

**Nehmad
Davis & Goldstein**

NDG

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

Eric S. Goldstein
Managing Partner

egoldstein@ndglegal.com

4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

t 609 927 1177

f 609 926 9721

August 7, 2023

VIA HAND DELIVERY

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

RE: Application of Todd M. Perry
109A S. Sumner Avenue
Block 19, Lot 5.02
Margate, Atlantic County, New Jersey
Our File No. 10990-003

Dear Ms. Shiles:

Please be advised that I represent the above-referenced property owner with regard to his application to the City of Margate Planning Board for certain "c" variance relief for the elevation of the existing single-family home to meet or exceed the required FEMA and Margate base flood elevation requirements.

The Applicants seek variances through the present application for renovation work to the existing house located at 109A S. Sumner Avenue, due to the need to elevate the home to an appropriate base flood elevation.

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 renderings prepared by Robert J. Lolio, RA of Lolio Architects, dated June 15, 2023 (7 sheets), which includes the survey prepared by Arthur W. Ponzio, Jr., PP, PLS, dated October 5, 2022;
3. Eighteen (18) copies of the Staff Committee Application and City of Margate Staff Committee Action Report;

4. One (1) copy of the vesting Deed dated August 1, 2013;
5. One (1) copy of the 200' Property Owners List;
6. One (1) original Proof of Paid Taxes, water and sewer; and
7. One (1) USB flash drive with electronic copies of all submission materials.

Lastly, I enclose my firm'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: Mr. Todd Perry (w/encl. via e-mail)
10990-003/51049

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** August 7, 2023

2. **Zoning District:**

S-60	Single Family Residential	MF	Multi-Family Residential
S-50	Single Family Residential	CBD	Central Business District
S-40	<input checked="" type="checkbox"/> 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) 109A S. Summer Avenue
Block Number 19 Lot No(s) 5.02
Total Area (in square feet) 4,000 sf.
Frontage: 50 ft.
Depth: 80 ft.

4. **Information about the Applicant:**

Full name(s) Todd M. Perry
If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

Local Residence Address _____ Zip _____
Other Residence Address 34 Mountain Avenue, Maplewood, NJ Zip 07040
Business Address _____ Zip _____
Phone Number(s) (include area code);
Local Residence _____ Other Residence _____
Business _____ Fax toddmperry4@gmail.com Cell Phone (973) 699-7515

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 1, 2013
- ___ 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 Robert J. Lolio, RA - Lolio Architects Phone 856-322-6476
 Address 219 Bellevue Avenue, Hammonton, NJ 08037
 Fax _____ Cell bob@lolioarchitect.com
- Surveyor: Name Arthur W. Ponzio, Jr., PP, PLS Phone (609) 344-8194
 Address 400 N. Dover Avenue, Atlantic City, NJ 08401
 Fax (609) 344-1594 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)

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?

11. If Subdivision Action is Required:

-After conferring with the City Tax Assessor, provide lot numbers of new lot(s), dimensions, and area of each: (use extra pages, if necessary)

Lot No(s)	Dimension(s)	Area(s)
N/A	x	S.F.
	x	S.F.
	x	S.F.

-Purpose of the Subdivision

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

12. If Variances are Required:

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

-Current use of lot(s) and building(s): Two-story non flood compliant single-family home

-Proposed use: Elevation of the existing home to the appropriate base flood elevation.

-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
Maximum Building Coverage	35% OR 1,400 sf.	1,382 sf = 34.55%	1,482 sq ft = 37%
Minimum Rear Yard	16.00 ft.	15.82 ft.	No change (ENC)
Minimum Aggregate Side Yard	50 ft (37%) = 18.50 ft.	18.49 ft.	No Change (ENC)
Maximum Height	30 FT (9 FT ABV GRADE W/ PARKING BLW)	30'8" ABV 1st Floor	30'8" (9 Ft. ABV GRADE W/PARKING BLW) (ENC)
Fireplace Projections	2 ft PROJECTION INTO REAR/SIDE YARD	2.44 ft.	No Change (ENC)
Curb Cut	(1) 18 ft WIDE	21.8 ft	(2) 9 ft. Curb Cuts

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".

N/A

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

Site Plan:

N/A

Subdivision:

N/A

Other:

N/A

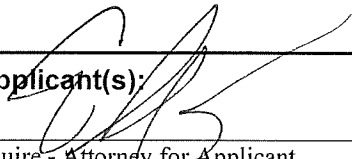
15. Space for Narrative: In this space you must provide a general narrative description of what is being proposed, as well as any information not otherwise set forth above which may be relevant to the application, including justifications, clarifications and extenuating circumstances. FAILURE TO PROPERLY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

The subject property is currently improved with a two-story single-family home located on the property. The applicant seeks "c" variance relief for the elevation of the existing single-family home to meet or exceed the required FEMA and Margate base flood elevation requirements.

An additional curb cut is proposed and there are existing nonconformities that exist, but four (4) existing nonconformities are being eliminated as part of this application.

The house will be raised above the required FEMA and Margate base flood elevations.

16. Signature of Applicant(s):



Date 8/7/23

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:

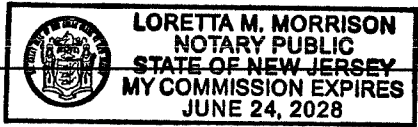
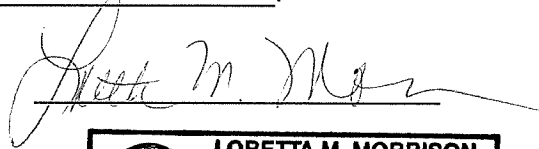
State of New Jersey } ss.

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.

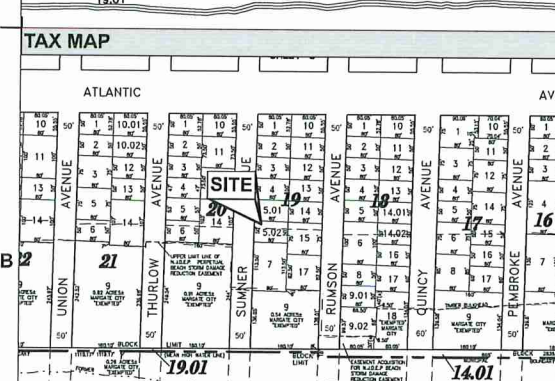
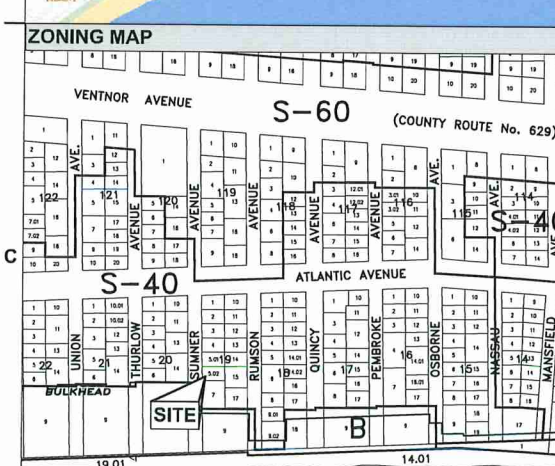
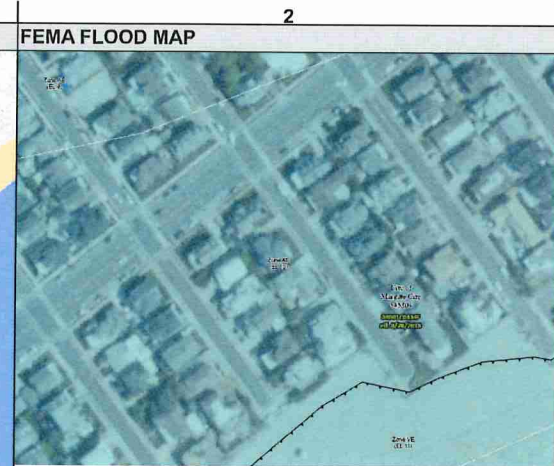
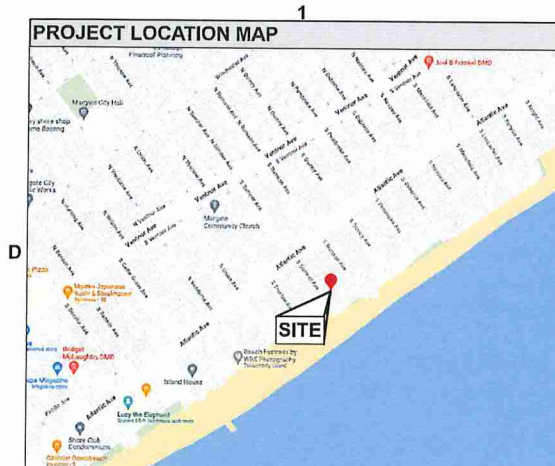
Sworn to and subscribed before me this 7th
day of August 2023.



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>	8/1/13 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>8/7/23</u></p> <p>_____</p> <p>Date: _____</p> <p>_____</p>	



ARTHUR PONZIO CO.
Engineering • Surveying • Planning
400 N Dover Avenue, Atlantic City, NJ 08401
Phone: (609) 344-8194

OCTOBER 05, 2022

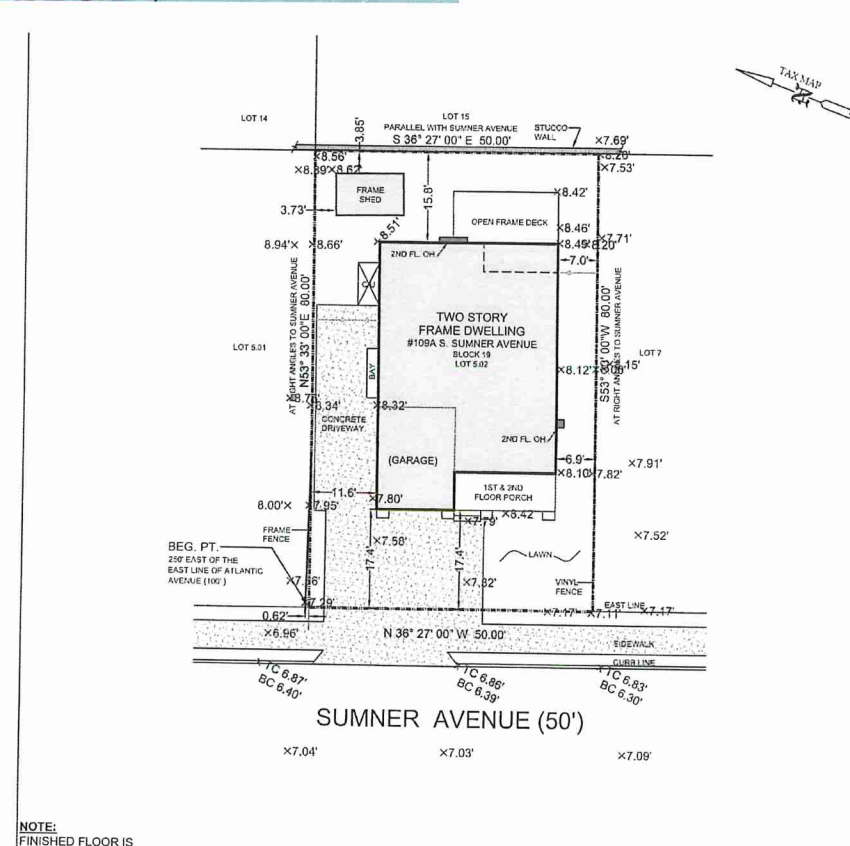
200' SETBACK SURVEY RESULTS
109A SOUTH SUMNER AVENUE
MARGATE, N.J.

