

Nehmad Perillo
Davis & Goldstein



Nehmad Perillo Davis & Goldstein, PC
Counselors at Law
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Eric S. Goldstein
Partner

egoldstein@npdlaw.com

4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

t 609 927 1177

f 609 926 9721

October 6, 2020

VIA HAND DELIVERY

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

RE: Application of Robert A. & Ellen Mattleman
100 North Madison Avenue
Block 330, Lot 42
Margate, New Jersey
Our File No.: 12484/1

Dear Ms. Accardi:

Please be advised that I represent Robert A. Mattleman & Ellen Mattleman who are the Applicants to the City of Margate Planning Board for the development of a new flood-compliant two and a half story single-family home at the above-referenced address within the MF zoning district.

The existing site is a buildable lot of record, the dimensions of which are 50' x 100' for a total area of 5,000 SF. 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 new house will in all respects be a marked improvement over the former structure and will be completely flood compliant.

Of particular importance is the overall general compliance of the house - - front yard setbacks (house and porch) are being met or exceeded on Winchester Avenue. Building coverage is less than permitted by code, and side yard setbacks greatly exceed Margate's zoning code. Overall landscaping is greater than required.

This is a corner lot and the Applicants are proposing a single dwelling unit, not two units in the MF zoning district.

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;

Palma Accardi
Planning Board Administrator
October 6, 2020

2. (18) – Signed and seal copies of architectural plans which have been prepared by Robert J. Lolio, Architect, dated September 8, 2020, consisting of four (4) sheets;
3. (18) – Copies of the survey which have been prepared by Paul M. Koelling, PLS, dated August 11, 2020, consisting of one (1) sheet;
4. (18) – completed Staff Committee Application Report and City of Margate Staff Committee Action Report;
5. (1) – 200' property owners' list;
6. (1) – Deed with respect to ownership of the property; and
7. (1) – Original certification of paid water, sewer and taxes.

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

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

Thank you.

Very truly yours,

NEHMAD PERILLO DAVIS & GOLDSTEIN, P.C.

BY: 

ERIC S. GOLDSTEIN

ESG:jrw
Enclosures
c: Robert A. & Ellen Mattleman

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** October 6, 2020

2. **Zoning District:**

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

3. **Subject Parcel:**

Street Address(es) 100 North Madison Avenue
Block Number 330 Lot No(s) 42
Total Area (in square feet) 5,000 SF
Frontage: _____
Depth: _____

4. **Information about the Applicant:**

Full name(s) Robert A. & Ellen Mattleman
If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

Local Residence Address 100 North Madison Avenue, Margate, NJ Zip 08402
Other Residence Address 232 Zachary Way, Yardley, PA Zip 19067
Business Address _____ Zip _____
Phone Number(s) (include area code);
Local Residence _____ Other Residence _____
Business _____ Fax _____ Cell Phone _____

10. If Site Plan Action is Required:

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

-How will this be changed?

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)
N/A	_____ 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): The existing site is a buildable lot of record. A two story home currently exists on the property.

-Proposed use: Construction of a 2 1/2 Story Single Family Home.

-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- Building (Madison)	24.65 Ft. Avg.	N/A	AS SHOWN ON PLAN
Front Yard- Porch (Madison)	17.45 Ft. Avg.	N/A	AS SHOWN ON PLAN
Front Yard - Landscape (Madison)	60% or 56.75% w/ Stair Deduct	N/A	AS SHOWN ON PLAN
_____	_____	_____	_____

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:

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 new flood-compliant two and a half story single-family home at the above-referenced address within the MF zoning district. The proposed structure will include 3 off-street parking spaces and requires a variance for the front yard setback to the building and porch on Madison Avenue due to the constraints of the "corner setback". A variance is also requested for the front yard landscape on Madison Avenue.

The existing site is a buildable lot of record, the dimensions of which are 50' x 100' for a total area of 5,000 SF. 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 new house will in all respects be a marked improvement over the former house and will be completely flood compliant.

Of particular importance is the overall general compliance of the house - - front yard setbacks (house and porch) are being met or exceeded on Winchester Avenue. Building coverage is less than permitted by code, and side yard setbacks greatly exceed Margate's zoning code. Overall landscaping is greater than required.

