This permit has been issued for: 3. Elevation of as-built lowest floor (inc 9. BFE or (in Zone AO) depth of floodir 10. Community's design flood elevation ocal Official's Name Community Name Ignature	City City City SECTION G - COMMUNITY INFO wor ordinance to administer the community's plete the applicable item(s) and sign below. C ras taken from other documentation that has b levation information. (Indicate the source and Section E for a building located in Zone A (w s G4-G9) is provided for community floodplair G5. Date Permit Issued New Construction New Construction Substantial I luding basement) of the building: T T	RMATION (OPTIONAL)         loodplain management ord         heck the measurement use         een signed and sealed by a         idale of the elevation data         idhout a FEMA-issued or co         management purposes.         G6. Date Certificate C         mprovement         feet meters (PR	State Telephone Inance can comj d in Items G8 au I licensed survej In the Comment mmunity-issued Of Compliance/O	☐ Check here if attachments Dete Sections A, B, C (or E), nd G9. yor, engineer, or architect who s area below.) BFE) or Zone AO.
Property Owner's or Owner's Authoriz Address Signature Comments ne local official who is authorized by law nd G of this Elevation Certificate. Comp 1. The information in Section C w is authorized by law to certify e 2. A community official completed 3. The following information (Item G4. Permit Number 7. This permit has been issued for: 3. Elevation of as-built lowest floor (inc 9. BFE or (in Zone AO) depth of floodir 10. Community's design flood elevation ocal Official's Name Community Name Ignature	City City City SECTION G - COMMUNITY INFO wor ordinance to administer the community's plete the applicable item(s) and sign below. C ras taken from other documentation that has b levation information. (Indicate the source and Section E for a building located in Zone A (w s G4-G9) is provided for community floodplair G5. Date Permit Issued New Construction New Construction Substantial I luding basement) of the building: T T	RMATION (OPTIONAL)         loodplain management ord         heck the measurement use         een signed and sealed by a         idale of the elevation data         idhout a FEMA-issued or co         management purposes.         G6. Date Certificate C         mprovement         feet meters (PR	State Telephone Inance can comj d in Items G8 au I licensed survej In the Comment mmunity-issued Of Compliance/O	☐ Check here if attachments Dete Sections A, B, C (or E), nd G9. yor, engineer, or architect who s area below.) BFE) or Zone AO.



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 2408New Rd., Ste.2 Northfield, NJ 08225

Block 518 Lot 9.03

Location: 300 N Quincy Ave.

