

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. Date of Application: 06/18/2020

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
B	Beach		

3. Subject Parcel:

Street Address(es) 40 N. Essex Avenue, Margate, NJ 08402

Block Number 206.01 Lot No(s) 10

Total Area (in square feet) 2700

Frontage: 45

Depth: 60

4. Information about the Applicant:

Full name(s) Roman Rusinski

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

Local Residence Address 40 N. Essex Avenue, Margate Zip 08402

Other Residence Address _____ Zip _____

Business Address _____ Zip _____

Phone Number(s) (include area code);

Email Address rrusinski@gmail.com

Business _____ Fax _____ Cell Phone (609) 760-2495

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 2016
- 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 type="checkbox"/> Other (Explain)
_____ |
| <input type="checkbox"/> Minor Site Plan Action | <input type="checkbox"/> Conditional Use Permit | _____ |
| <input type="checkbox"/> Major Site Plan Action | <input type="checkbox"/> Appeal (A) | _____ |

8. Application Made To: _____ Planning Board _____ Other

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

Attorney: Name Joel Schwartz, Esquire Phone (609) 677-9454
 Address 222 New Road, Suite 402, Linwood, NJ 08221
 Fax 609-677-9455 Cell 609-892-3237 Email esqinac@aol.com

Architect: Name Peter C. Weiss Phone (609) 822-9616
 Address 101 N. Washington Avenue, Suite 8, Margate, NJ 08402
 Fax 609-822-9364 Cell _____ Email pwarchitect@comcast.net

Enginccr: 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)?

Two story dwelling with first floor deck

-How will this be changed?

Expanding the first floor deck and adding a second floor deck

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: expanding the existing deck and adding a second story deck

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

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

Variance	Requirement of District	Present Condition	Proposed Condition
Combined side yard	16.7	0.2	0.2
Landscaped area	35%	35%	34%
_____	_____	_____	_____
_____	_____	_____	_____

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:

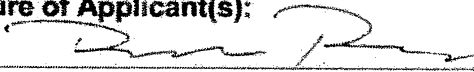
Subdivision:

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.**

Would like to expand on the first floor deck and adding a second floor deck right above the first floor deck

16. Signature of Applicant(s):



Date JUNE 24, 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:

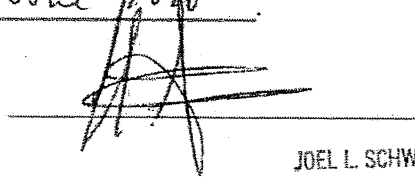
State of New Jersey } ss.

County of Atlantic }

Roman Rosinski, 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 24th
day of June 2020.



JOEL L. SCHWARTZ
Attorney At Law
State of New Jersey

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

Office Use Only:	Date Submitted: <u>8/3/2020</u> Paid: <u>\$25</u> Check/Receipt #: <u>2262</u>	Received By: <u>Palma</u> Board Administrator or Zoning Officer
-------------------------	---	--

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

1. Date of Application: 06/18/2020
2. Submitted by – Name: Joel Schwartz, Esquire Phone No.: 609-677-9454
Address: 222 New Road, Suite 402, Linwood, NJ 08221
Email Address: esqinac@aol.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: Roman Rusinski Phone No.: 609-760-2495
Address: 40 N. Essex Avenue, Margate, NJ 08402
Email Address: rrusinski@gmail.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: Roman Rusinski Phone No.: 609-760-2495
Address: 40 N. Essex Avenue, Margate, NJ 08402

6. Proposed Action is Located as Follows:
Street Address: 40 N. Essex Avenue Block: 206.01 Lot(s): 10
Zoning District: S-25

7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)
Two story dwelling with a first floor deck

8. Answer the following as to:

	<u>Existing Condition</u>	<u>Proposed Condition</u>
a. Size and Dimension of Lot:	45ft 60ft 2700sqft	45ft 60ft 2700sqft
b. Size, Dimensions of Buildings:	1215 sqft	1215sqft
c. Height of Buildings (Feet):	19.2	19.2
d. Height of Buildings (Stories):	2	2
e. % of Coverage on Land:	45%	45%
f. Front Yard Setback:	14.3	14.3
g. Rear Yard Setback:	0	0
h. Side Yard Setbacks:	4.8	4.8

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)

Would like to expand on the existing first floor deck and add a second floor deck

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? reducing landscaped area in front of the property from 35% to 34%

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: None

Signature of Submitting Party: 

