

CALLAGHAN THOMPSON & THOMPSON, P.A.

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

2428 ATLANTIC AVENUE

ATLANTIC CITY, NEW JERSEY 08401

(609) 348-5300

FACSIMILE (609) 345-5989

BJCLAW@COMCAST.NET

BRIAN J. CALLAGHAN
EDWARD M. THOMPSON
WILLIAM A. THOMPSON, III

June 3, 2020

Palma Accardi
Planning Board Adminsitrator
9001 Winchester Avenue
Margate, NJ 08402

Re: Eric Silverstein
106 N. Kenyon Avenue
Block 313.02 Lot(s) 21
Date: Thursday, June 25, 2020 at 6:30 p.m.
Our File No.: 05874 /BJC

Dear Palma:

Please be advised that our office represents, with respect to the above captioned property. Pursuant to your Staff Committee please find enclosed the following:

- (A) Original and Eighteen (18) copies of Application;
- (B) Original and Eighteen (18) copies of Variance check list and subdivision check list;
- (C) Eighteen (18) copies of the completed Staff Committee Letter;
- (D) Copy of deed;
- (E) Certification of Real Estate Taxes have been Paid;
- (F) Photographs of the site;
- (G) Eighteen (18) sets of plans prepared by Paul Koelling & Associates, LLC;
- (H) Application fee in the amount of \$200.00;
- (I) Engineering escrow fee in the amount of \$1000.00;
- (J) "C" Variance and subdivision in the amount of \$370.00; and
- (K) W-9

Thank you once again for your cooperation.

Cordially,
Callaghan, Thompson & Thompson P.A.

Brian J. Callaghan

BJC:ims

Enclosures

cc: Eric Silverstein (via email: eric.silverstein1@gmail.com)

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BRIAN J. CALLAGHAN
EDWARD M. THOMPSON
WILLIAM A. THOMPSON, III

June 9, 2020

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

Re: Eric Silverstein
106 N. Kenyon Avenue
Block 313.02 Lot(s) 21
Date: Thursday, June 25, 2020 at 6:30 p.m.
Our File No.: 05874 /BJC

Dear Palma:

Please be advised that our office represents, with respect to the above captioned property. Sorry for the inconvenience. Please find enclosed an original and 18 sets of the Application.

Thank you once again for your cooperation.

Cordially,

Callaghan, Thompson & Thompson P.A.

Brian J. Callaghan
Brian J. Callaghan

BJC:lms

Enclosures

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. Date of Application: June 8, 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 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 checked="" 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) 106 N. Kenyon Avenue
 Block Number 313.02 Lot No(s) 21
 Total Area (in square feet) 7191 sf
 Frontage: 82 feet
 Depth: 87.70 feet

4. Information about the Applicant:

Full name(s) Eric Silverstein
 If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

 Local Residence Address PO Box 3256, Margate, NJ Zip 08402
 Other Residence Address _____ Zip _____
 Business Address _____ Zip _____
 Phone Number(s) (include area code); _____
 Email Address Eric.silverstein1@gmail.com
 Business _____ Fax _____ Cell Phone 609-705-3626

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 1953

By other interest in law (describe):

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

Name(s) Estate of Eleanor Silverstein

Address 106 N. Kenyon Avenue

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 checked="" 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 Brian J. Callaghan, Esquire Phone 609-348-5300
 Address 2428 Atlantic Avenue, Atlantic City, NJ 08401
 Fax _____ Cell _____ Email _____

Architect: Name _____ Phone _____
 Address _____
 Fax _____ Cell _____ Email _____

Engineer: Name Arthur Chew Consulting LLC Phone 609-992-8409
 Address 130 West Seaview Avenue, Linwood, NJ 08221
 Fax _____ Cell _____ Email Arthur@ArthurChewConsulting.com

Preparer of Subdivision or Site Plan (if different from above)
 Name Paul Koelling & Associates, LLC Phone 609-927-0279
 Address 2161 Shore Road, Linwood, NJ 08221
 Fax _____ Cell 609-927-0279

(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)?
single family home

-How will this be changed?
retain single family home and sell vacant lot

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)
313.02		
Lot 21.01	42 x 87.70	3683.40 S.F.
313.02		
Lot 1.04	40 x 87.70	3508 S.F.
	x	S.F.