Date: July 27, 2020

1.1. 111 - . James W. Manghan, CTA Tax Assessor

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

www.margate-nj.com

PROPERTY ID       PROPERTY LOCATION       CLASS       OWNERS NAME & ADDRESS         417       217 N QUINCY AVE       2       KRASBOR, MICHARL K. & STRCEY 217 N QUINCY AVE       2         413       215 N QUINCY AVE       2       VERDING RATE, NJ       09402         417       213 N QUINCY AVE       2       VERTS, JENN G & WARS, TRONGE J         417       213 N QUINCY AVE       2       FAYES, JENN G & WARS, TRONGE J         417       213 N QUINCY AVE       2       FAYES, JENN G & WARS, TRONGE J         417       210 N PEMBROKE AVE       2       MULERN, KSYIN M & MICHELS B         13       216 N FEMBROKE AVE       2       MULERN, KSYIN M & MICHELS B         1417       212 N FEMBROKE AVE       2       MULERN, KSYIN M & MICHELS B         13       218 N FEMBROKE AVE       2       MOLARNY, NJ       08402         417       212 N FEMBROKE AVE       2       MOLARNY, KAY       08402         13       218 N FEMBROKE AVE       2       ABOLLA, ALBERT P & SCHOUTELD, DINA         14       212 N RUMEON AVE       2       RAGALT, NJ       08402         18       217 N RUMSON AVE       2       SAURART, NJ       08402         18       213 N RUMSON AVE       2       SAURART, NJ       08402	TAXING D	ADJACENT PROP ISTRICT 16 MARGATE CITY	ERTY LIS	TING APPLICANT: 300 M COUNTY 01 ATLAN	J Quincy Ave. 7-27-20 NC
1     217 H QUINCY AVE     217 H QUINCY AVE     C3402       417     215 N QUINCY AVE     2     VERDI, FAUL & GENALDIE     C3402       417     213 N QUINCY AVE     2     VERDI, FAUL & GENALDIE     08402       417     213 N QUINCY AVE     2     HAYES, JEAN C & MAREH, THORAS J     777       417     210 N PEMBROKE AVE     2     HAYES, JEAN C & MAREH, THORAS J     770000       417     220 N PEMBROKE AVE     2     HOLSENN, KEVIN M & MICHELE B     2220 N       417     219 N PEMBROKE AVE     2     MELSENN, KEVIN M & MICHELE B       220 N PEMBROKE AVE     2     MELSENN, KEVIN M & MICHELE B       213 N QUINCY AVE     2     PEMBROKE AVE     2     MELSENN, KEVIN M & MICHELE B       13     212 N PEMBROKE AVE     2     MELSENN, KEVIN M & MICHELE B     220 N       418     3602 AMHERST AVE     2     D'ORAZIO, GREGORY J & JOYCE       14     3602 AMHERST AVE     2     D'ORAZIO, GREGORY J & JOYCE       2     217 N RUMSON AVE     2     PANEHTANENNO     08402       418     211 N RUMSON AVE     2     FANELL, DIAKE, M     354 VARKODEN CER, M       12     3     SIMMASON AVE     2     FANELL, DIAKE, M     19006       418     213 N RUMSON AVE     2     MULLEN, S G & DOUGHERTY, V J. <td>PROPERTY</td> <td>ID PROPERTY LOCATION</td> <td>CLASS</td> <td>OWNERS NAME &amp; ADDRESS</td> <td></td>	PROPERTY	ID PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
417 3       215 N QUINCY AVE       2       VERDI, FADL & GERALDINE 215 N QUINCY AVE         417 4       213 N QUINCY AVE       2       VERDI, FADL & GERALDINE 215 N QUINCY AVE       08402         417 4       213 N QUINCY AVE       2       FEMYES, JEAN C & MAREL, THOMAS J 705 J/2 MeS STREET       19033         417 12       220 N FEMBROKE AVE       2       MULKEN, KEVIN M & MICHELE B 2000 N FEMBROKE AVE       19033         417 12       213 N FEMBROKE AVE       2       MULKEN, KEVIN M & MICHELE B 216 N FEMBROKE AVE       08402         417 13       213 N FEMBROKE AVE       2       PINO, MARL 216 N FEMBROKE AVE       08402         417 14       212 N FEMBROKE AVE       2       REDENDROKE AVE 216 N FEMBROKE AVE       19372         418 217 N RUMSON AVE       2       PASATINA, CHERT P & SCHOFFELD, DINA 302 N BAILEY ND       08402         418 215 N RUMSON AVE       2       PASATINES' AVENUE       08402         418 3       215 N RUMSON AVE       2       MULLEN, S G & DOUGHERTY, V J. 567 GARES GT PHILADELHIA, FA I 19006         418 3       212 N QUINCY AVE       2       MULLEN, S G & DOUGHERTY, V J. 567 GARES GT PHILADELHIA, FA I 19026         418 3       212 N QUINCY AVE       2       MULLEN, S G & DOUGHERTY, V J. 567 GARES GT PHILADELHIA, FA I 19026         418 419       210 N QUINCY AVE       2<		217 N QUINCY AVE	. 2	217 N QUINCY AVE	
4     7705 1/2 MEW STREET, MICHAE       12     220 N FEMBROKE AVE     2     MULKENN, KEVIN M & MICHELE B 220 N FEMBROKE AVE     03402       417     218 N PEMBROKE AVE     2     FINO, MARIA 218 N PEMBROKE AVE     03402       417     212 N PEMBROKE AVE     2     FINO, MARIA 218 N PEMBROKE AVE     03402       417     212 N PEMBROKE AVE     2     FINO, MARIA 218 N PEMBROKE AVE     03402       418     212 N PEMBROKE AVE     2     AEDELLA, ALBERT P & SCHOPTELO, DINA 902 N EALEY RO     03402       418     217 N RUMSON AVE     2     D'ORATO, GREGORY J & JOYCE EROZ, AMERST AVENUE     08402       418     215 N RUMSON AVE     2     RASHATWAR, SUBASH & SANGEETA 438 KRESSON RD VOORHEES, NJ     08043       418     215 N RUMSON AVE     2     MULLEN, S C & DOUGHERTY, V J. 567 GAZES CT FHILADELPHIL, PA     19006       418     213 N RUMSON AVE     2     MULLEN, S C & DOUGHERTY, V J. 567 GAZES CT FHILADELPHIL, NJ     08402       418     212 N QUINCY AVE     2     WEINSTOCK, SARAH & ODED 212 N QUINCY AVE     08402       418     210 N QUINCY AVE     2     COREJ, WILLIAM P AND JOANN B 313 THOMAS AVE RIVERTON, NJ     08402       418     210 N QUINCY AVE     2     GUINCY AVE LIZ N QUINCY AVE     2     GUINCY AVE LIZ N QUINCY AVE     2       418     210 N QUINCY AVE		215 N QUINCY AVE	2	VERDI, PAUL & GERALDINE 215 N QUINCY AVE	