Print or Type Name: ROMAN RUSINSKI

LAND USE

Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	Submit the following documents with the Standard Development Application: a. Copy of an area map showing all lots within 200 feet of the property. 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. c. Copy of professional survey at a scale not smaller than 1" = 100' nor larger than 1/8" = 1'; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines. d. Copies of subdivision, site plan or conditional use applications when applicable. e. Certification that taxes are paid.	✓ ✓ ✓ ✓ ✓	
2.	If the survey is more than one year old, attach certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance, and show any proposed changes with all dimensions including enlargement of existing footprint, if applicable.		
3.	A statement containing the following information: a. Date of acquisition of property and from whom. b. The number of dwelling units in existing building(s). c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s). d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.		
4.	Ten (10) folded copies of a plot plan, map or survey.		
Checklist prepared by: <u>Joel Schwartz</u> Checklist reviewed by City: _____ Application found complete on: _____ Application found incomplete on: _____		Date: <u>9/4/20</u> Date: _____	



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

Joel L. Schwartz, Esq.
222 New Rd., Ste. 402
Linwood, NJ 08221

Block 206.01 Lot 10

Location: 40 N Essex Ave

Date: June 29, 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
205.01 1	25 N ESSEX AVE	2	BURSTEIN, LAWRENCE & SHEILA 233 SOUTH 6TH ST #2306 PHILADELPHIA, PA 19106
205.01 2	27 N ESSEX AVE	2	SCHWARTZ TRUST, D O & E R&M TUMPOWSKY 45 MAIDENHEAD RD PRINCETON, NJ 08540
205.01 3	29 N ESSEX AVE	2	DORFMAN, FRED L & ANITA 155 GLENIFFER HILL ROAD RICHBORO, PA 18954
205.01 4	31 N ESSEX AVE	2	YANNI, ROSEMARY 31 N ESSEX AVE MARGATE, NJ 08402
205.01 5	39 N ESSEX AVE	2	MARAVANKIN, GABRIEL & ORLY 415 VERNON ROAD JENKINTOWN, PA 19046
205.01 6	41 N ESSEX AVE	2	DASH, STEPHEN A & HEDY R 10 LLANFAIR RD #12 ARDMORE, PA 19003
205.01 7	40 N DOUGLAS AVE	2	SPINRAD, KENNETH & SHARON 440 SO BROAD ST #2902 PHILADELPHIA, PA 19146
205.01 9	38 N DOUGLAS AVE	2	WALDMAN, BRUCE & EILEEN 38 N DOUGLAS AVE MARGATE, NJ 08402
205.01 10	36 N DOUGLAS AVE	2	TOREN, BARRY MARC & JENNIFER DANA 511 HEROLD COURT AMBLER, PA 19002
205.01 11	34 N DOUGLAS AVE	2	LEVINE, J, LEVINE R & LEVINE M 34 N DOUGLAS AVE MARGATE, NJ 08402
205.01 12	7801 OAK GROVE	2	WINOKUR, BARRY G & TONI 7801 OAK GROVE AVE MARGATE, NJ 08402
206.01 4	26 N ESSEX AVE	2	COOKE, MARIE B 26 N ESSEX AVE MARGATE, NJ 08402
206.01 5	28 N ESSEX AVE	2	TURNBULL, GARRETT F #705 3101 BOARDWALK TOWER 2 ATLANTIC CITY, NJ 08401
206.01 6	32 N ESSEX AVE	2	RUSSECK, HARRY S & ELLEN B 2216 RHONDA ROAD BROOMALL, PA 19008
206.01 7	34 N ESSEX AVE	2	CHRISTIANSSEN, DAVID & MILLER, MICHAEL 335 QUEEN STREET PHILADELPHIA, PA 19147.3220
206.01 8	36 N ESSEX AVE	2	WALSH, WILLIAM J. & ELAINE B. 1183 RED BANK AVE. THOROFARE, NJ 08086
206.01 9	38 N ESSEX AVE	2	KONRAD, JAMES R & JULIE M 9 SEEDLING DRIVE HOLLAND, PA 18966
206.01 10	40 N ESSEX AVE	2	RUSINSKI, ROMAN 40 N ESSEX AVE MARGATE, NJ 08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
