



August 31, 2020

VIA HAND DELIVERY

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

RE: Application of Michael Neel and Rachel Neel
8014 Monmouth Avenue
Block 308, Lot 13
Margate, New Jersey
Our File No.: 12377-1

Dear Ms. Accardi:

Please be advised that I represent Michael Neel and Rachel Neel, who are the Applicants to the City of Margate Planning Board for the development of a 2 ½ story home with a slightly larger (2.5 feet) porch, currently under construction, on their lot which has frontage along Monmouth Avenue within the S-25 zoning district.

The Applicants previously presented a similar application to the Margate Planning Board on May 28, 2020 (which requested several additional variances), which was denied.

The house that the applicant is now proposing requires only one variance - - setback to the porch (2.5 feet).

The house complies in all other respects with the City of Margate Zoning Code.

The Applicants submit that there is no detriment to either the neighboring properties or the zone plan and zoning ordinance of the City of Margate, since the proposed 2 ½ story home with a slightly larger (2.5 feet) porch will in all respects be a marked improvement over the former house that previously occupied the lot.

In support of this application, enclosed please find the following:

1. Original and seventeen (17) copies of the City of Margate Planning Board Application and Variance Application Checklist;

2. (18) – Signed and sealed copies of architectural plans which have been prepared by Robert Lolio, R.A., dated June 1, 2020, consisting of six (6) sheet;

3. (18) – completed Staff Committee Application Report and City of Margate Staff Committee Action Report;

4. (1) – 200' property owners' list;

5. (1) – Deed with respect to ownership of the property; and

6. (1) – Original certification of paid water, sewer and taxes.

Finally, enclosed is a check payable to the City of Margate which represents the application fee in the amount of \$250.00.

Should you have any further questions or require any additional documentation in advance of the hearing date, please do not hesitate to contact me.

Thank you.

Very truly yours,

NEHMAD PERILLO DAVIS & GOLDSTEIN, P.C.

BY: 

ERIC S. GOLDSTEIN

ESG:Imm

Enclosures

c: Mr. and Mrs. Michael Neel (Via Email)
Robert J. Lolio, RA (Via Email)

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** August 31, 2020

2. **Zoning District:**

S-60	Single Family Residential	MF	Multi-Family Residential
S-50	Single Family Residential	CBD	Central Business District
S-40	<input type="checkbox"/> Single Family Residential	C-1	Commercial
S-30	Single Family Residential	C-2	Commercial/Business
S-25	<input checked="" type="checkbox"/> Single Family Residential	WSD	Waterfront Special District
S-25 (HD)	Historic Single Family Residential	GO	Government and Open Space
TF	Two-Family Residential	R	Riparian Overlay District

3. **Subject Parcel:**

Street Address(es) 8014 Monmouth Avenue

Block Number 308 Lot No(s) 13

Total Area (in square feet) 3,697 Sq. Ft.

Frontage: 49.295 Ft.

Depth: 75 Ft.

4. **Information about the Applicant:**

Full name(s) Michael Neel and Rachel Neel

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

Local Residence Address 8014 Monmouth Avenue, Margate, NJ Zip 08402

Other Residence Address 307 Evergreen Avenue, Haddon Township, NJ Zip 08108

Business Address _____ Zip _____

Phone Number(s) (include area code);

Local Residence _____ Other Residence _____

Business _____ Fax _____ Cell Phone 856-745-0768

5. Interest in Subject Property:
 (Supply copies of relevant documents with this Application):

By lease dated _____

By Agreement of Sale dated _____

By Ownership of property since 06/30/2017

____ By other interest in law (describe):

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

Name(s) N/A

Address N/A

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

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

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

8. Application Made To: Planning Board Other

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

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

Architect: Name Robert J. Lolio, R.A. Phone 856-322-6476
 Address 299 White Horse Pike, Atco, New Jersey 08004
 Fax _____ Cell _____

Surveyor Name Paul Koelling & Associates, LLC Phone 609-927-0279
 Address 2161 Shore Road, Linwood, NJ 08221
 Fax _____ Cell _____

____ 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)

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

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): The property is located on a 49.29 ft. wide by 75 ft. deep lot between the Ross Elementary School and Tighe Middle School on Monmouth Avenue and is currently under construction. _____

-Proposed use: 2 1/2 story single family home with front porch.

-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
Front Yard Setback to Porch	15 Ft. Minimum	N/A	12.50
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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".

Applicant has previously requested different variance relief under separate plans.