12       110 MINIMUM INC       120 MINIMUM AND       120 MINIMUM AND         117       218 N PEMBROKE AVE       2       PINO, MARIA 2118 N PEMBROKE AVE       2       PINO, MARIA 2118 N PEMBROKE AVE       2         117       212 N PEMBROKE AVE       2       RADALA, ALDERT P & SCHOPTELD, DINA 902 N BAILEY RD       08402         118       6802 AMHERST AVE       2       D'ORATO, GREGORY J & JOYCE 8802 AMHERST AVE       103402         118       217 N RUMSON AVE       2       RASHATWAR, SUBASH & SANGEETA 498 KRESSON RD       08402         118       215 N RUMSON AVE       2       FANELLI, DIANE M 354 VANROEN VALLEY, FA       19006         118       213 N RUMSON AVE       2       MULLEN, S G & DOUGHERTY, V J 567 CATES 37 FILLABELFILA, PA       19128         118       212 N QUINCY AVE       2       GARBER, TAMI 8900 AMHERST AVE       2       GARBER, NJ       08402         118       212 N QUINCY AVE       2       GREER, TAMI 8900 AMHERST AVE       2       GARBER, NJ       08402         119       8800 AMHERST AVE       2       GARBER, NJ       08402         121 N QUINCY AVE       2       VEINISTOCK, SARAH & ODED 212 N QUINCY AVE       2       GARBER, NJ       08402         1218       210 N QUINCY AVE       2       GUEDTTI, ROBIN A & VALLE, JAM		213 N QUINCY AVE	2	7705 1/2 NEW STREET	
13       216 N PEMERORE AVE       216 N PEMERORE AVE       216 N PEMERORE AVE       216 N RUMSON AVE       216 N RUMSON AVE       210 NATLEX FARMENT AVE       211 N RUMSON AVE <td></td> <td>220 N PEMBROKE AVE</td> <td>2</td> <td>220 N PEMBROKE AVE</td> <td></td>		220 N PEMBROKE AVE	2	220 N PEMBROKE AVE	
14     902 N BAILEY RD       11     8802 AMHERST AVE     2     D'ORAZIO, GRECORY J & JOYCE       11     8802 AMHERST AVE     2     D'ORAZIO, GRECORY J & JOYCE       12     217 N RUMSON AVE     2     RASHATWAR, SUBASH & SANGEETA       18     215 N RUMSON AVE     2     RASHATWAR, SUBASH & SANGEETA       18     215 N RUMSON AVE     2     RASHATWAR, SUBASH & SANGEETA       18     215 N RUMSON AVE     2     FANELLI, DIANE M       3     354 VANRODEN CIR.     19006       418     213 N RUMSON AVE     2     MULLEN, S G & DOUGHERTY, V J.       567 GAREES AT     19128       418     8800 AMHERST AVE     2     GARBER, TAMI       12     QUINCY AVE     2     WEINSTOCK, SARAH & ODED       14     212 N QUINCY AVE     2     WEINSTOCK, SARAH & ODED       14     212 N QUINCY AVE     2     COREL, WILLIAM P AND JOANN B       15     210 N QUINCY AVE     2     GUIDOTTI, ROBIN A & VALE, JAMES P       12     120 N QUINCY AVE     2     GUIDOTTI, ROBIN A & VALE, JAMES P       12     120 N RUMSON AVE     2     SPERLING, NELL ALAN & LYNN       15     218 N RUMSON AVE     2     SPERLING, NELL ALAN & LYNN       16     218 N RUMSON AVE     2     SPERLING, NELL ALAN & LYNN	417 13	218 N PEMBROKE AVE	2	218 N PEMBROKE AVE	08402
1       8002 AMHERST AVENUE       09402         418       217 N RUMSON AVE       2       RASHATWAR, SUBASH & SANGEETA 408 KRESSON RD 408 KRESSON RD 408 KRESSON RD 408 KRESSON RD 408 KRESSON RD 408 KRESSON RD 408 KRESSON RD 3       08043         418       215 N RUMSON AVE       2       FANELLI, DIANE M 354 VANRODEN CIR. HUNTINGDON VALLEY, FA       19006         418       213 N RUMSON AVE       2       MULLEN, S G & DOUGHERTY, V J 567 GATES ST PHILADELPHIA, FA       19128         418       8800 AMHERST AVE       2       GARBER, TAMI 8800 AMHERST AVE       08402         418       212 N QUINCY AVE       2       WEINSTOCK, SARAH & ODED 212 N QUINCY AVE       08402         418       210 N QUINCY AVE       2       CORRI, WILLIAM P AND JOANN B 313 THOMAS AVE RIVERTON, NJ       08077         419       804 AMHERST AVE       2       GUIDOTTI, ROBIN A & VALLE, JAMES P 1240 TENRY CT JOWER GWYNEDD, FA       19002         419       218 N RUMSON AVE       2       SPERLING, NEIL ALAN & LYNN 218 N RUMSON AVE       2         419       216 N RUMSON AVE       2       WEINGART, BRAD S & SHARON HAUSMAN 804 CHAMPHAIN DR VOORHEES, NJ       08402         419       216 N RUMSON AVE       2       WEINGART, BRAD S & SHARON HAUSMAN 804 CHAMPHAIN DR VOORHEES, NJ       08043         517       8717 AMHERST AVE       2       BAREFT III,		212 N PEMBROKE AVE	2	902 N BAILEY RD	
2       488 KRESSÓN RD VOORHEES, NJ       08043         418       215 N RUMSON AVE       2       FANELLI, DIANE M 354 VARROBEN CIR. HUNTINGDON VALLEY, PA       19006         418       213 N RUMSON AVE       2       MULLEN, S G & DOUGHERTY, V J. 567 GATES ST PHILADELEHIA, PA       19128         418       8800 AMHERST AVE       2       GARBER, TAMI 8930 AMHERST AVENUE MARGATE, NJ       08402         418       212 N QUINCY AVE       2       GARBER, TAMI 8930 AMHERST AVENUE MARGATE, NJ       08402         418       210 N QUINCY AVE       2       WEINSTOCK, SARAH & ODED 212 N QUINCY AVE RIVERTON, NJ       08077         419       8604 AMHERST AVE       2       GUIDOTTI, ROBIN A & VALLE, JAMES P 1240 TENSY CT LOWER GWYNEDD, PA       19002         419       218 N RUMSON AVE       2       SEERLING, NELLALAN & LYNN 218 N RUMSON AVE       2         419       216 N RUMSON AVE       2       SEERLING, NEL ALAN & LYNN 218 N RUMSON AVENUE MARGATE, NJ       08043         517       6717 AMHERST AVE       2       BARRETT 111, JOSEPH A & KELLY L 8717 AMHERST AVE 2       2         517       8715 AMHERST AVE       2       SMITH, EDWARD S F O EOX 44       08402		8802 AMHERST AVE	2	8802 AMHERST AVENUE	
