



HANKIN SANDMAN  
PALLADINO WEINTROB  
& BELL  
*Counsellors At Law*

**Aaron J. Kesselman, Esquire**  
Member of the New Jersey and Florida Bars  
[aaronk@hankinsandman.com](mailto:aaronk@hankinsandman.com)  
[www.hankinsandman.com](http://www.hankinsandman.com)

October 15, 2020

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

**Subject matter: 120 S. Nassau Avenue, Margate, New Jersey**  
**Block: 15, Lot 19**

Dear Ms. Accardi:

Enclosed please find:

1. Original + 18 copies of Planning Board Application;
2. 18 copies of completed Staff Review Application;
3. Check for \$250.00 payable to "City of Margate" for the Application Fee;
4. Check for \$200.00 payable to "City of Margate" for the Escrow Fee;
5. 18 Plans (with photos of site);
6. Tax List;
7. Deed;
8. Evidence that taxes are current;
9. Proposed notice for Atlantic City Press and persons within 200 foot radius.

Thank you.

Very truly yours,

AARON J. KESSELMAN

AJK:crn  
Encl.

APPLICATION FOR ACTION BY PLANNING BOARD  
MARGATE, NEW JERSEY

PLEASE  
TYPE OR  
PRINT

1. **Date of Application:** October 15, 2020

**2. Zoning District:**

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

**3. Subject Parcel:**

Street Address(es) 120 S. Nassau Avenue, Margate, NJ 08407  
 Block Number 15 Lot No(s) 19  
 Total Area (in square feet) 5812.4  
 Frontage: 71.27 feet  
 Depth: 80 feet

**4. Information about the Applicant:**

Full name(s) Robert Ackerman and Florence Ackerman  
 If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Local Residence Address 120 S. Nassau Street, Margate, NJ Zip 08407  
 Other Residence Address \_\_\_\_\_ Zip \_\_\_\_\_  
 Business Address 30 S. New York Avenue, Atlantic City, NJ Zip 08401  
 Phone Number(s) (include area code);  
 Email Address AaronK@hankinsandman.com  
 Business 6093445161 Fax \_\_\_\_\_ Cell Phone 6092040057

**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 August 26, 2019
- \_\_\_\_ 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. N/A  
 Bus. N/A  
 Fax N/A  
 Cell N/A

**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 Aaron J. Kesselman, Esq. Phone 609-344-5161  
 Address 30 S. New York Ave, 3rd Floor, Atlantic City, NJ 08401  
 Fax \_\_\_\_\_ Cell 609-204-0057 Email aaronk@hankinsandman.com

\_\_\_\_ Architect: Name Mark Asher Phone 215-576-1413  
 Address 115 West Avenue, 3305, Jenkintown, PA 19046  
 Fax \_\_\_\_\_ Cell \_\_\_\_\_ Email masher@asherarchitects.c

\_\_\_\_ Engineer: Name Jon Barnhart Phone 6093448194  
 Address 400 North Dover Avenue, Atlantic City, NJ 08401  
 Fax 6093441594 Cell \_\_\_\_\_ Email info@awponzio.com

\_\_\_\_ 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)?

N/A  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

-How will this be changed?

N/A  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**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.
N/A	x	S.F.
N/A	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): Residence

-Proposed use: Residence

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

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

Variance	Requirement of District	Present Condition	Proposed Condition
(c)(1) and (c)(2) (deck)	18" from the grade (Ord. 175-33D(3)(a)2	7.5'	12.67'
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**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".

Staff Committee Review Oct 1, 2020

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

Site Plan:

N/A  
 \_\_\_\_\_

Subdivision:

N/A  
 \_\_\_\_\_

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.

The Applicants seek to construct a rear-yard deck over 18" from the grade which requires a variance from Margate City Ordinance 175-33D(3)(a)(2). The proposed deck height is consistent with the height of other decks in the area, it will not interview with the air and light of any surrounding property owner, it will prevent trip hazards from the first floor, and as there are no detriments to the surrounding in environment the benefits of the deviation would substantially outweigh any detriment and the aesthetics of the property and surrounding neighborhood would be enhanced. In addition, the increased height of the deck would aide the applicant's physical condition (MS) and facilitate beneficial use of the property.

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



Date October 15, 2020

Aaron J. Kesselman, es attorney for the applicants

Date \_\_\_\_\_

17. **This space for Board Administrator:**

-Staff Committee action took place  
10/1/2020 and case assigned to  
the Planning Board for 10/29/2020 or

-This application received by the  
Planning Board Administrator on  
October 15, 2020

By: Palma Accardi

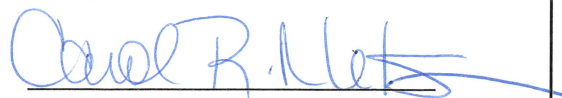
18. **Notarized Statement by Applicant:**

State of New Jersey } ss.

County of Atlantic }

Aaron J. Kesselman, Esq. being duly  
sworn according to law, deposes and says, that  
the statements contained in the above application  
and the statements contained in the papers  
submitted herewith are true.

Sworn to and subscribed before me this 15<sup>th</sup>  
day of October.



CAROL R. NELSON  
A Notary Public of New Jersey  
My Commission Expires 10/07/2020

# LAND USE

## Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	Submit the following documents with the Standard Development Application: <ol style="list-style-type: none"> <li>a. Copy of an area map showing all lots within 200 feet of the property.</li> <li>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.</li> <li>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.</li> <li>d. Copies of subdivision, site plan or conditional use applications when applicable.</li> <li>e. Certification that taxes are paid.</li> </ol>	✓	
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: <ol style="list-style-type: none"> <li>a. Date of acquisition of property and from whom.</li> <li>b. The number of dwelling units in existing building(s).</li> <li>c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s).</li> <li>d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.</li> </ol>	✓	
4.	Ten (10) folded copies of a plot plan, map or survey.		
Checklist prepared by: <u>Aaron J. Kesselman</u> Checklist reviewed by City: _____ Application found complete on: _____ Application found incomplete on: _____		Date: <u>10/15/20</u> _____ Date: _____ _____	

Statement for Checklist

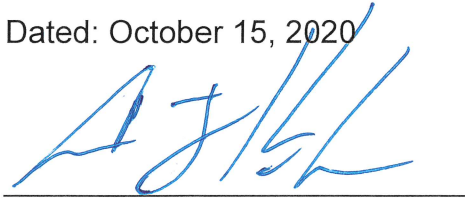
The Ackermans acquired the property on August 26, 2019 from Stephen Olitsky and Tamar Olitsky.

The number of dwelling units in existing buildings is zero as the property has been demolished.

The Ackermans do not own and are not under contract to purchase any adjoining property.

The application is not to be accompanied by a separate application for subdivision, site plan, or conditional use approval.

Dated: October 15, 2020



Aaron J. Kesselman, Esq.