16. Signature of Applicant(s):

_____ Date October 6, 2020

 _____ Date _____

17. This space for Board Administrator:

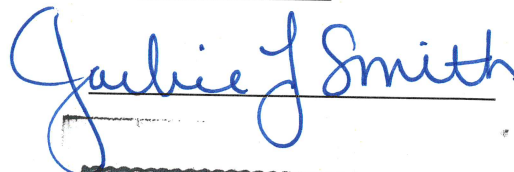
-Staff Committee action took place
10/2/2020 and case assigned to
 the Planning Board for 10/29/2020 or

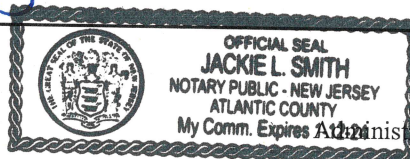
-This application received by the
 Planning Board Administrator on
October 7, 2020

By: Palma Accardi

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 _____
 day of October 6, 2020.



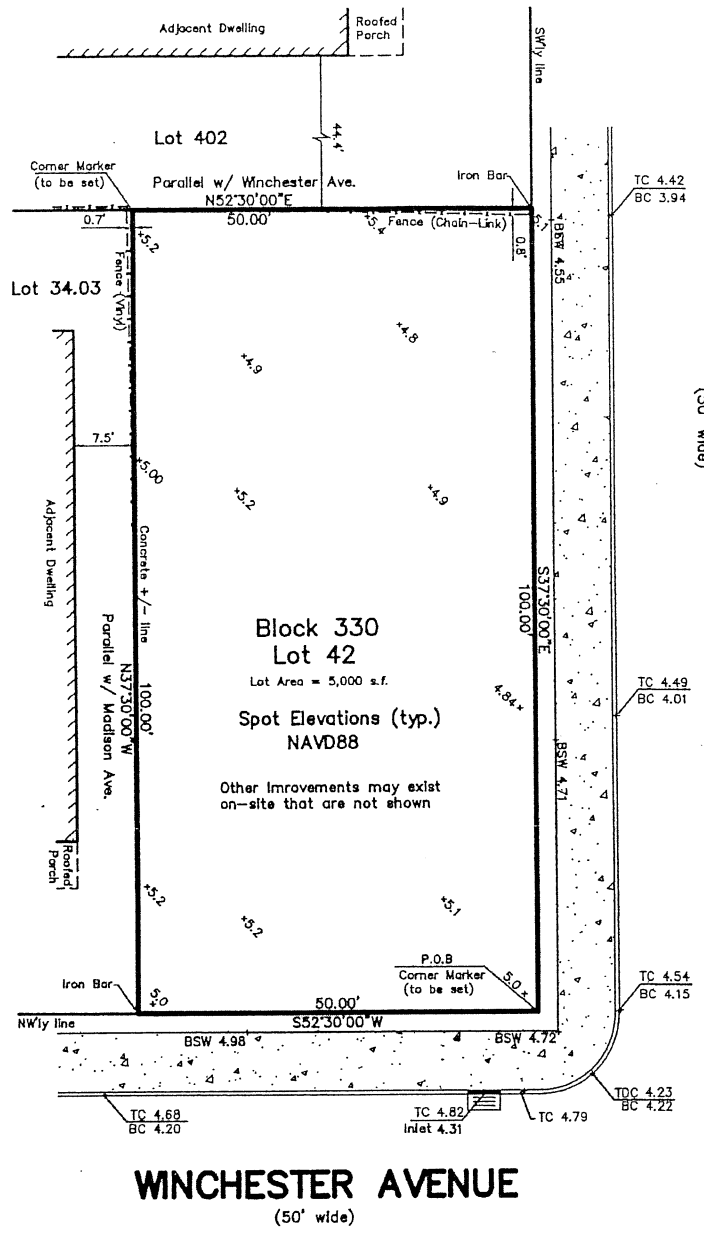
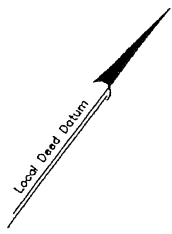


LAND USE

Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested	Reviewed*
1	Submit the following documents with the Standard Development Application:			
	a. Copy of an area map showing all lots within 200 feet of the property		X	
	b. List of names, addresses, lot and block numbers, as they appear on the official tax records of the City, of all owners of property within 200 feet of the property affected by the application and upon whom the notice must be served in the manner provided by law	X		
	c. Copy of professional survey at a scale not smaller than 1" = 100' nor larger than 1/8" = 1'; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines	X		
	d. Copies of subdivision, site plan or conditional use applications when applicable		X	
	e. Certification that taxes are paid	X		
2	If the survey is more than one year old, attach certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance, and show any proposed changes with all dimensions including enlargement of existing footprint, if applicable			
3	A statement containing the following information:			
	a. Date of acquisition of property and from whom	X		
	b. The number of dwelling units in existing building(s)	X		
	c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s)	X		
	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		
4	Ten folded copies of a plot plan, map or survey	X		
Checklist prepared by: <u>Eric S. Goldskin</u> Date: <u>10/6/20</u> Checklist reviewed by Board: _____ Date: _____ Application found complete on: _____ Application found incomplete on: _____				

* For City use only.