3       354 VANKODEN CIR. HUNTINGDON VALEY, PA 19006         418       213 N RUMSON AVE       2       MULLEN, S G & DOUGHERTY, V J. 567 GARES ST PHILADELPHIA, PA 19128         418       8800 AMHERST AVE       2       GARBER, TAMI 8800 AMHERST AVE       2         418       212 N QUINCY AVE       2       GARBER, TAMI 8800 AMHERST AVE       08402         418       212 N QUINCY AVE       2       WEINSTOCK, SARAH & ODED 212 N QUINCY AVE       08402         418       210 N QUINCY AVE       2       CORBI, WILLIAM P AND JOANN B 313 THOMAS AVE RIVERTON, NJ       08077         419       8804 AMHERST AVE       2       GUIDOTTI, ROBIN A & VALLE, JAMES P 1240 TENSY CT LOWER GWINED, PA       19002         419       218 N RUMSON AVE       2       SPERLING, NEIL ALAM & LYNN 218 N RUMSON AVENUE MARGATE, NJ       08402         419       216 N RUMSON AVE       2       WEINGRAT, BRAD S & SHARON HAUSMAN 804 CHAMPLAIN DR VOORHEES, NJ       08043         517       8717 AMHERST AVE       2       BARRETT III, JOSEPH A & KELLY L 8717 AMHERST AVE 8717 AMHERST AVE       2         517       8715 AMHERST AVE       2       SMITH, EDWARD S P O BOX 44       08402	2	217 N RUMSON AVE	2	488 KRESSON RD	
5       1       1000 AMHERST AVE       1       1000 AMHERST AVE       1000 AMHERST AVE         418       12       8800 AMHERST AVE       2       GARBER, TAMI 8900 AMHERST AVENUE MARGATE, NJ       08402         418       212 N QUINCY AVE       2       WEINSTOCK, SARAH & ODED 212 N QUINCY AVE MARGATE, NJ       08402         418       210 N QUINCY AVE       2       CORBI, WILLIAM P AND JOANN B 313 THOMAS AVE RIVERTON, NJ       08077         419       8804 AMHERST AVE       2       GUIDOTTI, ROBIN A & VALLE, JAMES P 1240 TENBY CT LOWER GWYNEDD, PA       19002         419       218 N RUMSON AVE       2       SPERLING, NELL ALAN & LYNN 218 N RUMSON AVE       08402         419       216 N RUMSON AVE       2       WEINGART, BRAD S & SHARON HAUSMAN 804 CHAMPLAIN DR VOORHEES, NJ       08043         517       8717 AMHERST AVE       2       BARRETT TIL, JOSEPH A & KELLY L 8717 AMHERST AVE       2         517       8715 AMHERST AVE       2       SMITH, EDWARD S P O BOX 44       08402		215 N RUMSON AVE	2	354 VANRODEN CIR.	19006
128900 AMHERST AVENUE MARGATE, NJ08402418 14212 N QUINCY AVE2WEINSTOCK, SARAH & ODED 212 N QUINCY AVE MARGATE, NJ08402418 15210 N QUINCY AVE2CORBI, WILLIAM P AND JOANN B 313 HOMAS AVE RIVERTON, NJ08077419 128804 AMHERST AVE2GUIDOTTI, ROBIN A & VALLE, JAMES P 1240 TENEY CT LOWER GWYNEDD, PA19002419 13218 N RUMSON AVE2SPERLING, NEIL ALAN & LYNN 218 N RUMSON AVENUE MARGATE, NJ08402419 14216 N RUMSON AVE2WEINGART, BRAD S & SHARON HAUSMAN 804 CHAMPLAIN DR VOORHEES, NJ08043517 28717 AMHERST AVE2BARRETT III, JOSEPH A & KELLY L 8717 AMHERST AVE2517 38715 AMHERST AVE2SMITH, EDWARD S P O BOX 44		213 N RUMSON AVE		567 GATES ST	
14212 N QUINCY AVE MARGATE, NJ08402418 15210 N QUINCY AVE2CORBI, WILLIAM P AND JOANN B 313 THOMAS AVE RIVERTON, NJ08077419 128804 AMHERST AVE2GUIDOTTI, ROBIN A & VALLE, JAMES P 1240 TENBY CT LOWER GWINEDD, PA19002419 13218 N RUMSON AVE2SPERLING, NEIL ALAN & LYNN 218 N RUMSON AVENUE MARGATE, NJ08402419 14216 N RUMSON AVE2WEINGART, BRAD S & SHARON HAUSMAN 804 CHAMPLAIN DR VOORHEES, NJ08043517 28717 AMHERST AVE2BARRETT III, JOSEPH A & KELLY L 8717 AMHERST AVE2517 38715 AMHERST AVE2SMITH, EDWARD S P O BOX 44		8800 AMHERST AVE		8800 AMHERST AVENUE	
151516 MARTANE2313 THOMAS AVE RIVERTON, NJ080774198804 AMHERST AVE2GUIDOTTI, ROBIN A & VALLE, JAMES P 1240 TENBY CT LOWER GWYNEDD, PA19002419218 N RUMSON AVE2SPERLING, NEIL ALAN & LYNN 218 N RUMSON AVENUE MARGATE, NJ08402419216 N RUMSON AVE2WEINCART, BRAD S & SHARON HAUSMAN 804 CHAMPLAIN DR VOORHEES, NJ080435178717 AMHERST AVE2BARRETT III, JOSEPH A & KELLY L 8717 AMHERST AVE MARGATE, NJ084025178715 AMHERST AVE2SMITH, EDWARD S P O BOX 44		212 N QUINCY AVE	+	212 N QUINCY AVE	08402
12121240 TENBY CT LOWER GWYNEDD, PA19002419 13218 N RUMSON AVE2SPERLING, NEIL ALAN & LYNN 218 N RUMSON AVENUE MARGATE, NJ08402419 14216 N RUMSON AVE2WEINGART, BRAD S & SHARON HAUSMAN 804 CHAMPLAIN DR VOORHEES, NJ08043517 28717 AMHERST AVE2BARRETT III, JOSEPH A & KELLY L 8717 AMHERST AVE08402517 38715 AMHERST AVE2SMITH, EDWARD S P O BOX 44	15			313 THOMAS AVE	
419 13218 N RUMSON AVE2SPERLING, NEIL ALAN & LYNN 218 N RUMSON AVENUE MARGATE, NJ08402419 14216 N RUMSON AVE2WEINGART, BRAD S & SHARON HAUSMAN 804 CHAMPLAIN DR VOORHEES, NJ08043517 28717 AMHERST AVE2BARRETT III, JOSEPH A & KELLY L 8717 AMHERST AVE MARGATE, NJ08402517 38715 AMHERST AVE2SMITH, EDWARD S P O BOX 44	12	8804 AMHERST AVE		1240 TENBY CT	· · · ·
419 14216 N RUMSON AVE2WEINGART, BRAD S & SHARON HAUSMAN 804 CHAMPLAIN DR VOORHEES, NJ08043517 28717 AMHERST AVE2BARRETT III, JOSEPH A & KELLY L 8717 AMHERST AVE MARGATE, NJ08402517 38715 AMHERST AVE2SMITH, EDWARD S P O BOX 44	419 13	218 N RUMSON AVE		218 N RUMSON AVENUE	
2 8717 AMHERST AVE MARGATE, NJ 08402 517 8715 AMHERST AVE 2 SMITH, EDWARD S P O BOX 44	419	216 N RUMSON AVE	8	304 CHAMPLAIN DR	
3 P O BOX 44		8717 AMHERST AVE	E	717 AMHERST AVE	
		8715 AMHERST AVE	, E	9 O BOX 44	08106

