

December 12, 2023

**VIA HAND DELIVERY**

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

RE: Application of Neal A. Cohen and Carol A. Cohen  
107 N. Monroe Avenue  
Block 330, Lot 399  
Margate, Atlantic County, New Jersey  
Our File No. 13211-001

Dear Ms. Shiles:

Please be advised that I represent the above-referenced property owners with regard to their application to the City of Margate Planning Board for certain "c" variance relief for the construction of a new flood-compliant single-family home on a 25-foot-wide lot in the MF Multi-Family Residential Zone.

The Applicants seek variances through the present application for side yard setback to the proposed home located at 107 N. Monroe Avenue.

It is respectfully submitted that the requested variances pose no detriment to either the neighboring properties or the zone plan and zoning ordinance of the City of Margate.

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

1. Original and seventeen (17) copies of the City of Margate Planning Board Application and Variance Application Checklist;
2. Eighteen (18) sets of architectural site plans prepared by Matthew Peka, Architect, dated November 16, 2023 (3 sheets);
3. One (1) copy of the vesting Deed dated December 22, 2020 and recorded on February 25, 2021 in the Atlantic County Clerk's Office as Instrument Number 2021011396;
4. One (1) copy of the 200' Property Owners List;

5. One (1) original Proof of Paid Taxes, water and sewer; and
6. One (1) USB flash drive with electronic copies of all submission materials.

Lastly, I enclose my client's check in the amount of \$250.00 representing the required application fee.

Please do not hesitate to contact me should you require any additional documents or information in order to deem this application complete. Once deemed complete, please notify me as to the date that the Planning Board will consider this application and our firm will provide the required public notice in advance of that date.

Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

By: 

\_\_\_\_\_  
ERIC S. GOLDSTEIN

ESG/Imm

Enclosures

c: Neal and Carol Cohen (w/encl. via e-mail)  
13211-001/51066

APPLICATION FOR ACTION BY PLANNING BOARD  
MARGATE, NEW JERSEY

PLEASE  
TYPE OR  
PRINT

1. **Date of Application:** December 12, 2023

2. **Zoning District:**

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

3. **Subject Parcel:**

Street Address(es) 107 N. Monroe Avenue

Block Number 330 Lot No(s) 399

Total Area (in square feet) 2,500 sf.

Frontage: 25 ft.

Depth: 100 ft.

4. **Information about the Applicant:**

Full name(s) Neal and Carol Cohen

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

Local Residence Address \_\_\_\_\_ Zip \_\_\_\_\_

Other Residence Address 1170 Old Jordan Road, Holland, PA Zip 18966

Business Address \_\_\_\_\_ Zip \_\_\_\_\_

Phone Number(s) (include area code);

Local Residence \_\_\_\_\_ Other Residence \_\_\_\_\_

Business \_\_\_\_\_ Fax neal.cohen@foxroach.com Cell Phone (215) 410-1001  
cac62710@comcast.net

**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 December 22, 2020

\_\_\_\_ 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 \_\_\_\_\_

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

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

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

**8. Application Made To:** X Planning Board      Other

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

**Attorney:** Name Eric S. Goldstein, Esquire Phone (609) 927-1177  
 Address Nehmad Davis & Goldstein, PC - 4030 Ocean Heights Avenue, Egg Harbor Township, NJ 08234  
 Fax (609) 926-9721 Cell \_\_\_\_\_

**Architect:** Name Matthew Peka, Architect Phone 215-778-5103 / (609) 397-9009  
 Address 80 Lambert Lane Suite 105 Lambertville, NJ 08530  
 Fax \_\_\_\_\_ Cell \_\_\_\_\_

**Surveyor:** Name Anthony F. Dirosa, PE, PLS, Tristate Engineering & Surveying, PC Phone (856) 677-8742  
 Address P.O. Box 1304, Blackwood, NJ 08012  
 Fax \_\_\_\_\_ Cell \_\_\_\_\_

**Preparer of Subdivision or Site Plan (if different from above)**  
 Name \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_  
 Fax \_\_\_\_\_ Cell \_\_\_\_\_

*(Be sure to include all area codes and zip codes in the above)*

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

**12. If Variances are Required:**

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

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

-Proposed use: Demolition of the existing home and construction of a new flood-compliant single-family home.

-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
Side Setback	5.0 ft.	3.1 ft.	3.6 ft.

**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 Review - 4/13/23  
 Planning Board - 8/31/23

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

**Site Plan:**  
N/A

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**Subdivision:**  
N/A

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**Other:**  
N/A

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**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.

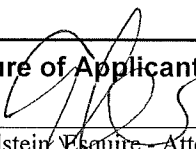
The subject property is a 25 foot wide lot located in the MF Multi-Family Zoning District.

The applicants seek to demolish the existing structure on the undersized lot and build a new flood-compliant single-family home.

A variance is requested for minimum side yard setback where 5 ft. is required. The applicants request a variance for 3.6 ft.

Variances are not required for lot area and/or lot width, as they are existing non-conformities and the lot is a "buildable lot of record".

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



Date 12/12/23

Eric S. Goldstein, Esquire - Attorney for Applicant

Date \_\_\_\_\_

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

-Staff Committee action took place  
\_\_\_\_\_ and case assigned to  
the Planning Board for \_\_\_\_\_ or

-This application received by the  
Planning Board Administrator on  
\_\_\_\_\_

By: \_\_\_\_\_

**18. Notarized Statement by Applicant:**

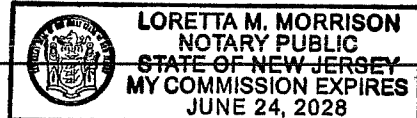
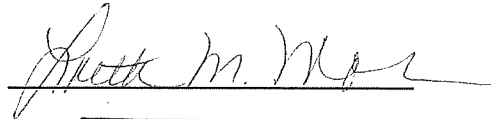
State of New Jersey } ss.

County of Atlantic }

Eric S. Goldstein, being duly

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

Sworn to and subscribed before me this 12th  
day of December 2023.