Attorney for the Applicants, Robert Ackerman and Florence Ackerman



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

<b>Block</b>	<b>Lot</b>	<b>Applicant Name</b>
15	19	Robert and Florence Ackerman
<b>District</b>		<b>Address of Subject Application</b>
S-40		120 South Nassau Avenue

Dear (Name of Submitting Party) Stephen Hankin, Esq.

Your submittal was considered at the Staff Committee meeting of Thursday, October 01, 2020

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

Staff committee reviewed the application and the staff committee agrees with the variances being requested and possibly others to construct an elevated rear yard deck over 18" from grade where the fill was errantly removed. This is a C-1 and C-2 criteria case and subject to the proper testimony.

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:

No conditions at this time.

**APPLICATION FEES:**

<b>D Variance:</b>	\$0.00	<b>Court Reporter:</b>	\$0.00
<b>C Variance:</b>	\$250.00	<b>Other:</b>	\$0.00
<b>Site Plan:</b>	\$0.00		\$0.00
<b>Subdivision:</b>	\$0.00		\$0.00
<b>Conditional Use Permit:</b>	\$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: 1-119

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, Friday, October 07, 2022

Palma Accardi  
Planning Board Administrator  
Thursday, October 01, 2020



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

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

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

1. Date of Application: 9/21/2020

2. Submitted by – Name: Stephen Hankin Phone No.: 609-344-5161

Address: 30 South New York Avenue, Atlantic City, NJ 08401

Email Address: stephenh@hankinsandman.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: Robert/Florence Ackerman Phone No.: c/o counsel 609-344-5161

Address: 120 S. Nassau Avenue, Margate, NJ 08402

Email Address: backerman8888@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: N/A Phone No.: \_\_\_\_\_

Address: \_\_\_\_\_

6. **Proposed Action is Located as Follows:**

Street Address: 120 S. Nassau Avenue Block: 15 Lot(s): 19

Zoning District: Residential

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

Proposed new 2 1/2 story frame beachfront dwelling with pool and deck. Original home was demolished; property now vacant.

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8. Answer the following as to:	<u>Existing Condition</u>	<u>Proposed Condition</u>
a. Size and Dimension of Lot:	N/A	All compliant except
b. Size, Dimensions of Buildings:	_____	as stated in 9 below
c. Height of Buildings (Feet):	_____	_____
d. Height of Buildings (Stories):	_____	_____
e. % of Coverage on Land:	_____	_____
f. Front Yard Setback:	_____	_____
g. Rear Yard Setback:	_____	_____
h. Side Yard Setbacks:	_____	_____

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)

Although a portion of the pre-construction grade was at the same level as the proposed deck, the Applicants seek this variance as they do not wish a substantial difference in level between the first floor and the pool deck, nor do they want to have to comply with any rear yard setback when there is no negative impact upon any property owners.

See attached drawing.

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

- |   |   |
|---|---|
| <input type="checkbox"/> Subdivision              | <input type="checkbox"/> Site Plan              |
| <input checked="" type="checkbox"/> C-Variance(s) | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> D-(Use) Variance         | <input type="checkbox"/> Other: _____           |

11. Which variances are needed, if any? variance from Ordinance 175-33D(3)(a)[2]

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

Signature of Submitting Party: 

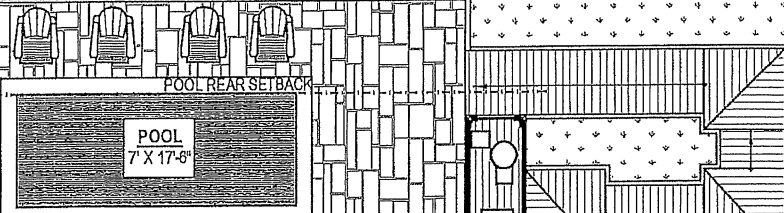
Print or Type Name: Stephen Hankin

FROM EXT. F.O. BULKHEAD

OUTSIDE FACE OF B.H.: 57.44'  
PROPERTY LINE: 74.04'

+6.61'  
NAVD 1988

+  
NAVD 1988



REAR YARD SETBACK

+13.42'  
T.O.C.

OUTSIDE FACE OF SEAWALL  
SEAWALL (EXISTING TO REMAIN)

RAISED  
RATIO

COVERED  
PORCH  
(DECK  
ABOVE)

+15.21'  
T.O.C.

+12.87'  
T.O.C.

**NEW 2-1/2 STORY FRAME DWELLING**  
 120 S. NASSAU AVE.  
 BLOCK 15 - LOT: 19  
 B.F.E. +11.0 (NAVD 1988)  
 F.F.: +15.21'

SIDE YARD SETBACK

SIDE YARD SETBACK

FRONT YARD DWELLING SETBACK

COVERED PORCH

FRONT YARD PORCH SETBACK

NAVD 1988  
+

NAVD 1988  
+5.62'

PROPERTY LINE: 11.27'  
OUTSIDE FACE OF B.H.: 54' 57'

NAVD 1988  
+5.81'

B.O.C.  
+4.85'

T.O.C.  
+5.31'

B.O.C.  
+5.05'

T.O.C.  
+5.55'