DEED DESCRIPTION

Description of a certain tract or parcel of land situate in the City of Margate, County of Atlantic, State of New Jersey, being designated as Lot 42 in Block 330 on the current official tax map and being more particularly described as follows:

BEGINNING at the intersection of the Northwesterly line of Winchester Avenue (50 feet wide) and the Southwesterly line of Madison Avenue (50 feet wide), and thence running;

1. South 52 degrees 30 minutes 00 seconds West along the Northwesterly line of Winchester Avenue, a distance of 50.0 feet to the division line between lots 34.03 & 42 in block 330; thence
2. North 37 degrees 30 minutes 00 seconds West along the last mentioned division line and parallel with Madison Avenue, a distance of 100.0 feet to the division line between lots 42 & 402 in block 330; thence
3. North 52 degrees 30 minutes 00 seconds East along the last mentioned division line and parallel with Winchester Avenue, a distance of 50.0 feet to the aforementioned Southwesterly line of Madison Avenue; thence
4. South 37 degrees 30 minutes 00 seconds East along said line of Madison Avenue, a distance of 100.0 feet to the point and Place of **BEGINNING**.

Robert Mattleman and Ellen Mattleman
 Trident Land Transfer Company (NJ) LLC
 Surveyed in accordance with Old Republic National Title Insurance Company Title Commitment No. 20NJ03808

GENERAL NOTES:

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

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

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

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

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

In consideration of the mutual covenants and promises contained in the agreement between the above named parties and the undersigned, the provisions of which are incorporated herein by reference, I declare that this plan is based on a field survey made on 08/10/2020 by me or under my immediate supervision in accordance with N.J.A.C. 13:40-5.1, and to the best of my professional knowledge, information and belief,

a) correctly represents the conditions found at and as of the date of the field survey, except such easements, if any, below the surface of the lands or on the surface of the lands and not visible,

b) except as shown on this plan, there are no discrepancies between the boundary lines of the subject property as shown on the plan and as described in the legal description of record.

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

Property is located in a F.E.M.A. FIRM ZONE "AE"; Base Flood Elevation 10 ft. (NAVD88)

Paul M. Koelling
PAUL M. KOELLING
 LAND SURVEYOR
 PLS; N.J. LICENSE NO. 24GS04328800

Date	Revision
SURVEY OF PREMISES	
SITUATE IN CITY OF MARGATE COUNTY OF ATLANTIC, N.J. #100 North Madison Avenue BLOCK 330 LOT 42	
PAUL KOELLING & ASSOCIATES, LLC PROFESSIONAL LAND SURVEYING 2161 SHORE ROAD LINWOOD, NJ 08221 phone (609) 927-0279 CERTIFICATE OF AUTHORIZATION #24GA28256300	
Date: August 11, 2020	by: KOMIS
Scale: 1" = 15'	

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

By Board Administrator Or Zoning Official	Application Received:	Initial:
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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: September 15, 2020
2. Submitted by – Name: Robert A. & Ellen Mattleman Phone No.: _____
Address: 232 Zachary Way, Yardley, PA 19067
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: _____ Phone No.: _____
Address: _____

6. Proposed Action is Located as Follows: Street Address: <u>100 North Madison Avenue</u> Block: <u>330</u> Lot(s): <u>42</u> Zoning District: <u>MF</u>
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7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)

The subject property is located on a 5000 Sq. Ft. Lot. There currently exists an older two story house on the property.