LAND USE

Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	<p>Submit the following documents with the Standard Development Application:</p> <p>a. Copy of an area map showing all lots within 200 feet of the property.</p> <p>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.</p> <p>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.</p> <p>d. Copies of subdivision, site plan or conditional use applications when applicable.</p> <p>e. Certification that taxes are paid.</p>	X X X X X	
2.	If the survey is more than one year old, attach certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance, and show any proposed changes with all dimensions including enlargement of existing footprint, if applicable.	X	
3.	<p>A statement containing the following information:</p> <p>a. Date of acquisition of property and from whom.</p> <p>b. The number of dwelling units in existing building(s).</p> <p>c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s).</p> <p>d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.</p>	12/22/20 Single-Family Home Owner  No	
4.	Ten (10) folded copies of a plot plan, map or survey.		
	<p>Checklist prepared by: <u>Eric S. Goldstein, Esquire</u></p> <p>Checklist reviewed by City: _____</p> <p>Application found complete on: _____</p> <p>Application found incomplete on: _____</p>	<p>Date: <u>12/12/23</u></p> <p>_____</p> <p>Date: _____</p> <p>_____</p>	

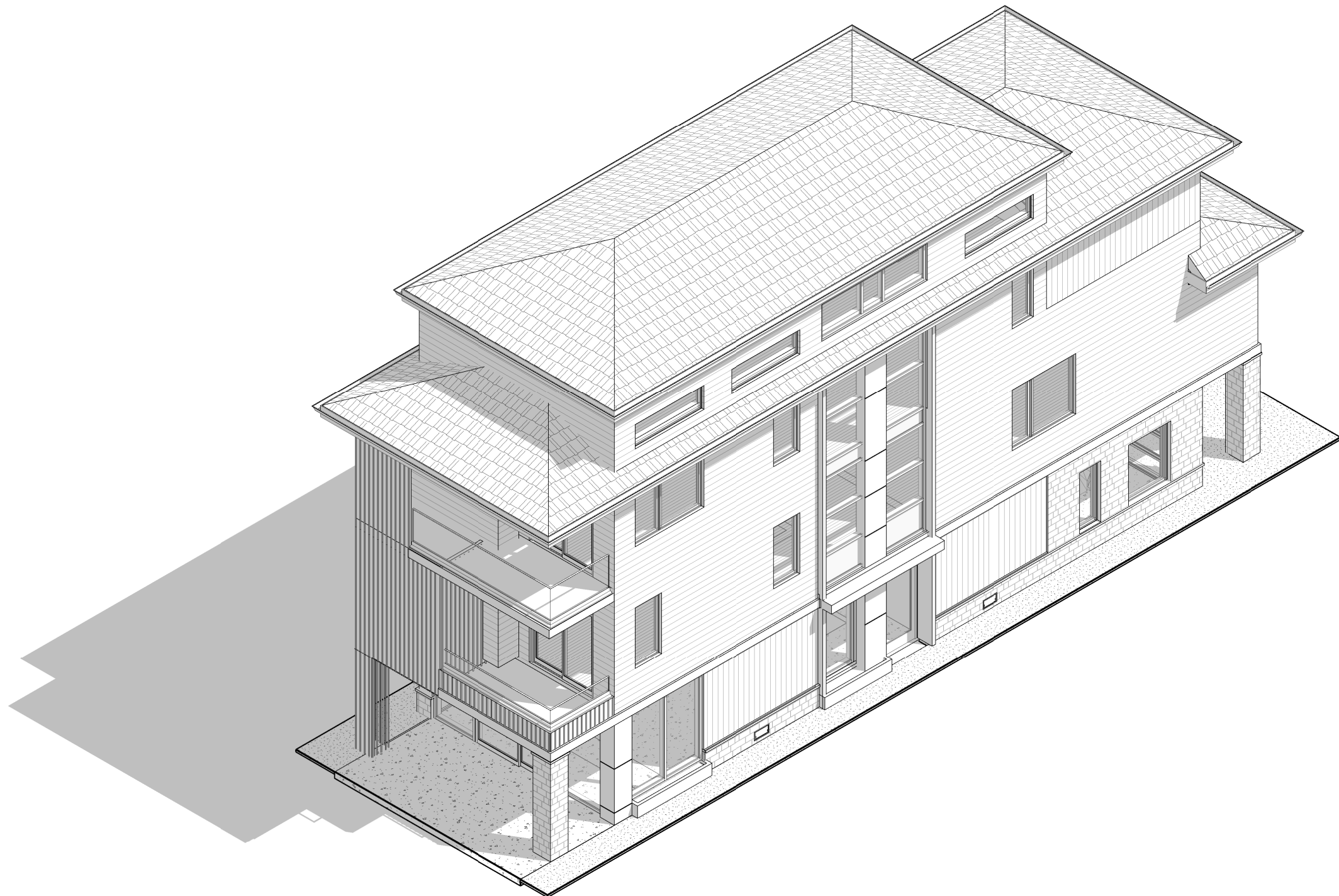
- NOTES:**
- STORM WATER DRAINAGE SYSTEM PROVIDED BY AREA DRAINS (A.D.) PIPED UNDERGROUND, SPILL TO DAYLIGHT AT CITY CURB.
  - CONNECT ALL ROOF LEADERS TO UNDERGROUND STORM WATER DRAINAGE SYSTEM AND SPILL TO DAYLIGHT AT CITY CURB.
  - PROVIDE 9" SMALL STONE RETAINING WALL ALONG REAR TO ASSIST WITH GRADING AND DRAINAGE, IF NEEDED.
  - RAISED PLANTER BOXES ARE LOCATED ON THE INTERIOR OF THE FENCE, WITH AREA DRAIN, FILTER FABRIC AND STONE DRAINAGE LAYER BELOW. OUTDOOR SINK TO CONNECT TO BUILDING SANITARY SYSTEM AND DRAIN DOWN IN WINTER.
  - BUILDING WILL BE SUPPORTED ON GRADE BEAMS & TIMBER PILES PER STRUCTURAL ENGINEERING.

**PROJECT CRITERIA**

BULK REQUIREMENTS (ZONE MF)  
 FEMA FLOOD ZONE (AE10)  
 FEMA BASE FLOOD ELEVATION (10' NAVD88)  
 MINIMUM DESIGN FLOOD ELEVATION (BFE + 1'-0")  
 ACTUAL DESIGN FLOOD ELEVATION (14.13' NAVD88)  
 AVERAGE GRADE: (5.13' NAVD88)