NASSAU AVE

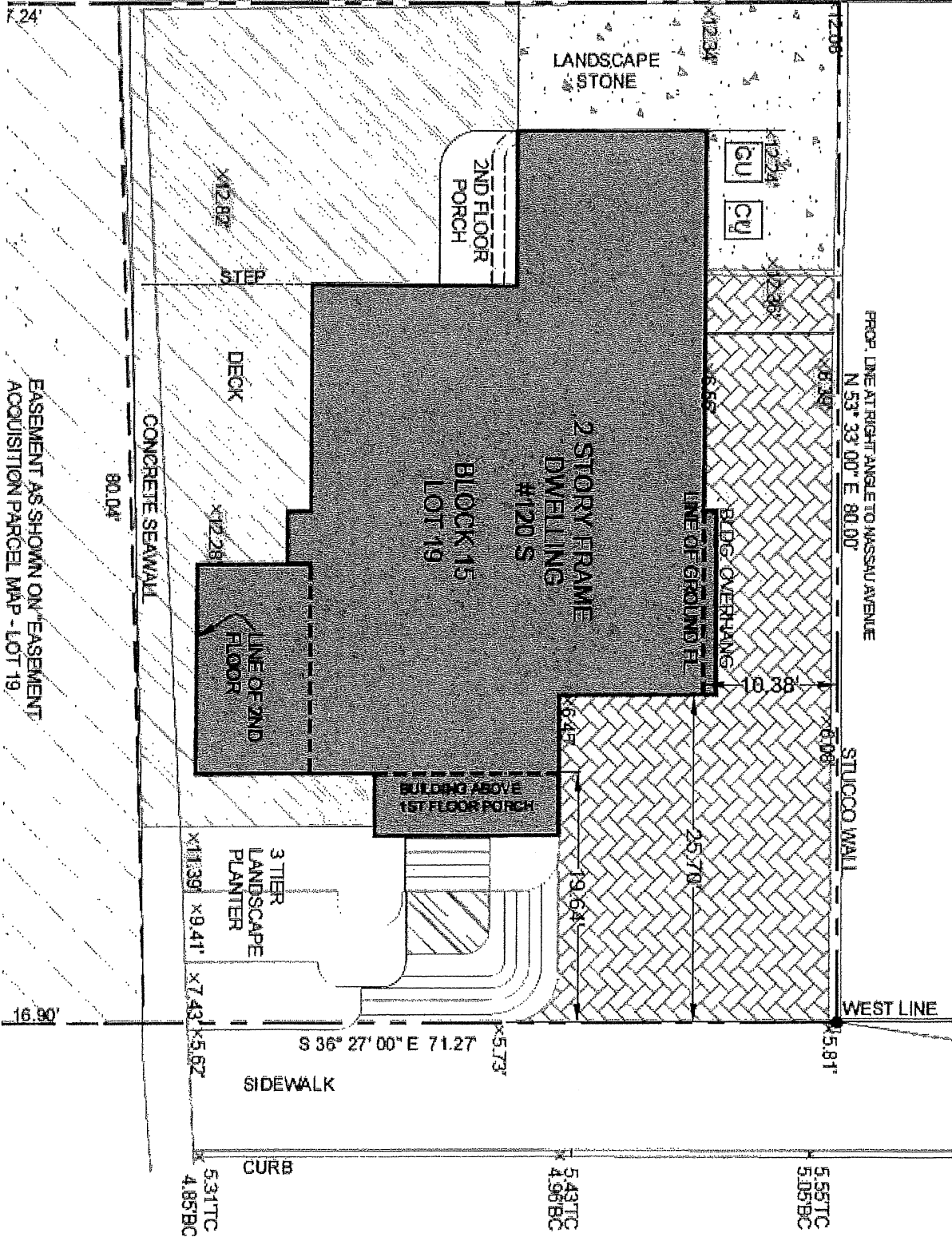
(50' WIDE R.O.W.)

PROP. LINE PARALLEL WITH NASSAU AVE

N 36° 27' 00" W 74.04'

JCKHEAD

BLOCK WALL



EASEMENT AS SHOWN ON "EASEMENT ACQUISITION PARCEL MAP - LOT 19"

PROP. LINE AT RIGHT ANGLE TO NASSAU AVENUE

N 53° 33' 00" E 80.00'

STUCCO WALL

WEST LINE

CONCRETE SEAWALL

80.04'

SIDEWALK

CURB

5.31TC  
4.85BC

5.43TC  
4.96BC

5.55TC  
5.05BC

#34827 – ACKERMAN  
120 SOUTH NASSAU AVE.  
BLOCK 15, LOT 19  
CITY OF MARGATE, COUNTY OF ATLANTIC



**#34827 – ACKERMAN  
120 SOUTH NASSAU AVE.  
BLOCK 15, LOT 19  
CITY OF MARGATE, COUNTY OF ATLANTIC**



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120 SOUTH NASSAU AVE.  
BLOCK 15, LOT 19  
CITY OF MARGATE, COUNTY OF ATLANTIC**

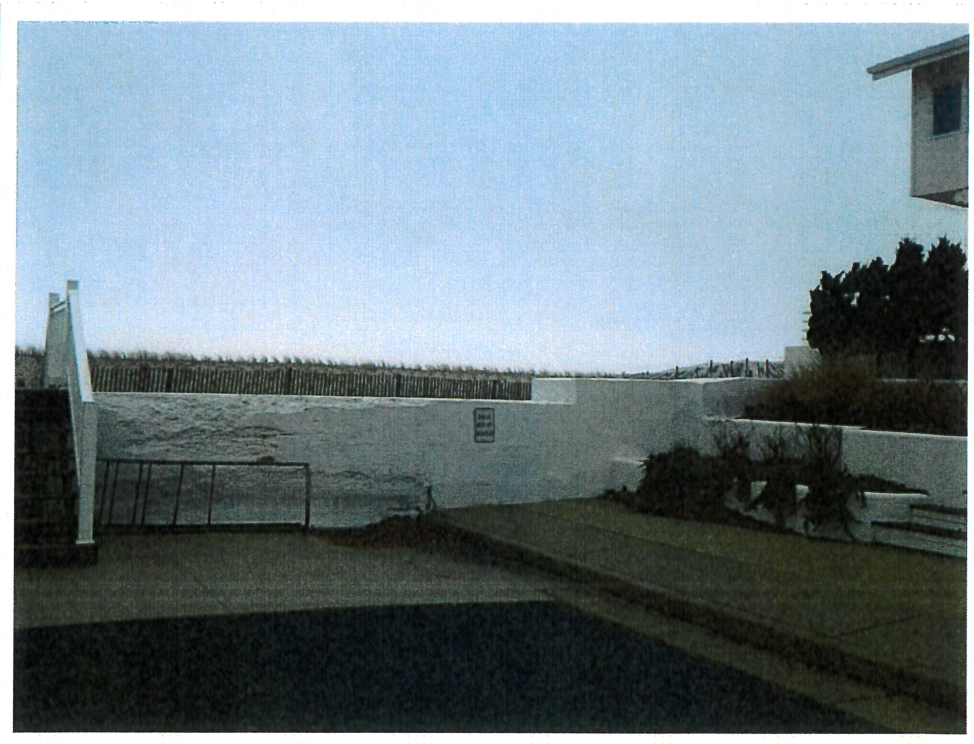


**#34827 – ACKERMAN  
120 SOUTH NASSAU AVE.  
BLOCK 15, LOT 19  
CITY OF MARGATE, COUNTY OF ATLANTIC**





**#34827 – ACKERMAN  
120 SOUTH NASSAU AVE.  
BLOCK 15, LOT 19  
CITY OF MARGATE, COUNTY OF ATLANTIC**



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120 SOUTH NASSAU AVE.  
BLOCK 15, LOT 19  
CITY OF MARGATE, COUNTY OF ATLANTIC**



**#34827 – ACKERMAN  
120 SOUTH NASSAU AVE.  
BLOCK 15, LOT 19  
CITY OF MARGATE, COUNTY OF ATLANTIC**





Atlantic County  
Document Summary Sheet



INST # 2019044494  
RECD 09/06/2019 VOL 14660  
RCPT # 1496170 RECD BY LY (9 PGS)  
CON #3,550,000.00 RTF \$75,930.00  
EDWARD P. McGETTIGAN, COUNTY CLERK  
ATLANTIC COUNTY, NJ