BLOCK 19 LOT 5.02

LOT#	PORCH SETBACK	BLDG SETBACK	COMMENTS
2	9.30'	18.30'	OMIT LOW
3	12.20'	17.70'	
4	45.00'	15.00'	OMIT HIGH
5.01	13.90'	45.00'	OMIT HIGH
5.02	47.40'	17.40'	OMIT PIQ
7	N/A	23.40'	OMIT HIGH

AVERAGE 13.05' 17.00'

1A NEIGHBORHOOD SURVEY
NOT TO SCALE



NOTE:
FINISHED FLOOR IS
10.00' (NAVD 88)

REVISED 05/26/2023 - ELEVATIONS
(REFERENCE NAVD 88)

PROPERTY SURVEY
MARGATE CITY
BLOCK 19 LOT 5.02
ATLANTIC COUNTY, NEW JERSEY

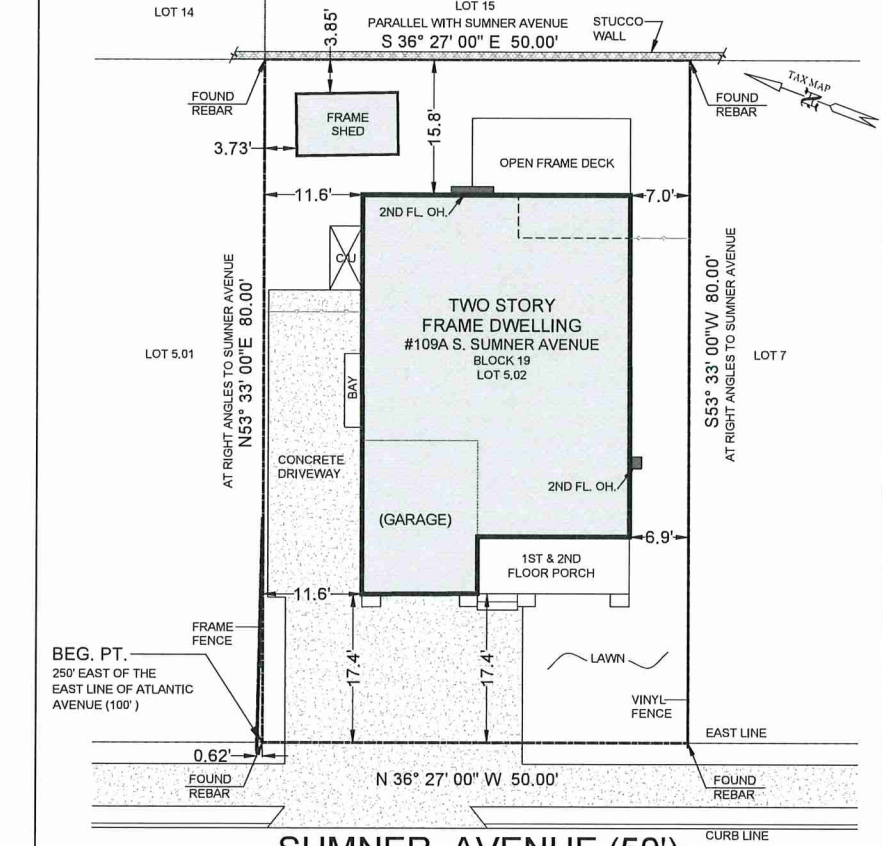
- SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 4,000 SF
- PERMANENT MARKERS HAVE BEEN LOCATED
- OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
- THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, EITHER RECORDED OR UNRECORDED, UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
- SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.
- THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
- THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFILIANT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
- THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33L100267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

ARTHUR PONZIO CO.
ENGINEERS & SURVEYORS
PLANNERS
400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401
PHONE: 609-344-8194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 24GA28001300

DATE: 10/05/2022 DRAWN BY: WER
SCALE: 1" = 15' PROJECT NO.: 40300

2A EXISTING TOPOGRAPHY SURVEY
NOT TO SCALE



PROPERTY SURVEY
MARGATE CITY
BLOCK 19 LOT 5.02
ATLANTIC COUNTY, NEW JERSEY

- SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 4,000 SF
- PERMANENT MARKERS HAVE BEEN LOCATED
- OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
- THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, EITHER RECORDED OR UNRECORDED, UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
- SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.
- THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
- THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFILIANT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
- THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33L100267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

ARTHUR PONZIO CO.
ENGINEERS & SURVEYORS
PLANNERS
400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401
PHONE: 609-344-8194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 24GA28001300

DATE: 10/05/2022 DRAWN BY: WER
SCALE: 1" = 10' PROJECT NO.: 40300

4A EXISTING SURVEY
NOTE: ORIGINAL SURVEY SIGNED AND SEALED BY LICENSED SURVEYOR SHALL BE SUBMITTED SEPARATELY. THIS SURVEY IS PROVIDED FOR REFERENCE PURPOSES ONLY.

[LALIO] architect
Robert J. Lolio, RA
219 Bellevue Ave
Hammonton, NJ 08037
P: 856-322-6176
E: bob@loliarchitect.com
www.loliarchitect.com

I, Robert J. Lolio, hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of New Jersey.

RL L
Robert J. Lolio, RA
NJ Lic No. 21A01935300

PLAN NORTH

Private Residence
109A S. Sumner
City of Margate, NJ
Block 19 Lot 5.02
Atlantic County

SCHEMATIC DESIGN

ISSUE/DATE:
SCHEMATIC DESIGN 6/15/23

Drawn By: R.J.L.
Checked By: R.J.L.

