

January 30, 2020

Via Hand Delivery

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

Re: Proposed New Duplex Construction
Our Clients: Janis Zaidman (Silver) and John O'Donnell
117 N. Harding Avenue (Units A & B)
Block 324.02, Lot 12
Margate, New Jersey
Our File No 12329-1

Dear Ms. Accardi:

Please be advised that I represent the current property owners (the "Applicants") of the above-referenced property, with respect to their application to the City of Margate Planning Board for certain "c" variance relief, for front yard and side yard setbacks to the proposed "to be built" two-family duplex structure in "TF" zoning district.

This is a particularly interesting application, as both unit owners intend to occupy the duplex premises on a year-round basis, and they have been working towards being able to demolish the existing structure and to jointly build a new flood-compliant structure as their permanent homes.

As such, in support of this application, the following documentation is enclosed for the Planning Board's review:

1. Original and seventeen (17) copies of the City of Margate Planning Board Application and Variance Application Checklist;
2. Eighteen (18) Completed Staff Committee Application Report and Action Report from the City of Margate Planning Board;
3. Eighteen (18) variance application plans including survey and 200' neighboring property survey prepared by Arthur W. Ponzio, Jr., PLS, PP dated January 14, 2020 consisting of one (1) sheet;

Palma Accardi,
Planning Board Administrator
January 30, 2020
Page 2

4. Eighteen (18) architectural plans and elevations of the two-unit structure prepared by John Obelenus, Architect, dated August 2, 2019 consisting of five (5) sheets;
 5. One (1) copy of the 200' Property Owners' List from the City of Margate;
 6. One (1) Deed for each of the respective owners' interests in the subject property;
- and
7. One (1) original Certification of paid water, sewer and taxes.

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

Should you have any further questions or concerns relating to this application, please do not hesitate to contact me. In the meantime, I look forward to presenting this application to the Planning Board at its next meeting, and I will provide the appropriate public notices and publications in accordance with New Jersey law prior to the meeting.

Very truly yours,

NEHMAD PERILLO DAVIS & GOLDSTEIN, P.C.

BY: _____


ERIC S. GOLDSTEIN

ESG:ch

Enclosures

- c. Janis Zaidman & John O'Donnell (Via E-mail)
Arthur W. Ponzio, PLS, PP (Via E-mail)
John Obelenus, Architect (Via E-mail)

S:\S\Silver, Janis\Mat 1- 117 No. Harding Ave., Margate\Accardi 1-30-20 ESG ltr.docx

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. Date of Application: January 30, 2019

2. Zoning District:

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

3. Subject Parcel:

Street Address(es) 117 N. Harding Avenue
 Block Number 324.02 Lot No(s) 12
 Total Area (in square feet) 3,122.685
 Frontage: 51.25
 Depth: 63.5 (irregular)

4. Information about the Applicant:

Full name(s) Janis Zaidman/John O'Donnell
 If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

 Local Residence Address 117 N. Harding Avenue, Margate Zip 08402
 Other Residence Address _____ Zip _____
 Business Address _____ Zip _____
 Phone Number(s) (include area code);
 Email Address Janis: mzgirl11@aol.com / John: jodonnell@sjindustries.com
 Business _____ Fax _____ Cell Phone 215-630-1427

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 June 14, 2014/July 25, 2018

____ 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: Planning Board Other

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

Attorney: Name Eric S. Goldstein, Esq. Phone 609-927-1177
 Address Nehmad Perillo & Davis, PC, 4030 Ocean Heights Ave., EHT, NJ 08234
 Fax 609-926-9721 Cell _____ Email egoldstein@npdlaw.com

Architect: Name John Obelenus Phone 609-501-4044
 Address 102 S. 8th Street, Vineland, NJ 08360
 Fax _____ Cell _____ Email _____

Engineer: Name Arthur W. Ponzio, Jr., PLS, PP Phone 609-344-8194
 Address 400 N. Dover Ave., Atlantic City, NJ 08401
 Fax _____ Cell _____ Email _____

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)
<u>N/A</u>	_____ 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): Existing two unit duplex, which is not flood compliant.

-Proposed use: Flood-compliant new two unit up & down duplex

-If a "D" or "Use" Variance is required, please explain: _____

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

Variance	Requirement of District	Present Condition	Proposed Condition
Front setback to bldg.	<u>13.77'</u>	<u>10.42'</u>	<u>12'</u>
Front yard setback to porch	<u>7.99'</u>	<u>6.92'</u>	<u>5'</u>
Side yard setback-left & right	<u>8'</u>	<u>9/12'</u>	<u>5/5'</u>
Side yard total	<u>18.96'</u>	<u>21'</u>	<u>12.66'</u>

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): N/A

Site Plan:

Subdivision:

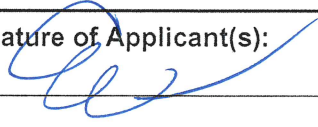
Other:

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

The subject property is a relatively older but well maintained up & down two-family duplex located at 117 N. Harding Ave. in the heart of Margate's "TF" zone. This area of Margate has remained relatively unchanged by the recent increase in new construction, and the subject property is not flood-compliant, nor is it in any way renovated for purposes of day to day upkeep. The purpose of this application is for the construction of a new modern flood-compliant up & down duplex to replace the existing structure. The Zaidman and O'Donnell families own the property jointly, and are both joining in this application so that the final product once the new structure is completed will include new flood-compliant units for each family.

Due to the somewhat irregularly shaped lot, and the fact that this zoning district has not seen an increase in new development in construction recently, several variances are required by way of the present application. However, notwithstanding the need for certain variances, the applicants have been particularly concerned about front yard landscaping and overall landscaping, and each of these items exceed what is required by the City of Margate's zoning code. Additionally, the applicant is greatly under what is otherwise allowed by building coverage, although the front yard setbacks and side yard setbacks are in need of variance relief. The subject application provides for a new architectural update along Harding Avenue, and contains many elements of modern architecture to increase the streetscape in the TF zone.