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

Site Plan:
N/A

Subdivision:
N/A

Other:
N/A

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

The Applicants propose the development of a 2 1/2 story single family home that is currently under construction on their lot which has frontage on Monmouth Avenue within the S-25 zoning district, as shown on the attached architectural plans of Robert Lolio, Architect. Due to the limited number of other homes along this section of Monmouth Avenue (and the adjoining house that fronts Gladstone Avenue), the required setbacks to the porch is fairly substantial.

However, the new 2 1/2 story single family home will include architectural amenities and other numerous qualities that satisfy the zone plan of the City of Margate and the purposes of zoning set forth in the New Jersey Municipal Land Use Law. The proposed structure will include 4 off-street parking spaces and will, in all respects, be a vast improvement of what previously existed at the property. The section of Monmouth Avenue on which the proposed home is located is one block away from Ross Elementary School in Margate and Tighe Intermediary School in Margate, and the house directly to the east of the property was recently constructed, along with the house directly across the street on the corner of Gladstone and Monmouth Avenues.

This lot is interestingly configured, as the house directly to the east faces Gladstone Avenue and the two houses to the west face Monmouth Avenue and Granville Avenue respectively, but this is the only property situated on this block of Monmouth Avenue which is not on a corner lot. As such, certain variance relief is hereby requested by the property owner for the construction of the house as shown on the attached plans.

16. Signature of Applicant(s):



Date August 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:

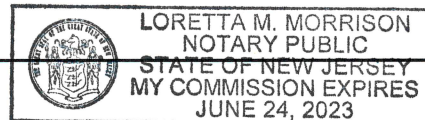
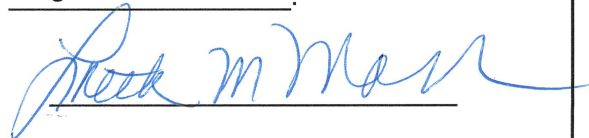
State of New Jersey } ss.

County of Atlantic }

Eric S. Goldstein, being duly

sworn according to law, deposes and says, that
the statements contained in the above application
and the statements contained in the papers
submitted herewith are true.

Sworn to and subscribed before me this 31st
day of August, 2020.



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.	 X X (Incorporated in plans) N/A X	 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.	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.	X-See attached deed N/A No No	
4.	Ten (10) folded copies of a plot plan, map or survey.		X
	Checklist prepared by: <u>Eric S. Goldstein, Esquire</u> Checklist reviewed by City: _____ Application found complete on: _____ Application found incomplete on: _____	Date: September 1, 2020 _____ Date: _____	



**City of Margate City
Staff Committee Action - Planning Board**

Block	Lot	Applicant Name
308	13	Michael Neel
District		Address of Subject Application
S-25		8014 Monmouth Avenue

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

Your submittal was considered at the Staff Committee meeting of Monday, August 03, 2020

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

staff committee reviewed the application and it is similar to previous application which was denied.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, September 24, 2020

Applications will be accepted on a first-come first-served basis. If the agenda becomes over-crowded, you will be rescheduled the following month. If you decide, for whatever reason, not to appear on this date, you must notify the Board Administrator as early as possible. The following month's agenda cannot be guaranteed.

The following conditions and special considerations must be addressed as part of your application to the Board:

no conditions

APPLICATION FEES:

D Variance:	\$0.00	Court Reporter:	\$0.00
C Variance:	\$250.00	Other:	\$0.00
Site Plan:	\$0.00		\$0.00
Subdivision:	\$0.00		\$0.00
Conditional Use Permit:	\$0.00		\$0.00

Applicant shall combine all application fees into one separate check made out to the City of Margate. Escrow fees shall be a separate check made out to the City of Margate. NOTE: If an Escrow deposit is requested, a W9 form must be submitted with the Escrow check. Any Escrow funds will be refunded to the name and address indicated on the W9 form.

Please note that in proceeding further with the formal Board Application, you are responsible for satisfying all of the checklist particulars in the appropriate section(s) of the Administrative Regulations. The instructions and checklist for your particular application can be found on the following pages of this booklet: 1-13

You must also comply with the more detailed requirements of the Margate City Land Development Ordinance.

In order for you to be able to appear on the Board Agenda as per the above date, all application material must be submitted by 11:00am, Wednesday, September 02, 2020

Palma Accardi
Planning Board Administrator
Monday, August 03, 2020

Nehmad Perillo
Davis & Goldstein



Nehmad Perillo Davis & Goldstein, PC
Counselors at Law
www.npdlaw.com

Eric S. Goldstein
Partner

egoldstein@npdlaw.com

4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

t 609 927 1177

f 609 926 9721

July 28, 2020

VIA HAND DELIVERY

Palma Accardi, Board Administrator
Margate City Hall
9001 Winchester Avenue
Margate, New Jersey 08402

Re: Proposed New Single Family Home Construction
Our Client: Michael Neel
8014 Monmouth Avenue
Block 308, Lot 13
Margate, New Jersey
Our File No. 12377-1

Dear Ms. Accardi:

Please be advised that I represent the property owner of the above-referenced parcel, Michael Neel. The property is located in the S-25 zoning district and currently consists of a partially built "under construction" home. My client wishes to build a slightly larger (2.5 feet) porch on the home. Due to the limited number of other homes within 200 feet of the subject property, the proposed new home requires a variance for the front yard setback to the porch.