-Purpose of the Subdivision

- To sell lot(s)
 To build and sell homes (or other buildings)
 Other (please explain): _____

12. If Variances are Required:

(Note: Properly scaled site plan must show all dimensions relevant to variance analysis)

-Current use of lot(s) and building(s): single family home

-Proposed use: retain single family home and sell vacant lot

-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
Cumulative Side Yard Lot A	15.5 feet		14 feet
Vegative Ground Cover Lot A	35% min		18.1%

13. Prior Action: Please detail any prior hearing and/or decision relevant to this application. Supply date, name of Board, and results. (IF YOU ARE NOT SURE PLEASE CHECK WITH EITHER BOARD ADMINISTRATOR.) If no prior action, write "none". None

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

Site Plan:

Subdivision:

To be submitted.

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.

Applicant is seeking a minor subdivision to retain the single family home with some minor variance relief and to create a new fee simple lot the meets all zoning requirements. There will be no negative impact on teh charactor of the neighborhood nor any negative impact on the Zone Plan or Zoning Ordinance.

16. Signature of Applicant(s):

Brian J. Callaghan

Date 6/9/2020

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: _____

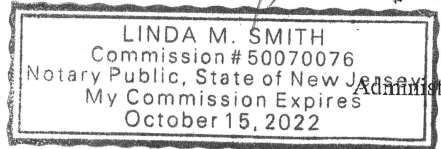
18. Notarized Statement by Applicant:

State of New Jersey } ss.
County of Atlantic }

Brian J. Callaghan, Esquire, 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 8th day of June, 2020.

Linda M. Smith
Notary Public



LAND USE

Variance Application Checklist

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

MARGATE CITY CODE

Minor Subdivision and Minor Site Plan Checklist

APPLICATION FOR APPROVAL OF MINOR SUBDIVISIONS AND MINOR SITE PLANS (Page 1 of 2)		Submitted	Waiver Requested
	If waiver is requested, reasons shall be indicated in separate submission.	/	
1.	Plat or plan drawn and sealed by a P.E., L.S., P.P. or R.A. as permitted by law and based on a current survey.	/	
2.	Scale: 1" = 50' or as approved by Board Engineer.	/	
3.	Current survey upon which plat or plan is based.	/	
4.	Map size: 24" x 36"	/	
5.	Key map: 1,000-foot radius, street names, zoning districts.		
6.	Title block and basic information: a. Title. b. Date of original preparation and date(s) of revision. c. North arrow and reference meridian. d. Ratio scale and graphic scale. e. Tax map block, lot numbers and zone. f. Name, address and license number of person preparing plat or plan, signed and sealed. g. Name and address of owner of record and applicant, if different from the owner.	/	
7.	Signature of the applicant, and, if the applicant is not the owner, the signed consent of the owner.	/	
8.	A map of the entire tract or property showing the location of that portion to be divided therefrom, giving all distances and showing all roads abutting or transversing the property. Development boundaries shall be clearly delineated.	/	
9.	The name of all adjoining property owners as disclosed by the most recent City tax records.		
10.	Names of adjoining municipalities within 200 feet.		
11.	The location of existing and proposed, including details: a. Property lines. b. Streets (with right-of-way widths). c. Buildings (with an indication as to whether existing buildings will be retained or removed). d. Buildings within 200 feet of the site. e. Parking spaces and loading areas. f. Roadways, driveways and curbs. g. Watercourses. h. Bridges. i. Drainage pipes and other improvements. j. Natural features and treed areas, both on the tract and within two hundred (200) feet of its boundary. k. Sewer, water and other utilities. l. Lighting including photometrics and landscaping. m. Signage including details. n. Refuse areas. o. Soil erosion and sediment control plan.	/	