SHEET TITLE:
Maps & Surveys

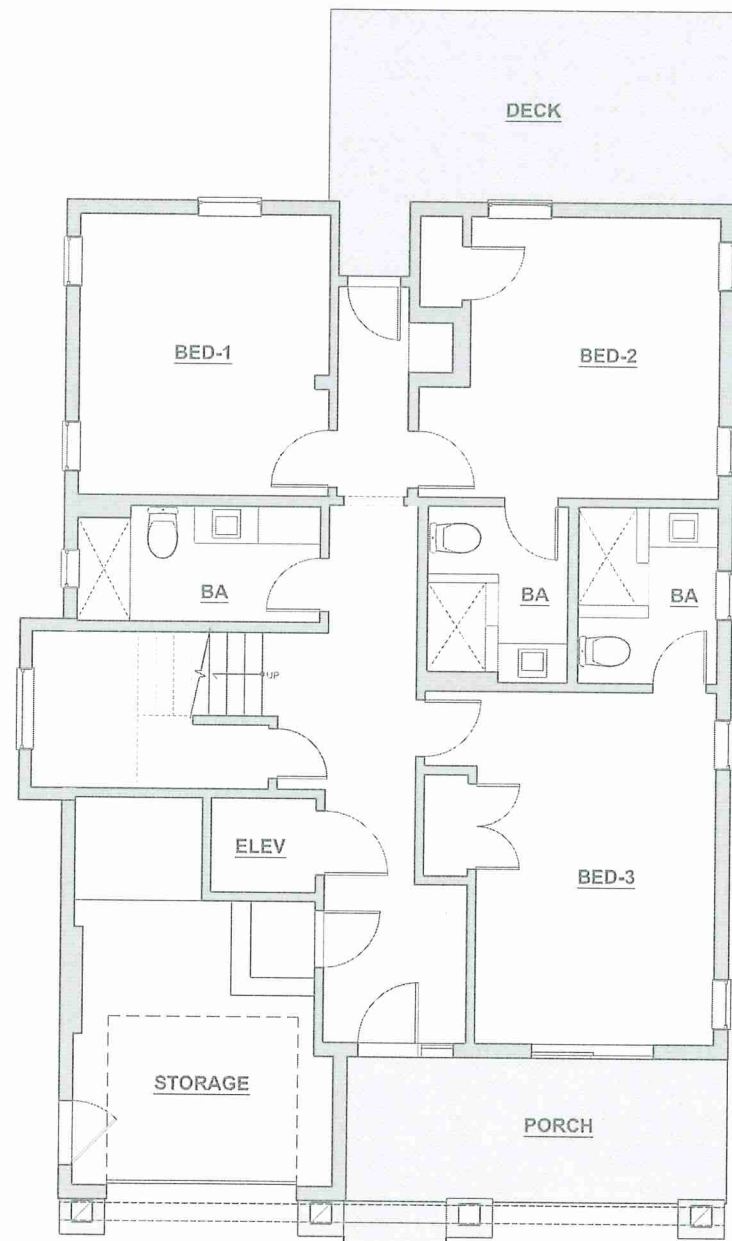
JOB NUMBER:
23-014

SHEET G-002

EXISTING PHOTOS

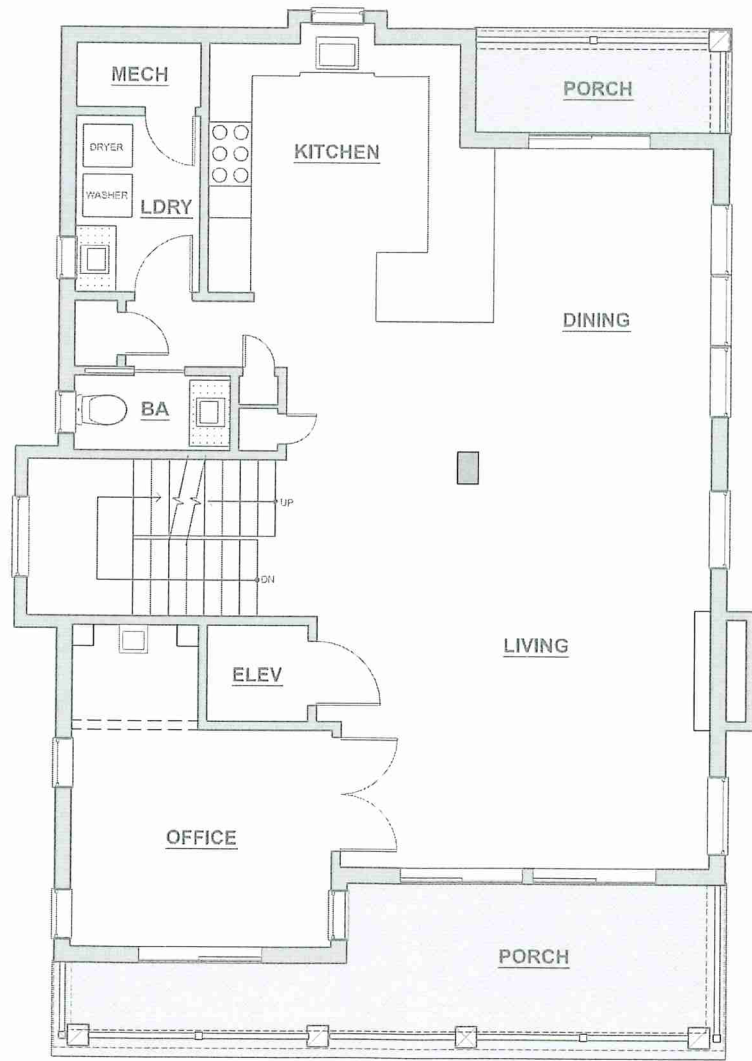


EXISTING FLOOR PLANS



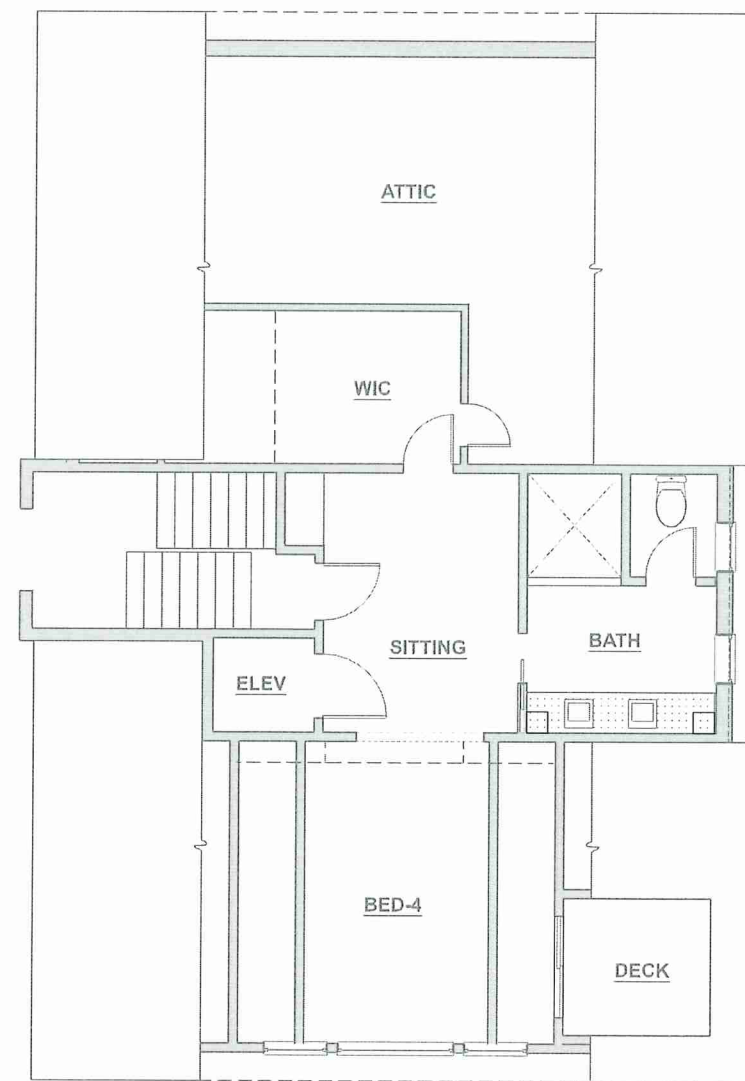
1A EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



2A EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



4A EXISTING THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

[Lolo]
architect

Robert J. Lolo, RA
219 Bellevue Ave
Hammononton, NJ 08037
P: 856-322-8476
E: bob@loloarchitect.com
www.loloarchitect.com

I, Robert J. Lolo, hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of New Jersey.

RJL ll

Robert J. Lolo, RA
NJ Lic. No. 21A01935300



PLAN NORTH

Private Residence

109A S. Sumner
City of Margate, NJ
Block 19 Lot 5.02
Atlantic County

SCHEMATIC DESIGN

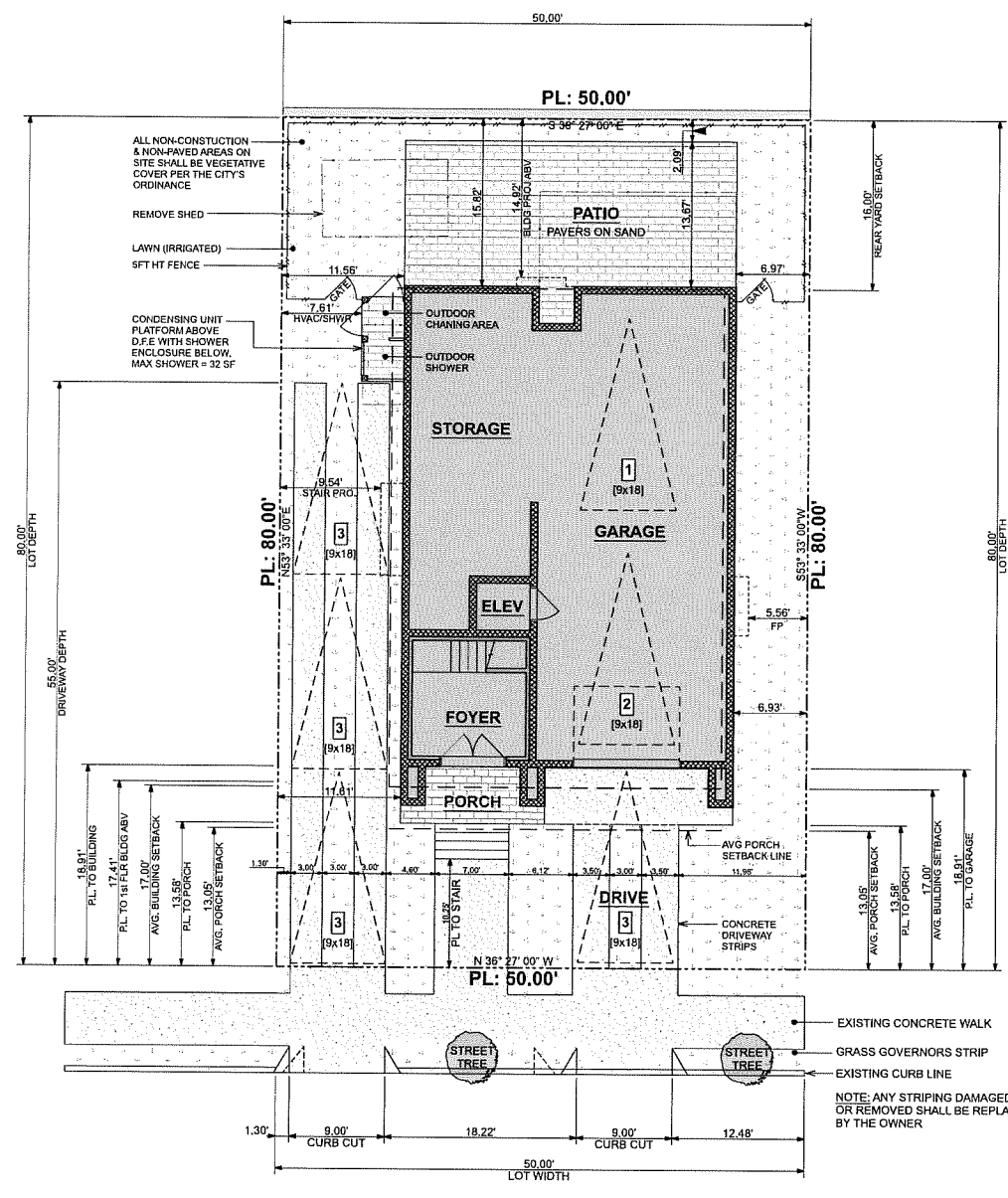
ISSUE/DATE:
SCHEMATIC DESIGN 6/15/23

Drawn By: R.J.L.
Checked By: R.J.L.

SHEET TITLE:
Existing Conditions

JOB NUMBER:
23-014

**SHEET
R-101**



1A PROPOSED PLOT PLAN
 SCALE: 1/8" = 1'-0"
 0 4' 8' 16'

ZONING CONFORMANCE SCHEDULE: S-40 ZONE

ITEM	REQUIRED	EXISTING	PROPOSED	STATUS
USE	SINGLE FAMILY DETACHED DWELLING	SINGLE FAMILY DETACHED DWELLING	NO CHANGE	CONFORMS
MINIMUM LOT AREA	4,000 sq ft	4,000 sq ft	NO CHANGE	CONFORMS
MINIMUM LOT WIDTH	50 ft	50 ft	NO CHANGE	CONFORMS
MAXIMUM BUILDING COVERAGE	35% OR 1,400 sq ft	1,382 sf = 34.55%	1,482 sq ft = 37%	NEW VARIANCE
SUMNER AVE FRONT YARD SETBACK TO PORCH	PREVAILING = 13.05 ft	17.40 ft	13.58 ft	CONFORMS
SUMNER AVE FRONT YARD SETBACK TO BLDG	PREVAILING = 17.00 ft	17.41 ft	NO CHANGE	CONFORMS
MINIMUM FRONT YARD TO GARAGE	18.00 ft	17.40 ft	18.91 ft	CONFORMS (REMOVES NC)
MINIMUM REAR YARD	18.00 ft	15.82 ft	NO CHANGE	EXISTING NON-CONFORMING
MINIMUM LEFT SIDE YARD	8.00 ft	11.55 ft	NO CHANGE	CONFORMS
MINIMUM RIGHT SIDE YARD	8.00 ft	6.93 ft	NO CHANGE	EXISTING NON-CONFORMING
MINIMUM AGGREGATE SIDE YARD	50 ft (37%) = 18.50 ft	18.49 ft	NO CHANGE	EXISTING NON-CONFORMING
MAXIMUM HEIGHT	30 FT (9 FT ABV GRADE W/ PARKING BLW)	30'-8" ABV 1st FLOOR	30'-6" (9 FT ABV GRADE W/ PARKING BLW)	EXISTING NON-CONFORMING
MAXIMUM STORIES	2.5 STORIES	2.5 STORIES	NO CHANGE	CONFORMS
MAXIMUM FLOORS	2.5 FLOORS	2.5 FLOORS	NO CHANGE	CONFORMS
MINIMUM ROOF PITCH	5:12	6:12	NO CHANGE	CONFORMS
AMHERST AVE FRONT YARD LANDSCAPING	80% OR 57.2% W/ STAIR DEDUCT	491 sf / 850 sf = 57.7%	478 sf / 850 sf = 56.7%	CONFORMS (REMOVES NC)
TOTAL LANDSCAPING COVERAGE	35% OR 1,400 sq ft	1,360 sf / 4,000 sf = 34%	1,455 sf / 4,000 sf = 36.3%	CONFORMS (REMOVES NC)