ITEM	REQUIRED	ACTUAL
SITE AREA:	2300 SF. or 0.051 AC.	2300 SF. or 0.051 AC.
- WIDTH:	25'-0"	25'-0"
- DEPTH:	100'-0"	100'-0"
PERMITTED SITE AREA:	1125 SF. or 0.026 AC.	1001 SF. or 0.023 AC.
SETBACKS:		
- FRONT:	10'-11 1/2"	10'-0"
- REAR:	20'-0"	24'-1"
- SIDES:	5'-0"	3'-6" *V
- FRONT TERRACE:	13'-2 1/2"	
- REAR BALCONY:	20'-0"	20'-0"
- FRONT PARKING:	10'-0" (# GARAGE DOOR)	10'-1 1/2"
BUILDING COVERAGE:		
- STRUCTURE:	48% MAX.	40% (*V)
- LANDSCAPING:	35% MIN.	35% (*V)
- FRONT LANDSCAPING:	60% MIN.	63% (*V)
FLOOR AREA RATIO (FAR):	1.0 MAX.	0.92
*INCLUSIVE: STAIRS, ELEVATOR & BALCONIES		
*EXCLUSIVE: GARAGE/STORAGE 'INHABITABLE'		
STRUCTURE HEIGHT:	30'-0" MAX.	29'-1"
PARKING:	2 SPACES (9'x10' MIN.)	2 SPACES 1 GARAGE 1 DRIVEWAY

\*V = VARIANCE PROPOSED



2 ISOMETRIC VIEW - NORTH & WEST

**EXISTING SETBACK CHART**

LOCATION: MONROE AVENUE  
 BLOCK 330, LOT 399 (PIQ)  
 STREET WIDTH: 50'-0"

LOT#	FORCH / DECK	BUILDING
415	14.6'	22.7'
411	14.7'	21.9'
407	19.0'	24.0'
405	9.4'	9.4' (L)
401	16.0' (H)	26.0' (H)
399 (PIQ)	9.5'	15.9'
32	13.0'	18.0'
32	7.4' (L)	12.2'
AVERAGE:	13.2'	18.9'

NOTE: AVERAGES EXCLUDE HIGH AND LOW.

PREPARED BY:  
 ARTHUR PONZIO CO.  
 400 NORTH DOVER AVENUE  
 ATLANTIC CITY, NJ 08401  
 (609) 344-8134

**PROPOSED PLANT SCHEDULE**

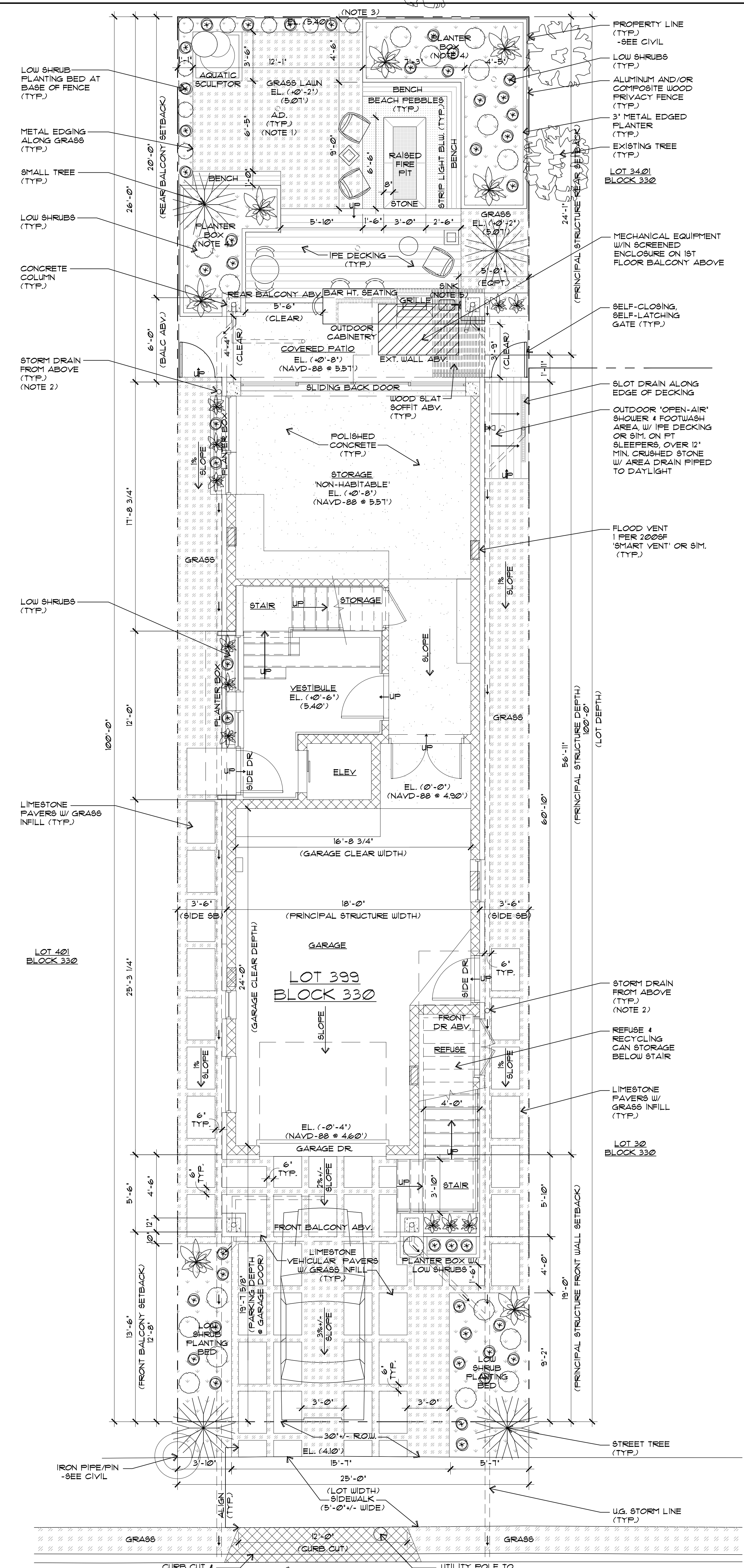
LOCATION	TYPE
STREET TREE	HONEY LOCUST
SMALL TREE	WEeping FLOWERING CHERRY
LOW SHRUB	CHINESE HOLLY
LOW SHRUB	GOLD CYPRRESS
LOW SHRUB	INKBERRY
LOW SHRUB	JAPANESE HOLLY
LOW SHRUB	BLUE PACIFIC JUNIPER
LOW SHRUB	LEMONGRASS

NOTE: ALL PLANTS ARE SUBJECT TO CHANGE BASED ON OWNER'S FINAL SELECTION AND PLACEMENT.

ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY. FOR ALL SITE WORK AND INFORMATION, REFER TO SITE CIVIL ENGINEERING DRAWINGS PREPARED BY:

TRISTATE ENGINEERING AND SURVEYING  
 P.O. BOX 1504  
 BLACKWOOD, NEW JERSEY 08012  
 (609) 856-6711-8742 (F) 856-875-2024  
 WWW.TRISTATECIVIL.COM

1 ISOMETRIC VIEW - SOUTH & EAST



GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS ETC. PRIOR TO AND DURING CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND GOVERNING BUILDING CODES OR ORDINANCES. CONTRACTOR SHALL CHECK WITH THE ARCHITECT TEN DAYS PRIOR TO THE START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

**PROJECT NAME:**  
**COHEN RESIDENCE**  
 107 NORTH MONROE AVENUE  
 MARGATE CITY, NJ 08402  
 ATLANTIC COUNTY

**SHEET TITLE:**  
**ARCHITECTURAL SITE PLAN**

#	RELEASED FOR	DATE
1	ZONING SUBMISSION	11/16/2023

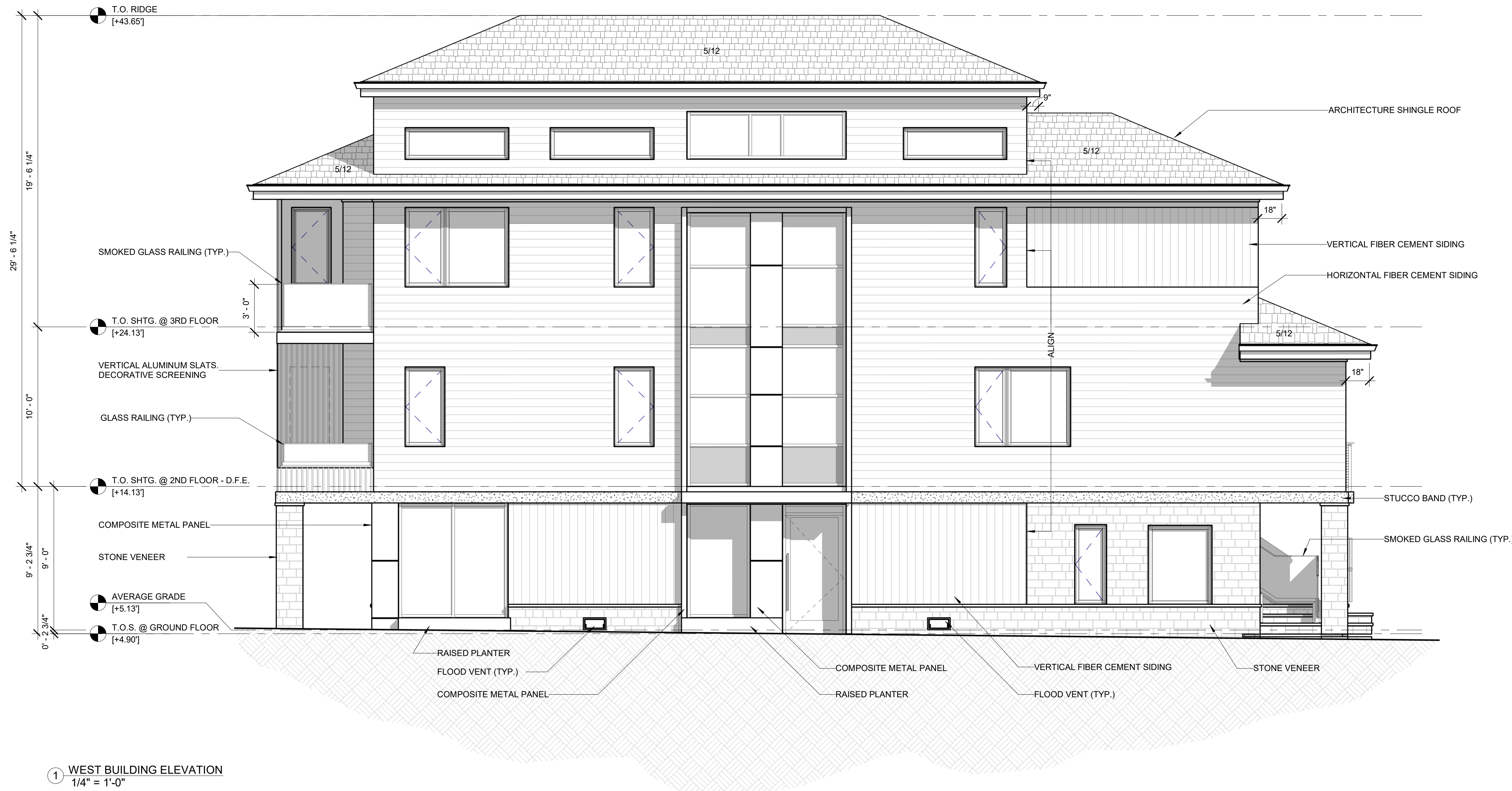
North arrow pointing up.