LAND USE

**Minor Subdivision And Minor Site Plan Checklist
(Cont'd)**

APPLICATION FOR APPROVAL OF MINOR SUBDIVISIONS AND MINOR SITE PLANS (Page 2 of 2)		Submitted	Waiver Requested
12.	Area in square feet of all existing and proposed lots; number of new lots created.	/	
13.	Bearings and distances of all existing and proposed property lines with any existing lot lines to be eliminated by the proposed subdivision clearly indicated.	/	
14.	Sufficient elevations or contours at two-foot intervals, including finished grades and finished floor elevations.	/	
15.	The location and width of all existing and proposed utility, drainage and other easements, including but not limited to, sight triangle easements.	/	
16.	Front, side, and rear setback lines.	/	
17.	Chart of the zoning requirements for the zone, what is proposed, and variances indicated.	/	
18.	Delineation of flood plain and wetlands areas.		
19.	A copy of any protective covenants or deed restrictions applying to the lands being subdivided or developed.	N/A	
20.	Ten (10) sets of folded plans	/	
21.	For subdivisions, if the applicant intends to file the approved subdivision with the County, the plat shall be prepared in compliance with the "Map Filing Act," P.L. 1960, c.141 (C.46.2309.9 et seq.) and bear the signature block.	/	
Checklist prepared by: _____ Date: _____ Checklist reviewed by Board: _____ Date: _____ Application found complete on: _____ Application found incomplete on: _____			



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

Block 313.02	Lot 21	Applicant Name Eric Silverstein
District S-30	Address of Subject Application 106 North Kenyon Avenue	

Dear (Name of Submitting Party) Birian J Callaghan, Esq.

Your submittal was considered at the Staff Committee meeting of Friday, May 29, 2020

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

staff committee review and agreed with application. Subdivision is by right without dwelling. July meeting is preferred to be heard as potential for 6 cases and unknown meeting type due to coronavirus pandemic.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, June 25, 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:

\$200 tax map fee as per ordinance is the "other" fee. Leeway will be provided for Wednesday's deadline

APPLICATION FEES:

D Variance:	\$0.00	Court Reporter:	\$0.00
C Variance:	\$250.00	Other:	\$200.00
Site Plan:	\$0.00	engineering	\$1,000.00
Subdivision:	\$120.00		\$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, June 03, 2020

Palma Accardi
Planning Board Administrator
Friday, May 29, 2020

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

Office Use Only:	Date Submitted: <u>5/4/2020</u>	Received By: <u>Palma</u>
	Paid: <u>\$25</u> Check/Receipt #: <u>170</u>	Board Administrator or Zoning Officer

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

- Date of Application: 4/20/20
- Submitted by – Name: Brian J. Callaghan, Esq. Phone No.: (609) 348-5300
Address: 2428 Atlantic Avenue, Atlantic City, NJ 08401
Email Address: bjclaw@comcast.net
- 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 Silverstein Phone No.: (609) 705-3626
Address: P.O. Box 3256, Margate, NJ 08402
Email Address: eric.silverstein1@gmail.com
- The applicant would be (Check one):
 Owner Buyer under Agreement of Sale
 Tenant Other: _____
- If the applicant for Board action would be Tenant or Buyer, who is the present OWNER?
Name: Estate of Eleanor Silverstein Phone No.: (609) 214-9293
Address: 106 N. Kenyon Avenue, Margate, NJ 08402

6. Proposed Action is Located as Follows:
Street Address: 106 N. Kenyon Avenue Block: 313.02 Lot(s): 21
Zoning District: S-30

- Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)
The property presently consists of a lot that is 82 ft. in width by 87.70 ft. in depth. It consists of a single-family home and a side yard. The intent of the Owner is to sell the single-family home to the Applicant pursuant to a sub-division of the lot. According to the old tax records, the current lot was two, previously-existing lots. The Applicant intends to keep the single-family home and sell the vacant lot.

8. Answer the following as to:

Existing Condition

Proposed Condition

a. Size and Dimension of Lot: _____

b. Size, Dimensions of Buildings: _____

c. Height of Buildings (Feet): _____

d. Height of Buildings (Stories): _____

See attached Minor Subdivision Plan prepared by
Paul Koelling & Associates, LLC

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)

The Applicant believes that it will need existing variance relief for side yard setback and combined side yard setback for the existing house. The side yard requirement is a 5 ft. minimum, and existing is 3.1 ft.; the combined side yard setback requirement is 15.5 ft., and the Applicant is proposing 14 ft. The Applicant may also require overall landscaping variances.