In support of the application, the following documentation is enclosed for the City of Margate Planning Board Staff Committee Review:

1. Original and one (1) copy of the Staff Committee Review application;
2. Architectural drawings/plans prepared by Robert Lolio, dated June 1, 2020 consisting of six (6) sheets; and
3. My firm's check payable to the City of Margate in the amount of \$25.00 representing the Staff Committee application fee.

I am submitting this application and documentation at the present time in order to be placed on the Staff Committee's next available agenda. I understand that the Staff Committee will meet, review the enclosures, and determine and advise of any additional submission requirements and thereafter confirm with me as to the date of the public hearing for the application before the City of Margate Planning Board.

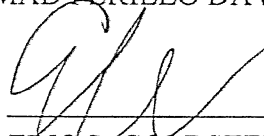
Palma Accardi, Board Administrator
July 28, 2020
Page 2

Thank you for your kind cooperation and attention to this matter. Please do not hesitate to contact me if you have any further questions or require any further documentation.

Very truly yours,

NEHMAD PERILLO DAVIS & GOLDSTEIN, P.C.

BY:



ERIC S. GOLDSTEIN

ESG:jrw

Enclosures

c: Robert Lolio, RA (via email: bob@lolioarchitects.com)
Michael Neel (via email: mike@mrneelplumbing.com)

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

By Board Administrator Or Zoning Official	Application Received: 7/29/2020	Initial: PA
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Staff Committee meetings are held as needed. Contents must comply in all particulars with the Administrative Regulations for Processing Planning Board Applications, sections on Staff Committee Review. The Board Administrator and other City Hall staff will answer reasonable questions regarding this procedure. THEY WILL NOT. HOWEVER, FILL OUT THESE FORMS FOR YOU.

1. Date of Submittal: July 28, 2020
2. Submitted by – Name: Michael Neel Phone No.: _____
Address: 307 Evergreen Avenue, Haddon Township, NJ 08108
Email Address: _____

3. If the party submitting this form is other than the potential Applicant for Board action (attorney, architect, builder, engineer, etc.), then who would the APPLICANT be?

Name: Eric S. Goldstein, Esquire Phone No.: 609-927-1177
Address: Nehmad Perillo Davis & Goldstein, PC, 4030 Ocean Heights Ave., Egg Harbor Twp., NJ 08234
Email Address: egoldstein@npdlaw.com

4. The applicant would be (Check one): Owner Renter: _____
Buyer under Agreement of Sale _____ Other: _____

5. If the applicant for Board action would be Renter or Buyer, who is present OWNER?

Name: Applicant is Owner. Phone No.: _____
Address: _____

6. Proposed Action is Located as Follows: Street Address: <u>8014 Monmouth Avenue</u> Block: <u>308</u> Lot(s): <u>13</u> Zoning District: <u>S-25</u>
--

7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)

The subject property is located on a 49.29 foot wide property which is 75 feet deep in the area of Margate between the Ross Elementary School and the Tighe Middle School, on Monmouth Avenue. The property is currently under construction.

8. Answer the following as to:	Existing Condition	Proposed Condition
a. Size and dimension of lot	49.29 x 75	Same
b. Size, dimensions of buildings	Exact dimensions unknown	See attached plans
c. Height of bldgs. (feet)	NA	29 ft. 11 inches over base flood elevation
d. Height of bldgs. (stories)	NA	2.5
e. % of coverage on land	Unknown	31.5%
f. Front yard setback	Unknown	12.5 FT
g. Rear yard setback	Unknown	19 ft.
h. Side yard setbacks	Unknown	18.3 ft. total

9. According to the Administrative Regulations, a scaled drawing must accompany this Application. If available, a survey would be appreciated. In addition, use this space to provide a detailed narrative description of the proposed action. Attach additional paper, if necessary:

(THIS SECTION MUST BE COMPLETED)

The property is currently under construction. The Applicant proposes to build a 2 1/2 story single family home with architectural amenities and other numerous qualities that satisfy the zone plan of the City of Margate and the purposes of zoning set forth in the New Jersey Municipal Land Use Law. The proposed structure will include 4 off-street parking spaces and requires a variance for the front yard setback to the porch.