PAGE

TAXING DI	ADJACENT PR STRICT 16 MARGATE CITY	ROPERTY	LISTING APPLICANT: COUNTY 01 A	300 N Quincy Ave. 7-27-20
PROPERTY	ID PROPERTY LOCATION	CLA	ASS OWNERS NAME & ADDRE	
517 5	8711 AMHERST AVE	2		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& MICH 303 N QUINCY AVE MARGATE, NJ	
518 1	315 N RUMSON AVE	2	HOLLANDER, PHILIP & S 315 N RUMSON AVE MARGATE, NJ	SHEILA C
518 3	313 n rumson ave $($	2	LIPOWICZ, MARK & SLAV 2034 LOCUST STREET PHILADELPHIA, PA	A Z
518 9.01	301 N RUMSON AVE	2	SILVERBERG, DANIEL & 52 MANOR HOUSE DRIVE CHERRY HILL, NJ	HEIDI 08003
518 9.02	8805 AMHERST AVE	. 2	SOLTIS, GLENN S & JOA 369 COLKER LANE WAYNE, PA	N A 19087
518 9.03	300 N QUINCY AVE	2	FORTE JR, DENNIS A & 1 300 N QUINCY AVE MARGATE, NJ	XIM S 08402
518 13	302 N QUINCY AVE	2	LONG, SUSAN 302 N QUINCY AVE MARGATE, NJ	08402
518 17	314 N QUINCY AVE	Ĩ	CONRAD, CHARLES & ALES 1221 LIMBERLOST LANE GLADWYNE, PA	
619 30	308 N RUMSON AVE 29	2	MORGAN, JEFFREY & MAXI 1901 WALNUT STREET #11 PHILADELPHIA, PA	NE
619 32	304 N RUMSON AVE	2	LASDON, ALAN M & CARI 1 1480 SLOAN WAY LOWER GWYNEDD, PA	
619 34	8801 AMHERST AVE	2	MCCARRON, MICHAEL & JANI 8801 AMHERST AVE. MARGATE, NJ	