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

Subdivision

Site Plan

C-Variance(s)

Conditional Use Permit

D-(Use) Variance

Other: _____

11. Which variances are needed, if any? See above

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: _____



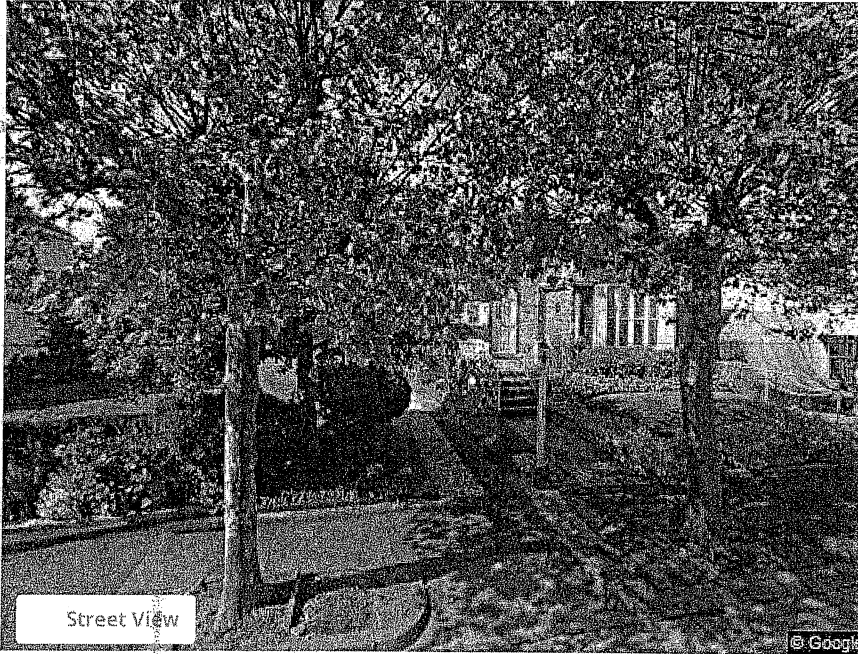
CORRECT HOME FACTS ♡ SAVE ✉ SHARE MORE ▾

✕ CLOSE

Margate City, NJ

Public View Owner View · 08402 · 08402 · 106 N Kenyon Ave

Public View Owner View



Street View

Street View

106 N Kenyon Ave Margate City, NJ 08402

4 beds · 2 baths · 1,693 sqft

Note: This property is not currently for sale or for rent on Zillow. The description below may be from a previous listing.

It's a two story English tutor double brick slate roof with a fireplace and a lovely Original condition beautifully located home

WHAT I LOVE ABOUT THE HOME

Beautifully located home In central Margate right off

OFF MARKET

Zestimate®:

\$712,427

Rent

Zestimate®:

\$17,000 /mo

Est. refi payment: \$

Get current rat

Home Shoppers are Waiting



Ask an agent about market conditions in your neighborhood.

I own this home and would like to ask an agent about selling 106 N Kenyon Ave, Margate City, NJ 08402.