16. Signature of Applicant(s):



Date January 30, 2020

Date _____

17. This space for Board Administrator:

-Staff Committee action took place

1/6/2020 and case assigned to the Planning Board for 2/25/2020 or

-This application received by the

Planning Board Administrator on January 31, 2020

By: Palma Accardi

18. Notarized Statement by Applicant:

State of New Jersey } ss.

County of Atlantic }

Eric Goldstein, Esq., being duly

sworn according to law, deposes and says, that

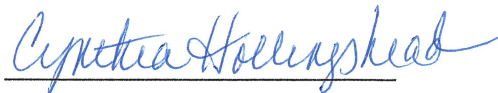
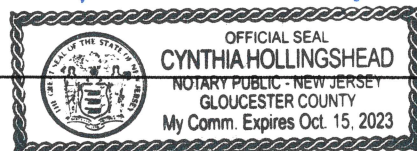
the statements contained in the above application

and the statements contained in the papers

submitted herewith are true.

Sworn to and subscribed before me this 30th

day of January, 2020.

Corporate Disclosure Form

(Corporation Name)

IN THE MATTER OF THE: MARGATE CITY PLANNING BOARD

APPLICATION OF _____
(print applicant name)

Property Location

Block () Lot ()

_____, of full age, hereby certified the following factual information:
(print applicant name)

1. I am authorized to file this Certification on behalf of _____ the
(print corporation name)
owner of the property, which is the subject of this application.

2. _____ is a _____ corporation organized
(print corporation name) (style of)
pursuant to the laws of the State of _____.

3. The names and addresses of all persons having a 10% or greater ownership Interest in
_____ are as follows:
(print corporation name)

- a. _____
- b. _____
- c. _____

4. There are no other persons or entities having a 10% or greater interest in

(print corporation name)

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

(signature) (print name) (title)

Dated: ()

LAND USE

Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	Submit the following documents with the Standard Development Application: a. Copy of an area map showing all lots within 200 feet of the property. b. List of names, addresses, lot and block numbers, as they appear on the official tax records of the City, of all owners of property within 200 feet of the property affected by the application and upon whom the notice must be served in the manner provided by law. c. Copy of professional survey at a scale not smaller than 1" = 100' nor larger than 1/8" = 1'; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines. d. Copies of subdivision, site plan or conditional use applications when applicable. e. Certification that taxes are paid.	XX XX XX N/A XX	
2.	If the survey is more than one year old, attach certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance, and show any proposed changes with all dimensions including enlargement of existing footprint, if applicable.	N/A	
3.	A statement containing the following information: a. Date of acquisition of property and from whom. b. The number of dwelling units in existing building(s). c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s). d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.	XX 2 NO NO	
4.	Ten (10) folded copies of a plot plan, map or survey.		
	Checklist prepared by: <u>ERIC GOLDSTEIN</u> Checklist reviewed by City: _____ Application found complete on: _____ Application found incomplete on: _____	Date: <u>1/29/2020</u> Date: _____	



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

Block	Lot	Applicant Name
324.02	12	Janis Zaidman/ John O'Donnell
District		Address of Subject Application
TF		117 North Harding Avenue

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

Your submittal was considered at the Staff Committee meeting of Monday, January 06, 2020

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

Staff Committee met and agreed with the variances requested being required and possibly others. Third floor area exceeds allowable area of ordinance as well even though it meets the definition of half story, second floor is larger than permitted. A swimming pool is proposed for one unit. If the second unit proposes a swimming pool, a variance is likely to be required. Front yard landscaping is not being met due to variance request for front yard setback.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, February 27, 2020

Applications will be accepted on a first-come first-served basis. If the agenda becomes over-crowded, you will be rescheduled the following month. If you decide, for whatever reason, not to appear on this date, you must notify the Board Administrator as early as possible. The following month's agenda cannot be guaranteed.

The following conditions and special considerations must be addressed as part of your application to the Board:

submission of checklist, survey, front yard setback survey. Type of ownership shall be provided.

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: 1-25

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, February 05, 2020

Palma Accardi
Planning Board Administrator
Monday, January 06, 2020

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

By Board Administrator Or Zoning Official	Application Received: 12/12/19	Initial: PA
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Staff Committee meetings are held as needed. Contents must comply in all particulars with the Administrative Regulations for Processing Planning Board Applications, sections on Staff Committee Review. The Board Administrator and other City Hall staff will answer reasonable questions regarding this procedure. THEY WILL NOT, HOWEVER, FILL OUT THESE FORMS FOR YOU.

1. Date of Submittal: December 11, 2019
2. Submitted by – Name: Janis Zaidman / John O'Donnell Phone No.: 215-630-1427
Address: 117 N. Harding Ave., Margate, NJ 08402
Email Address: _____

3. If the party submitting this form is other than the potential Applicant for Board action (attorney, architect, builder, engineer, etc.), then who would the APPLICANT be?

Name: Eric S. Goldstein, Esquire Phone No.: 609-927-1177
Address: Nehmad Perillo Davis & Goldstein, PC, 4030 Ocean Heights Ave., Egg Harbor Twp., NJ 08234
Email Address: egoldstein@npdlaw.com

4. The applicant would be (Check one): Owner Renter: _____
Buyer under Agreement of Sale _____ Other: _____

5. If the applicant for Board action would be Renter or Buyer, who is present OWNER?

Name: Applicant is Owner. Phone No.: _____
Address: _____

6. Proposed Action is Located as Follows: Street Address: <u>117 N. Harding Avenue</u> Block: <u>324.02</u> Lot(s): <u>12, Units A & B</u> Zoning District: <u>TF</u>

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

The subject property is an existing two-unit dwelling located in the TF zone (1 unit upstairs, 1 unit downstairs) at 117 N. Harding Ave. within the City of Margate. The existing dwelling is not flood-compliant by the City of Margate's standards or FEMA's BFE standards.