SUPPLEMENTARY REGULATIONS

ITEM	REQUIRED	EXISTING	PROPOSED	STATUS
BOXED WINDOW PROJECTIONS (FRONT)	2 ft PROJECTION	NONE EXISTING	NONE PROPOSED	CONFORMS
BOXED WINDOW PROJECTIONS (LARGE SIDE)	2 ft PROJECTION	.96 ft	NO CHANGE	CONFORMS
BOXED WINDOW PROJECTIONS (REAR)	2 ft PROJECTION	1.08 ft	NO CHANGE	CONFORMS
BOXED WINDOW PROJ. AREA (LARGE SIDE)	15%	14%	NO CHANGE	CONFORMS
FIREPLACE PROJECTIONS	2 ft PROJECTION INTO REAR/SIDE YARD	2.44 ft	NO CHANGE	EXISTING NON-CONFORMING
FIREPLACE PROJECTION AREA	15%	4%	NO CHANGE	CONFORMS
FRONT STAIR PROJECTIONS	2 ft TO PROPERTY LINE	15.57 ft	10.25 ft	CONFORMS
SIDE/REAR STAIR PROJECTIONS	5 ft	NONE EXISTING	NONE PROPOSED	CONFORMS
DRIVEWAY SETBACK	1 ft	.57 ft	1.3 ft	CONFORMS (REMOVES NC)
CURB CUT	(1) 18 ft WIDE	21.8 ft	(2) 9 ft CURB CUTS	VARIANCE (EXIST'G & NEW)
OFF STREET PARKING	(4) BEDROOMS = 2 SPACES	(2) SPACES	(6) SPACES	CONFORMS
PARKING SPACE SIZE	9'x18'	9'x18'	9'x18'	CONFORMS
AC UNITS	5 ft	7.76 ft	7.61 ft	CONFORMS
EXTERIOR SHOWER SETBACK	3 FT SIDE & REAR	NONE EXISTING	7.61 ft SIDE	CONFORMS
POOL EQUIPMENT SETBACK	10 FT SIDE & 5 FT REAR	NONE EXISTING	NONE PROPOSED	CONFORMS

- TYPICAL SITE NOTES**
- PROVIDE UNDERGROUND UTILITIES (ELECTRIC, TELEPHONE, CABLE, ETC) FROM NEAREST EXISTING LOCATION
 - SET ELECTRIC & GAS METERS ABOVE DESIGN FLOOD ELEVATION
 - A LICENSED SURVEYOR SHALL STAKE OUT FOR ALL PILING/FOUNDATIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE BUILDING DIMENSIONS OR YARD SETBACK COMPLIANCE PRIOR TO INSTALL OF PILING/FOUNDATIONS.
 - VERIFY ACTUAL ON SITE GRADE CONDITIONS SUCH AS T.O. CURB, AVERAGE GRADES, ETC WITH THOSE PROPOSED ON THE PLOT PLAN AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION OF PILING/FOUNDATION.
 - VERIFY NEW GRADING/SITE WORK DOES NOT ALLOW STORMWATER RUNOFF TO DRAIN ONTO ADJACENT NEIGHBORING PROPERTIES
 - PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
 - FINISHED INTERIOR GRADE OR HOUSEKEEPING SLABS MUST BE AT OR ABOVE THE ADJACENT EXTERIOR GRADE.

- GRADE LEGEND**
- EXISTING ELEVATION (BASED ON NAVD'88)
 - PROPOSED ELEVATION (BASED ON NAVD'88)

- GRADING NOTES**
- MIN .5% TO 1% SLOPE ACROSS LENGTH OF SITE TOWARDS STREET IN ORDER TO PROVIDE POSITIVE DRAINAGE TO STREET. AT NO POINT SHALL NEW GRADING ALLOW DRAINAGE ONTO ADJACENT PROPERTIES.

- TYPICAL STREET TREE NOTES**
- LONDON PLANE TREE OR CITY APPROVED EQUAL SHALL BE PLANTED WITHIN GOVERNORS STRIP AS ADEQUATE SPACE IS AVAILABLE AND NO OVERHEAD WIRES PRESENT. TREES SHALL BE NO CLOSER THAN 25 FT FROM THE INTERSECTION AND SHALL NOT BLOCK ANY SIGNS. 3" CALIPER/8 FT HIGH

- TYPICAL SHRUB NOTES**
- AVENUE: (50 ft FRONTAGE-40/2+24) = 29 SHRUBS
 - NO LESS THAN 18 INCHES HIGH
 - MIN OF 50% OF THE SHRUBS SHALL BE PLANTED BETWEEN THE PRINCIPAL STRUCTURE AND THE FRONT PROPERTY LINE = 15 SHRUBS
 - SELECT SHRUBS FROM CITY OF MARGATE PLANT SPECIES APPROVED LISTING (APPENDIX B)

- TYPICAL LAWN NOTES**
- LAWN W/ UNDERGROUND SPRINKLER SYSTEM: INSTALL IRRIGATION SYSTEM CONSISTING OF VALVES, WATER LINES SPRINKLER HEADS, AND CONTROL PANELS TO ADEQUATELY COVER SOD AND PLANT BED AREA. INSTALL AS RECOMMENDED BY THE MANUFACTURER

- SURVEY LIST REQUIRED DURING CONSTRUCTION**
- NOTE: THE GENERAL CONTRACTOR SHALL OBTAIN THE FOLLOWING AND INCLUDE IN BASE BID:
- FOUNDATION AS BUILT SURVEY INCLUDING TOP OF BLOCK
 - ROOF HEIGHT ELEVATION LETTER
 - FINAL AS BUILT SURVEY
 - FLOOD ELEVATION CERTIFICATES

- LANDSCAPE PLAN**
- THE GENERAL CONTRACTOR SHALL PROVIDE A LANDSCAPING PLAN TO THE OWNER FOR THEIR APPROVAL. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY'S ZONING REGULATIONS.

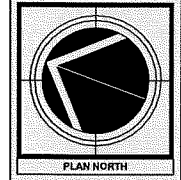
- RIBBON DRIVEWAYS**
- SHALL ONLY BE PERMITTED ON PRIVATE PROPERTY AND BETWEEN THE BACK OF THE SIDEWALK AND PROPERTY LINE WITHIN THE RIGHT-OF-WAY.
 - EACH RIBBON SHALL BE TWO FEET WIDE AND SEPARATED BY A THREE-FOOT GRASS STRIP.
 - SHALL BE CONSTRUCTED OF NJDOT CLASS "B" CONCRETE A MINIMUM OF SIX INCHES THICK OR CONCRETE PAVERS SPECIFICALLY DESIGNED FOR USE WITH VEHICLES ON A ONE-INCH SAND BEDDING ON SIX INCHES OF DENSE GRADED AGGREGATE BASE COURSE (MINIMUM) OR SIX INCHES OF NJDOT CLASS "B" CONCRETE (MINIMUM).

- FENCE NOTES**
- ALL FENCES SHALL BE MEASURED AS TO THE HEIGHT FROM A POINT BETWEEN TWO AND FIVE INCHES ABOVE GRADE FOR PROPER CLEARANCE OF THE BOTTOM OF THE FENCE FROM THE GROUND, WITH THE EXACT NUMBER OF INCHES TO BE DETERMINED BY THE CONSTRUCTION CODE OFFICIAL ON A CASE-BY-CASE BASIS.
 - A FENCE MAY BE CONSTRUCTED IN THE SIDE OR REAR YARD TO A HEIGHT OF FIVE FEET FROM THE ADJACENT FINISHED GRADE. A REAR YARD IS THE AREA ACROSS THE FULL WIDTH OF THE LOT BETWEEN THE PRINCIPAL BUILDING AND REAR LOT LINE.
 - ALL FENCES AND WALLS SHALL BE PLACED WITHIN THE PROPERTY LINE, AND THE FINISHED SIDE SHALL BE ON THE OUTSIDE FACE OF THE FENCE OR WALL.
 - NO FENCE OR WALL SHALL BE PLACED WITHIN 15 FEET OF A STREET CORNER.
 - NO FENCE OR WALL SHALL BE PLACED BETWEEN THE FRONT YARD SETBACK LINE AND THE FRONT PROPERTY LINE. THIS APPLIES TO FENCES ALONG SIDE PROPERTY LINES, WHICH MAY NOT EXTEND FORWARD OF THE FRONT YARD SETBACK LINE EXCEPT AS PROVIDED ELSEWHERE.
 - A FENCE OR WALL MAY BE CONSTRUCTED TO A HEIGHT OF FOUR FEET FROM THE GRADE OF THE CURB IN FRONT OF THE PROPERTY ALONG ALL WATERWAYS FOR SAFETY PURPOSES, PROVIDED THAT THE FENCE OR WALL IS VISUALLY TRANSPARENT SO AS NOT TO OBSTRUCT THE VIEW FOR THE ENTIRE HEIGHT OF THE FENCE. "VISUALLY TRANSPARENT" MEANS AT LEAST 75% MEASURABLY OPEN IN ELEVATION VIEW, INCLUDING ALL FENCES AND POST ELEMENTS.
 - NO FENCES OR GATES ARE PERMITTED TO CROSS ANY DRIVEWAY, OUGH (13), RESPECTIVELY.
 - THE CONSTRUCTION CODE OFFICIAL, AFTER CONFERRING WITH AND RECEIVING WRITTEN CONCURRENCE OF THE ZONING OFFICER, MAY DENY FENCE PERMITS ON CORNER LOTS IF HE DETERMINES THAT THE CONSTRUCTION OF SAID FENCES WILL ADVERSELY AFFECT AUTOMOBILE SIGHT LINES, THEREBY CREATING A DANGER TO PUBLIC SAFETY.
 - IN ORDER TO PERMIT GREATER PERSONAL CHOICE IN EXTERIOR DECOR, THE PRESCRIBED FENCE HEIGHT AS SET FORTH MAY BE MODIFIED IN THE CASE OF SCALLOPED OR OTHERWISE NONTRADITIONAL FENCES, PROVIDED THAT NO PORTION OF ANY FENCE EXCEEDS THE MAXIMUM HEIGHT BY MORE THAN 10 INCHES, AND ALSO PROVIDED THAT THE AVERAGE ELEVATION DOES NOT EXCEED THE HEIGHT REQUIREMENT.
 - ALL FENCES ON A PARCEL SHALL BE CONSISTENT IN SIZE, TEXTURE AND DESIGN AND SHALL BE COMPATIBLE WITH THE MATERIALS, SCALE AND BUILDING ARRANGEMENT OF PRINCIPAL AND ACCESSORY STRUCTURES ON THE SITE.