Contact Agent

Or call 609-385-9989 for more info

Nearby Similar Sales

SOLD: \$805,000

Sold on 11/12/19

3 bds, 2 ba, 1,933 sqft

2 N Mansfield Ave, Margate City, NJ 08402

Properties For Sale

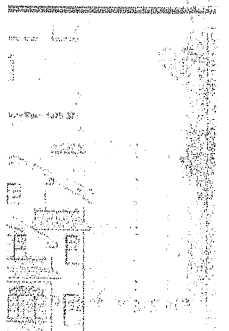
Sort by: Newest



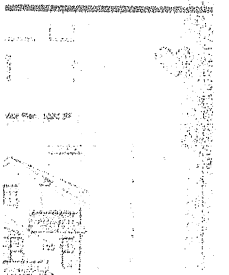
3 ba 3,000 sqft



3,484 sqft lot



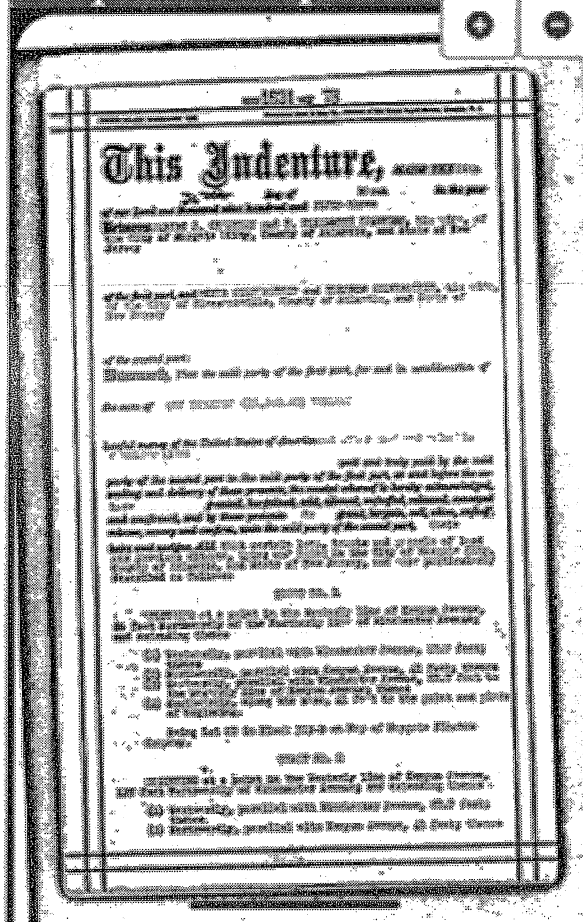
3 bds 5 ba -- sqft



BOOK

Grantors: DEED BOOK 1634

Grantees: 1634 DEED BOOK





Office of the Tax Assessor

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

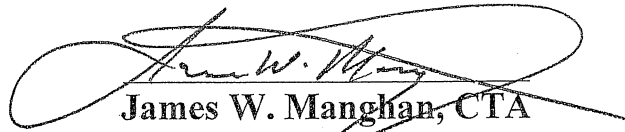
James W. Manghan, CTA

Brian J. Callaghan, Esq.
2428 Atlantic Ave.
Atlantic City, NJ 08402

Block 313.02 Lot 21

Location: 106 N. Kenyon Ave.

Date: April 29, 2020


James W. Manghan, CTA
Tax Assessor

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

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
212.02 48	25 N KENYON AVE	2	WIENER, BARRY & MARION 1100 WINDSOR CIRCLE HATBORO, PA	19040
212.02 49	29 N KENYON AVE	1	REVOLUTION BUILDERS INC PO BOX 466 NEWTOWN, PA	18940.0466
212.02 50	30 N JEROME AVE	2	WELSH, NEAL A & SHERRY B 2462 PINE ROAD HUNTINGDON VALLEY, PA	19006
213.01 12	8504 WINCHESTER AVE	2	LEVIN, JAMES & COMMAKER, ANDREA S 491 ORLANDO AVE STATE COLLEGE, PA	16803
213.02 1	8502 WINCHESTER AVE	2	25 N LANCASTER LLC 8106 VENTNOR AVE MARGATE, NJ	08402
213.02 2	23 N LANCASTER AVE	2	ASHNER, JONATHAN 44 GOULD RD WABAN, MA	02468
213.02 13	28 N KENYON AVE	2	JACOBY, STEPHEN N. 9203 WADSWORTH DRIVE BETHESDA, MD	20817
213.02 14	26 N KENYON AVE	2	GIRARDI, JOSEPH 26 N KENYON AVE MARGATE, NJ	08402
312.02 2	103 N KENYON AVE	2	PONZIO, ROBERT & SUZANNE 12 DRESSAGE DRIVE SEWELL, NJ	08080
312.02 3	8401 WINCHESTER AVE	2	OLIVIERI, ROCCO & NORMA 8401 WINCHESTER AVE MARGATE, NJ	08402
312.02 4	102 N JEROME AVE	2	MCGOVERN, MARY ANN PO BOX 1506 BELMAWR, NJ	08099
312.02 5	104 N JEROME AVE	2	HARTLEY, MARK T, PAUL F & THOMAS M 4301 KNOX COURT WARWICK, PA	18974
312.02 11.01	105 N KENYON AVE	2	NEW JERSEY BULLDOGS LLC 2565 VENICE DRIVE PALM BEACH GARDENS, FL	33410
312.02 11.02	107 N KENYON AVE	2	TAYLOR, LARRY H & ARLENE D 1900 JFK BLVD #1310 PHILADELPHIA, PA	19103
312.02 12	109 N KENYON AVE	2	CELLA, CONCETTA & ARNALDO 1906 SCHLEY ST PHILADELPHIA, PA	19145.5436
312.02 13	111 N KENYON AVE	2	FIORE ESTATE, RENEE A PO BOX 395 VALLEY FORGE, PA	19481
312.02 16	113 N KENYON AVE	2	STITES, EILEEN M 113 N KENYON AVE MARGATE, NJ	08402
312.02 19	115 N KENYON AVE	2	HIRSCH, LEWIS & DAVIS, CINDY 4 RUSHWICK ROAD MT LAUREL, NJ	08054