8. Answer the following as to:	Existing Condition	Proposed Condition
a. Size and dimension of lot	5,000 SF	5,000 SF
b. Size, dimensions of buildings	<u>See attached plans</u>	<u>See attached plans</u>
c. Height of bldgs. (feet)	<u>See attached plans</u>	<u>See attached plans</u>
d. Height of bldgs. (stories)	<u>See attached plans</u>	<u>See attached plans</u>
e. % of coverage on land	<u>See attached plans</u>	<u>See attached plans</u>
f. Front yard setback	<u>See attached plans</u>	<u>See attached plans</u>
g. Rear yard setback	<u>See attached plans</u>	<u>See attached plans</u>
h. Side yard setbacks	<u>See attached plans</u>	<u>See attached plans</u>

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

(THIS SECTION MUST BE COMPLETED)

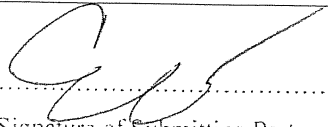
The applicants propose to demolish the existing older home and construct a 2.5 story single family home. The proposed structure will include 3 off-street parking spaces and requires a variance for the front yard setback to the building and porch on Madison Avenue due to the constraints of the "corner setback". A variance is also requested for the front yard landscape on Madison Avenue.

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?
 Madison Avenue Front yard Setbacks (building and porch); Madison Avenue front yard landscape

12. IF THERE HAS BEEN ANY PREVIOUS STAFF COMMITTEE OR FORMAL BOARD APPLICATION AND/OR ACTION ON THIS PROPOSAL PROPERTY, PLEASE ATTACH RELEVANT DOCUMENTS, AND PROVIDE INFORMATION HERE: N/A


 Signature of Submitting Party

Eric S. Goldstein, Esquire
 Print or Type Name



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

Block	Lot	Applicant Name
330	42	Robert and Ellen Mattleman
District		Address of Subject Application
MF		100 North Madison Avenue

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

Your submittal was considered at the Staff Committee meeting of Friday, October 02, 2020

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

Staff committee reviewed the material and concur with the variances identified and possibly others may exist. Use, Density and height variances greater than 10 ft are not involved eliminating potential "D" variances.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, October 29, 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:

Submit all required materials including checklist by date indicated. Meeting will be virtual.

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: 1-19

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, October 07, 2020

Palma Accardi
Planning Board Administrator
Friday, October 02, 2020



Office of the Tax Assessor

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

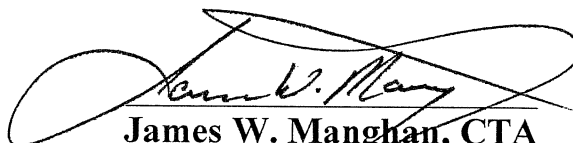
James W. Manghan, CTA

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

Block 330 – Lot 42

Location 100 N Madison Ave.

Date: September 16, 2020


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

Your file No.: 12484-1

RECEIVED

SEP 21 2020

NEHMAD PERILLO DAVIS & GOLDSTEIN

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

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
230 25	WINCHESTER AVE	1	S J GAS CO ATTN: T S KAVANAUGH 1 S JERSEY PLAZA RT#54 FOLSOM, NJ 08037
230 27	WINCHESTER AVE	1	S J GAS CO ATTN: T S KAVANAUGH #1 S JERSEY PLAZA RTE #54 FOLSOM, NJ 08037
230 29 C000A	9614 WINCHESTER AVE	2	ANGELUCCI, JEFFREY & GINA M 650 FARRAGUT AVE HADDONFIELD, NJ 08033
230 29 C000B	9614 WINCHESTER AVE	2	KOSYLA, GAIL W 2101 WYNNE WAY JAMISON, PA 18929
230 33	9612 WINCHESTER AVE	2	GARAY, JOHN 9612 WINCHESTER AVE MARGATE, NJ 08402
230 37	9606 WINCHESTER AVE	2	DOLINSKY, NEIL & SHARI L 9 SILVER MAPLE DR DOYLESTOWN, PA 18901
230 41	24 N MADISON AVE	2	ERRICHETTI, ROBERT & VIRGINIA 134 S MANSFIELD BLVD CHERRY HILL, NJ 08034
230 43	26 N MADISON AVE	2	ZRADA, STEPHEN E & FERN B 221 COUNTRY CLUB DR MOORESTOWN, NJ 08057
230 318 C000A	20 N MADISON AVE	2	GENKIN, MARIAN & BARRY 100 ST GEORGES RD #G-3 ARDMORE, PA 19003
230 318 C000B	20 N MADISON AVE	2	KLEINER, WENDY R 52 BROWNSTONE DRIVE EAST NORRITON, PA 19401
230 319	21 N MONROE AVE	2	SWANSON, RICHARD & ANDREA 1301 STEWART AVENUE HILLTOP, NJ 08012
329 48	103 N MADISON AVE	2	SPARTA, JOHN A & HELEN M 103 N MADISON AVE MARGATE, NJ 08402
329 52.01 C000A	9515 WINCHESTER AVE 46,52	2	SKILTON, WALTER M & MOLLY 303A BROWN ST PHILADELPHIA, PA 19123
329 52.01 C000B	9515 WINCHESTER AVE 46,52	2	LIPNER, JONATHAN & MARCY 319 WHITEMARSH DRIVE FLOURTOWNM PA 19031