PAGE

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

# UTILITIES TO BE NOTIFIED WITH TAXLIST

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

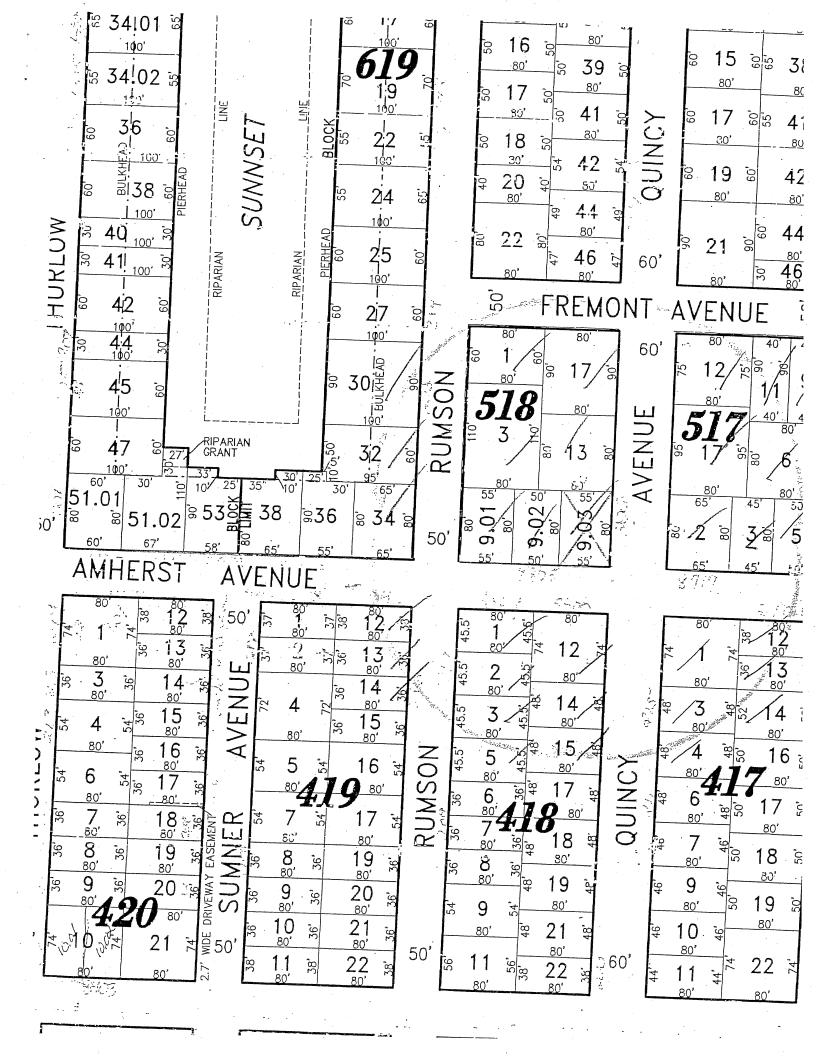
SOUTH JERSEY GAS COMPANY VP CONSTRUCTION 1 SOUTH JERSEY PLAZA, RT. 54 FOLSOM, NJ 08037

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

ITEMS PRINTED......37

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PA(



Atlantic County Document Summary Sheet						INST # 2020000220		
ATLANTIC COUNTY CLERK 5901 MAIN ST	Lincoln I 737 Wes	Name and Ad Land Transfe ley Avenue ity, NJ 08226	r, LLC		RCF CON EDW	\$812,000.00	CD BY TM (5 PGS) RTF \$7,432.20 GAN, COUNTY CLERK	
MAYS LANDING, NJ 08330		•			•	Official	Use Only	
Submitting Company			Lincoln Lar	nd Transfer, L	LC	Official	Use Only	
Document Date (mm/do	d/yyyy)		12/2/2019				ł	
Document Type			Deed					
No. of Pages of the Or (Including the cover she		Document	5					
Consideration Amount	(if applicable	2)	\$812,000.00	0				
	Name(s)	Last Name I (or Compan	First Name Middi y Name as writte	le Initial Suffix) en)		Addres	s (Optional)	
First Party (Grantor or Mortgagor or Assignor) (Enter up to five names)	Leon H. Rose	and Donna R			- 			
	Name(s)		irst Name Middl v Name as writte			Address	; (Optional)	
Second Party (Grantee or Mortgagee or Assignee) (Enter up to five names)	Dennis A. Fo	rte, Jr. and Ki	m S. Forte		······································			
	Munici	ipality	Block	Lot		Qualifier	Property Address	
Parcel Information (Enter up to three entries)	Margate		518	9.03			300 N. Quincy Avenue Margate, NJ 08402	
	Book	Туре	Book	Beginning F	Page	Instrument No.	Recorded/File Date	
Reference Information (Enter up to three entries)								
DOCUMENT SUMMARY SHE	ET (COVER SHEL	*De T) IS PART OF	O NOT REMOVE ATLANTIC COUI	THIS PAGE*	DRD, RE	TAIN THIS PAGE FOR	FUTURE REFERENCE.	

Π

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 **3**00 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.

 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.

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:

 $\sqrt{}$  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.

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

2315536.1

4.

judgment to be entered against the Grantor).

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

Witnessed B

h 74. Am Leon Rose Donna Ro

#### STATE OF NEW JERSEY

COUNTY OF ATLANTIC

Be it remembered, that on this  $2n^{-1}$  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.

Notary Public

My Commission Expires:

FRANCINE AMICONE-MCALLISTER NOTARY PUBLIC OF NEW JERSEY My Commission Expires November 29, 20

RECORD AND RETURN TO:

2315536.1

5.