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
312.02 21	117 N KENYON AVE	2	STEIN, GARY D & REESE, ELLEN M 727 STRADONE ROAD BALA CYNWYD, PA 19004
312.02 25	108 N JEROME AVE	2	SIDERIO III, WILLIAM J 1108 JOHNSTON ST PHILADELPHIA, PA 19148
312.02 26	110 N JEROME AVE	2	BELLINO, GARY & BELLINO, MICHAEL 110 N JEROME AVE MARGATE, NJ 08402
312.02 28	112 N JEROME AVE	2	RATHOD, CHANDRAKANT & KOKILA 875 HAGEY LANE BLUE BELL, PA 19422
312.02 30	116 N JEROME AVE	2	SACCO, ANTHONY P & ROSEMARY 116 N JEROME AVE MARGATE, NJ 08402
312.02 32	118 N JEROME AVE	2	VALENTI LIFE ESTATE, MIMMA 118 N JEROME AVE MARGATE, NJ 08402
313.01 16	116 N LANCASTER AVE	2	MCELROY JR, ANDREW F & C N 116 N LANCASTER AVE MARGATE, NJ 08402
313.01 18	114 N LANCASTER AVE	2	CAUTILLI, ARTHUR J & DOLORES 114 N LANCASTER AVE MARGATE, NJ 08402
313.01 19	112 N LANCASTER AVE	2	BECKMANN, CAROL & JASIECKI, STEPHEN J 112 N LANCASTER AVE MARGATE, NJ 08402
313.01 20	110 N LANCASTER AVE	2	DASHEVSKY, JEFFREY L & ROCHELLE B 42 SADDLE HORN DR CHERRY HILL, NJ 08003
313.01 21	106 N LANCASTER AVE	2	GOODSTADT, SHELDON & KAY 106 N LANCASTER AVE MARGATE, NJ 08402
313.01 22	104 N LANCASTER AVE	2	DELANEY, STEVEN & DEBRA 234 E FAIRWOOD DRIVE CHALFONT, PA 18914
313.01 23	102 N LANCASTER AVE	2	NATALE, JOHN M & CHARLENE 102 N LANCASTER AVE MARGATE, NJ 08402
313.01 24	8505 WINCHESTER AVE	2	STANEK TRUST, ROBERT %L. DUBROW, ESQ 261 OLD YORK RD STE 514 JENKINTOWN, PA 19046
313.02 3	115 N LANCASTER AVE	2	MC KNIGHT, JO ANN 8701 ATLANTIC AVE MARGATE, N J 08402
313.02 4	113 N LANCASTER AVE	2	SHENK, JACK & RENA ANNE 113 N LANCASTER AVE MARGATE, NJ 08402
313.02 5	111 N LANCASTER AVE	2	DELCASALE, JOSEPH & SUSAN A 4411 CONVENT LANE PHILADELPHIA, PA 19114
313.02 6.01	109A N LANCASTER AVE	2	PEDRICK, M J & MARSHALL, C L 6484 WOODBINE AVE PHILADELPHIA, PA 19151