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

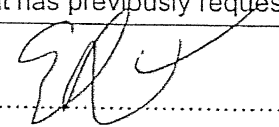
Subdivision C-Variance(s) D-(Use) Variance Site Plan Conditional Use Permit Other

11. Which variances are needed, if any?

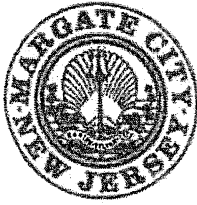
Front yard setback to porch

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:

Applicant has previously requested different variance relief under separate plans.

.....

 Signature of Submitting Party

Eric S. Goldstein, Esquire
 Print or Type Name



Office of the Tax Assessor

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

RECEIVED
AUG 07 2020

NEHMAD PERILLO DAVIS & GOLDSTEIN


James W. Manghan, CTA

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

Block 308 Lot 13

Location 8014 Monmouth Ave.

Date: August 3, 2020


James W. Manghan, CTA
Tax Assessor

Your file No.: 12377-1

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

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
307.02 19	114 N FRONTENAC AVE	2	FREESE, DAVID W & CHRISTINE 114 N FRONTENAC AVE MARGATE, NJ 08402
307.02 33	116 N FRONTENAC AVE	2	CAHILL, JAMES J 116 N FRONTENAC AVE MARGATE, NJ 08402
307.02 34	118 N FRONTENAC AVE	2	CARBONE, LEWIS BRYAN 118 N FRONTENAC AVE MARGATE, NJ 08402
307.02 41	113 N GLADSTONE AVE	2	BRILL, DAVID R & RUTH 113 N GLADSTONE AVE MARGATE, NJ 08402
307.02 42	115 N GLADSTONE AVE	2	KANE, BERNICE M & KANE, LAUREN H 3900 FORD ROAD STE 7L PHILADELPHIA, PA 19121
307.02 43	117 N GLADSTONE AVE	1	MARGOLIS, HOWARD & DONNA 14 CROSS GATES SHORT HILLS, NJ 07078
307.02 45	119 N GLADSTONE AVE	2	CALABRESE, ELIZABETH R 119 N GLADSTONE AVE MARGATE, NJ 08402
307.02 46	121 N GLADSTONE AVE	2	HAAS, MARGOT & FAMILY TRUST 121 N GLADSTONE AVE MARGATE, NJ 08402
307.02 47	123 N GLADSTONE AVE	2	FRUCHTER, I, DURON, A F & FRUCHTER, D 234 CHANNING AVE MALVERN, PA 19355
307.02 48	8010 MONMOUTH AVE	2	SOKALSKY, BRIAN 8010 MONMOUTH AVE MARGATE, NJ 08402
308 1	8016 MONMOUTH AVE	2	ROSENBERG, JERRY & ROBIN 149 SAWGRASS DR BLUE BELL, PA 19422
308 2	121 N GRANVILLE AVE	2	SMITH, RANDY J & IRIS LEVY- 2 ESSEX CT MARGATE, NJ 08402
308 3	119 N GRANVILLE AVE	2	TTK INVESTMENTS LLC A DE LLC 207 SHORE RD SOMERS POINT, NJ 08244
308 4	117 N GRANVILLE AVE	2	DALE, MICHAEL K & REMEDIOS 311 VANSANT AVENUE LINWOOD, NJ 08221
308 5	115 N GRANVILLE AVE	2	DI PILLA, MICHAEL & GESILDA R 610 PINE ST PHILADELPHIA, PA 19106
308 6	113 N GRANVILLE AVE	2	AGOSTINI ESTATE, MARY 7373 RIDGE AVE APT 335 PHILADELPHIA, PA 19128
308 7 C000A	111 N GRANVILLE AVE	2	LEEDS, EDWARD 427 N DOUGLAS AVE MARGATE, NJ 08402
308 7 C000B	111 N GRANVILLE AVE	2	LASHLEY, ROBERT C & ROSEMARY C 4003 MEADOWLAND DR PROSPECT, KY 40059