DRAWING NO. **A-1.1**

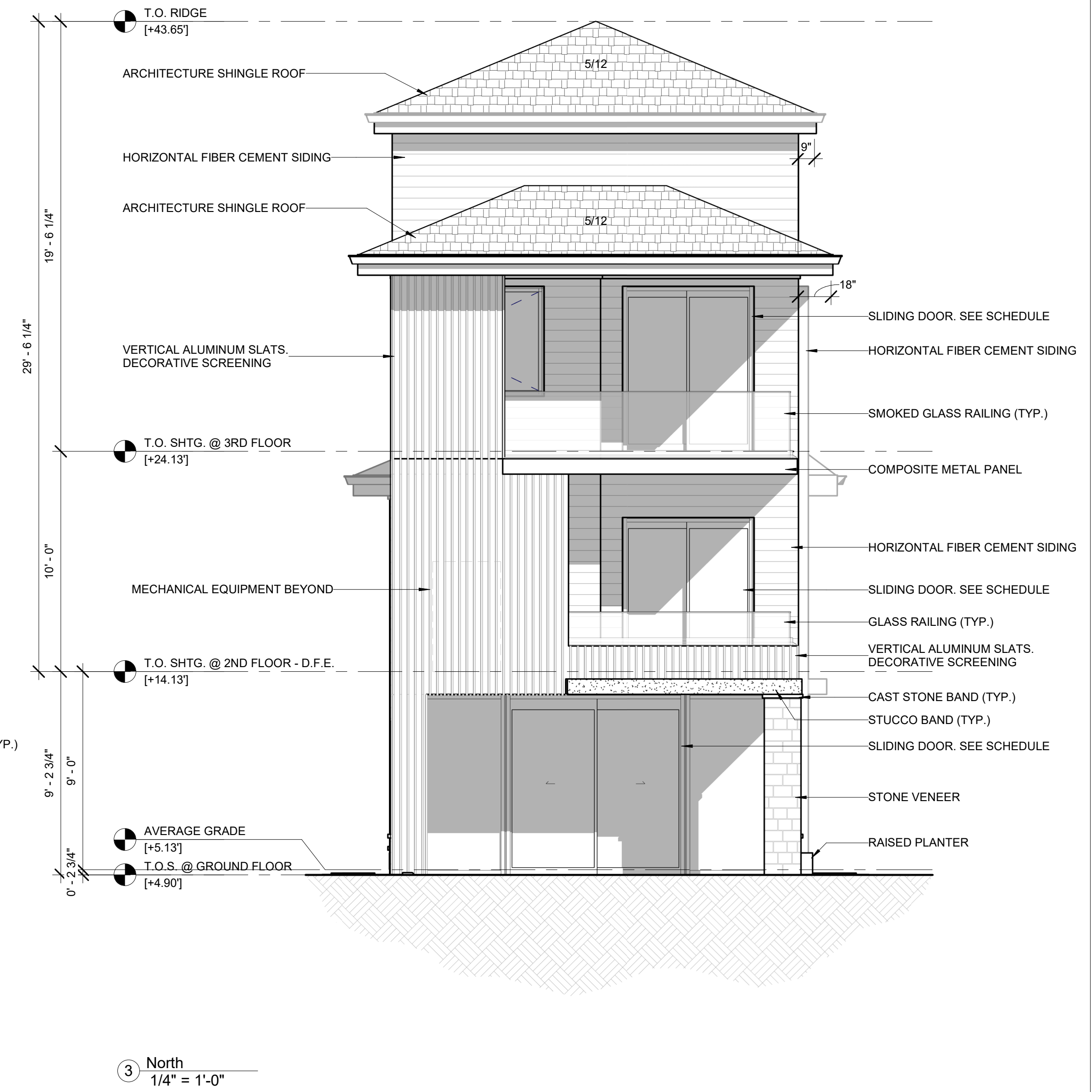
DATE: 1/4/21



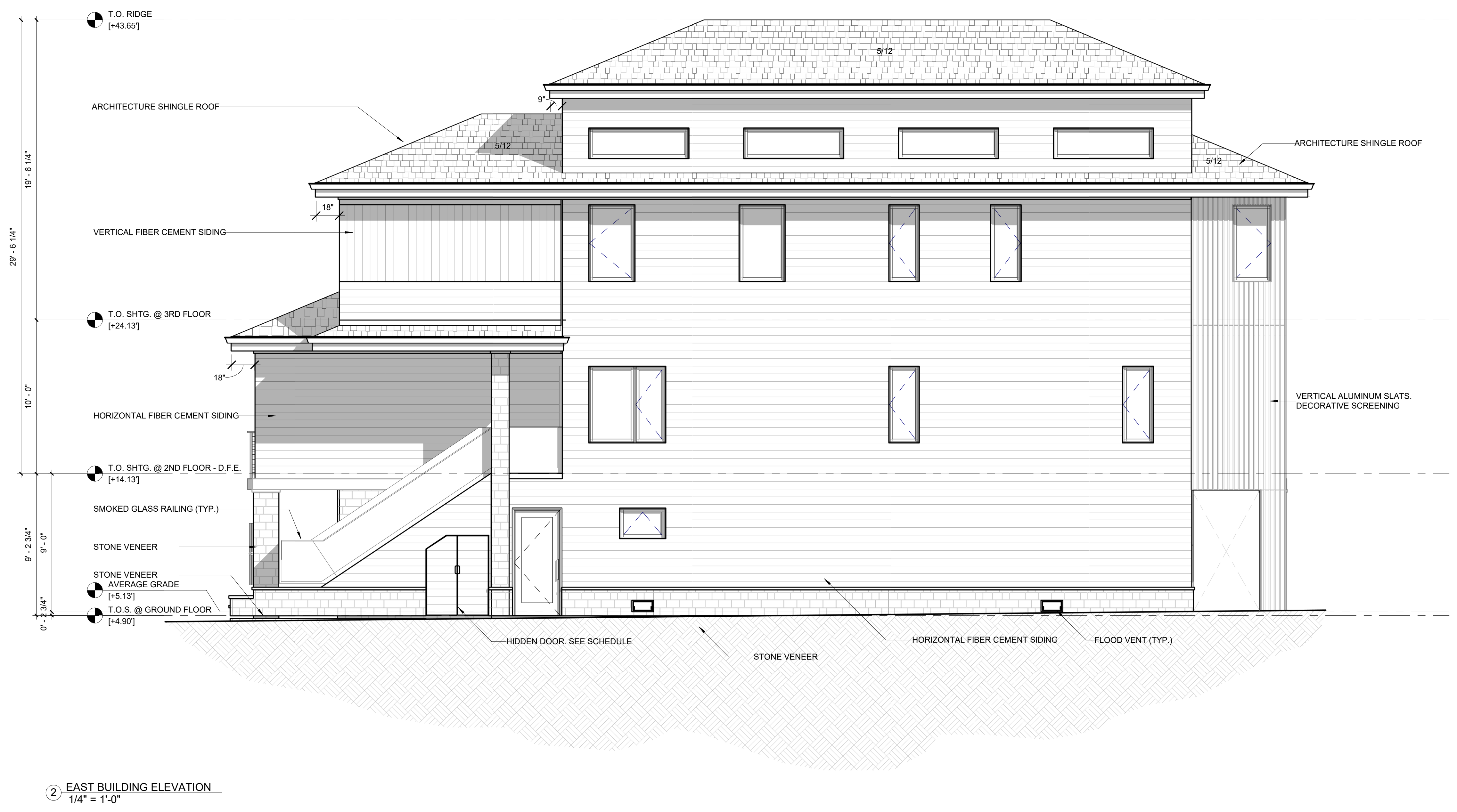




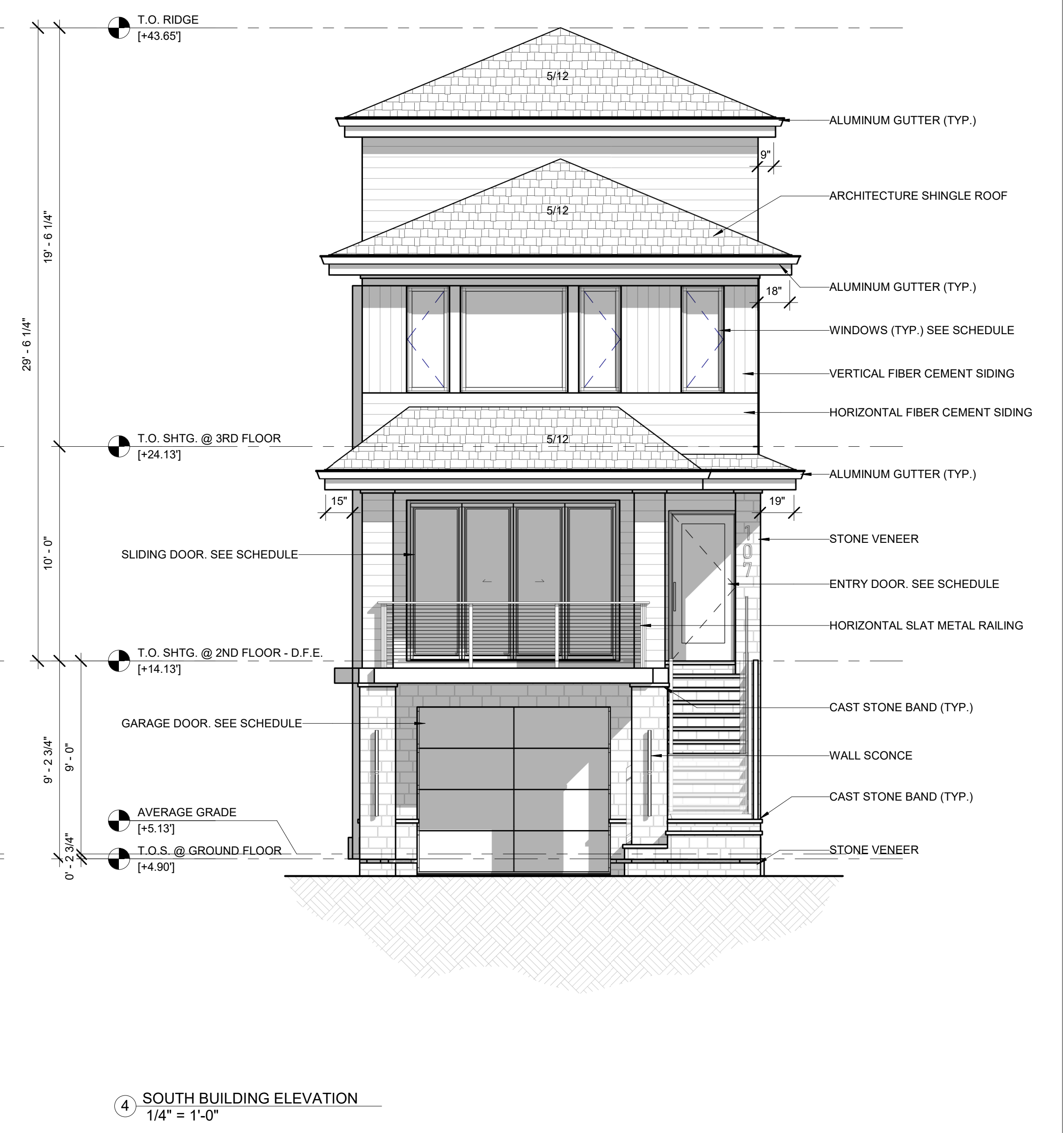
1 WEST BUILDING ELEVATION  
1/4" = 1'-0"



3 North  
1/4" = 1'-0"



2 EAST BUILDING ELEVATION  
1/4" = 1'-0"



4 SOUTH BUILDING ELEVATION  
1/4" = 1'-0"

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS ETC. PRIOR TO AND DURING CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND GOVERNING BUILDING CODES OR ORDINANCES. CONTRACTOR SHALL CHECK WITH THE ARCHITECT TEN DAYS PRIOR TO THE START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

PROJECT NAME:  
**COHEN RESIDENCE**  
107 NORTH MONROE AVENUE  
MARGATE CITY, NJ 08402  
ATLANTIC COUNTY

SHEET TITLE:  
**BUILDING ELEVATIONS**

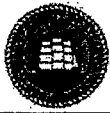
#	RELEASED FOR	DATE
	ZONING SUBMISSION	11/16/2023

DRAWING NO.

**A-4.1**



INST # 2021011396  
 RECD 02/25/2021 VOL 14952  
 RCPT # 1587092 RECD BY LH (5 PGS)  
 CON \$287,000.00 RTF \$1,613.60  
 EDWARD P. McGETTIGAN, COUNTY CLERK  
 ATLANTIC COUNTY, NJ





### Atlantic County Document Summary Sheet

ATLANTIC COUNTY CLERK  
 5901 MAIN ST  
 MAYS LANDING, NJ 08330

Return Name and Address \_\_\_\_\_  
 Trident Land Transfer Co. NJ  
 3 Executive Campus  
 Suite 100  
 Cherry Hill, NJ 08002

Official Use Only

Submitting Company		Trident Land Transfer Co. NJ			
Document Date (mm/dd/yyyy)		12/22/2020			
Document Type		DEED 			
No. of Pages of the Original Signed Document (Including the cover sheet)		5			
Consideration Amount (If applicable)		\$287,000.00			