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
313.02 6.02	109 N LANCASTER AVE 6	2	NOVICK, JEROLD J & JUDY M 521 OTT RD BALA CYNWYD, PA	19004.2509
313.02 8	107 N LANCASTER AVE	2	SCHWARTZ, GLORIA 9227 BUREBANK ROAD PHILADELPHIA, PA	19115
313.02 10	105 N LANCASTER AVE	2	SCHORR, MICHAEL E 44 MANOR HOUSE DRIVE CHERRY HILL, NJ	08003
313.02 11	103 N LANCASTER AVE	2	FRIED, LOIS S 7514 GLENBROOK RD BETHESDA, MD	20814
313.02 12	101 N LANCASTER AVE	2	ROSE, GARY M & ELISSA V 440 S BROAD STREET #1005 PHILADELPHIA, PA	19146
313.02 15	116 N KENYON AVE	2	HORNBOSTEL, HENRY W & DEBRA 116 N KENYON AVE MARGATE, NJ	08402
313.02 17	114 N KENYON AVE	2	SEIDMAN ESTATE, RUTH P 114 N KENYON AVE MARGATE, NJ	08402
313.02 18	112 N KENYON AVE	2	KNOEDLER, CHARLES & LOIS 112 N KENYON AVE MARGATE, NJ	08402
313.02 19	110 N KENYON AVE	2	MICHELSON, BRUCE & LAURA 1608 HARVEST MOON LN HATFIELD, PA	19440
313.02 20	108 N KENYON AVE	2	CAMPAGNA, PAUL J 2417 DAVID DRIVE UPPER DARBY, PA	19082
313.02 21	106 N KENYON AVE	2	SILVERSTEIN ESTATE, ELEANOR 106 N KENYON AVE MARGATE, NJ	08402
313.02 23	102 N KENYON AVE	2	CARUSO, ROSALIE D 1040 LONGVIEW ROAD GULPH MILLS, PA	19406
313.02 24	8501 WINCHESTER AVE	2	D'ANGELO, SANTO & LORRAINE 401 COLLEGE AVE HAVERFORD, PA	19041

PROPERTY ID PROPERTY LOCATION CLASS OWNERS NAME & ADDRESS

UTILITIES TO BE NOTIFIED WITH TAXLIST

Atlantic City Electric
5100 Harding Highway, Ste. 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

Atlantic County Planning Board
PO Box 719
Rt. 9 & Dolphin Rd.
Northfield, NJ 08225

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Block/Lot/Qual:	313.02 21.	Tax Account Id:	4102
Property Location:	106 N KENYON AVE	Property Class:	2 - Residential
Owner Name/Address:	SILVERSTEIN ESTATE, ELEANOR	Land Value:	424,900
	106 N KENYON AVE	Improvement Value:	112,800
	MARGATE, NJ 08402	Exempt Value:	0
Special Taxing Districts:		Total Assessed Value:	537,700
		Additional Lots:	None
		Deductions:	

Balance Includes any Adjustments to Your Account

Taxes Utilities

		Make a Payment	View Tax Rates	Project Interest				
Year	Due Date	Type	Orig Billed	Adj Billed	Balance	Interest	Total Due	Status
2020	02/01/2020	Tax	2,010.34	0.00	0.00	0.00	0.00	PAID
2020	05/01/2020	Tax	2,010.33	0.00	0.00	0.00	0.00	PAID
2020	08/01/2020	Tax	2,156.84	0.00	2,156.84	0.00	2,156.84	OPEN
Total 2020			6,177.51	0.00	2,156.84	0.00	2,156.84	
2019	02/01/2019	Tax	2,038.57	0.00	0.00	0.00	0.00	PAID
2019	05/01/2019	Tax	2,038.56	-318.54	0.00	0.00	0.00	PAID
2019	08/01/2019	Tax	1,982.10	0.00	0.00	0.00	0.00	PAID
2019	11/01/2019	Tax	1,982.10	-318.54	0.00	0.00	0.00	PAID
Total 2019			8,041.33	-637.08	0.00	0.00	0.00	
2018	02/01/2018	Tax	2,041.26	0.00	0.00	0.00	0.00	PAID
2018	05/01/2018	Tax	2,041.25	-368.54	0.00	0.00	0.00	PAID
2018	08/01/2018	Tax	2,035.87	0.00	0.00	0.00	0.00	PAID
2018	11/01/2018	Tax	2,035.87	-318.54	0.00	0.00	0.00	PAID
Total 2018			8,154.25	-687.08	0.00	0.00	0.00	
Last Payment: 05/08/20								

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