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
308 13	8014 MONMOUTH AVE	2	NEEL, MICHAEL R & RACHEL 307 EVERGREEN AVE WESTMONT, NJ	08108
308 14	122 N GLADSTONE AVE	2	CHODOFF, LOUIS L & SUSAN C 1009 MOUNT PLEASANT WAY CHERRY HILL, NJ	08034
308 15	120 N GLADSTONE AVE	2	CALHOUN, AUGUST & JENNIFER 106 PANCOAST PL MULLICA HILL, NJ	08062
308 16	116 N GLADSTONE AVE	2	ZARETT, STEVEN E & CAROLYN PENNA- 4 CLEMSON DR GARNET VALLEY, PA	19060
308 17	114 N GLADSTONE AVE	2	SCHWARTZ, DR. JOSHUA & ROBIN 608 STAMFORD DR MT LAUREL, NJ	08054
308 18	112 N GLADSTONE AVE	2	FALKOW REVOCABLE TRUST, BERNARD H 3980 OAKS CLUBHOUSE DR#502 POMPANO BEACH, FL	33069
308 19	110 N GLADSTONE AVE	2	SHANKEN, IRWIN & ELAINE 138 STETSON DRIVE CHALFONTE, PA	18914
308 21	108 N GLADSTONE AVE 20	2	REDDING ESTATE, ELEANOR 115 W POSSUM HOLLOW ROSE VALLEY, PA	19083
309.01 1	8103 WINCHESTER AVE	15A	BOARD OF EDUCATION 8103 WINCHESTER AVE MARGATE NJ	08402
407.02 36	207 N GLADSTONE AVE	2	BERMAN, BRADLEY 207 N GLADSTONE AVE MARGATE, NJ	08402
407.02 38	203 N GLADSTONE AVE	2	RILEY, JOSEPH R & NOREEN M 5 WYCKLOW DRIVE ROBBINSVILLE, NJ	08691
407.02 39	8009 MONMOUTH AVE	2	REALE, CHARLES J 8009 MONMOUTH AVE MARGATE, NJ	08402
408 7	207 N GRANVILLE AVE	2	MALAGOLI, ROBERT V & PAULA J 39 WOODVIEW DRIVE GARNET VALLEY, PA	19060
408 8	205 N GRANVILLE AVE	2	IANNACO, JOHN & LINDALEE 120 EHRKE ROAD WATERFORD, NJ	08089
408 9	203 N GRANVILLE AVE	2	DORTCH, MARLENE 46 TRAINOR CIRCLE BORDENTOWN, NJ	08505
408 10	8015 MONMOUTH AVE	2	DAVIDSON, KENNETH R 8015 MONMOUTH AVE MARGATE, NJ	08402
408 17	208 N GLADSTONE AVE	2	DESCH, AIDEN C & ANGELA V 208 N GLADSTONE AVE MARGATE, NJ	08402
408 18	206 N GLADSTONE AVE	2	FIVES, ARLENE 206 N GLADSTONE AVE MARGATE, NJ	08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
408 19	204 N GLADSTONE AVE	2	RAIVITCH, M & HOFEMAN, S 204 N GLADSTONE AVE MARGATE, NJ 08402
408 21	200 N GLADSTONE AVE	15F	CALLAHAN, NANCY, CHARLES & KATHERINE 200 N GLADSTONE AVE MARGATE, NJ 08402
409.01 10	8103 MONMOUTH AVE	2	FREEDMAN MITCHELL, DONNA A 8103 MONMOUTH AVE MARGATE, NJ 08402
409.01 18	204 N GRANVILLE AVE	2	ADLER, RITA L 204 N GRANVILLE AVE MARGATE, N J 08402
409.01 19	202 N GRANVILLE AVE	2	STOEN, PHYLLIS J & COLASANTI, CONSTANCE 202 N GRANVILLE AVE MARGATE, N J 08402
409.01 20	8101 MONMOUTH AVE	2	BOCHIS, KENNETH J & JOAN A 8101 MONMOUTH AVE MARGATE, NJ 08402