#### 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.

2315536.1

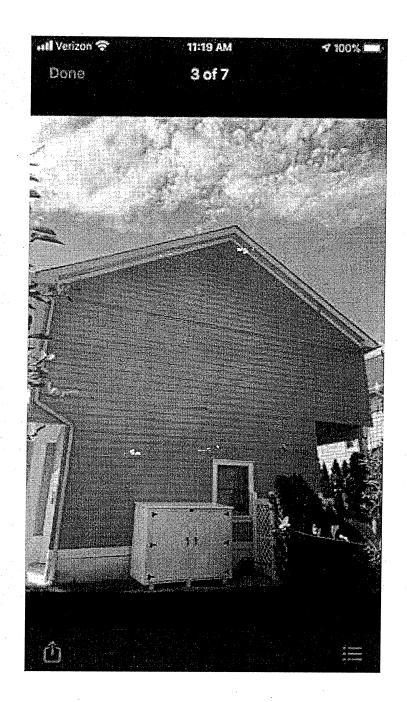


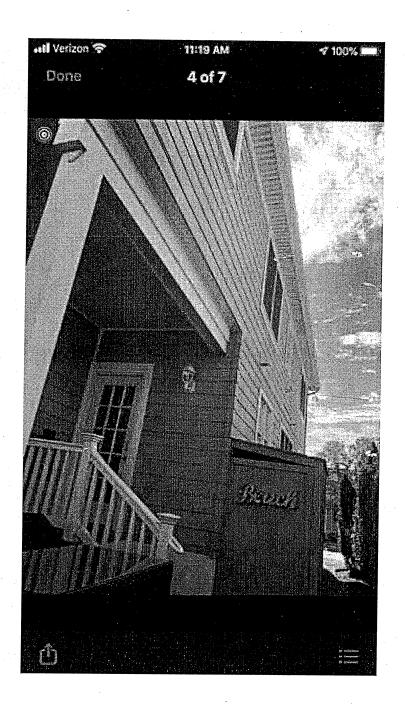
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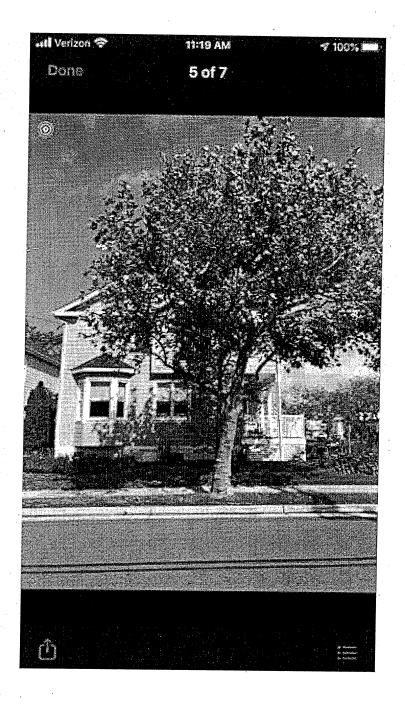
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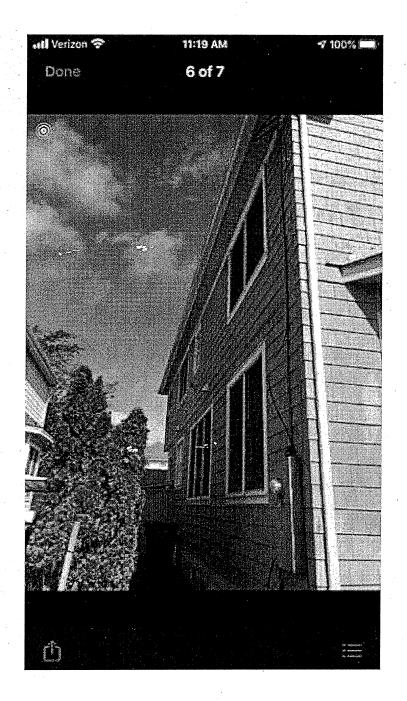
Please Print or Type)	SLEEK S KESIDENCI CE	RIFICATION/EXEMPTION	•
SELLER'S INFORMATION			
Name(s)			
eon Rose and Donna Rose, husband	and with		•
Surrent Street Address			
			· · · · · · ·
27 Lucerne Blvd lity, Town, Post Office Box			
ity, rown, rostonice box		State	Zip Code
herry Hill	NJ 08003	· · ·	
	Lot(s)		Qualifier
18 9.03 treet Address			
00 N. Quincy Avenue			
ity, Town, Post Office Box		State	Zip Code
argate	NJ 08402		
eller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
00%	P242 00 00 00 0000		
	\$812,000.00 \$812,00 Pock the Appropriate Box//Box	20,00 12/02/2019 Res 2 through 14 apply to Residen	
		tes 2 through 14 apply to Residen	us and Non-Residents
Seller is a resident taxpayer file a resident gross income	(individual, estate, or trust) of the Stat tax return, and will pay any applicable	e of New Jersey pursuant to the New Jersey taxes on any gain or income from the dispo	r Gross Income Tax Act, will sition of this property.
		pal residence as defined in 26 U.S. Code se	
Seller is a mortgagor convey	ing the mortgaged property to a mortg	agee in foreclosure or in a transfer in lieu of	foreclosure with no
additional consideration.		• • • • • • • • • • • • • • • • • • •	
Jersey, the Federal National Association, or a private more	Mortgage Association, the Federal Ho	ted States of America, an agency or authori me Loan Mortgage Corporation, the Govern	y of the State of New ment National Mortgage
		ke an estimated gross income tax payment.	
The total consideration for th	e property is \$1,000 or less so the sel	er is not required to make an estimated inc	ome tax payment.
APPLICABLE SECTION). If	recognized for federal income tax pur the indicated section does not ultimate	poses under 26 U.S. Code section 721, 103 IV apply to this transaction, the seller ackno	1 or 1033 (CIRC) F THE
	urn for the year of the sale and report	the recognized gain.	•
Seller did not receive non-like	kind property.	or of a decedent to a devisee or heir to effe	1 
decedent's estate in accorda	nce with the provisions of the deceden	t's will or the intestate laws of this State.	
The real property being sold	is subject to a short sale instituted by t	he mortgagee, whereby the seller agreed p	ot to receive any proceeds
	gee will receive all proceeds paying of		
The deed is dated prior to Au	gust 1, 2004, and was not previously r	ecorded.	
from the seller and then sells	the house to a third party buyer for the	ransaction where a trustee of the relocation e same price.	company buys the property
		o a divorce decree or property settlement ag	reement under 26 U.S.
	e em ete si stat		
The seller is not receiving ne	proceeds from the sale. Net proceed	s from the sale means the net amount due t	o the seller on the
<ul> <li>settlement sheet.</li> </ul>			
LLER'S DECLARATION	的复数 网络帕尔特勒帕特帕尔特 计分子分子		
The undersigned understands that the	is declaration and its contents may be	disclosed or provided to the New Jersey Div	vision of Taxation and that
and to the best of my knowledge an	a may be punished by fine, imprisonme	nt, or both. I furthermore declare that I have . By checking this box □ I certify that a Pow	examined this declaration
the seller(s) has been previously rec	orded or is being recorded simultaneou	isly with the deed to which this form is attack	er of Allomey to represent ned.
. In- lia		9 HALL	····•
		minun	
Date		León Rose, Signature 印 Pleas) indicate 近 Power of Attorney or At	tomou in Enet
11/21/19	X	WILL BE TOWER OF Allomey of Al	tomey in Fact
		Donna Rose, Signature	anna dh'ana dhanna anna dh'an anna anna anna anna anna anna anna
· · · ·	, (Selle	r) Please indicate if Power of Attorney or Att	orney in Fact
	· ·		