8. Answer the following as to:

	Existing Condition	Proposed Condition
a. Size and dimension of lot	Same	51.25
b. Size, dimensions of buildings	Exact dimensions unknown	See attached
c. Height of bldgs. (feet)	23 ft.	30 ft. above attached garage
d. Height of bldgs. (stories)	2 ft.	2.5 ft.
e. % of coverage on land	Unknown	47.9%
f. Front yard setback	Unknown	12.2 ft. (house)
g. Rear yard setback	Unknown	12.7 ft.
h. Side yard setbacks	Unknown	5/5 (left & right)

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 demolish the existing non-flood compliant two-family home and construct a new flood-compliant duplex (two units) with architectural amenities and other numerous qualities that satisfy the Zone Plan of the City of Margate and the purposes of zoning as set forth in the New Jersey Municipal Land Use Law. A proposed structure will be a marked difference to the existing structure, as the proposed structure will include greatly more off street parking and be flood compliant to all applicable local state and federal standards.

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

- Subdivision
 C-Variance(s)
 D-(Use) Variance
 Site Plan
 Conditional Use Permit
 Other

11. Which variances are needed, if any?

Building coverage, front yard setback to porch, and side yard setbacks.

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: No

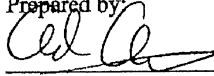
Eric S. Goldstein, Esquire

Signature of Submitting Party

Print or Type Name



ATLANTIC COUNTY, NJ
 EDWARD P. McGETTIGAN, COUNTY CLERK
 RCPT # 1104772 RECD BY Ann
 REC FEE \$100.00 CDN \$1.00
 RTF \$0.00 VOL 13772
 RECD 07/02/2014 10:22:25 AM
 INST # 2014036976

Prepared by:

 Adam Araten, Esq.

DEED

This DEED is made on June (month) 19 (day), 2014

BETWEEN

Janis Zaidman and Michael Zaidman, husband and wife

whose addresses are: _____
 AND 893 Chatfield Rd, Warrington, PA 18976, respectively

referred to as Grantor

AND

Janis Zaidman,

whose address is about to be 117 North Harding Avenue UNIT A, Margate City, NJ
 08402

referred to as Grantee.

The words "Grantor" and "Grantee" include all Grantors and all Grantees under this Deed.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) to the Grantee all the property listed below. This transfer is made for the sum of ONE DOLLAR (\$1.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) **City of Margate.** Block Number 324.02; Lot Number 12; Qualifier C000A

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

SEE ATTACHED SCHEDULE C.

BEING the same premises conveyed to the Grantor by deed as follows:

JANIS ZAIDMAN AND MICHAEL ZAIDMAN, by deed from SAUL ZALESNE AND RACHELLE ZALESNE, dated 4/28/2005, recorded 5/13/2005 in the Atlantic County Clerk's/Register's Office in Deed Book 2005052300 (CONSIDERATION \$228,000.00).

BEING commonly known as 117 North Harding Avenue UNIT A, Margate City, NJ 08402.

The purpose of this deed is to release and convey all of the right, title and interest of Michael Zaidman, in and to the property conveyed hereunder, including, without limitation, his right, if any, to occupy the property. Michael Zaidman, by this Deed, has conveyed to the Grantee fee title to the property described herein and also has released, extinguished, conveyed, granted, and transferred to the Grantee all of his claims with respect to such property under any law or decision now in effect or hereinafter enacted or decided, including his right under N.J.S.A. 3B:28-3 and any other right of joint possession of the principal matrimonial residence, including his inchoate right of curtesy.

R&R Foundation Abstract

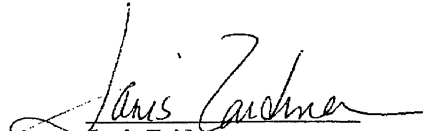
Mar 7

Promises by Grantor. The Grantor promises that the grantor has 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 Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Under and subject to all easements, rights of way, restrictions, conditions, agreements and any other similar encumbrances of record, if any.

Signatures. The Grantor signs this Deed as of the date shown at the top of the first page.

Witnessed by:


Janis Zaidman

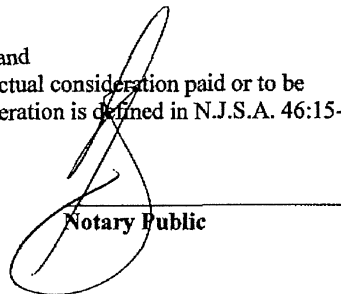
STATE OF PA COUNTY OF Montgomery, SS:

I CERTIFY that on this 19 (day) of June (month), 2014.

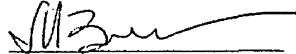
Janis Zaidman personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$1.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Stephanie Kelly, Notary Public
Horsham Twp, Montgomery County
My commission expires May 30, 2017


Notary Public

Witnessed by:


Michael Zaidman

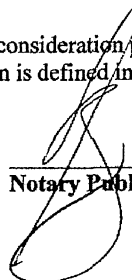
Pennsylvania
STATE OF ~~NEW JERSEY~~, COUNTY OF *Montgomery*, SS:

I CERTIFY that on this *19* (day) of *June* (month), **2014**,

Michael Zaidman personally came before me and acknowledged under oath, 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 **\$1.00** as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-

⁵⁾
 COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Stephanie Kelly, Notary Public
 Horsham Twp, Montgomery County
 My commission expires May 30, 2017



Notary Public

Record and Return to:



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Names(s)

Janis Zaidman

Current Resident Address:

Street: 117 North Harding Avenue Unit A
City, Town, Post Office: Margate

State: NJ

Zip Code: 08402

PROPERTY INFORMATION (Brief Property Description)

Block(s)	Lot(s)	Qualifier
324.02	12	C000A

Street Address:
117 North Harding Avenue UNIT A

City, Town, Post Office:
Margate City

State:
NJ

Zip Code:
08402

Seller's Percentage of Ownership:
50%

Consideration:
\$1.00

Closing Date:
6/19/14

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)

- I am a resident taxpayer (Individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
- The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
- I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
- Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
- The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
- The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).
 No non-like kind property received.
- Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.
- The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
- The deed being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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.