ATLANTIC COUNTY CLERK  
5901 MAIN ST  
MAYS LANDING, NJ 08330

Return Name and Address  
  
INFINITY TITLE AGENCY  
2026A BRIGGS ROAD  
MT LAUREL, NJ 08054

SASE

Official Use Only

Submitting Company	Infinity Title Agency
Document Date (mm/dd/yyyy)	08/20/2019
Document Type	DEED
No. of Pages of the Original Signed Document (Including the cover sheet)	9
Consideration Amount (If applicable)	\$3,550,000.00

First Party (Grantor or Mortgagor or Assignor) (Enter up to five names)	Name(s)	(Last Name First Name Middle Initial Suffix) (or Company Name as written)	Address (Optional)
		Olitsky Stephen Olitsky Tamar	
Second Party (Grantee or Mortgagee or Assignee) (Enter up to five names)	Name(s)	(Last Name First Name Middle Initial Suffix) (or Company Name as written)	Address (Optional)
		Ackerman Robert	

Parcel Information (Enter up to three entries)	Municipality	Block	Lot	Qualifier	Property Address
		Margate City	15	19	
Reference Information (Enter up to three entries)	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date

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

**Prepared By:**  
Nicole Ellis, Esquire  
Cozen O'Connor  
One Liberty Place, Suite 2800  
1650 Market Street  
Philadelphia PA 19103

This Deed is made on 8/20, 2019, and effective as of 8/26/19, 2019.

**BETWEEN STEPHEN OLITSKY and TAMAR OLITSKY, husband and wife**, whose address is 257 Park Avenue, Aspen, Colorado 81611 (referred to as the Grantors), **AND**

**ROBERT ACKERMAN, an individual**, <sup>Married Man</sup> whose address is 10819 Ashmont Drive, Boca Raton, Florida 33498 (referred to as the Grantee).

**Transfer of Ownership.** The Grantors grant and convey (transfer ownership of) the property described below to the Grantee. This transfer is made for the sum of **ONE AND NO/100 DOLLARS (\$1.00)**. The Grantors acknowledge receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:26A-3) Municipality of Margate, Block No. 15, Lot No. 19.

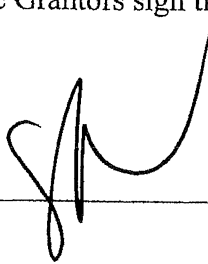
**Property.** The property consists of the land and all of the buildings and structures on the land in the City of Margate, County of Atlantic and State of New Jersey. The legal description is attached hereto as Exhibit "A" and made a part hereof.

**Promises by Grantors.** The Grantors promise that the Grantors have done no act to encumber the property, except as stated above. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that, except as stated above, the Grantors have not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantors).

**Signatures.** The Grantors sign this Deed as of the date at the top of the first page.

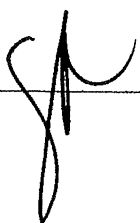
*Witnessed by:*

\_\_\_\_\_

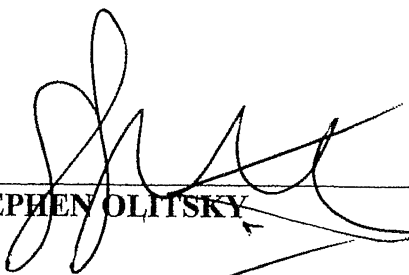


*Witnessed by:*

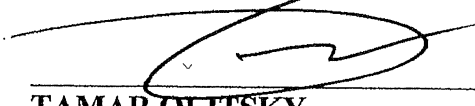
\_\_\_\_\_



\_\_\_\_\_ (SEAL)  
**STEPHEN OLITSKY**



\_\_\_\_\_ (SEAL)  
**TAMAR OLITSKY**



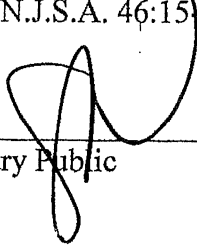
STATE OF  
COUNTY OF

NJ  
Atlantic

:  
: ss.  
:

I CERTIFY that on 8/20, 2019, **STEPHEN OLITSKY and TAMAR OLITSKY, husband and wife**, personally came before me and acknowledged under oath, to my satisfaction, that these persons:

- (a) are named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as their act and deed; and
- (c) made this Deed for \$1.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)




---

Notary Public

**Stacie A. Jones**  
**Notary Public of New Jersey**  
**My Commission Expires**  
**March 22, 2021**

<p style="text-align: center;"><b><u>DEED</u></b></p> <p><b>STEPHEN OLITSKY and TAMAR OLITSKY, husband and wife</b></p> <p style="text-align: center;">Grantors,</p> <p style="text-align: center;"><b>TO</b></p> <p><b>ROBERT ACKERMAN, an individual</b></p> <p style="text-align: center;">Grantee.</p>	<p>Dated: <u>8/20/19</u>, 2019</p> <p style="text-align: center;"><b>Record and Return to:</b></p>



EXHIBIT "A"

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

BEGINNING at a point in the Westerly line of Nassau Avenue, 459.3 feet South of the Southerly line of Nassau Avenue; and extending thence

- 1.) Southwardly along the Westerly line of Nassau Avenue, a distance of 71.27 feet to a point; thence
- 2.) Westwardly, parallel with Nassau Avenue, a distance of 80.05 feet to a point; thence
- 3.) Northwardly, parallel with Nassau Avenue, 74.04 feet to a point; thence
- 4.) Eastwardly, parallel with Atlantic Avenue, 80.00 feet to the point and place of beginning.

And being more particularly described below in accordance with a survey prepared by Robert J. Catalano & Associates dated 1/26/1983.

BEGINNING at a point in the Southwesterly line of Nassau Avenue, 459.30 feet Southeastwardly of the Southeasterly line of Atlantic Avenue; thence extending by True Meridian

- 1.) South 36 degrees 32 minutes 12 seconds East, along the Southwesterly line of Nassau Avenue, 71.27 feet to a point; thence
- 2.) South 51 degrees 28 minutes 34 seconds West, 80.05 feet to a point; thence
- 3.) North 36 degrees 32 minutes 12 seconds West, parallel with Nassau Avenue 74.04 feet to a point; thence
- 4.) North 53 degrees 27 minutes 48 seconds East, at right angles to Nassau Avenue, 80.00 feet to the point and place of beginning.

And being more particularly described below in accordance with a survey prepared by Arthur W. Ponzio Co. & Associates dated 8/28/2015.

BEGINNING at a point in the Southwesterly line of Nassau Avenue (50 feet wide), 459.30 feet Southeastwardly of the Southeasterly line of Atlantic Avenue; thence extending;

- 1.) South 36 degrees 27 minutes 00 seconds East, along the Southwesterly line of Nassau Avenue, 71.27 feet to a point; thence
- 2.) South 51 degrees 34 minutes 0.9 seconds West, 80.05 feet to a point; thence
- 3.) North 36 degrees 27 minutes 00 seconds West, parallel with Nassau Avenue 74.04 feet to a point; thence
- 4.) North 53 degrees 33 minutes 00 seconds East, at right angles to Nassau Avenue, 80.00 feet to the point and place of beginning.