206.01 11	41 N EXETER AVE	2	ROBERGE JR, WILLIAM H & MYRNA H 1104 FALLSMEAD WAY ROCKVILLE, MD 20854
206.01 12	39 N EXETER AVE	2	DYCH, SANDRA 1926 GREEN STREET PHILADELPHIA, PA 19130
206.01 13	37 N EXETER AVE	2	RUTTENBERG, JOAN GUBERNICK 758 S CHADWICK ST PHILADELPHIA, PA 19146
206.01 14	35 N EXETER AVE	2	BURDSALL, EDWARD 210 S MADISON AVENUE UPPER DARBY, PA 19082
206.01 15	33 N EXETER AVE	2	ZARYCH, MARC F & AMORNPHAN 33 N EXETER AVE MARGATE, NJ 08402
206.01 16	29 N EXETER AVE	2	BAANG, CHARLENE 29 N EXETER AVE MARGATE, NJ 08402
206.01 18	27 N EXETER AVE	2	DI SABATINO, DENNIS & LINDA 27 N EXETER AVENUE MARGATE, NJ 08402
207.01 33	7900 WINCHESTER AVE	2	BORTON, HARRY & ARLENE KIRBY-BORTON 7900 WINCHESTER AVE MARGATE, NJ 08402
207.01 34	38 N EXETER AVE	2	CARPEY, DANIEL & NANCY 440 BROAD ST #1501 PHILADELPHIA, PA 19146
207.01 35	36 N EXETER AVE	2	SCHARPF, E & ODABASHIAN, T 1319 CALDER ROAD MC LEAN, VA 22101
207.01 36	34 N EXETER AVE	2	DE VINNEY, JAMES SCOTT & JEAN MARIE 34 N EXETER AVE MARGATE, NJ 08402
207.01 37	32 N EXETER AVE	2	GRUEN, RONALD & KARENA 1528 CHALET DRIVE CHERRY HILL, NJ 08003
207.01 38	30 N EXETER AVE	2	SLY PROPERTY MANAGEMENT LLC 510 GARWOOD DR CHERRY HILL, NJ 08003
305.01 1	101 N ESSEX AVE	2	MCKEOWN, PAUL & NICOLE 153 DAVID DRIVE HAVERTOWN, PA 19083
305.01 2	103 N ESSEX AVE	2	LONDON, JUDITH 1111 LOCUST ST #10E PHILADELPHIA, PA 19107
305.01 3	105 N ESSEX AVE	2	BURNS, MICHAEL JOSEPH 105 N ESSEX AVE MARGATE, NJ 08402
305.01 16	104 N DOUGLAS AVE	2	STEIN, JERRY & JOYCE 405 KENNEBEC RD CHERRY HILL, NJ 08002
305.01 17	102 N DOUGLAS AVE	2	PECKEROFKY, ROBERT & RITA 102 N DOUGLAS AVE MARGATE, NJ 08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
305.01 18	100 N DOUGLAS AVE	2	PRITIKIN, TEDDY E & MINDY B 30 WELLINGTON RD LIVINGSTON, NJ	07039
305.02 1.01	7805 WINCHESTER AVE	2	JACOBS, CAROL 522 PORTLAND DRIVE BROOMALL, PA	19008
305.02 1.02	102 N ESSEX AVE	2	HARRIS, MARK & KAREN 2711 KEEBLER CT WILLOW GROVE, PA	19090
305.02 3	104 N ESSEX AVE	2	RACKOVER, LINDA 104 N ESSEX AVE MARGATE, NJ	08402
305.02 4	106 N ESSEX AVE	2	DARNELL TRUST, SUSAN & SEAN GOSS 3655 ARGONNE STREET SAN DIEGO, CA	92117
305.02 23	107 N EXETER AVE	2	RUSSELL, MICHAEL & LAUREN 107 N EXETER AVENUE MARGATE, NJ	08402
305.02 24	105 N EXETER AVE	2	MORITZ, LOWELL D & PAULA B 600 S 24TH ST #404 PHILADELPHIA, PA	19146
305.02 25	103 N EXETER AVE	2	SLOAN, LOUIS & CYNTHIA 1677 TUCKERSTOWN RD DRESHER, PA	19025
305.02 26	101 N EXETER AVE	2	ZITOMER FAMILY TRUST %M. ASHIN 7007 FAWN TRAIL CT BETHESDA, MD	20817
307.01 52	104 N EXETER AVE	2	PIROLLI, THEODORE C & ANITA 3222 DA VINCI DR PHILADELPHIA, PA	19145
307.01 53	102 N EXETER AVE	2	WEISS, SUSAN D & JAY B 180 SEVENTH AVE NAPLES, FL	34102
307.01 54	7901 WINCHESTER AVE	2	OLIVO, A, BONGIORNO, M&M & DI CICCO, S 2433 SOUTH ISEMINGER ST PHILADELPHIA, PA	19148

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.....51

50' 50' 50' 50' 50'

23	50
307.01	98.59'
21	51
6	52
5	53
5	54

23	305.02
24	3
25	1.02
26	1.01

16	305.01
17	17
18	18

3	16.01
2	16.02
1	18

WINCHESTER

304.03

FRONTENAC
47.18'

29	33
30	34
23	35
22	36
21	37
19	38
17	39
16	40
18	41
42	43
44	45

207.01

11	12
13	14
15	16
18	19
21	22
28	29
25	26
22	23
19	20

206.01

6	7
5	8
4	9
3	10
2	11
1	12

205.01

6	7
5	8
4	9
3	10
2	11
1	12

204.05

8	10
7	11
12	13

AVE.