6/19/14
Date

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

Date

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



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Names(s)

Michael Zaidman

Current Resident Address:

Street: 893 Chatfield Road

City, Town, Post Office
Warrington

State
PA

Zip Code
18976

PROPERTY INFORMATION (Brief Property Description)

Block(s)
324.02

Lot(s)
12

Qualifier
C000A

Street Address:
117 North Harding Avenue UNIT A

City, Town, Post Office
Margate City

State
NJ

Zip Code
08402

Seller's Percentage of Ownership
50%

Consideration
\$1.00

Closing Date
6/19/14

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)

1. I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).
 No non-like kind property received.
8. Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.
9. The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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.

6/19/2014
Date

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

Date

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

STEWART TITLE GUARANTY COMPANY

File Number: 711-10336

**EXHIBIT A
LEGAL DESCRIPTION**

LAND AND PREMISES SITUATE IN THE CITY OF MARGATE, COUNTY OF ATLANTIC AND STATE OF NEW JERSEY AS FOLLOWS:

THE FOLLOWING REAL PROPERTY, INCLUDING THE APPURTENANCES THERETO IN FEE SIMPLE, SUBJECT TO THE PROVISIONS OF THE NEW JERSEY CONDOMINIUM ACT (R.S. 46:8B-1 ET SEQ) ITS AMENDMENTS AND SUPPLEMENTS AND TO THE PROVISIONS OF THE MASTER DEED OF "117 NORTH HARDING CONDOMINIUM" A CONDOMINIUM DATED JANUARY 2005, RECORDED FEBRUARY 17, 2005 IN THE ATLANTIC COUNTY CLERK'S COUNTY OFFICE IN INSTRUMENT #2005020114 AND BEING MORE PARTICULARLY DESCRIBED AS UNIT A IN SAID CONDOMINIUM AND AN UNDIVIDED 47.92531 INTEREST (SUBJECT TO DILUTION) IN THE COMMON ELEMENTS OF SAID CONDOMINIUM, WHICH UNIT AND COMMON ELEMENTS HAVE BEEN MORE SPECIFICALLY DEFINED IN MASTER DEED AFORESAID, AS SAME MAY BE LAWFULLY AMENDED TIME TO TIME OF SAID MASTER DEED IN CONFORMITY WITH R.S. 46:8B-10.

NOTE: Being Lot: 12, Qualifier: C000A, Block: 324.02; Tax Map of the City of Margate, County of Atlantic, State of New Jersey.

NOTE FOR INFORMATION ONLY: Mailing Address is 117 N Harding Avenue UNIT A, Margate City, NJ 08402-1117

NOTE: Lot and Block shown for informational purposes only.

New Jersey Land Title
Insurance Rating Bureau



NJRB 3-07
Effective 2/15/2007

File No. 711-10336

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

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ _____
Date _____ By _____

COUNTY ATLANTIC } SS. County Municipal Code 0116

MUNICIPALITY OF PROPERTY LOCATION MARGATE

*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, Michael Zaidman being duly sworn according to law upon his/her oath, deposes and says that he/she is the **GRANTOR** in a deed dated 2014 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 324.02 Lot number 12 Qualifier: C000A located at 117 North Harding Avenue UNIT A, Margate City, NJ 08402 and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 1.00 (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.

(a) For consideration of less than \$100; (i) Between husband and wife

(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 19th day of June, 2014

Michael Zaidman
Signature of Deponent

Michael Zaidman
Grantor Name

893 Chatfield Rd, Warrington, PA
Deponent Address

893 Chatfield Rd, Warrington, PA
Grantor Address at Time of Sale

XXX-XXX-471
Last three digits in Grantor's Social Security Number

Foundation Abstract, LLC
Name/Company of Settlement Officer

Stephanie Kelly
Foreign Commissioner of Deeds
For The State of New Jersey
Commission Exp. 03/1/2015

Stephanie Kelly

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 08695-0251
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/lpt/localtax.shtml.



ATLANTIC COUNTY, NJ
 EDWARD P. McGETTIGAN, COUNTY CLERK
 RCPT # 1429277 RECD BY Cathy
 REC FEE \$140.00 CDN \$1.00
 RTF \$0.00
 NAME FEE \$6.00
 RECD 10/11/2018 11:04:07 AM
 INST # 2018051766 VDL 14501



Atlantic County Document Summary Sheet

ATLANTIC COUNTY CLERK
 5901 MAIN ST
 MAYS LANDING, NJ 08330

Return Name and Address
 Christopher C. Pine, Esquire
 Helmer, Conley & Kasselmann, P.A.
 181 East Avenue
 Woodstown, NJ 08098


Official Use Only

Submitting Company		Helmer, Conley & Kasselmann, P.A.			
Document Date (mm/dd/yyyy)		07/25/2018			
Document Type		QUITCLAIM DEED			
No. of Pages of the Original Signed Document (Including the cover sheet)		11			
Consideration Amount (If applicable)		\$1.00			
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)			
	John O'Donnell Svetlana O'Donnell Francis J. O'Donnell Lenora S. O'Donnell				
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)			
	John O'Donnell Svetlana O'Donnell				
Parcel Information <i>(Enter up to three entries)</i>	Municipality	Block	Lot	Qualifier	Property Address
	Margate	324.02	12-C000B		117 N. Harding Ave. Unit B
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.

Prepared by: CHRISTOPHER C. PINE, ESQUIRE
HELMER, CONLEY & KASSELMAN, P.A.