BEING premises No. 120 S. Nassau Avenue.

BEING Block: 15, Lot: 19

BEING THE SAME lands and premises granted and conveyed under Stephen Olitsky and Tamar Olitsky, husband and wife, by deed from Connie Blank dated October 1, 2015, recorded October 22, 2015, in the Atlantic County Clerk/Register's Office as Instrument Number 2015062626.



State of New Jersey  
**NONRESIDENT SELLER'S TAX DECLARATION**

(Please Print or Type)

**SELLER(S) INFORMATION**

Name(s)

Stephen Olitsky and Tamar Olitsky, husband and wife

Current Street Address:

~~357 Park Avenue~~ 257 Park Ave.

City, Town, Post Office Box

State

Zip Code

Aspen CO 81611

**PROPERTY INFORMATION**

Block(s)

Lot(s)

Qualifier

15

19

Street Address:

120 S Nassau Avenue

City, Town, Post Office Box

State

Zip Code

Margate City

NJ

08402

Seller's Percentage of Ownership

Total Consideration

Owner's Share of Consideration

Closing Date

100%

\$3,550,000.00

\$3,550,000.00

~~08/05/2019~~ 8/24/2019

**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 the 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.

08.20.19

Date

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

8-20-19

Date

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

(Please cut along dotted line)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT.

STATE OF NEW JERSEY

COUNTY Atlantic

} SS.

County Municipal Code  
0116

FOR RECORDER'S USE ONLY	
Consideration	\$ _____
RTF paid by Buyer	\$ _____
Date	By _____

MUNICIPALITY OF PROPERTY LOCATION Margate City

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

XXX-XX-X 5 3 1  
Last three digits in grantee's Social Security Number

Deponent, Stacie Jones being duly sworn according to law upon his/her oath,  
(Name)

deposes and says that he/she is the Title Officer in a deed dated 8-20-2019 transferring  
(Grantee, Legal representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 15 Lot number 19 located at  
120 S Nassau Avenue, Margate and annexed thereto.  
(Street Address, Town)

(2) CONSIDERATION \$3,550,000.00 (See Instructions #1, #5 and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.

- Class 2 - Residential
- Class 3A- Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
- Class 4A - Commercial Properties (if checked, calculation in (E) required below)
- Cooperative unit (four families or less) (See C. 46:8D-3.) Cooperative units are Class 4C

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.

- Property Class. Circle applicable class or classes: 1 3B 4B 4C 15  
Property classes: 1-Vacant Land; 3B- Farm property (Qualified); 4B-Industrial properties; 4C-Apartments; 15: Public Property, etc. (N.J.A.C. 18:22-2.2 et seq.)
- Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
- Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and **MUST ATTACH COMPLETED RTF-4**

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

- Property Class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY

	Total Assessed Valuation	+ Director's Ratio	=	Equalized Valuation
Property Class <u>2</u>	\$ <u>2,363,400.00</u>	<u>89.58</u> %	= \$	<u>2,638,121.10</u>
Property Class _____	\$ _____	_____ %	= \$	_____
Property Class _____	\$ _____	_____ %	= \$	_____
Property Class _____	\$ _____	_____ %	= \$	_____

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation ÷ Director's Ratio = Equalized Value  
÷ % = \$

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized valuation.

(3) TOTAL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes this Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 26 day of August, 2019

BRANDY MAE AVERSA  
Notary Public of New Jersey  
My Commission Expires  
Dec. 11, 2021

Signature of Deponent  
18 E 9th Street, Ocean City NJ 08226  
Deponent Address

Robert Ackerman  
Grantee Name  
10819 Ashmont Drive Boca Raton FL 33498  
Grantee Address at Time of Sale  
Infinity Title Agency  
Name/Company of Settlement Officer

County recording officers: forward one copy of each RTF-1EE to:

STATE OF NJ- DIVISION OF TAXATION  
PO BOX 251  
TRENTON, NJ 08695-0251  
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY	
Instrument Number _____	County _____
Deed Number _____	Book _____ Page _____
Deed Dated _____	Date Recorded _____

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER  
(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)  
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM

STATE OF NEW JERSEY } SS

County Municipal Code  
0116

FOR RECORDER'S USE ONLY

Consideration \$ \_\_\_\_\_  
RTF paid by Seller \$ \_\_\_\_\_  
Date \_\_\_\_\_ By \_\_\_\_\_

Atlantic COUNTY

MUNICIPALITY OF PROPERTY LOCATION; Margate City \*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Stephen Olitsky being duly sworn according to law upon his/her oath,  
deposes and says that he/she is the GRANTOR in a deed dated 8/20/19 transferring  
real property identified as Block number 15 Lot number 19 located at  
120 S Nassau Avenue, Margate and annexed thereto.

(2) CONSIDERATION \$3,550,000.00 (See Instructions #1 and #5 on reverse side) X no prior mortgage to which property is subject.  
(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS:  
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation

÷ % = \$

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (See Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over. \* (See Instruction #9 on reverse side for A or B) \*
- B. BLIND PERSON Grantor(s) legally blind or, \*
- { DISABLED PERSON Grantor(s) permanently and totally disabled Receiving disability payments Not gainfully employed\*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
- One or two-family residential premises. Owners as joint tenants must all qualify.

\*IN THE CASE OF HUSBAND AND WIFE/CIVIL UNION PARTNERS, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See Instruction #9 on reverse side)

- Affordable according to H.U.D. standards. Reserved for occupancy.
- Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (See Instruction #2, #10 and #12 on reverse side)

- Entirely new improvement. Not previously occupied.
- Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at top of the first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side.)

- No prior mortgage assumed or to which property is subject at time of sale.
- No contributions to capital by either grantor or grantee legal entity.
- No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me  
This 20 Day of Aug 2019

Signature of Notary Public

Signature of Deponent  
120 S Nassau Avenue, Margate  
Deponent Address  
xxx-xx-x 463

Last 3 digits in Grantor's Social Security Number

Stephen Olitsky  
Grantor Name  
120 S Nassau Avenue, Margate  
Grantor Address at Time of Sale  
Infinity Title Agency  
Name/Company of Settlement Officer

Stacie A. Jones  
Notary Public of New Jersey  
My Commission Expires  
March 22, 2021

FOR OFFICIAL USE ONLY  
Instrument Number \_\_\_\_\_ County \_\_\_\_\_  
Deed Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Dated \_\_\_\_\_ Date Recorded \_\_\_\_\_

County Recording Officers shall forward one copy of each RTF-1 when Section 3A is completed to:

STATE OF NEW JERSEY  
PO BOX 251  
TRENTON, NJ 08695-0251  
ATTENTION: REALTY TRANSFER FEE UNIT

**Applicants & Owners**

Name: Robert Ackerman and Florence Ackerman  
Address: 120 S. Nassau Avenue, Margate, N.J. 08402

**Location of Property**

**Block:** 15  
**Lot:** 19  
**Address:** 120 S. Nassau Avenue, Margate, N.J. 08402

.....  
**PLEASE TAKE NOTICE** that on Thursday, October 29, 2020, at 6:30 pm, a hearing will be held at the Historic City Hall, located at 1 S. Washington Avenue, Margate, NJ 08402 before the consolidated **City of Margate Planning Board and Zoning Board of Adjustment** in the matter of the Application by Robert Ackerman and Florence Ackerman (the "Applicants") regarding the property located at 120 South Nassau Avenue in Margate, Block 15, Lot 19. The Applicants seek to construct a rear-yard deck over 18" from the grade which requires a variance from Margate City Ordinance 175-33D(3)(a)(2) and from any other Ordinance the Planning/Zoning Board deems necessary.