[Lolio] architect
 Robert J. Lolio, RA
 218 Bellevue Ave
 Hammononton, NJ 08037
 P: 856-322-6478
 E: rjlo@loliocarchitect.com
 www.loliocarchitect.com

I, Robert J. Lolio, hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of New Jersey.

RJL
 Robert J. Lolio, RA
 NJ Lic No. 21A01995300



Private Residence
 109A S. Sumner
 City of Margate, NJ
 Block 19 Lot 5.02
 Atlantic County

SCHEMATIC DESIGN

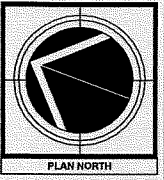
ISSUE/DATE:
 SCHEMATIC DESIGN 8/15/23

Drawn By: RJL
 Checked By: RJL

SHEET TITLE:
 Plot Plan

JOB NUMBER:
 23-014

SHEET C-101



Private Residence
109A S. Summer
City of Margate, NJ
Block 19 Lot 5.02
Atlantic County

SCHEMATIC DESIGN

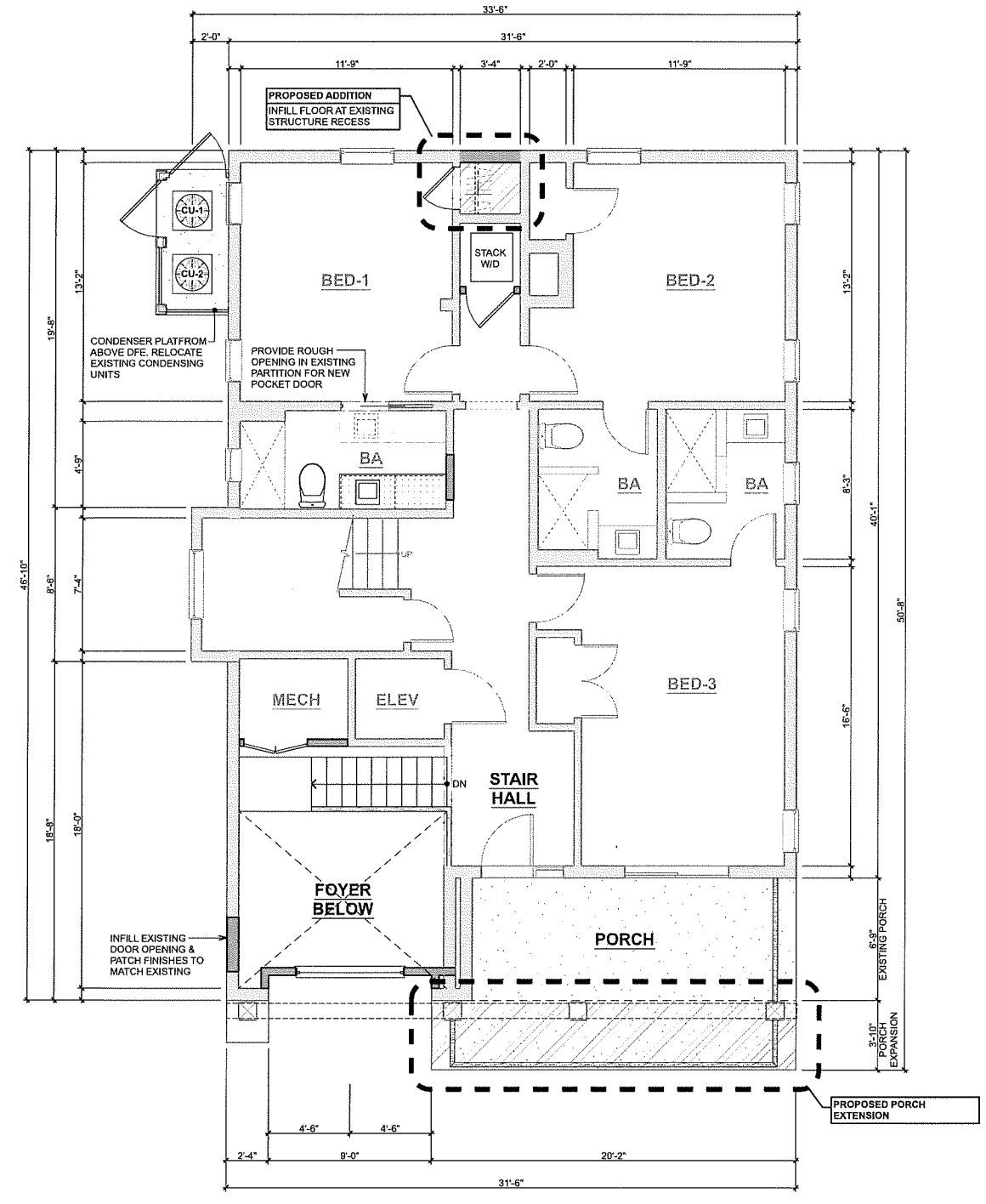
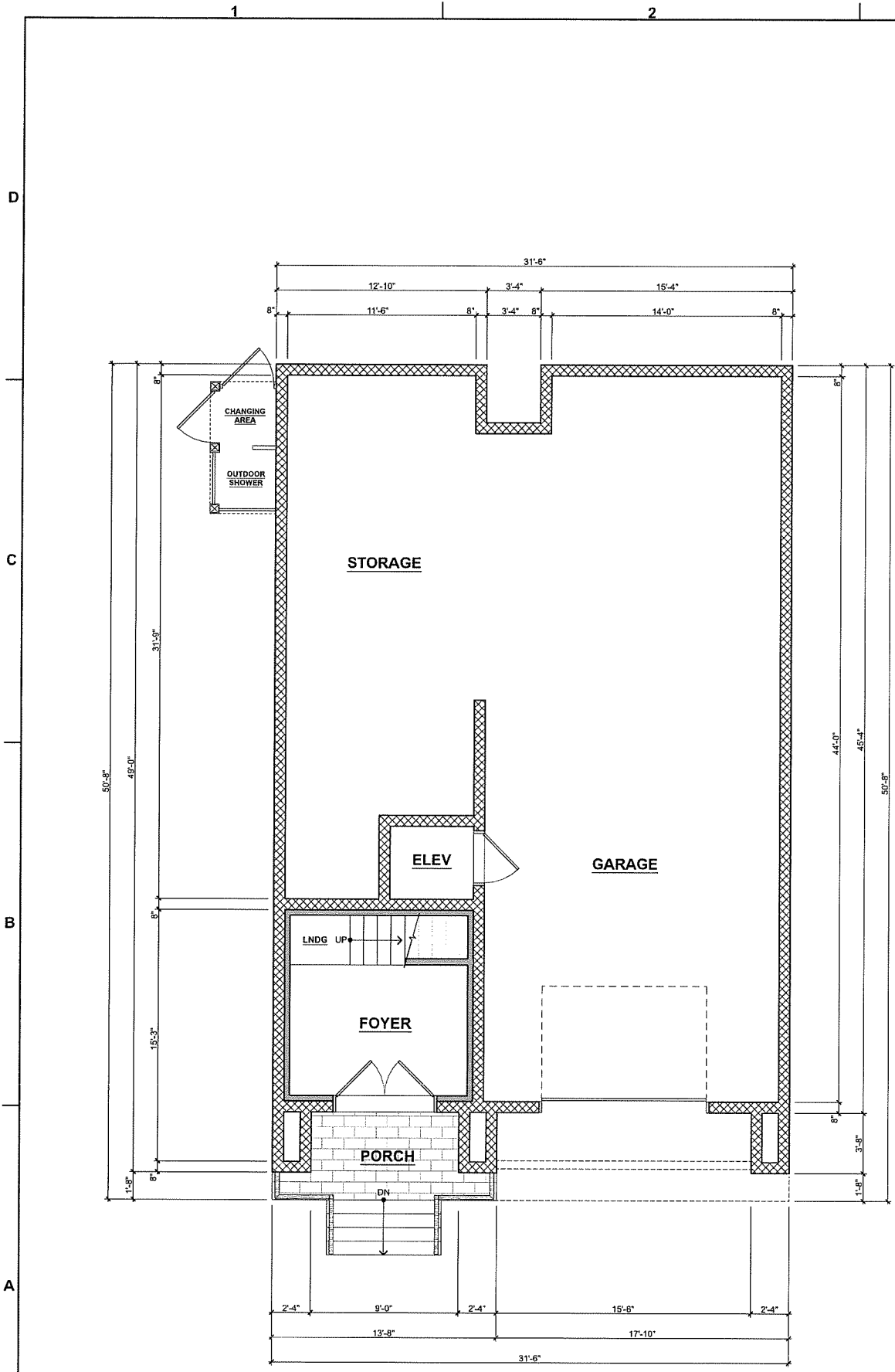
ISSUE/DATE:
SCHEMATIC DESIGN 6/15/23