QUITCLAIM DEED

This Quitclaim Deed is made on July 25, 2018, between:

JOHN O'DONNELL and SVETLANA O'DONNELL and FRANCIS J. O'DONNELL and LENORA S. O'DONNELL whose addresses are, respectively, 3624 Avalon Court, Township of Voorhees, County of Camden, State of New Jersey (08043) and 26 Johnson Avenue, Borough of Runnemede, County of Camden, State of New Jersey (08078), referred to as the GRANTORS,

and **JOHN O'DONNELL and SVETLANA O'DONNELL**, husband and wife, whose address is 3624 Avalon Court, Township of Voorhees, County of Camden, State of New Jersey (08043), referred to as the GRANTEEES.

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

Transfer of Ownership. In return for the payment to the Grantors by the Grantees of ONE DOLLAR (\$1.00), the Grantors grant and convey to the Grantee all of the land as described below:

Property. ALL THAT CERTAIN lot or parcel of land and premises situated in the City of Margate, County of Atlantic, State of New Jersey, as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

COMMONLY known as 117 North Harding Avenue, Unit #B, City of Margate, NJ.

BEING the same land and premises, title to which became vested in Grantors John O'Donnell and Svetlana O'Donnell and Francis J. O'Donnell and Lenora S. O'Donnell, as Tenants in Common, by Deed from John Busillo and Amy Gray, dated November 2, 2015, recorded on January 4, 2016 in Book 14006, Instrument #2016000155.

SUBJECT TO all conditions, easements, and restrictions of record.

Tax Map Reference. The land is now designated as Block 324.02, Lot 12-C000B on the municipal tax map.

Type of Deed. This deed is called a Quitclaim Deed. The Grantors make no promises as to ownership or title, but simply transfer whatever interest the Grantors may have to the Grantees.

Commonwealth Land Title Insurance Company of NJ

SCHEDULE C - Land Description

File Number: 43457

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

BEGINNING at a point in the Easterly line of Harding Avenue (50 feet wide), 45 feet Southwardly of the Southerly line of Monmouth Avenue (50 feet wide); and extending thence

(1) Eastwardly at right angles to Harding Avenue, 50.50 feet; thence

(2) Southwardly parallel with Harding Avenue, 10.13 feet; thence

(3) Eastwardly at right angles to Harding Avenue, 13 feet; thence

(4) Southwardly parallel with Harding Avenue, 41.12 feet; thence

(5) Westwardly at right angles to Harding Avenue, 63.50 feet to a point in the Easterly line of Harding Avenue; thence

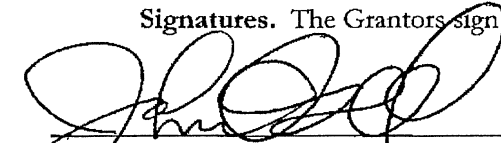
(6) Northwardly along the same, 51.25 feet to the POINT AND PLACE OF BEGINNING.

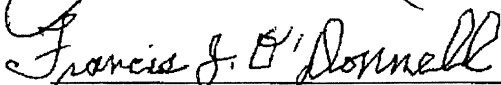
BEING Lot 12 in Block 324-B as shown on "Revised Plan of Margate Gardens", filed July 27, 1960, M.L. #1230.

TAX NOTE: Being known as Block 324.02, Lot 12 on the official tax map.

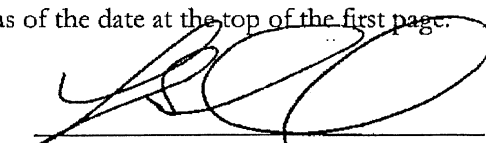
Receipt of Consideration. The Grantors have received the full payment from the Grantee.

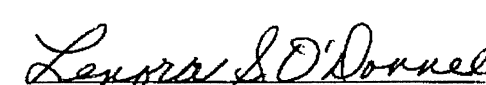
Signatures. The Grantors sign this Deed as of the date at the top of the first page.



JOHN O'DONNELL


FRANCIS J. O'DONNELL



SVETLANA O'DONNELL


LENORA S. O'DONNELL

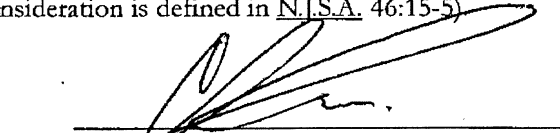
STATE OF NEW JERSEY

ss:

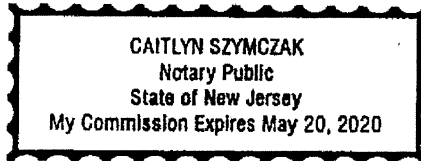
COUNTY OF CAMDEN

I CERTIFY that on July 25th, 2018, **JOHN O'DONNELL and SVETLANA O'DONNELL** personally came before me and acknowledged under oath, to my satisfaction, that this person (of if more than one, each person):

- a) Was the maker of the Deed;
- b) Executed this Deed as his or her own act; and
- c) Made this Deed for ONE DOLLAR (\$1.00) as the full and actual consideration paid or to be paid for the transfer of title (Such consideration is defined in N.J.S.A. 46:15-5)



Notary Public



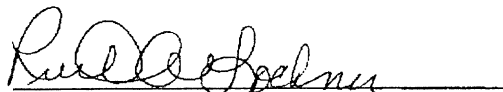
STATE OF NEW JERSEY

ss:

COUNTY OF CAMDEN

I CERTIFY that on July 19, 2018, 2018, **FRANCIS J. O'DONNELL and LENORA S. O'DONNELL** personally came before me and acknowledged under oath, to my satisfaction, that this person (of if more than one, each person):

- a) Was the maker of the Deed;
- b) Executed this Deed as his or her own act; and
- c) Made this Deed for ONE DOLLAR (\$1.00) as the full and actual consideration paid or to be paid for the transfer of title (Such consideration is defined in N.J.S.A. 46:15-5).