The hearing will be conducted virtually and broadcast telephonically and via the internet. The instructions to participate in the virtual meeting by way of remote access are as follows:

**INSTRUCTIONS TO PARTICIPATE IN VIRTUAL MEETING:**  
Margate Planning Board and Zoning Board of Adjustment

Thursday, Oct 29, 2020 6:30 PM - 11:30 PM (EDT)

Please join the meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/381732885>

You can also dial in using your phone.

(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (571) 317-3112

- One-touch: <tel:+15713173112,,381732885#>

Access Code: 381-732-885

The GoToMeeting app is available at: <https://global.gotomeeting.com/install/381732885>

The application, plans, maps, and other documents relating to this matter shall be available at least ten (10) days prior to the meeting date for inspection. Under the present circumstances, the maps and other documents relating to this matter shall be posted for public review at <https://www.margate-nj.com/planning-board-zoning>. Please go to the

\*\*\*View Plans For Upcoming Planning Board Meetings” tab at the left-hand side of the website then click October 29, 2020 at the bottom of the page to find these application documents. If you have any objections or comments on the application, please attend the virtual meeting and you will be heard. Any members of the public experiencing difficulty accessing the free online material are advised to contact the Board Administrator at **(609) 822-1974**.

This notice is sent pursuant to the requirements of the Municipal Land Use Law.

Hankin Sandman Palladino Weintrob & Bell  
Counsellors at Law  
A Professional Corporation

A handwritten signature in black ink, appearing to read 'AJK', written over a horizontal line.

By: Aaron J. Kesselman, Esq.  
Attorneys for the Applicants, Robert Ackerman and Florence Ackerman



**Office of the Tax Assessor**

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

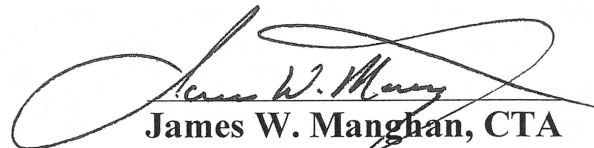
**James W. Manghan, CTA**

**Stephen Hankin, Esq.  
HSPWB  
30 S New York Ave.  
Atlantic City, NJ 08401**

**Block 15 – Lot 19**

**Location 120 S Nassau Ave.**

**Date: September 17, 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	
14 5	109 S NASSAU AVE	2	109 S NASSAU LLC 8301 ATLANTIC AVE MARGATE, NJ	08402
14 6	111 S NASSAU AVE	2	SLOANE, A RICHARD & CAROLYN PO BOX 3149 PALM BEACH, FL	33480
14 7	113 S NASSAU AVE	2	MULLIGAN ESTATE, FRANK PAUL 112 WINTER ST NORWELL, MA	02061
14 8	115 S NASSAU AVE	2	GORMLEY, WILLIAM & VIRGINIA 115 S. NASSAU AVE. MARGATE, NJ	08402
14 14	110A S MANSFIELD AVE	2	SEVERAL, JAY R & ROBIN S 1415 SPRING MILL ROAD GLADWYNE, PA	19035
14 15	112 S MANSFIELD AVE	2	SHULMAN, JOHN F & ANGELES, ANNE MARIE 1701 LOCUST ST #1910 PHILADELPHIA, PA	19103
14 16	114 S MANSFIELD AVE	2	WASSERSUG, MARK P & DARA L 4010 POWERS FERRY RD NW ATLANTIC, GA	30342
14 17	116 S MANSFIELD AVE	2	HOLY NAME PROVINCE 129 WEST 31ST ST 2ND FL NEW YORK, NY	10001.3403
15 6	113 S OSBORNE AVE	2	KESSLER TRUST 206 EAGLETON LAKE BLVD PALM BEACH GARDENS, FL	33418
15 7	115 S OSBORNE AVE	2	HERSKOWITZ, AMY B & LIBERMAN, MICHAEL 115 S OSBORNE AVENUE MARGATE, NJ	08402
15 8	117 S OSBORNE AVE	2	RUBIN, MARK & SUSAN 144 KNIGHTSBRIDGE RD WYNNEWOOD, PA	19096
15 9	OSBORNE AVE	2	RUBIN, MARK & SUSAN 430 N 4TH STREET PHILADELPHIA, PA	19123
15 15	110 S NASSAU AVE	2	PONTELL, JONATHAN & BONNIE 1340 FENIMORE LANE GLADWYNE, PA	19035
15 16	114 S NASSAU AVE	2	NEWMAN, ROBERT & JOANNE #1406 20201 E COUNTRY CLUB DR AVENTURA, FL	33180



PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
15 17	116 S NASSAU AVE	2	MEHR, ERIC B & EDITH M 220 W RITTENHOUSE SQ #21B PHILADELPHIA, PA 19103
15 18	118 S NASSAU AVE	2	FRIEDMAN, WENDI E & FRIEDMAN, LORI B 701 SE 21ST AVE #308 DEERFIELD BEACH, FL 33441
15 19	120 S NASSAU AVE	2	ACKERMAN, ROBERT 10819 ASHMONT DR BOCA RATON, FL 33498
16 9	PUBLIC BEACH	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ 08402
16 16.01	112 S OSBORNE AVE 16	1	112 SOUTH OSBORNE AVENUE LLC 1 SHORE EDGE LANE SHORT HILLS, NJ 07078
16 17	114 S OSBORNE AVE	2	KLOTZ TRUST, GLORIA 114 S OSBORNE AVE MARGATE, NJ 08402

UTILITIES TO BE NOTIFIED WITH TAXLIST

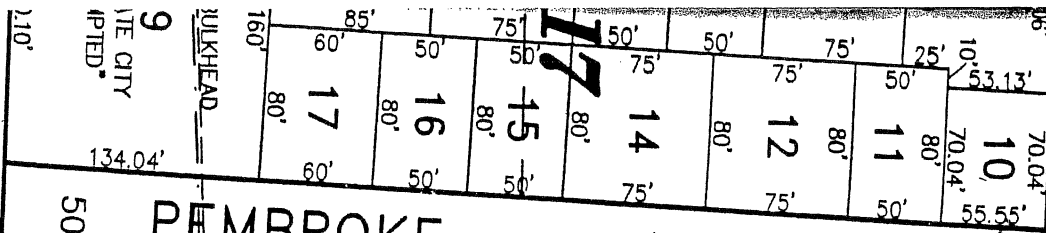
ATLANTIC CITY ELECTRIC  
 5100 HARDING HIGHWAY, SUITE 399  
 MAYS LANDING, NJ 08330