Drawn By: RJL
Checked By: RJL

SHEET TITLE:
Floor Plans

JOB NUMBER:
23-014

**SHEET
A-101**



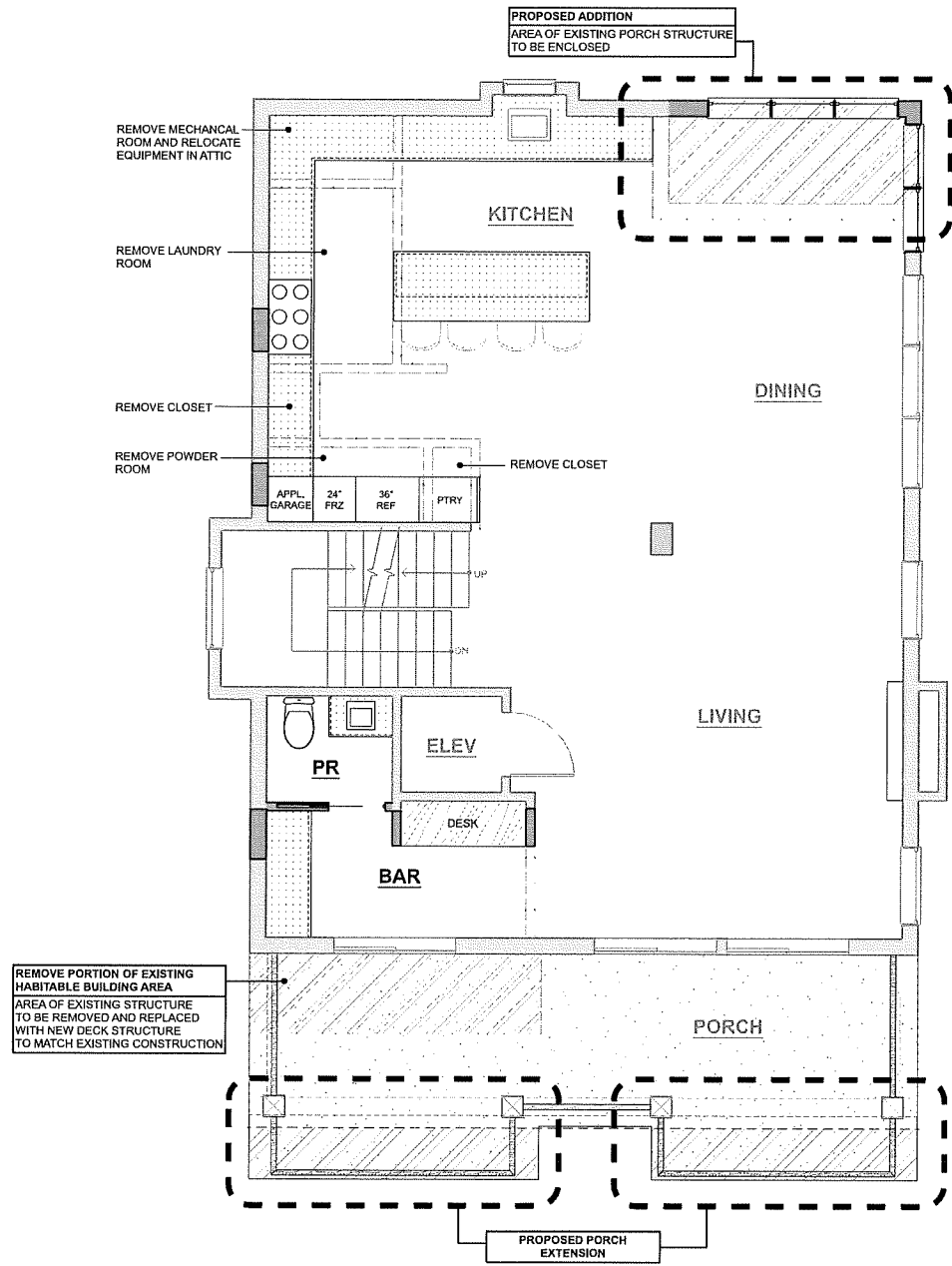
1 2 3 4 5

D

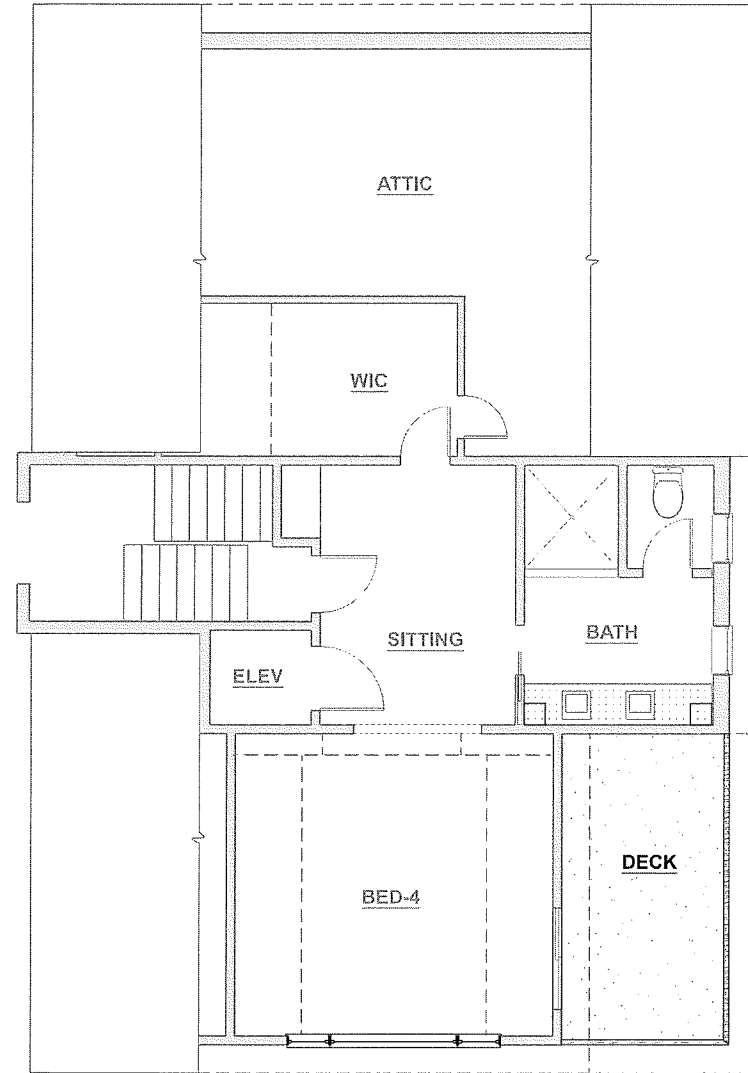
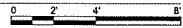
C

B

A



1A PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



3A PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



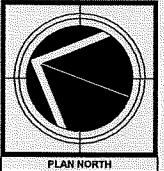
[LOLIO]
architect

Robert J. Lolio, RA
219 Bellevue Ave
Hammonilton, NJ 08037
P: 609-322-8478
E: rjlo@loliarchitect.com
www.loliarchitect.com

I, Robert J. Lolio, hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of New Jersey.

RJL

Robert J. Lolio, RA
NJ Lic. No. 21A01995300



Private Residence
109A S. Summer
City of Margate, NJ
Block 19 Lot 5.02
Atlantic County

SCHEMATIC DESIGN

ISSUE/DATE:
SCHEMATIC DESIGN 6/15/23

Drawn By: RJL
Checked By: RJL

SHEET TITLE:
Floor Plans

JOB NUMBER:
23-014

**SHEET
A-102**

1 2 3 4 5

1 2 3 4 5

D



C



B



A



1 2 3 4 5

[Lolo]
architect

Robert J. Lolo, RA
219 Bellevue Ave
Hammonton, NJ 08037
P: 856-322-8476
E: bob@loloarchitect.com
www.loloarchitect.com

I, Robert J. Lolo, hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of New Jersey.

RJL
Robert J. Lolo, RA
NJ Lic. No. 21A01935300



Private Residence
109A S. Sumner
City of Margate, NJ
Block 19 Lot 5.02
Atlantic County

SCHEMATIC DESIGN

ISSUE/DATE:
SCHEMATIC DESIGN 6/15/23

Drawn By: RJL
Checked By: RJL

SHEET TITLE:
Perspectives

JOB NUMBER:
23-014

**SHEET
A-201**



1C FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3C RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



1A REAR ELEVATION
SCALE: 1/4" = 1'-0"

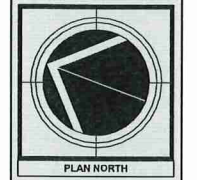


3A LEFT ELEVATION
SCALE: 1/4" = 1'-0"

[Lolo] architect
Robert J. Lolo, RA
219 Bellevue Ave
Hammonton, NJ 08037
P: 856-322-5475
E: bob@loloarchitect.com
www.loloarchitect.com

I, Robert J. Lolo, hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of New Jersey.

RJL ll
Robert J. Lolo, RA
NJ Lic. No. 21A01935300



Private Residence
109A S. Sumner
City of Margate, NJ
Block 19 Lot 5.02
Atlantic County

SCHEMATIC DESIGN

ISSUE/DATE:
SCHEMATIC DESIGN 6/15/23

Drawn By: R.J.L.
Checked By: R.J.L.

SHEET TITLE:
Elevations

JOB NUMBER:
23-014

SHEET A-202



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

Block	Lot	Applicant Name
19	5.02	Todd M. Perry
District	Address of Subject Application	
S-40	109A South Sumner Avenue	

Dear (Name of Submitting Party) Eric S. Goldstein, Esq.
 Your submittal was considered at the Staff Committee meeting of Wednesday, July 19, 2023
 The action(s) required prior to building permit are:
 Staff committee met and discussed the application to elevate an existing FEMA non-compliant structure to or above DFE and requires a few variances.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, August 31, 2023
 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:
 staff committee conditions are identify any other variances and to submit flood elevation certificate.

APPLICATION FEES:

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

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

Please note that in proceeding further with the formal Board Application, you are responsible for satisfying all of the checklist particulars in the appropriate section(s) of the Administrative Regulations. The instructions and checklist for your particular application can be found on the following pages of this booklet: 1-19

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

In order for you to be able to appear on the Board Agenda as per the above date, all application material must be submitted by 11:00am, Wednesday, August 09, 2023

Palma Accardi
 Planning Board Administrator
 Wednesday, July 19, 2023

Nehmad
Davis & Goldstein



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

Eric S. Goldstein
Managing Partner

egoldstein@ndglegal.com

4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

t 609 927 1177

f 609 926 9721

June 23, 2023

VIA HAND-DELIVERY

Roger D. McLarnon, PE, PP, CME, CFM, CPWM, QPA
Planning Engineering Zoning and Purchasing
City of Margate
Margate Planning and Zoning Board
Municipal Building
9001 Winchester Avenue
Margate, NJ 08402

RE: Application of Todd M. Perry
109A S. Sumner Avenue
Block 19, Lot 5.02
Margate, Atlantic County, New Jersey
Our File No. 10990-003

Dear Mr. McLarnon:

Please be advised that I represent the above-referenced property owner with regard to his application to the City of Margate Planning Board for certain "c" variance relief for the elevation of the existing single-family home to meet or exceed the required FEMA and Margate base flood elevation requirements.