Notary Public

RUTH A. LOCHNER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires August 6, 2019



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Francis and Lenora O'Donnell, *Husband and Wife*

Current Street Address

26 Johnson Avenue

City, Town, Post Office Box

Runnemede

State

NJ

Zip Code

08078

PROPERTY INFORMATION

Block(s)

324.02

Lot(s)

12-C000B

Qualifier

Street Address

117 North Harding Avenue, Unit #B

City, Town, Post Office Box

Margate

State

NJ

Zip Code

08402

Seller's Percentage of Ownership

50%

Total Consideration

\$1.00

Owner's Share of Consideration

50%

Closing Date

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
 Seller did not receive non-like kind property.
8. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

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 a 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.

July 19, 2018
 Date

July 19, 2018
 Date

Lenora O'Donnell
 Signature

Francis O'Donnell
 Signature

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

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



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

John and Svetlana O'Donnell, *Husband and Wife*

Current Street Address

3624 Avalon Court

City, Town, Post Office Box

Voorhees

State

NJ

Zip Code

08043

PROPERTY INFORMATION

Block(s)

324.02

Lot(s)

12-C000B

Qualifier

Street Address

117 North Harding Avenue, Unit #B

City, Town, Post Office Box

Margate

State

NJ

Zip Code

08402

Seller's Percentage of Ownership

50%

Total Consideration

\$1.00

Owner's Share of Consideration

50%

Closing Date

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
 Seller did not receive non-like kind property.
8. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

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 a 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.

7/25/18
 Date
7/25/18
 Date

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

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

FOR RECORDER'S USE ONLY

Consideration \$
RTF paid by seller \$
Date By

COUNTY Atlantic } SS. County Municipal Code 0116

MUNICIPALITY OF PROPERTY LOCATION Margate

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

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

Deponent, John O'Donnell, being duly sworn according to law upon his/her oath,
deposes and says that he/she is the Grantor in a deed dated 7/25/18 transferring
real property identified as Block number 324.02 Lot number 12-C000B located at
117 North Harding Avenue, Unit #B, Margate and annexed thereto.

(2) CONSIDERATION \$ 1.00 (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:

Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation
\$ ÷ % = \$
If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
Consideration is less than \$100.00.

(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 and #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 25th day of July, 2018

Signature of Deponent: John O'Donnell
Grantor Name: Svetlana O'Donnell
3624 Avalon Court, Voorhees, NJ 08043
Deponent Address at Time of Sale: 3624 Avalon Court, Voorhees, NJ 08043

CAITLYN SZYMCAK
Notary Public
State of New Jersey
My Commission Expires May 20, 2020

Last three digits in Grantor's Social Security Number: xxx-xxx-974
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 RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251
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 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 of Taxation website at: www.state.nj.us/treasury/taxation/lot/localtax.htm

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

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ _____
Date _____ By _____

MUNICIPALITY OF PROPERTY LOCATION Margate

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

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

Deponent, Svetlana O'Donnell, being duly sworn according to law upon his/her oath,

(Name)

deposes and says that he/she is the Grantor in a deed dated 7/25/18 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 324.02 Lot number 12-C000B located at

117 North Harding Avenue, Unit #B, Margate and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (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:

(See Instructions #5A and #7 on reverse side)

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

\$ _____ ÷ _____ = % = \$ _____

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

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

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

Consideration is less than \$100.00.

(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 and #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 25 day of July, 2018

3624 Avalon Court
Voorhees, NJ 08043

3624 Avalon Ct
Voorhees, NJ 08043
XXX-XXX-927

Svetlana O'Donnell
Grantor Name

3624 Avalon Court
Voorhees, NJ 08043

Grantor Address at Time of Sale

Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

CAITLYN SZYMCZAK
Notary Public
State of New Jersey
My Commission Expires May 20, 2020

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 08695-0251
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 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 of Taxation website at:

www.state.nj.us/treasury/taxation/rtf/localtax.htm

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

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

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

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

Deponent, Lenora O'Donnell, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Grantor in a deed dated 7/25/18 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 324.02 Lot number 12-C000B located at
117 North Harding Avenue, Unit #B, Margate and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (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:
(See Instructions #5A and #7 on reverse side)

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

\$ ÷ % = \$

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

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

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
Consideration is less than \$100.00.

(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.
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- [] 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 and #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 19th day of July, 2018

[Signature]

[Signature of Lenora O'Donnell]

26 Johnson Avenue
Runnemede, NJ 08078

Lenora O'Donnell
Grantor Name

26 Johnson Avenue
Runnemede, NJ 08078

RUTH A. LOCHNER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires August 6, 2019

Deponent Address

Grantor Address at Time of Sale

* xxx-xxx-734

Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

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

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PO BOX 251
TRENTON, NJ 08695-0251
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STATE OF NEW JERSEY

COUNTY

Atlantic

SS. County Municipal Code
0116

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ _____
Date _____ By _____

MUNICIPALITY OF PROPERTY LOCATION Margate

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

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

Deponent, Francis O'Donnell, being duly sworn according to law upon his/her oath, (Name) deposes and says that he/she is the Grantor in a deed dated 7/25/18 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 324.02 Lot number 12-C000B located at 117 North Harding Avenue, Unit #B, Margate and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 1.00 (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.

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- DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed*

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- Meets income requirements of region. Subject to resale controls.

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- 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 19th day of July, 2018

Ruth A. Lochner

Francis O'Donnell
Signature of Deponent

Francis O'Donnell
Grantor Name

26 Johnson Avenue
Runnemede, NJ 08078

26 Johnson Avenue
Runnemede, NJ 08078

Deponent Address

Grantor Address at Time of Sale

XXX-XXX-094

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

RUTH A. LOCHNER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires August 6, 2019

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 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

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www.state.nj.us/treasury/taxation/lot/localtax.htm

<p>JOHN O'DONNELL and SVETLANA O'DONNELL And FRANCIS J. O'DONNELL and LENORA S. O'DONNELL To JOHN O'DONNELL and SVETLANA O'DONNELL</p>	<p><i>Record and return to:</i> Christopher C. Pine, Esq. Helmer, Conley & Kasselmann, P.A. 519 White Horse Pike Haddon Heights, NJ 08035</p>
--	---



Linda Morgan
Tax Collector

REVENUE and FINANCE DEPARTMENT
City of Margate
9001 Winchester Ave
Margate City, New Jersey 08402
609-822-2508

Date: January 10, 2020

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX & WATER for YEAR 2019 & WATER/SEWER
is paid on property located at 117 N HARDING AVENUE,
assessed to ZAIDMAN, JANIS UNIT A / O'DONNELL, J & S UNIT B
and designated as BLOCK 324.02 , LOT 12 C000A & C000B, Tax Map of Margate City,
NJ.