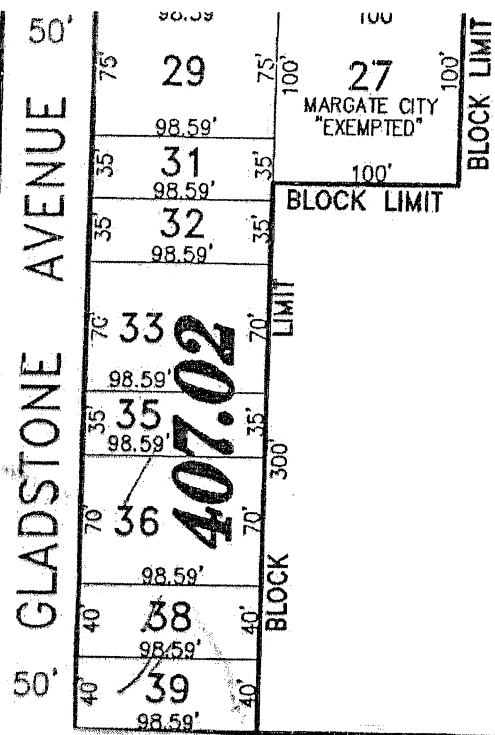
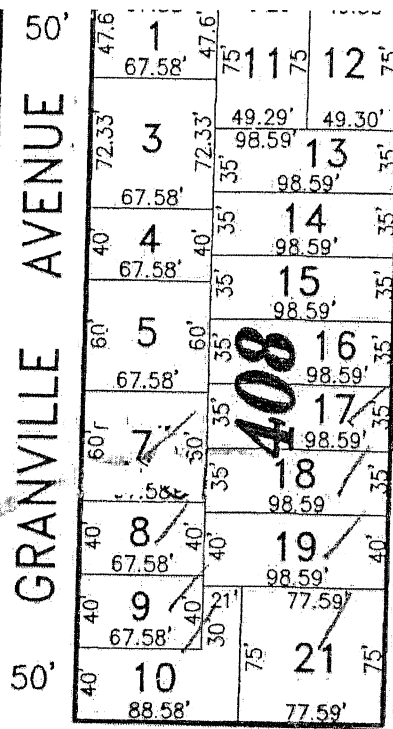
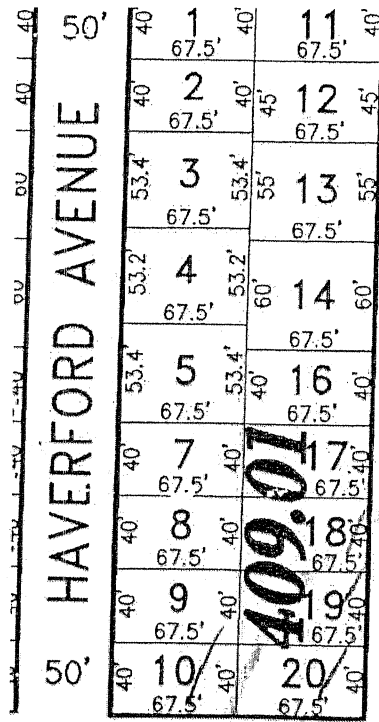
UTILITIES TO BE NOTIFIED WITH TAXLIST

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

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

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

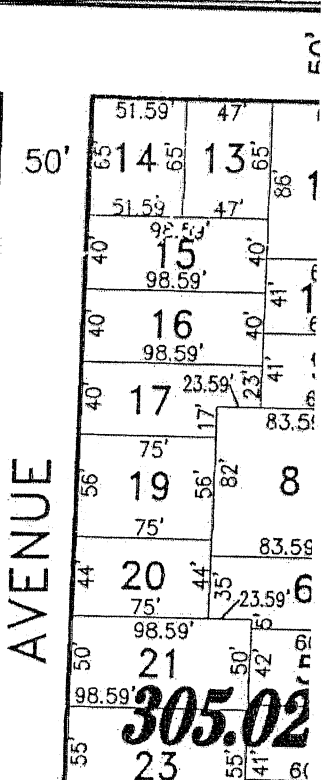
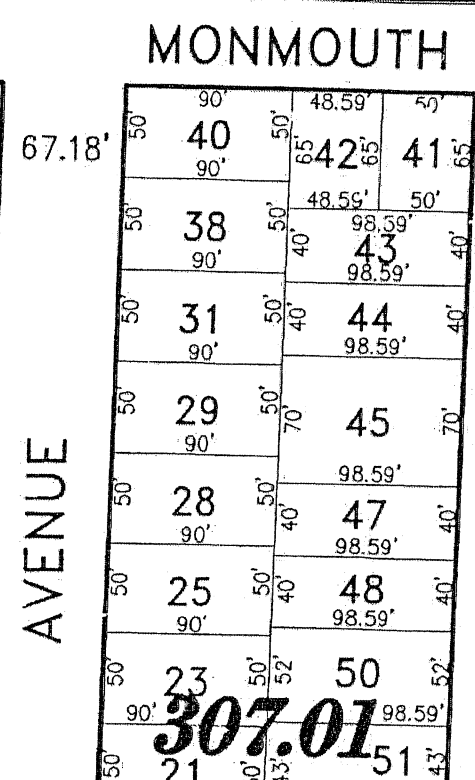
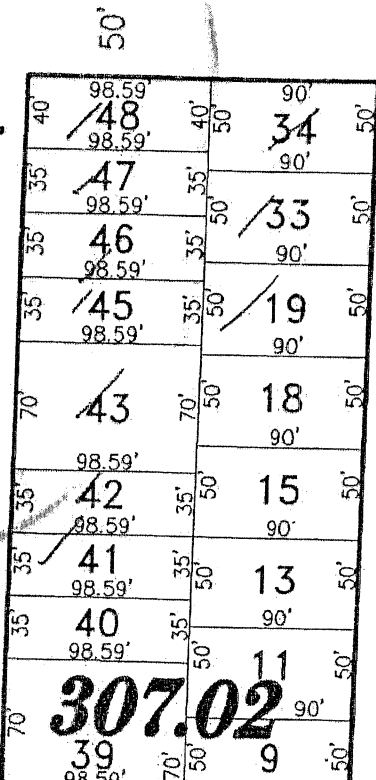
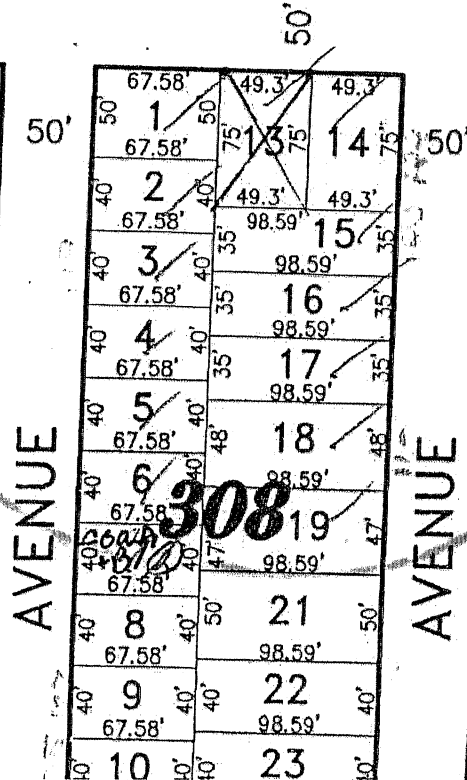
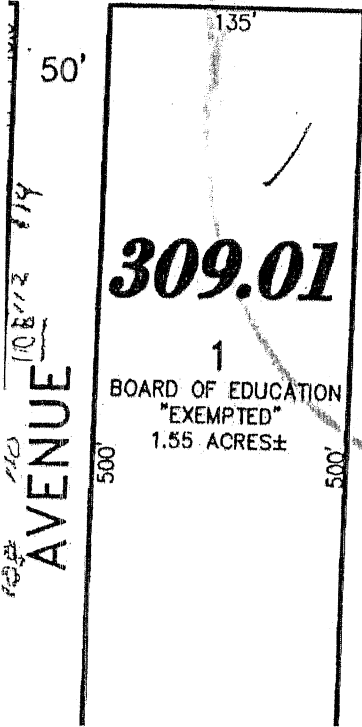
ITEMS PRINTED.....45