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

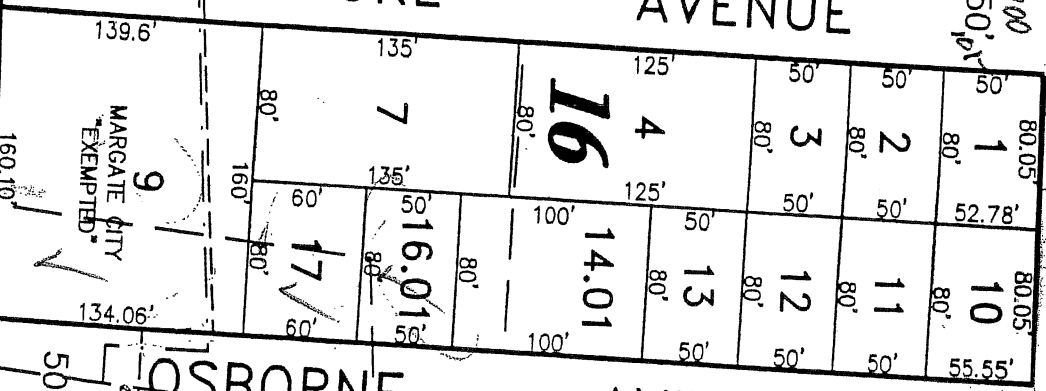
COMCAST CABLE, GREG SMITH, PM  
 901 LEEDS AVENUE  
 ABSECON, NJ 08201

ITEMS PRINTED.....23

AVENUE



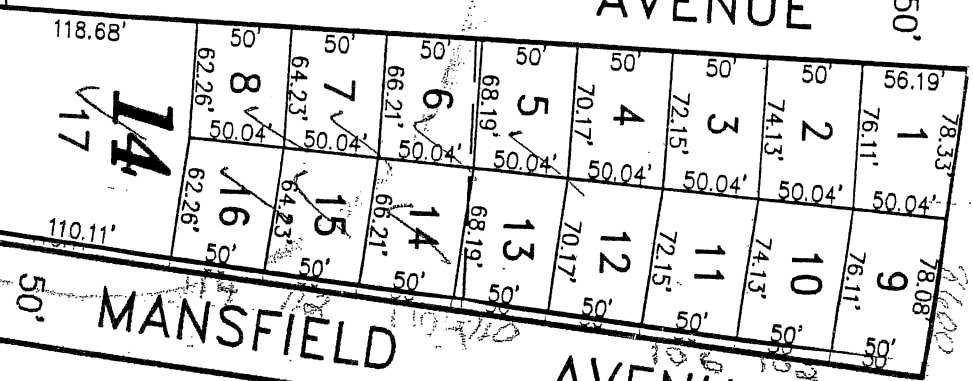
PEMBROKE AVENUE



OSBORNE AVENUE



NASSAU AVENUE



MANSFIELD AVENUE

695' MUNICIPAL BOUNDARY  
 2835.19' BLOCK BOUNDARY  
 160.10' LIMIT  
 80.05' MARGATE CITY PUBLIC BEACH EXEMPTED  
 375' LIMIT  
 115.68' 0.57 ACRES  
 50' BLOCK LIMIT

101





<b>Block/Lot/Qual:</b>	15. 19.	<b>Tax Account Id:</b>	297
<b>Property Location:</b>	120 S NASSAU AVE	<b>Property Class:</b>	2 - Residential
<b>Owner Name/Address:</b>	ACKERMAN, ROBERT	<b>Land Value:</b>	2,020,300
	10819 ASHMONT DR	<b>Improvement Value:</b>	343,100
	BOCA RATON, FL 33498	<b>Exempt Value:</b>	0
<b>Special Taxing Districts:</b>		<b>Total Assessed Value:</b>	2,363,400
		<b>Additional Lots:</b>	None
		<b>Deductions:</b>	

Taxes

<a href="#">Make a Payment</a>		<a href="#">View Tax Rates</a>		<a href="#">View Current Bill</a>		<a href="#">Project Interest</a>	
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2021	02/01/2021	Tax	9,146.36	9,146.36	0.00	9,146.36	OPEN
2021	05/01/2021	Tax	9,146.36	9,146.36	0.00	9,146.36	OPEN
<b>Total 2021</b>			<b>18,292.72</b>	<b>18,292.72</b>	<b>0.00</b>	<b>18,292.72</b>	
2020	02/01/2020	Tax	9,110.91	0.00	0.00	0.00	PAID
2020	05/01/2020	Tax	9,110.91	0.00	0.00	0.00	PAID
2020	08/01/2020	Tax	9,205.44	0.00	0.00	0.00	PAID
2020	11/01/2020	Tax	9,158.17	9,158.17	0.00	9,158.17	OPEN
<b>Total 2020</b>			<b>36,585.43</b>	<b>9,158.17</b>	<b>0.00</b>	<b>9,158.17</b>	
2019	02/01/2019	Tax	9,234.99	0.00	0.00	0.00	PAID
2019	05/01/2019	Tax	9,234.98	0.00	0.00	0.00	PAID
2019	08/01/2019	Tax	8,986.83	0.00	0.00	0.00	PAID
2019	11/01/2019	Tax	8,986.83	0.00	0.00	0.00	PAID
<b>Total 2019</b>			<b>36,443.63</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
Last Payment: 06/26/20							

[Return to Home](#)



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 120 S. Nassau Ave.

Assessed to Ackerman

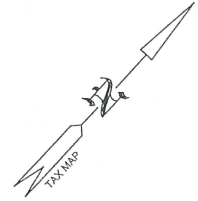
And designated as  
BLOCK 15, LOT 19; Tax Map of Margate City, N.J.