Linda Morgan, CTC
Tax Collector

Per _____

RECEIVED
JAN 13 2020
NEHMAD PERILLO DAVIS & GOLDSTEIN



Linda Morgan
Tax Collector

REVENUE and FINANCE DEPARTMENT
City of Margate
9001 Winchester Ave
Margate City, New Jersey 08402
609-822-2508

RECEIVED
DEC 20 2019
NEHMAO PERILLO DAY'S & SONS, INC.

Date: December 18, 2019

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX & WATER for YEAR 2019/CURRENT
WATER/SEWER

is paid on property located at 117 N HARDING AVENUE,

assessed to O'DONNELL, JOHN & SVELTLANA

and designated as BLOCK 324.02, LOT 12 C000B, Tax Map of Margate City, NJ.

Linda Morgan, CTC
Tax Collector

Per _____

Patricia O'Brien 12/18/19





Linda Morgan
Tax Collector

REVENUE and FINANCE DEPARTMENT
City of Margate
9001 Winchester Ave
Margate City, New Jersey 08402
609-822-2508

DEC 20 2019
HENRIAD PERILLO DAVIS & GOLDSTEIN

Date: December 18, 2019

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX & WATER for YEAR 2019/CURRENT
WATER/SEWER

is paid on property located at 117 N HARDING AVENUE,

assessed to ZAIDMAN, JANIS

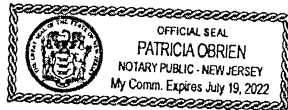
and designated as BLOCK 324.02, LOT 12 C000A, Tax Map of Margate City, NJ.

Linda Morgan, CTC
Tax Collector

Per _____

Patricia O'Brien

12/18/19





Office of The Tax Assessor

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

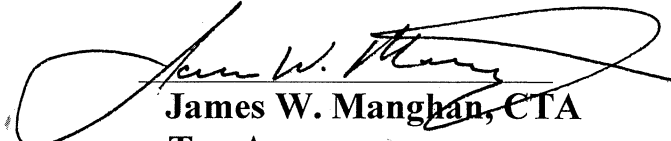
James W. Manghan, CTA

Eric S. Goldstein, Esq.
4030 Ocean Heights Ave.
Egg Harbor Twp, NJ 09234

Block 324.02 Lot 12

Location 117 N Harding Ave.

Date January 13, 2020


James W. Manghan, CTA
Tax Assessor

Your file No.: 12329-1

RECEIVED

JAN 17 2020

NEHMAO PERILLO DAVIS & GOLDSTEIN

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

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
323 1	9002 MONMOUTH AVE	2	CAROSELLA, CARMEN 1600 HAGY FORD ROAD #3J PENN VALLEY, PA	19072
323 2	120 N VENDOME AVE	2	TRANTAS, GEORGE & CAREN 120 N VENDOME AVE MARGATE, NJ	08402
323 3	118 N VENDOME AVE	2	AGOSTINI, LAWRENCE V & CLAIRE E 118 N VENDOME AVE MARGATE, NJ	08402
323 4	116 N VENDOME AVE	2	MARRONE, CARMEN & ROSEMARIE 2500 S COLORADO ST PHILADELPHIA, PA	19145
323 5	114 N VENDOME AVE	2	HANTH, WENDY 114 N VENDOME AVENUE MARGATE, NJ	08402
323 13	119 N WILSON AVE	2	TIGANO, ANTHONY P & MICHELLE A 1 CARRINGTON COURT SEWELL, NJ	08080
323 14	117 N WILSON AVE	2	117 N WILSON AVE LLC 1070 KINGS HIGHWAY BELLMAWR, NJ	08031
323 15	115 N WILSON AVE	2	BUSLER, A & J & GARDNER, D 32 N JACKSON AVE ATLANTIC CITY, NJ	08402
323 16	113 N WILSON AVE	2	DI CINTIO, RICHARD 104 N 34TH AVENUE LONGPORT, NJ	08403
323 17	111 N WILSON AVE	2	DURKIN, THOMAS & DURKIN JOANNE 5221 BAY AVE OCEAN CITY, NJ	08226
323 18 C000A	109 N WILSON AVE	2	KALINER, JUDITH 1901 J F K BLVD #2001 PHILADELPHIA, PA	19103
323 18 C000B	109 N WILSON AVE	2	WATSON, FRANK R & SHERYL L 820 TYSON AVE PHILADELPHIA, PA	19111
324.01 1	118 N HARDING AVE	2	RALEIGH, JOHN 718 WOOD LANE CINNAMINSON, NJ	08077
324.01 2 C000A	116 N HARDING AVE	2	MADISON, CHRISTINE 116 N HARDING AVE #A MARGATE, NJ	08402
324.01 2 C000B	116 N HARDING AVE	2	BARBOSA, SILVIA 116 HARDING AVE #B MARGATE, NJ	08402
324.01 3	114 N HARDING AVE	2	GOLDBERGER, JACOB & RUTH 850 CARDINAL LANE HUNTINGDON VALLEY, PA	19006
324.01 4 C000A	112 N HARDING AVE	2	SHEA, CHRISTOPHER M & NINA G 112A N HARDING AVE MARGATE, NJ	08402
324.01 4 C000B	112 N HARDING AVE	2	SHEA JR, JOHN R & MARY 9408 CARMICHAEL COURT FREDERICK, MD	21701