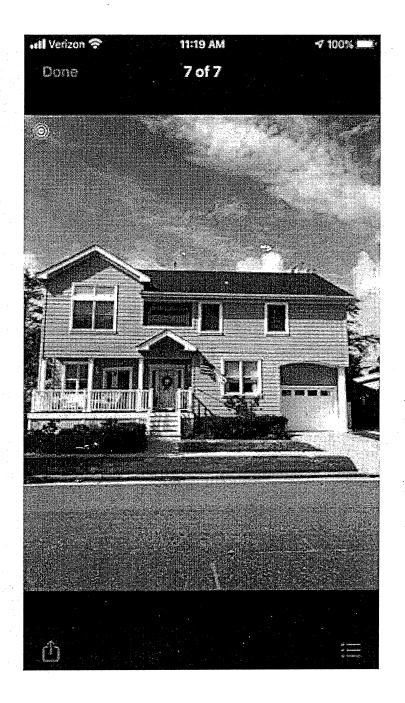
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# THE LAW OFFICES OF KRISTOPHER J. FACENDA, LLC

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

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

Very truly yours,

THE LAW OFFICES OF KRISTOPHER J. FACENDA, LLC

By: <u>Kristopher J.</u> Facenda

KRISTOPHER J. FACENDA <u>kris@facendalaw.com</u>

KJF/mll

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

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VARI	ANCE CHECKLIST (Page 1 of 1)	Submitted	Requested
I.	Submit the following documents with the Standard		
	Development Application:	1	
	a. Copy of an area map showing all lots within 200 feet of the	X	
	property.	1	
	b. List of names, addresses, lot and block numbers, as they	X	
	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.		
	c. Copy of professional survey at a scale not smaller than 1" =	X	
	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	N/A	
	applications when applicable.	IN/A	
	e. Certification that taxes are paid.	Х	
2.	If the survey is more than one year old, attach certification of		
<i>au</i> •	the applicant or owner that the survey accurately represents the	N/A	
	status of the premises and all improvements at the time of filing	N/A	
	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:		
5.		v	
	a. Date of acquisition of property and from whom.	X	
	b. The number of dwelling units in existing building(s).	X	
	c. State whether the applicant or owners own or are under	X	
	contract to purchase any adjoining lands. Set forth lot and	1	
	block number(s).	х	
	d. State whether the application is or is not to be accompanied	^	
	by a separate application for subdivision, site plan or		
k	conditional use approval.		an a
4.	Ten (10) folded copies of a plot plan, map or survey.	X	
	a un Dotor Woice		
	Checklist prepared by: Peter Weiss	Date: 9/1(	0/20
			and the second
	Checklist reviewed by City:	<b>.</b>	
		Date:	
	Application found complete on:	******	
	Application found incomplete on:		
	Lesperander found meemplete on.	l	