First Party <i>(Grantor or Mortgagor or Assignor)</i> <i>(Enter up to five names)</i>	Name(s) <i>(Last Name, First Name Middle Initial, Suffix)</i> <i>(or Company Name as written)</i>	Address (Optional)			
	O'Hara, Shaun M.				
Second Party <i>(Grantee or Mortgagee or Assignee)</i> <i>(Enter up to five names)</i>	Name(s) <i>(Last Name, First Name Middle Initial, Suffix)</i> <i>(or Company Name as written)</i>	Address (Optional)			
	Cohen, Neal A. Cohen, Carol A.				
Parcel Information <i>(Enter up to three entries)</i>	Municipality	Block	Lot	Qualifier	Property Address
	Margate 	330	399		107 North Monroe Ave
Reference Information <i>(Enter up to three entries)</i>	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.

# Deed

This Deed is made on December 22, 2020, *Delivered on December 28 2020*

**BETWEEN**

**SHAUN M. O'HARA, single man**, residing at 420 Captain's Cove - Unit B, Edenton, NC 27932,  
referred to as the Grantor(s)

**AND**

**NEAL A. COHEN and CAROL A. COHEN, husband and wife**, residing at 1170 Old Jordan Road, Holland, PA 18966

referred to as the Grantee.

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

**1. Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) all of his right, title, and interest in and to the property described below (hereinafter called the "Property") described below to the Grantee, to have and to hold. This transfer is made for the sum of \$287,000.00/xxx (Two Hundred Eighty-seven Thousand Dollars).

The Grantor acknowledges receipt of this money.

**2. Tax Map Reference.** (N.J.S.A. 46:15-1.1) City of Margate  
Block No. 330 Lot No. 399 Qualifier No. Account No.  
 No property tax identification number is available on the date of this Deed. (Check box if applicable.)