407.01

10
4.31 ACERS±
BOARD OF EDUCATION
"EXEMPTED"

494.36'



394.36'



**Atlantic County
Document Summary Sheet**

ATLANTIC COUNTY CLERK

5901 MAIN ST
MAYS LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ
EDWARD P. McGETTIGAN, COUNTY CLERK
RECORDED 07/10/2017 15:17:26
RCPT # 1328955 RECD BY E-RECORD
NAME FEE
RECORDING FEES 70.00
INSTRUMENT# 2017038332
VOL 14270 PAGE 1 OF 6
Official Use Only

Transaction Identification Number

3070277 2465704

Submission Date(mm/dd/yyyy)	07/05/2017
No. of Pages (excluding Summary Sheet)	4
Recording Fee (excluding transfer tax)	\$70.00
Realty Transfer Tax	\$1,676.00
Total Amount	\$1,746.00

Return Address (for recorded documents)

SURETY TITLE COMPANY
11 EVES DRIVE, SUITE 150
MARLTON, NJ 08053

Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE
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Municipal Codes	MARGATE 03
------------------------	---

Batch Type L2 - LEVEL 2 (WITH IMAGES)

Bar Code(s)



Additional Information (Official Use Only)

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RETAIN THIS PAGE FOR FUTURE REFERENCE.*



**Atlantic County
Document Summary Sheet**

DEED/NO
EXEMPTION
FROM REALTY
TRANSFER FEE

Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
Consideration	\$295,000.00				
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
Document Date	06/30/2017				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name		Address		
	MICHAEL FISCHER		3 SUTTON COURT, MENDHAM, NJ 07945		
	KATHLEEN FISCHER		3 SUTTON COURT, MENDHAM, NJ 07945		
GRANTEE	Name		Address		
	MICHAEL R NEEL		307 EVERGREEN AVE, WESTMONT, NJ 08108		
	RACHEL NEEL		307 EVERGREEN AVE, WESTMONT, NJ 08108		
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	03	308	13		03

** DO NOT REMOVE THIS PAGE.
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.*

DEED

Prepared By: STEVEN M. ABRAMOFF, ESQUIRE

This Deed is made on June 30, 2017,

BETWEEN **MICHAEL FISCHER and KATHLEEN FISCHER**
Husband and Wife

whose post office address is 3 Sutton Court
Mendham NJ 07945

referred to as Grantor,

AND **MICHAEL^{R.} NEEL and RACHEL^{A.} NEEL, h/w**

whose post office address is 307 Evergreen Avenue
Westmont NJ 08108

referred to as Grantee.