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
329 52.01 C000C	9515 WINCHESTER AVE 46,52	2	GEANEOTES, GEORGE & BUXBAUM, JODIE 6850 STELLA CIRCLE COOPERSBURG, PA 18036
329 52.02	9513 WINCHESTER AVE 46,52	2	COFFEY, TIMOTHY F & LORI MARCUS 686 CHERRYDALE DRIVE LAFAYETTE HILL, PA 19444
329 54	9511 WINCHESTER AVE	2	BENDYL DEVELOPMENT LLC 16 N ADAMS AVE #A MARGATE, NJ 08402
329 60	9505 WINCHESTER AVE	2	GEANEOTES WINCHESTER LLC 6850 STELLA CIRCLE COOPERSBURG, PA 18036
329 401	105 N MADISON AVE	2	COSTA, THEODORE & ALEXIS 105 N MADISON AVE MARGATE, NJ 08402
329 402 C000A	106 N JEFFERSON AVE	2	ZUCKER, JORDAN CRAIG&GABRIELLE ROSE 34 SOUTHWOOD DR CHERRY HILL, NJ 08002
329 402 C000B	106 N JEFFERSON AVE	2	DUBIN, MICHAEL F & ANDREA B 709 KING OF PRUSSIA RD RADNOR, PA 19087
329 403	107 N MADISON AVE	2	TROPEA, L, CAPETOLA, M & SQUILLACE, G 107 N MADISON AVE MARGATE, NJ 08402
329 406 C000A	110 N JEFFERSON AVE	2	HELLINGER, STEVEN & FERN 74 FIVE PONDS CIRCLE WARMINSTER, PA 18974
329 406 C000B	110 N JEFFERSON AVE	2	LASKY, TODD A & JAMIE Z 415 RGHTERS MILL ROAD PENN VALLEY, PA 19072
329 407 C0001	111 N MADISON AVE	2	CUTLER, ADAM B & WENDY 841 FAIRVILLE ROAD CHADDS FORD, PA 19317
329 407 C0002	111 N MADISON AVE	2	MC DONALD, JOSEPH & TRACI 111 N MADISON AVE #2 MARGATE, NJ 08402
329 407 C0003	111 N MADISON AVE	2	HERRON, JOHN R 111 N MADISON AVE MARGATE, NJ 08402
329 409 C0001	113 N MADISON AVE 411	2	COMERICA BANK&TRUST - MAREN PELOSI 55 MADISON AVE, STE 400 MORRISTOWN, NJ 07960

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
329 409 C0002	113 N MADISON AVE 411	2	BEGLEITER TRUST, DIANE 6561 LANDINGS CT BOCA RATON, FL	33496
329 409 C0003	113 N MADISON AVE 411	2	BARNET, MICHAEL & DEBRA PO BOX 3212 MARGATE, NJ	08402
329 413	117 N MADISON AVE	2	LEDAKIS, GEORGE & CLAUDIA 4 SPRING LANE CHADDS FORD, PA	19317
330 30	103 N MONROE AVE	2	SALMON, MARGARET T & LEOTTA, ANGELO O 103 N MONROE AVE MARGATE, NJ	08402
330 32 C013A	9613A WINCHESTER AVE	2	PETRICCIONE, F & OBERLIE, S 439 ABINGTON AVE GLENSIDE PA	19038
330 32 C013B	9613B WINCHESTER AVE	2	FRIEDMAN, MICHAEL J & SHIRLEE M 5 WINSLOW WAY DRESHER, PA	19025
330 32 C015A	9615A WINCHESTER AVE	2	KAVESH, MARSHALL E @ RUTH KAVESH 211 YACHT CLUB WAY #303 REDONDO BEACH, CA	90277
330 32 C015B	9615B WINCHESTER AVE	2	LONGPORT TRUST & STONE, SCOT & STEVEN 9990 GOBAL RD PHILADEPHIA PA	19115.1006
330 34.01 C000A	9611 WINCHESTER AVE	2	STACY, BRIAN L & BEVERLY A 76 ENGERT AVE #8B BROOKLYN, NY	11222
330 34.01 C000B	9611 WINCHESTER AVE	2	ZILBERMAN, MAXIM & LILIAN 64 NELSON DRIVE CHURCHVILLE, PA	18966
330 34.02 C000A	9609 WINCHESTER AVE	2	LASKE, DOUGLAS W & RITA ANN 117 MINFFORD ROAD BALA CYNWYD, PA	19004
330 34.02 C000B	9609 WINCHESTER AVE	2	FUSARO, MARIO V & BECKWITH, CHRISTINE A 606 W 57TH STREET #3102 NEW YORK, NY	10019
330 34.03 C000A	9607 WINCHESTER AVE	2	RINGOLD, MICHAEL S & DEBORAH 10 CARRIAGE HOUSE CT CHERRY HILL, NJ	08003
330 34.03 C000B	9607 WINCHESTER AVE	2	GIBBONS, FREDERIC & KAREN 1551 E COBBLESTONE CIRCLE WARRINGTON, PA	18976