**3. Property.** The Property consists of the land and all buildings and structures on the land in the City of Margate, County of Atlantic and State of New Jersey. The legal description is:

**Please see attached Legal Description annexed hereto and made a part hereof.**

(CONTINUED NEXT PAGE)

---

Prepared by: *(print signer's name below signature)*

(For Recorder's Use Only)

---

SETH GROSSMAN, ESQUIRE

BEING the same lands and premises that Anthony F. Cocco & Anne Cocco, his wife, conveyed to Shaun M. O'Hara, single man, by Deed dated June 21, 1977 and recorded on June 23, 1977 in Deed Book 3134, p. 97, et seq. in the Atlantic County Clerk's Office.

The street address of the Property is: 107 North Monroe Avenue, Margate, New Jersey 08402

**Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

Witnessed By:

\_\_\_\_\_ (Seal)

SHAUN M. O'HARA

*Shaun M. O'Hara* \_\_\_\_\_ (Seal)

STATE OF NEW JERSEY, COUNTY OF *Atlantic* SS:

I CERTIFY that on December *22*, 2020

SHAUN M. O'HARA

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$287,000.00 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.)

RECORD AND RETURN TO:

J# *201106517*  
CHARGE, RECORD RETURN  
TRIDENT LAND TRANSFER CO, NJ  
3 EXECUTIVE CAMPUS  
SUITE 100  
CHERRY HILL, NJ 08002

*Jennifer J. Brown*  
JENNIFER J. BROWN  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES JULY 7, 2025

GIT/REP-1  
(8-19)  
(Print or type)

## State of New Jersey Nonresident Seller's Tax Declaration

**Seller's Information**

Name(s) \_\_\_\_\_  
 Shaun M. O'Hara  
 Current Street Address: 420 Captains Cove Unit B  
 City, Town, Post Office Box Edenton State NC ZIP Code 27932

**Property Information**

Block(s) 330 Lot(s) 399 Qualifier \_\_\_\_\_  
 Street Address: 107 North Monroe Avenue  
 City, Town, Post Office Margate State New Jersey ZIP Code 08402

Seller's Percentage of Ownership 100.00% Total Consideration \$287,000.00 Owner's Share of Consideration \$287,000.00  
 Closing Date December 28, 2020

**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.

12/22/20 Date  
 \_\_\_\_\_ Signature (Seller) \_\_\_\_\_ Indicate if Power of Attorney or Attorney in Fact  
 \_\_\_\_\_ Date \_\_\_\_\_ Indicate if Power of Attorney or Attorney in Fact

Cut along dotted line

## EXHIBIT "A"

The land referred to in this Commitment is described as follows:

LAND AND PREMISES situate in the City of Margate, County of Atlantic and State of New Jersey as follows:

BEGINNING at a found iron pin at a point in the northeasterly line of North Monroe Avenue (50.00 feet wide) said point being 100.00 feet northwest of the northwesterly line of Winchester Avenue (50.00 feet wide) and extending; thence

- (1) North 36 degrees 27 minutes 00 seconds West and parallel with North Monroe Avenue, a distance of 25.00 feet to a found iron pin at a point division line between Lot 401 and said Lot 399, Block 330; thence
- (2) North 53 degrees 33 minutes 00 seconds East and parallel with Winchester Avenue, a distance of 100.00 feet to a point in the division line between Lot 34.01 and said Lot 399, Block 330; thence
- (3) South 36 degrees 27 minutes 00 seconds East and parallel with North Monroe Avenue, a distance of 25.00 feet to a point in the division line between Lots 30, 34.01 and said Lot 399, Block 330; thence
- (4) South 53 degrees 33 minutes 00 seconds West and parallel with Winchester Avenue, a distance of 100.00 feet to the point and place of beginning.

THE ABOVE DESCRIBED tract or parcel of land and premises being described according to a Survey made by James R. Boney Professional Land Surveyor, dated December 16, 2020.

TAX NOTE: Being known as Block 330, Lot 399 on the official tax map (For informational purposes only).

20NJ06517



Office of the Tax Assessor  
Municipal Building  
9001 Winchester Ave.  
Margate City, NJ 08402  
Phone: 609-822-1950  
Fax: 609-487-1142

James W. Manghan, CTA  
Tax Assessor

Eric S. Goldstein  
Nehmad Davis & Goldstein, PC  
4030 Ocean Heights Avenue  
Egg Harbor Township, NJ 08234

**Block: 330 Lot: 399**  
**Location: 107 N Monroe Ave**  
**Date: December 13, 2023**

A handwritten signature in dark ink, appearing to read "James W. Manghan", is written over a horizontal line.

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

**Your File No.: 13211-001**

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

[www.margate-nj.com](http://www.margate-nj.com)



Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
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 10 LANE OF ACRES HADDONFIELD, NJ	08033
230 29 C000B	9614 WINCHESTER AVE	2	KOSYLA, GAIL W PO BOX 507 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 43	26 N MADISON AVE	2	ZRADA, STEPHEN E & FERN B 221 COUNTRY CLUB DR MOORESTOWN, NJ	08057
231 15	9704 WINCHESTER AVE 17	2	COPPOLA, PATRICIA B 9704 WINCHESTER AVE MARGATE, NJ	08402
231 21	9700 WINCHESTER AVE	2	DOMB, ALLAN 1845 WALNUT ST #2200 PHILADELPHIA, PA	19107
231 23	24 N MONROE AVE	2	JEFFERS, MARY E @ HUGH JEFFERS 1013 CHILDS AVE DREXEL HILL, PA	19026
330 30	103 N MONROE AVE	2	SOTTILE, ANTHONY 306 HICKORY LANE HADDONFIELD, NJ	08033
330 32 C013A	9613A WINCHESTER AVE	2	CASSARIO, PATRICK J, JR & BRIDGET T 7764 HAVERHILL CT NAPLES, FL	341049483
330 32 C013B	9613B WINCHESTER AVE	2	SPORER, NICHOLAS JOSEPH 1318 MARLBOROUGH ST PHILADELPHIA, PA	19125