Tara J Mazza, CTC  
Tax Collector

Per LH

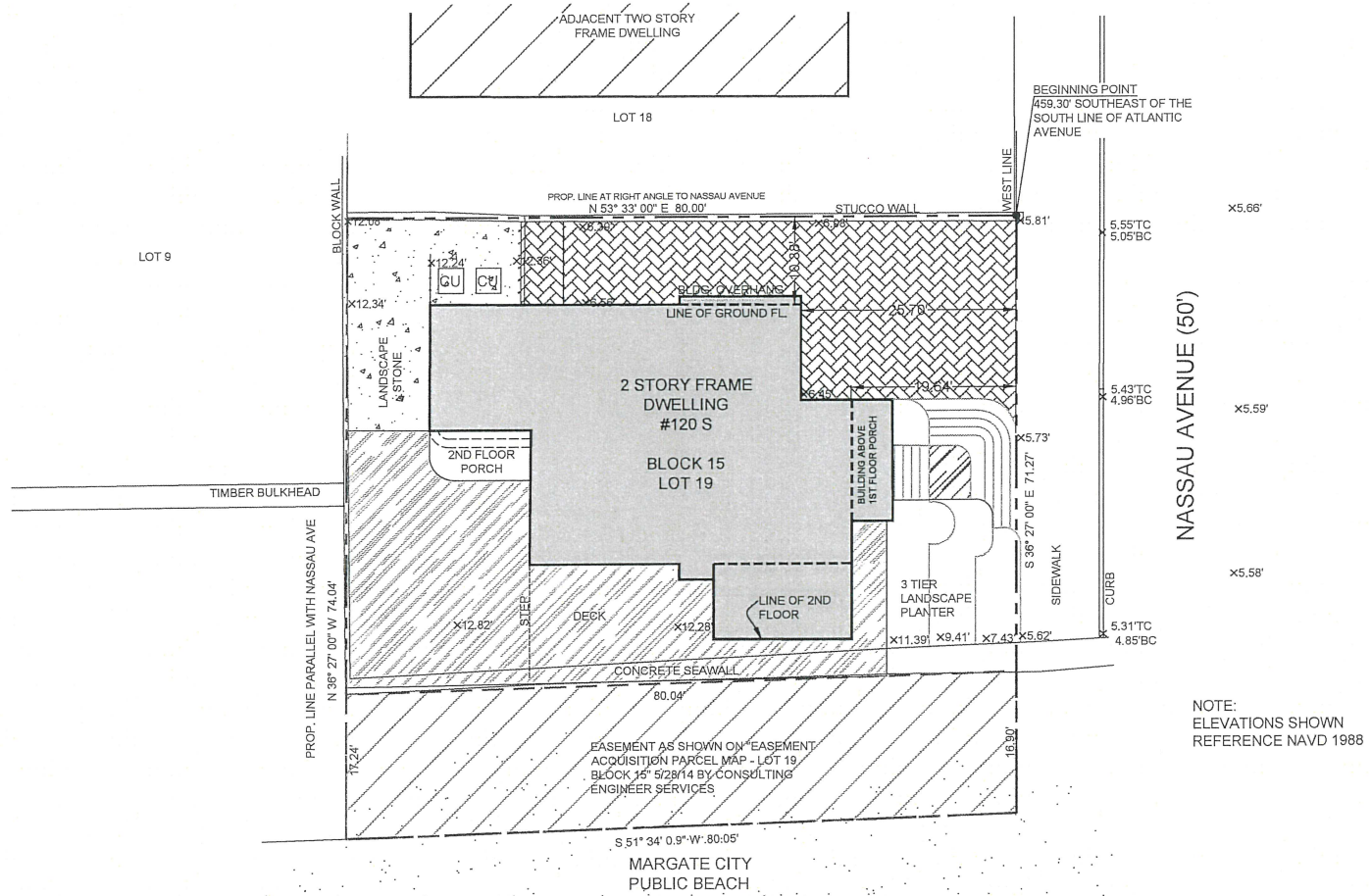


LOCATION MAP - CITY OF MARGATE

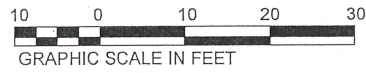


**EXCEPTIONS:**

- RESTRICTIONS AS IN DEED BOOK 423 PAGE 36. NOTE: IT IS HEREBY GUARANTEED THAT ANY PAST, PRESENT OR FUTURE BREACH OR VIOLATION OF ABOVE CONDITIONS AND RESTRICTIONS WILL NOT WORK A FORFEITURE OR REVERSION OF TITLE. IT BEING FURTHER GUARANTEED THAT THERE IS NO PRESENT VIOLATION OF ABOVE RESTRICTION.
- RIGHTS GRANTED TO DELAWARE AND ATLANTIC TELEGRAPH AND TELEPHONE COMPANY ATLANTIC CITY ELECTRIC COMPANY IN DEED BOOK 423 PAGE 15.
- RIGHTS GRANTED TO ATLANTIC CITY ELECTRIC COMPANY IN DEED BOOK 423 PAGES 21 & 28.
- RIGHTS GRANTED TO CITY OF MARGATE AS SET FORTH IN DEED BOOK 460 PAGE 130 AND DEED BOOK 490 PAGE 323. "COMPANY AFFIRMATIVELY INSURES (i) THAT SAID AGREEMENTS WILL NOT INTERFERE WITH THE USE AND ENJOYMENT OF THE PREMISES AS CURRENTLY CONSTRUCTED AND (ii) AGAINST LOSS OR DAMAGE SUSTAINED BY THE INSURED IF THE EXERCISE OF ANY RIGHTS GRANTED IN SUCH AGREEMENTS RESULTS IN ENFORCED REMOVAL OR ALTERATION OF ANY EXISTING IMPROVEMENTS ON THE LAND."
- RIGHTS GRANTED TO ATLANTIC CITY ELECTRIC COMPANY IN DEED BOOK 3249 PAGE 299.
- ADMINISTRATIVE ORDER FOR DEED OF DEDICATION AND PERPETUAL STORM DRAINAGE REDUCTION EASEMENT IN BOOK 13808 INSTRUMENT NO. 2014054703.



NOTE:  
ELEVATIONS SHOWN  
REFERENCE NAVD 1988



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ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND SAFETY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE HIGH VOLTAGE PROXIMITY ACT, STATE OF NEW JERSEY, ADOPTED AS PA. 1986, S. 240, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, BOCA, ASTM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

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**ARTHUR W. PONZIO CO. & ASSOCIATES, INC.**  
SURVEYORS, PLANNERS, ENGINEERS  
400 NORTH DOVER AVENUE, ATLANTIC CITY, N. J. 08401  
PHONE: 609-344-8194 FAX: 609-344-1594  
NEW JERSEY STATE AUTH. NO.: 240A28001300

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
1	9/30/15	NZ	PER ATTORNEY COMMENTS				
REVISIONS							

*Arthur W. Ponzio, Jr.*  
**ARTHUR W. PONZIO, JR.**  
PROFESSIONAL PLANNER N.J. NO. 2676  
PROFESSIONAL LAND SURVEYOR N.J. NO. GS28314

*Jon J. Barnhart*  
**JON J. BARNHART**  
PROFESSIONAL PLANNER N.J. NO. L100581500  
PROFESSIONAL ENGINEER N.J. NO. GE43483

**PROPERTY SURVEY**  
BLOCK 15 LOT 19  
CITY OF MARGATE, ATLANTIC COUNTY, NEW JERSEY

SCALE: 1" = 10'  
DATE: 09-04-19

BY: WJP  
PROJ. NO.: 34827