I enclose the following information for staff committee review:

1. Original Staff Committee Review Application;
2. Architectural plans of the subject property prepared by Robert J. Lolio, RA, dated June 15, 2023, which also contains the survey from Arthur W. Ponzio dated October 5, 2022, collectively consisting of seven (7) sheets;
3. My firm's check payable to the City of Margate in the amount of \$25.00 representing the Staff Committee Review Application fee.

I am submitting this application and documentation in order to be placed on the Staff Committee's next available agenda.

Roger D. McLarnon, PE, PP, CME, CFM, CPWM, QPA
City of Margate
June 23, 2023
Page 2

Please do not hesitate to contact me if you have any further questions about the application, or if you require any further documentation to be submitted.

Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

By: 

ERIC S. GOLDSTEIN

ESG/jc

Enclosures

c: Mr. Todd M. Perry (w/encl. via e-mail)
10990-003/48240

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

Office Use Only:	Date Submitted: <u>7-10-23</u>	Received By: <u>[Signature]</u>
	Paid: <input checked="" type="checkbox"/> Check/Receipt #: <u>3971</u>	Board Administrator or Zoning Officer <u>[Signature]</u>

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: June 23, 2023
2. Submitted by – Name: Todd M. Perry Phone No.: (973) 699-7515
Address: 34 Mountain Avenue, Maplewood, NJ 07040
Email Address: _____
3. If the party submitting this form is other than the potential Applicant for Board action (attorney, architect, builder, engineer, etc.), then who would the APPLICANT be?
Name: Eric S. Goldstein, Esquire Phone No.: (609) 927-1177
Address: Nehmad Davis & Goldstein; 4030 Ocean Heights Avenue, Egg Harbor Township, NJ 08234
Email Address: egoldstein@ndglegal.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: <u>109A S. Sumner Avenue</u> Block: <u>19</u> Lot(s): <u>5.02</u> Zoning District: <u>S-40</u>
--

7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)
The existing real property is located at 109A S. Sumner Avenue.
The lot is 4,000 sq/ft. and there currently exists a 2 story single-family home on the lot, which is not flood-compliant with FEMA's or Margate's base flood elevation requirements. The house also contains several existing non-conformities; some of which are being removed and brought into compliance by way of the proposed house elevation.

8. Answer the following as to:	<u>Existing Condition</u>	<u>Proposed Condition</u>
a. Size and Dimension of Lot:	<u>4,000 sf.</u>	<u>4,000 sf.</u>
b. Size, Dimensions of Buildings:	<u>1,382 sf.</u>	<u>1,482 sf.</u>
c. Height of Buildings (Feet):	<u>see attached plan</u>	<u>see attached plan</u>
d. Height of Buildings (Stories):	<u>see attached plan</u>	<u>2.5 over BFE</u>
e. % of Coverage on Land:	<u>34%</u>	<u>36.3%</u>
f. Front Yard Setback:	<u>17.40 ft.(porch) /17.40 (garage)</u>	<u>18.91 ft.</u>
g. Rear Yard Setback:	<u>15.82 ft.</u>	<u>no change</u>
h. Side Yard Setbacks:	<u>11.56(ft) /6.93 ft. (right) /18.49 ft (aggregate)</u>	<u>no change</u>

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

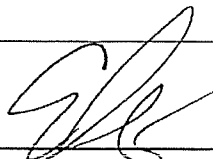
The applicant proposes to elevate the existing home and renovate the property, as shown on the attached architectural plans prepared by Robert J. Lolio, Architect. 2 curb cuts are also proposed.

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? 2 curb cuts for off-street parking, and percentage of building coverage.

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: Eric S. Goldstein, Esquire-Attorney for Applicant

NEHMAD DAVIS & GOLDSTEIN, P.C.
Attorney Business Account
4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

REPUBLIC BANK
PHILADELPHIA, PA 19102
3-224/360

3871

06/23/2023

PAY TO THE ORDER OF City of Margate

\$ 25.00*

Twenty Five and 00/100*****

DOLLARS



City of Margate
City of Margate
9001 Winchester Avenue
Margate City, NJ 08402

PROTECTED AGAINST FRAUD



MEMO

102A9 SUMNER ST
BLOCK: 19 LOT 502

10990-3(JC) ⑈00387⑈ ⑆036002247⑆ 904 122 2⑈

NEHMAD DAVIS & GOLDSTEIN, P.C.

06/23/2023

City of Margate

3871

Check No.	Payer	Payee Description	Reason	Amount
10990-003	Perry	109A S. Sumner Avenue...	Staff Review.	\$25.00

Republic Bank Checking Account

***25.00*

NEHMAD DAVIS & GOLDSTEIN, P.C.

06/23/2023

City of Margate

3871

Check No.

3871

Check No.	Payer	Payee Description	Reason	Amount
10990-003	Perry	109A S. Sumner Avenue...	Staff Review.	\$25.00

PAYMENT RECORD

Republic Bank Checking Account

***25.00*





ATLANTIC COUNTY, NJ
 EDWARD P. McGETTIGAN, COUNTY CLERK
 RCPT # 1045330 REC'D BY T. Vette
 REC FEE \$100.00 CDN \$2,081,000.00
 RTF \$43,465.10 VOL 13639
 RECD 08/13/2013 10:43:29 AM
 INST # 2013050423

PREPARED BY:
 SCOTT H. BRANDT

DEED

TP
 86

This Deed is made on August 1, 2013, **BETWEEN**, Geoffrey Greenberg and Michelle Greenberg, with an address of 5 Casey Court, Newtown, PA 18940, hereinafter referred to as Grantors and Todd Perry, whose address is 34 Mountain Avenue, Maplewood, NJ 07040; hereinafter referred to as Grantee.

1. Transfer of Ownership. The Grantors grant and convey (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Two Million Eight One Thousand (\$2,081,000.00 Dollars. The Grantors acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A 46:15-2.1) City of Margate, County of Atlantic, State of New Jersey.
 Block No. 19 Lot No. 5.02

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 the buildings and structures on the land in the City of Margate, County of Atlantic and the State of New Jersey, being more particularly described as follows:

BEING known and designated as Lot 5.02 in Block 19 on Minor Subdivision Plan prepared by Paul H. Koellig and Associates and filed in the Atlantic County Clerk's Office on November 29, 2004 as Map No. 2004115761.

COMMONLY known as 109A South Sumner Avenue, Margate, NJ (for informational purposes only).

BEING the same premises that became vested in Michelle and Geoffrey Greenberg, h/w, by deed from Sumner Partners, LLC, a limited liability company of the State of New Jersey, dated October 18, 2006, recorded October 25, 2006, as Instrument No. 2006107327 in the Atlantic County Clerk's Office.

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

Subject to all existing restrictions and easements of record.

7
 ME

North American Title Agency

300 East 12th Street, Suite A
Ocean City, NJ 08226

Telephone: (609)391-9000 Fax: (609)939-4428
www.nat.com/ne

Agents for
Fidelity National Title

REVISED I SCHEDULE C LEGAL DESCRIPTION

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

BEGINNING at a point in the Northeast line of Sumner Avenue (50.00 feet wide), said point being 250.00 feet Southeast of the Southeast line of Atlantic Avenue (100.00 feet wide) and extending; thence

(1) North 36 degrees 27 minutes 00 seconds East at right angles to Sumner Avenue a distance of 80.00 feet to a point; thence

(2) South 53 degrees 33 minutes 00 seconds East parallel with Sumner Avenue a distance of 50.00 feet to a point; thence

(3) South 36 degrees 27 minutes 00 seconds West at right angles to Sumner Avenue a distance of 80.00 feet to a point in the Northeast line of Sumner Avenue; thence


(4) North 53 degrees 33 minutes 00 seconds West in and along same a distance of 50.00 feet to the point and place of beginning.

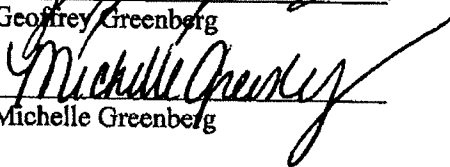
COMMONLY KNOWN AS: 109A Sumner Avenue, Margate, NJ (For Informational Purposes only)

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 5.02 in Block 19 on the City of Margate Tax Map.

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

Witnessed by:



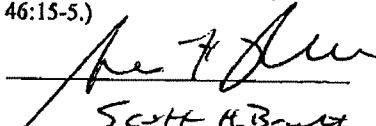
Geoffrey Greenberg


Michelle Greenberg

STATE OF NEW JERSEY :
SS :
COUNTY OF BURLINGTON :

I CERTIFY that on July 31st, 2013, Geoffrey Greenberg and Michelle Greenberg came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each persons):

- a) is named in and signed this Deed;
- b) signed, sealed and delivered this Deed as his or her act and deed; and
- c) made this Deed for \$2,081,000.00. 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.)



Scott H. Bunt
Attorney at Law
State of New Jersey

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

COUNTY Atlantic } SS. County Municipal Code 0116
MUNICIPALITY OF PROPERTY LOCATION City of Margate

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

*Use symbol "C" to indicate that fee is exclusively for county use.

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

Deponent, Kathleen Connor, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Officer of Title Company in a deed dated 08/01/2013 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number _____ Lot number Block 19 Lot 5.02 located at 109A South Sumner Avenue, Margate, NJ 08402 and annexed thereto. (Street Address, Town)

(2) **CONSIDERATION** \$ 2,081,000.00 (Instructions #1 and #5 on reverse side) 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:** (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** (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** (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.* (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 CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. **LOW AND MODERATE INCOME HOUSING** (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** (Instructions #2, #10, #12 on reverse side)

- Entirely new improvement. Not previously occupied.
- Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at top of 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 1st day of August, 2013

PAIGE W REED
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JULY 26, 2017

Kathleen Connor
Signature of Deponent

Geoffrey and Michelle Greenberg
Grantor Name

5 Casey Court Newtown, PA

1894 Grantor Address at Time of Sale

North American Title Name/Company of Settlement Officer

Deponent Address

XXX-XXX-

Last three digits in Grantor's Social Security Number

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 form when Section 3A is completed to:

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08646-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at: www.state.nj.us/treasury/taxation/rtf/localtax.shtml.