8	10
7	11
12	13

BLOCK LIMIT

19	21
22	23
28	29
25	26
22	23
19	20

SSEX

7	8
6	10
32	4
24	25

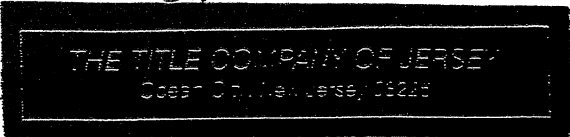
205.02

UGLASS

OAK GROVE

2	3
1	4
12	13
11	14
10	15
9	16
8	17
19	20

10581



Deed

This Deed is made on **July**, **29**, **2016**
BETWEEN

LISA REILLY

whose post office address is

40 North Essex Avenue
Margate, New Jersey 08402



referred to as the Grantor,
AND

ROMAN RUSINSKI

whose post office address is

to be: 40 North Essex Avenue
Margate, New Jersey 08402

ATLANTIC COUNTY, NJ
EDWARD P. McGETTIGAN, COUNTY CLERK
RCPT # 1256121 RECD BY Laverne
REC FEE \$70.00 CON \$335,000.00
RTF \$1,982.00
RECD 08/10/2016 11:01:32 AM
INST # 2016047983 VOL 14110

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 _____

Three Hundred Thirty - Five Thousand (\$335,000.00) Dollars

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:26A-3) Municipality of Margate
Block No. 206.01, Lot No. 10, Qualifier No. _____ and Account No. _____

No lot and block or account 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 the City
of Margate, 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 granted and conveyed to Lisa Reilly, from David M. Gassman and Concetta D. Gassman, h/w, by deed dated September 21, 2001, and recorded in the Atlantic County Clerk's Office on October 2, 2001, as Instrument No. 225936.

whose post office address is

40 North Essex Avenue
Margate, New Jersey 08402



ATLANTIC COUNTY, NJ
EDWARD P. McGETTIGAN, COUNTY CLERK
RCPT # 1256121 RECD BY Laverne
REC FEE \$70.00 CON \$335,000.00
RTF \$1,988.00
RECD 08/10/2016 11:01:32 AM
INST # 2016047983 VOL 14110

referred to as the Grantor,
AND

ROMAN RUSINSKI

whose post office address is

to be: 40 North Essex Avenue
Margate, New Jersey 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 _____

Three Hundred Thirty-Five Thousand (\$335,000.00) Dollars

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:26A-3) Municipality of Margate

Block No. 206.01, Lot No. 10, Qualifier No. _____ and Account No. _____

No lot and block or account 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 the City of Margate, 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 granted and conveyed to Lisa Reilly, from David M. Gassman and Concetta D. Gassman, h/w, by deed dated September 21, 2001, and recorded in the Atlantic County Clerk's Office on October 2, 2001, as Instrument No. 225936.

Prepared by: _____


DAVID B. FRISCH, ESQ.

(For Recorder's Use Only)

RECORDED
INDEXED
AUG 11 2016
MARGATE, NJ

This Deed is made on July 29, 2016

BETWEEN

LISA REILLY

whose post office address is

40 North Essex Avenue
Margate, New Jersey 08402



referred to as the Grantor,
AND

ROMAN RUSINSKI

whose post office address is

to be: 40 North Essex Avenue
Margate, New Jersey 08402

ATLANTIC COUNTY, NJ
EDWARD P. McGETTIGAN, COUNTY CLERK
RCPT # 1256121 RECD BY Laverne
REC FEE \$70.00 CON \$335,000.00
RTF \$1,988.00
RECD 08/10/2016 11:01:32 AM
INST # 2016047983 VOL 14110

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 _____

Three Hundred Thirty-Five Thousand (\$335,000.00) Dollars

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:26A-3) Municipality of Margate

Block No. 206.01, Lot No. 10, Qualifier No. _____ and Account No. _____

No lot and block or account 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 the City of Margate, 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 granted and conveyed to Lisa Reilly, from David M. Gassman and Concetta D. Gassman, h/w, by deed dated September 21, 2001, and recorded in the Atlantic County Clerk's Office on October 2, 2001, as Instrument No. 225936.