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
330 32 C015A	9615A WINCHESTER AVE	2	KLEPPEL, JARRETT M & HILLARY B 839 PERKIOMEN STREET PHILADELPHIA, PA	19130
330 32 C015B	9615B WINCHESTER AVE	2	LONGPORT TRUST& STONE,SCOT & STEVEN 9990 GLOBAL RD PHILADELPHIA, PA	19115
330 34.01 C000A	9611 WINCHESTER AVE	2	STACY, BRIAN L & BEVERLY A 11 ISLAND AVENUE UNIT 609 MIAMI BEACH, FL	33139
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	CATRAMBONE, JB, CATRAMBONE,B & E 9609 WINCHESTER AVENUE #B MARGATE, NJ	08402
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
330 42	100 N MADISON AVE	2	MATTLEMAN, ROBERT & ELLEN 232 ZACHARY WAY YARDLEY, PA	19067
330 399	107 N MONROE AVE	1	COHEN, NEAL A & CAROL A 1170 OLD JORDAN ROAD HOLLAND, PA	18966
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

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
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	190531520
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 1948 BROOKE DRIVE NEW HOPE, PA	18938
330 407 C000B	113 N MONROE AVE	2	BERNARDI, AMMON J & ABIGAIL 569 S HEILBRON DR MEDIA, PA	19063
330 408	110 N MADISON AVE	2	CANNULI, CHARLES 1021 BOBWHITE DRIVE CHERRY HILL, NJ	08003
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	LEBOFF, KENNETH & HILARY M 817 GREEN RIDGE CIRCLE LANGHORNE, PA	19053
330 412 C0001	112 N MADISON AVE	2	ROSEN, DAWN & MARK 112 N MADISON AVENUE #1 MARGATE, NJ	08402
330 412 C0002	112 N MADISON AVE	2	ADAMS, STEPHAN G & LISA 19 BELLEGROVE DRIVE MONTCLAIR, NJ	07043
330 415	121 N MONROE AVE	2	SABATINI, DONALD S & DOMINIC 7710 ORPOHEUS PLACE PHILADELPHIA, PA	19153
330 416	116-118 N MADISON AVE	2	WYNNE, JAMES & MONICA KAUFFMANN- 738 HAGNER STREET PHILADELPHIA, PA	19128

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
331 14	9711 WINCHESTER AVE	2	DIFABIO, WILLIAM & LAURI 2008 WINDING WAY BROOMALL, PA	19008
331 16	9709 WINCHESTER AVE	2	NEGRO JR, RICHARD P 2736 S 18TH ST PHILADELPHIA, PA	19145
331 20 C000A	9705 WINCHESTER AVE	2	GORDON, JEFFREY E & CINDY A 650 AMALIA LN SOUTHAMPTON, PA	18966
331 20 C000B	9705 WINCHESTER AVE	2	ORELLANA, CHARLES F & CAROL S 315 STRATHMORE DRIVE ROSEMONT, PA	19010
331 22	9703 WINCHESTER AVE	2	SHECK, JOAN 140 WARRIOR ROAD DREXEL HILL, PA	19026
331 24.2	100 N MONROE AVE	2	ANTONOPOULOS, GEORGIO 114 BRACE ROAD CHERRY HILL, NJ	08003
331 24.3	100 N MONROE AVE	2	ANTONOPOULIS, GEORGIO 114 BRACE ROAD CHERRY HILL, NJ	08003
331 24.4	100 N MONROE AVE	2	ANTONOPOULOS, CANDACE 114 BRACE ROAD CHERRY HILL, NJ	08034
331 24.5	100 N MONROE AVE	2	ROSSIER-HANTH, WENDY B 803 LAKEVIEW COURT KING OF PRUSSIA, PA	19406
331 24.6	100 N MONROE AVE	2	MARKOWITZ, JANET L PO BOX 1627 ATLANTIC CITY, NJ	08404
331 24.7	100 N MONROE AVE	2	MARKOWITZ, JANET PO BOX 1627 ATLANTIC CITY, NJ	08404
331 26	102 N MONROE AVE	2	GOMBAR, W, SMITH, M E & EASTWOOD, J 102 N MONROE AVE MARGATE, NJ	08402
331 401	COOLIDGE AVE	1	TOMASZEWSKI JR, EDWARD C 2728 EAST ALLEGHANY AVE PHILADELPHIA, PA	19137

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
331 402 C000A	104 N MONROE AVE	2	GOLD, BETSY R & DAVID 25 GLENFIELD DR RICHBORO, PA	18954
331 402 C000B	104 N MONROE AVE	2	COHEN, KEITH J & ELLEN L 130 BELLE CIRCLE BLUE BELL, PA	19422
331 403	COOLIDGE AVE	1	TOMASZEWSKI JR., EDWARD C 2728 EAST ALLEGHANY AVE PHILADELPHIA, PA	19137
331 407	111 N COOLIDGE AVE	2	TOMASZEWSKI JR., EDWARD C 2728 EAST ALLEGHANY AVE PHILADELPHIA, PA	19134
331 408	110 N MONROE AVE 406	2	GORBIG, RITA 110 N MONROE AVE MARGATE, NJ	08402
331 410 C000A	112 N MONROE AVE	2	FICKINGER, PETER J & DEIRDRE K 316 SHIRLEY LN COCHRANVILLE, PA	19330
331 410 C000B	112 N MONROE AVE	2	LANZELOTTI, THOMAS J & LORI G 112 N MONROE AVENUE MARGATE, NJ	08402
331 414	114 N MONROE AVE	2	EHRESMAN, ERIC & JENNIFER 2017 CARMEL DRIVE JAMISON, PA	189291438
331 418 C000A	118 N MONROE AVE 420	2	VARNER, PHILIP THOMAS 118 N MONROE AVENUE #A MARGATE, NJ	08402
331 418 C000B	118 N MONROE AVE 420	2	ROLLINS, MICHAEL D & GALLOWAY, LISA 1 MORRIS DRIVE PRINCETON, NJ	085407943
331 418 C000C	118 N MONROE AVE 420	2	ROTHBERG, ROBERT 619 REMINGTON DR YARDLEY, PA	19067
331 418 C000D	118 N MONROE AVE 420	2	D'ANJOLELL, NORMAN & JANET PO BOX 86 MT EPHRAIM, NJ	08059

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.....67



TARA J. MAZZA, CTC  
TAX COLLECTOR

## OFFICE OF THE TAX COLLECTOR

MUNICIPAL BUILDING  
9001 WINCHESTER AVENUE  
MARGATE CITY, NEW JERSEY 08402  
(609) 822-2508  
FAX (609) 822-8316  
E-mail: mazza\_tara@margate-nj.com

Date: December 12, 2023

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for Q4 2023;

And the WATER and SEWER charges for the year 2023

Are paid on property located at 107 N. Monroe Ave.

Assessed to Neal & Carol Cohen

Designated as BLOCK 330 Lot 399

This certification expires on January 31, 2024

Tara J Mazza, CTC  
Tax Collector  
Mazza\_tara@margate-nj.com

Per *TJM*