MUST SUBMIT IN DUPLICATE

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(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

COUNTY	Atlantic	} SS. County Municipal Code 0116	FOR RECORDER'S USE ONLY	
MUNICIPALITY OF PROPERTY LOCATION	City of Margate		Consideration \$ _____	RTF paid by buyer \$ _____
			Date _____	By _____

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side) XXX-XX-X
 Deponent, Todd Perry ^{BY HIS ATTORNEY IN FACT} being duly sworn according to law upon his/her oath,
 (Name) ERIC S. GOLDSTEIN
 deposes and says that he/she is the Grantee in a deed dated 8/11/13 transferring
 (Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
 real property identified as Block number 19 Lot number 5.02 located at
109A South Sumner Avenue, Margate, NJ 08402
 (Street Address, Town) and annexed thereto.

(2) CONSIDERATION \$ 2,081,000.000 (See Instructions #1, #5, and #11 on reverse side)

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

PROPERTY CLASSIFICATION CHECKED BELOW SHOULD BE TAKEN FROM THE OFFICIAL TAX LIST (A PUBLIC RECORD) OF THE MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR THAT THE TRANSFER IS MADE.

(A) When Grantee is required to remit the 1% fee, complete below:

- Class 2 - Residential SM
- 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 on (C) required below)
- Class 4C - Residential Cooperative Unit (4 Families or less)

(B) When Grantee is not required to remit the 1% fee, complete below:

- Property class. Circle applicable class(es): 1 4B 4C 15
 Property classes: 1-Vacant Land, 4B-Industrial properties, 4C-Apartments (other than cooperative unit), 15-Public Property
- Exempt Organization pursuant to federal Internal Revenue Code of 1986
- Incidental to corporate merger or acquisition and equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition (If checked, calculation in (C) below required and MUST ATTACH COMPLETED RTF-4)

(C) REQUIRED CALCULATION OF EQUALIZED ASSESSED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Valuation

\$ _____ + _____ % = \$ _____

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 in excess of 100%, the assessed valuation will be equal to the equalized value.

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

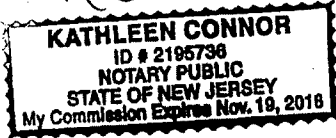
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes 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 1st day of August, 2013
Kathleen Connor

Todd M. Perry
 Signature of Deponent
Todd M. Perry by Eric Goldstein his attorney in fact
 Deponent Address
Fact Eric S. Goldstein

Todd Perry
 Grantee Name
 34 Mountain Ave. Maplewood, NJ 08040
 Grantee Address at Time of Sale
 North American Title
 Name/Company of Settlement Officer



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

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Buyer recorded with deeds to:

STATE OF NEW JERSEY - DIVISION OF TAXATION
 PO BOX 284
 TRENTON, NJ 08646-0284

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at www.state.nj.us/treasury/taxation/tpt/localtax.htm



State of New Jersey
NONRESIDENT SELLER'S TAX DECLARATION
 (C.56, P.L. 2004)

GIT/REP-1
 (6-10)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)
 Michelle Greenberg and Geoffrey Greenberg

Street Address:

5 Casey Court

City, Town, Post Office

State

Belmar- Newtown

State

Pennsylvania
 Delaware

Zip Code

49940 18940

99

PROPERTY INFORMATION (Brief Property Description)

Block(s)

19

Lot(s)

5.02

Qualifier

Street Address:

109A South Summer Avenue

City, Town, Post Office

Margate

State

New Jersey

Zip Code

08402

Seller's Percentage of Ownership

100%

Consideration

2,081,000.00

Closing Date

08/01/13

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 could 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.

7/30/13

7/30/13

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

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

(Detach on dotted line)

<p>DEED</p> <p>Geoffrey Greenberg and Michelle Greenberg, h/w</p> <p>Grantors</p> <p>to</p> <p>M. Todd Perry</p> <p>Grantee</p>	<p><i>Dated: August 1, 2013</i></p> <p>#15903-13-00833</p> <p><i>Record and Return to:</i></p> <p>NORTH AMERICAN TITLE 110 ROOSEVELT BLVD. MARMORA, NJ 07023</p>
--	--



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: 19 Lot: 5.02
Location: 109A S Sumner Ave
Date: June 28, 2023

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

James W. Manghan, CTA
Tax Assessor

Your File No.: 13102-001

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

www.margate-nj.com

ADJACENT PROPERTY LISTING
 TAXING DISTRICT 16 MARGATE CITY

APPLICANT: NDG
 COUNTY 01 ATLANTIC

PAGE 1

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
18 3	105 S RUMSON AVE	2	BEGELMAN, ROSALYN 100 GRAYS LANE HAVERFORD, PA	19042
18 4	107 S RUMSON AVE	2	NOVIN, GERTRUDE 5828 WATERFORD BOCA RATON, FL	33496
18 5	109 S RUMSON AVE	2	HARON, ERIC & HOPE 815 MOUNT MORO RD VILLANOVA, PA	19085
18 6	111 S RUMSON AVE	2	111 S RUMSON, LLC 1100 N MARKET ST #1010 WILMINGTON, DE	19801
18 8	113 S RUMSON AVE	1	113 S RUMSON AVE LLC 1100 N MARKET ST #1010 WILMINGTON, DE	19801
18 9.01	115 S RUMSON AVE	1	ABSECON ISLAND INVESTORS LLC 30 WATERFRONT WAY HAMMONTON, NJ	08037
18 9.02	117 S RUMSON AVE	2	ATLANTIC DOWNBEACH ASSOC, LLC 30 WATERFRONT WAY HAMMONTON, NJ	08037
19 2	103 S SUMNER AVE	2	AGUIAR, LICINIO S & ELLEN J 103 S SUMNER AVE MARGATE, NJ	08402
19 3	105 S SUMNER AVE	2	SUSSMAN, ERIC & JILL 639 MONTGOMERY SCHOOL LN WYNNEWOOD, PA	19096
19 4	107 S SUMNER AVE	2	JACOBY, E MYRNA 1102 SAINT ANDREWS RD BRYN MAWR, PA	19010.1936
19 5.01	109 S SUMNER AVE	2	SPIEGEL, WILLIAM & SHERRI A 2100 HAMILTON ST #6E PHILADELPHIA, PA	19130
19 5.02	109A S SUMNER AVE	2	PERRY, TODD M 34 MOUNTAIN AVE MAPLEWOOD, NJ	07040
19 7	111 S SUMNER AVE	2	CENTER POINT PLAZA INC @J TURCHI 1700 WALNUT ST STE 200 PHILADELPHIA, PA	19103
19 9	PUBLIC BEACH	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402

ADJACENT PROPERTY LISTING APPLICANT: NDG
TAXING DISTRICT 16 MARGATE CITY COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
19 11	102 S RUMSON AVE	2	BERGER, ERIC & JESSICA 516 FISHERS ROAD BRYN MAWR, PA 19010
19 12	104 S RUMSON AVE	2	SCHWARTZ, ROBERT & SUSAN 4 DOGWOOD ROAD MOORESTOWN, NJ 08057
19 13	108 S RUMSON AVE	2	LEVYN, JONATHAN B & YVONNE 332 LAWRENCE CT PHILADELPHIA, PA 19106
19 14	110 S RUMSON AVE	2	TOREN, ARNOLD 192 LEXINGTON AVE #1100 NEW YORK, NY 10016
19 15	112 S RUMSON AVE	2	BRODY, JEFFREY & LISA 86 FOXHEDGE ROAD SADDLE RIVER, NJ 07458
19 17	114 S RUMSON AVE	2	BLTW REALTY LLC 505 SOUTH ST PHILADELPHIA, PA 19147
20 2	103 S THURLOW AVE	2	ROSS TRUST, HELENE @ R. ROSS 440 S BROAD ST #2501 PHILADELPHIA, PA 19146
20 3	105 S THURLOW AVE	2	WIGRIZER, STEVEN G & DEBBIE B 1933 PINE STREET PHILADELPHIA, PA 19103
20 4	107 S THURLOW AVE	2	HARRIS, A I, LICHT, S G & LICHT, P M 715 MONTGOMERY AVE #3 NARBERTH, PA 19072
20 5	109 S THURLOW AVE	2	EOCON CUBII, TUI, LLC PO BOX 186 JENKINTOWN, PA 19046
20 6	111 S THURLOW AVE	2	MANKO JR TRUST, J & FORGES TRUST, J 111 S THURLOW AVE MARGATE, NJ 08402
20 9	PUBLIC BEACH	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ 08402
20 11	102 S SUMNER AVE	2	ZUCKERMAN, JEROME A & KAREN H 102 S SUMNER AVENUE MARGATE, NJ 08402
20 13	104 S SUMNER AVE	2	BLUME, SYLVIA 190 PRESIDENTIAL BLVD#409 BALA CYNWYD, PA 19004

ADJACENT PROPERTY LISTING
TAXING DISTRICT 16 MARGATE CITY

APPLICANT: NDG
COUNTY 01 ATLANTIC

PAGE 3

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
20 14	110 S SUMNER AVE	2	HIRSCH, MICHAEL E & ROBYN J 216 MUNN LANE EAST CHERRY HILL, NJ 08034

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.....32



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

June 26, 2023

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for Q2 due May 1st, 2023;

And the WATER and SEWER charges for the year 2023


Are paid on property located at 109A S Sumner Avenue;

Assessed to Perry, Todd M ;

Designated as BLOCK 19, LOT 5.02, Tax Map of Margate City, N.J.

This certification expires on July 31, 2023.

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

Per *T.M.* 

NEHMAD DAVIS & GOLDSTEIN, P.C.
Attorney Business Account
4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

OCEANFIRST BANK
TOMS RIVER, NJ 08753
55-7035/2312

57943

08/08/2023

PAY TO THE ORDER OF City of Margate

\$ ***250.00*

Two Hundred Fifty and 00/100*****

DOLLARS

PROTECTED AGAINST FRAUD

City of Margate
City of Margate
9001 Winchester Avenue
Margate City, NJ 08402



[Handwritten Signature]



MEMO

0990-3 (Lm)

⑈057943⑈ ⑆231270353⑆ 548066839⑈

NEHMAD DAVIS & GOLDSTEIN, P.C.

57943

08/08/2023

City of Margate

Matter No.	Client	Matter Description	Reason	Amount
10990-003	Perry	109A S. Sumner Avenue...	Application Fee.	\$250.00

Default Office Account

***250.00*

NEHMAD DAVIS & GOLDSTEIN, P.C.

57943

08/08/2023

City of Margate

Check No.

57943

Matter No.	Client	Matter Description	Reason	Amount
10990-003	Perry	109A S. Sumner Avenue...	Application Fee.	\$250.00

PAYMENT RECORD

Default Office Account

***250.00*



105201