Prepared by:

(For Recorder's Use Only)

DAVID B. FRISCH, ESQ.



Linda Morgan
Tax Collector

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

Date: June 29, 2020

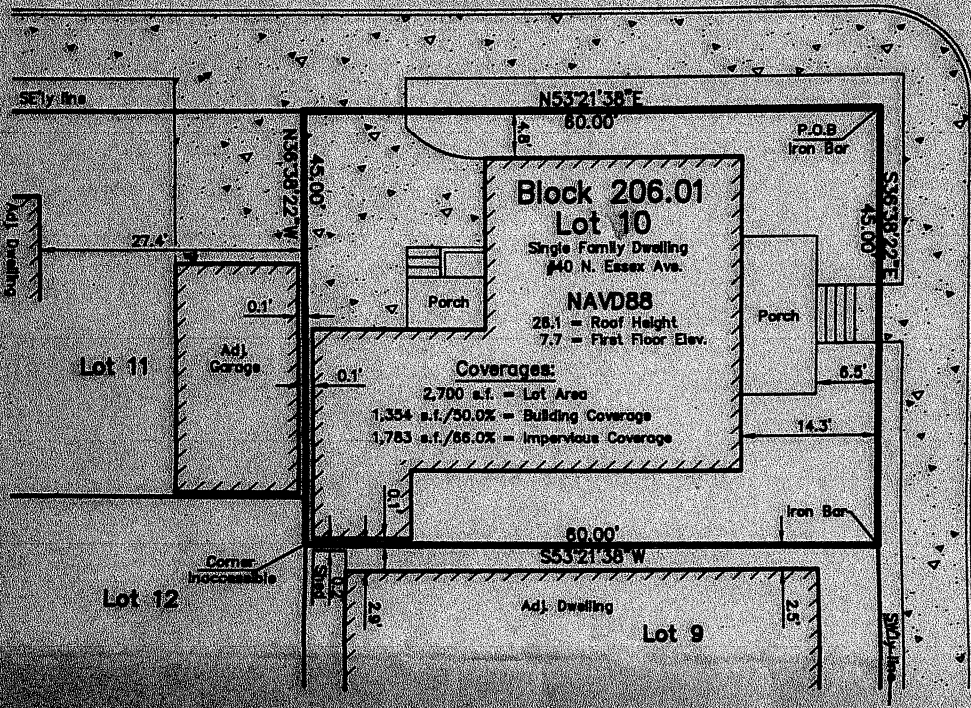
To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX & WATER for 2ND QTR2020/CURRENT W/S
is paid on property located at 40 N ESSEX AVENUE,
assessed to RUSINSKI, ROMAN
and designated as BLOCK 206.01, LOT 10, Tax Map of Margate City, NJ.

Linda Morgan, CTC
Tax Collector

Per _____

WINCHESTER AVENUE
(50' wide)



ESSEX AVENUE
(50' wide)

GENERAL NOTES:

1. This survey is based on the available information and field measurements and may be subject to change if more information is available. The surveyor shall not be held responsible for errors or omissions if the client provides false data other than as indicated.

2. This property is subject to any easements or rights of way recorded or otherwise known to the surveyor. The surveyor is not responsible for any encroachments or other matters not shown on this survey.

3. The surveyor is not responsible for any errors or omissions in the survey or for any damage to property or for any loss of time or money caused by any delay in the survey or for any other cause.

4. The surveyor is not responsible for any errors or omissions in the survey or for any damage to property or for any loss of time or money caused by any delay in the survey or for any other cause.

Roman Rushaki

5. In consideration of the stated amounts and premises mentioned in the certificate, I have surveyed the above named parcel and the surrounding parcels and have determined the boundaries and bearings by reference to the survey made on 03/29/2013 by me or under my immediate supervision in accordance with N.J.A.C. 17:27-2.1, and to the best of my professional knowledge, information and belief.

6. I solemnly represent the conditions listed at and in all of the data of the field notes, correct and complete, if any, under the terms of the title or of the surface of the lands and not water.

7. 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 tract.

SURVEY OF PREMISES

SITUATE IN
CITY OF MARGATE
COUNTY OF ATLANTIC, N.J.
#40 North Essex Avenue
BLOCK 206.01 LOT 10

PAUL KOELLING & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYING
2161 SHORE ROAD
LINWOOD, NJ 08221
phone (800) 927-0279
CERTIFICATE OF AUTHORIZATION #24SA28258300

Paul Koelling
PAUL M. KOELLING

Property is located in a FEMA FIRM Zone AE, Flood Depth 9 to 15 (NAHBS)