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
330 42	100 N MADISON AVE	2	DEL PRETE, DINO, ROSALIE & BARBARA A 100 N MADISON AVE MARGATE, NJ 08402
330 399	107 N MONROE AVE	2	OHARA, SHAUN M 14817 ATHEY ROAD BURTONSVILLE, MD 20866
330 401	109 N MONROE AVE	2	KALISER, JEFFREY 230 DRESHERTOWN ROAD FT. WASHINGTON, PA 19034
330 402 C000A	106 N MADISON AVE	2	BLOCK, ROBERT & LINDA 106 N MADISON AVE #A MARGATE, NJ 08402
330 402 C000B	106 N MADISON AVE	2	ETKIN, MURIEL & RONALD 27 MOORLINCH BLVD MEDFORD, NJ 08055
330 402 C000C	106 N MADISON AVE	2	ZANGRILLI, MICHAEL S & LAUREN M 508 WOLFE DR FLORENCE, NJ 08518
330 402 C000D	106 N MADISON AVE	2	SCHNEIDER, ERIC & JUDY L 1710 OAKWOOD TERRACE #4E PENN VALLEY, PA 19072
330 402 C000E	106 N MADISON AVE	2	DELSON, GARY W & SHARON S 62 HALS DRIVE LANGHORNE, PA 19053.1520
330 405	111 N MONROE AVE	2	ZIENIUK, CHRISTINA 626 E MAIN ST MOORESTOWN, NJ 08057
330 407 C000A	113 N MONROE AVE	2	TUCKMAN, ROBERT 28 QUAKER RD PRINCETON, NJ 08540
330 407 C000B	113 N MONROE AVE	2	GEOGHAN, JOSEPH & DEBRA 107 ROYAL MEWS BENSALEM, PA 19020
330 408	110 N MADISON AVE	2	CUNDIFF, WILLIAM & LISA 114 N. PEMBROKE AVE. MARGATE, NJ 08402
330 411 C000A	119 N MONROE AVE	2	LEVINE, NORMAN J & ROCHELLE D 119A N MONROE AVE MARGATE, NJ 08402
330 411 C000B	119 N MONROE AVE	2	DICKSTEIN, ARLEN B & BETH JO 1075 CANNONADE COURT GAHANNA, OH 43230

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
330 412	112 N MADISON AVE	2	CIOFFI, ALEXANDER R & EILEEN R 118 N NASSAU AVE MARGATE, NJ 08402
330 416	116-118 N MADISON AVE	2	WYNNE, JAMES & MONICA KAUFFMAN- 738 HAGNER STREET PHILADELPHIA, PA 19128
229 45	25 N MADISON AVE	2	MADISON HOUSE CONDO ASSOC. %1520 MAIN STREET PLEASANTVILLE, NJ 08232

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.....61



REVENUE and FINANCE DEPARTMENT
Office of the Tax Collector
City of Margate City
9001 Winchester Avenue
Margate City, New Jersey 08402
609-822-2508

Date:

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for 3rd Qtr 2020

And the WATER & SEWER for 2020

Are paid on property located 100 N. Madison Ave.

Assessed to Del Prete

And designated as
BLOCK 330, LOT 42; Tax Map of Margate City, N.J.

Tara J Mazza, CTC
Tax Collector

Per LH

RECEIVED

SEP 21 2020

NEWMAD PERILLO DAVIS & GOLDSTEIN