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

Transfer of Ownership. The Grantor grants and conveys the property described below to the Grantee. This transfer is made for the sum of **TWO HUNDRED NINETY-FIVE THOUSAND (\$295,000.00) DOLLARS**. The Grantor acknowledges receipt of this money.

Tax Map Reference. City of Margate, Block 308, Lot 13

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:

SEE ATTACHED LEGAL DESCRIPTION

BEING THE SAME LAND AND PREMISES granted and conveyed to Michael Fischer and Kathleen Fischer, husband and wife, by deed from Lawrence J. Naame, Executor of the Estate of Edith C. Naame, deceased, dated December 19, 2011, recorded December 22, 2011, in the Atlantic County Clerk's Office in Book 13370, as Instrument #2011070944.

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.

Signatures. The Grantor signs this Deed as of the date notarized below.

Witness Michael Fischer
MICHAEL FISCHER

Witness Kathleen Fischer
KATHLEEN FISCHER

STATE OF NEW JERSEY, COUNTY OF ATLANTIC

SS:

I CERTIFY that on June 30, 2017, MICHAEL FISCHER and KATHLEEN FISCHER personally came before me and acknowledged under oath, to my satisfaction, that they:

- (a) are named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as their own act and deed; and
- (c) made this Deed for \$295,000.00 as the full and actual consideration paid or to be paid for the transfer of title.

Laura Anne Widecrantz
NOTARY PUBLIC LAURA ANNE WIDECRANTZ
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 16, 2018

Record & Return To:

Record & Return to
Surety Title
1555 Zion Road
Northfield, NJ 08225



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)
Michael Fischer and Kathleen Fischer, husband and wife

Current Street Address
3 Sutton Court

City, Town, Post Office Box
Mendham NJ 07945 State Zip Code

PROPERTY INFORMATION

Block(s) 308 Lot(s) 13 Qualifier

Street Address
8014 Monmouth Avenue

City, Town, Post Office Box
City of Margate State NJ Zip Code 08402

Seller's Percentage of Ownership 100% Total Consideration \$295,000.00 Owner's Share of Consideration \$295,000.00 Closing Date 6/30/2017

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

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate or trust and is not required to make an estimated gross income tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
- Seller did not receive non-like kind property.
8. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

SELLER'S DECLARATION

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

6-30-17
Date

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

6-30-17
Date

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

EXHIBIT "A"

LEGAL DESCRIPTION

File No: 66128NF-01

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in the City of Margate, Atlantic County, and State of New Jersey being more particularly described as follows:

BEGINNING at a point in the Southeasterly line of Monmouth Avenue (50 feet wide) said point being South 50 degrees 30 minutes West 49.295 feet from the Southwesterly line of Gladstone Avenue (50 feet wide), said beginning point being at the division line of Lots 13 and 14, Block 308 of the City of Margate Tax Maps and extending; thence

- 1.) South 39 degrees 30 minutes 00 seconds East along the last mentioned division line and parallel with Gladstone Avenue a distance of 75.00 feet to a point in the division line of Lots 13 and 15, said Block and Map; thence
- 2.) South 50 degrees 30 minutes 00 seconds West along the last mentioned division line and parallel with Monmouth Avenue 49.295 feet to a point in the division line of Lots 2 and 13, said Block and Map; thence
- 3.) North 39 degrees 30 minutes 00 seconds West along the last mentioned division line and along the division line of Lots 1 and 13, said Block and Map and parallel with Gladstone Avenue a distance of 75.00 feet to a point in the Southeasterly line of Monmouth Avenue; thence
- 4.) North 50 degrees 30 minutes 00 seconds East along the Southeasterly line of Monmouth Avenue a distance of 49.295 feet to the point and place of Beginning.

BEING premises No. 8014 Monmouth Avenue .

BEING Block: 308, Lot: 13



Linda Morgan
Tax Collector

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

RECEIVED
AUG 10 2020
NEHAD PERILLO DAVIS & GOLDSTEIN

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 8014 MONMOUTH AVENUE,
assessed to NEEL, MICHAEL & RACHAEL
and designated as BLOCK 308, LOT 13, Tax Map of Margate City, NJ.

Linda Morgan, CTC
Tax Collector

Per _____