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
324.01 5	110 N HARDING AVE	2	BRACO, FLORENCE & MAZUR, KATIE PO BOX 3314 MARGATE, NJ	08402
324.01 6	108 N HARDING AVE	2	DI LEONARDO, ALBERT & MADELEINE 3305 AMHERST AVE LONGPORT, NJ	08403
324.01 125	N BENSON AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
324.02 1	118 N WILSON AVE	2	LAZOS, JOHN & KOSTAS 208 LANDER RD EGG HARBOR TWP NJ	08234
324.02 2	116 N WILSON AVE	2	WESLEY, JR., DONALD J 222 W MEYRAN AVE SOMERS POINT, NJ	08244
324.02 3	114 N WILSON AVE	2	DIPAULO, PAOLO & VANDA 3175 SO 20TH ST PHILA, PA	19100
324.02 4	112 N WILSON AVE	2	PIETROPAOLO JR, JOSEPH 815 LORRAINE DRIVE SPRINGFIELD, PA	19064
324.02 5 C000A	110 N WILSON AVE	2	D'AGOSTINO, JOANNE 819 AVENUE H GLENSIDE, PA	19038
324.02 5 C000B	110 N WILSON AVE	2	BEEKMAN, ROBERT 78 W SHREWSBURY PLACE PRINCETON, NJ	08540
324.02 6 C000A	108 N WILSON AVE	2	MARQUES, JOAQUIM & CRISTINA 315 VALLEY ROAD CLARK, NJ	07066
324.02 6 C000B	108 N WILSON AVE	2	BRUNO, JOANNE R 309 FLORENCE AVE #223N JENKINTOWN, PA	19046.2691
324.02 7	106 N WILSON AVE	2	VITUCCI, FRANK J, ET AL 555 BUCK DRIVE FAIRLESS HILLS, PA	19030
324.02 11.01	119 N HARDING AVE	2	MUSKETT, PAUL & MUSKETT, JAMES A 5600 EDGEWATER AVE VENTNOR, NJ	08406
324.02 11.02	9102 MONMOUTH AVE	2	RACHINSKY, HEATHER 9102 MONMOUTH AVE MARGATE, NJ	08402
324.02 12 C000A	117 N HARDING AVE	2	Z Aidman, JANIS 893 CHATFIELD ROAD WARRINGTON, PA	18976
324.02 12 C000B	117 N HARDING AVE	2	O'DONNELL, JOHN & SVELTLANA 3624 AVALON CT VOORHEES, NJ	08043
324.02 13 C000A	115 N HARDING AVE	2	DI LOLLE, ROSEMARY 2 WENDEE WAY SEWELL, NJ	08080
324.02 13 C000B	115 N HARDING AVE	2	BURGO, MICHAEL C 2 WENDEE WAY SEWELL, NJ	08080

ADJACENT PROPERTY LISTING APPLICANT: 117 N Harding Ave. 1-13-2020
TAXING DISTRICT 16 MARGATE CITY COUNTY 01 ATLANTIC

PAG
6

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
324.02 14 C000A	113 N HARDING AVE	2	MAYMIND, MARK & MARINA 1023 EDGEMOOR ROAD CHERRY HILL, NJ	08034
324.02 14 C000B	113 N HARDING AVE	2	SCHUESSLER, MICHAEL & PAMELA 159 LISMORE AVE GLENSIDE, PA	19038
324.02 15	111 N HARDING AVE	2	PINTO, ANGELO & ANTONIETTA 1928 S JUNIPER STREET PHILADELPHIA, PA	19148
324.02 16	109 N HARDING AVE	2	ROSENFELD TRUST, LEONARD 1310 WALNUT STREET PHILADELPHIA, PA	19107
324.02 17	107 N HARDING AVE	2	ROSENFELD, LEONARD 1310 WALNUT STREET PHILADELPHIA, PA	19107
423 19	203 N WILSON AVE	2	HOLLAND, JOHN WARD 110 N HAVERFORD AVE MARGATE, NJ	08402
423 20	201 N WILSON AVE	2	WEHLING, ROBERT STEPHEN 201 N WILSON AVE #A MARGATE, NJ	08402
424.01 6	204 N HARDING AVE	2	LEEDS, JAMES P & JILL F 35 NORTHFIELD PLAZA NORTHFIELD, NJ	08225
424.01 7	202 N HARDING AVE	2	BERGEN, BLAIR A & PEGGY A 26 WILSON AVE. NORTHFIELD, NJ	08225
424.01 8 C00A	200 N HARDING AVE	2	OSTER JE, STEVEN S & VERONICA J 204 RABBIT RUN RD CHERRY HILL, NJ	08003
424.01 8 C00B	200 N HARDING AVE	2	ANTONINI, JACQUELINE & RICHARD 581 PAOLI AVE PHILADELPHIA, PA	19128
424.01 131	203 N BENSON AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
424.02 6	204 N WILSON AVE	2	FADULE JR, JAMES J & JUNE 3121 FIRE ROAD #255 EGG HARBOR TWP, NJ	08234
424.02 7	202 N WILSON AVE	2	DAVIDSON, JON A 202 N WILSON AVE MARGATE, NJ	08402
424.02 14	205 N HARDING AVE	2	KRAUT, JONATHAN D & DAWN M 8 PRESTON STREET RYE, NY	10580
424.02 15	203 N HARDING AVE	2	BLUM, ANDREW L 110 KINGS RD PLYMOUTH MEETING, PA	19462
424.02 16	201 N HARDING AVE	2	PORCO, VINCENZA 2302 S 11TH STREET PHILADELPHIA, PA	19148

ADJACENT PROPERTY LISTING
TAXING DISTRICT 16 MARGATE CITY

APPLICANT: 117 N Harding Ave. 1-13-2020
COUNTY 01 ATLANTIC

773
4

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
424.02 8	200 N WILSON AVE	2	COMER, MERYL 9826 CONNECTICUT AVE KENSINGTON, MD 20895

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

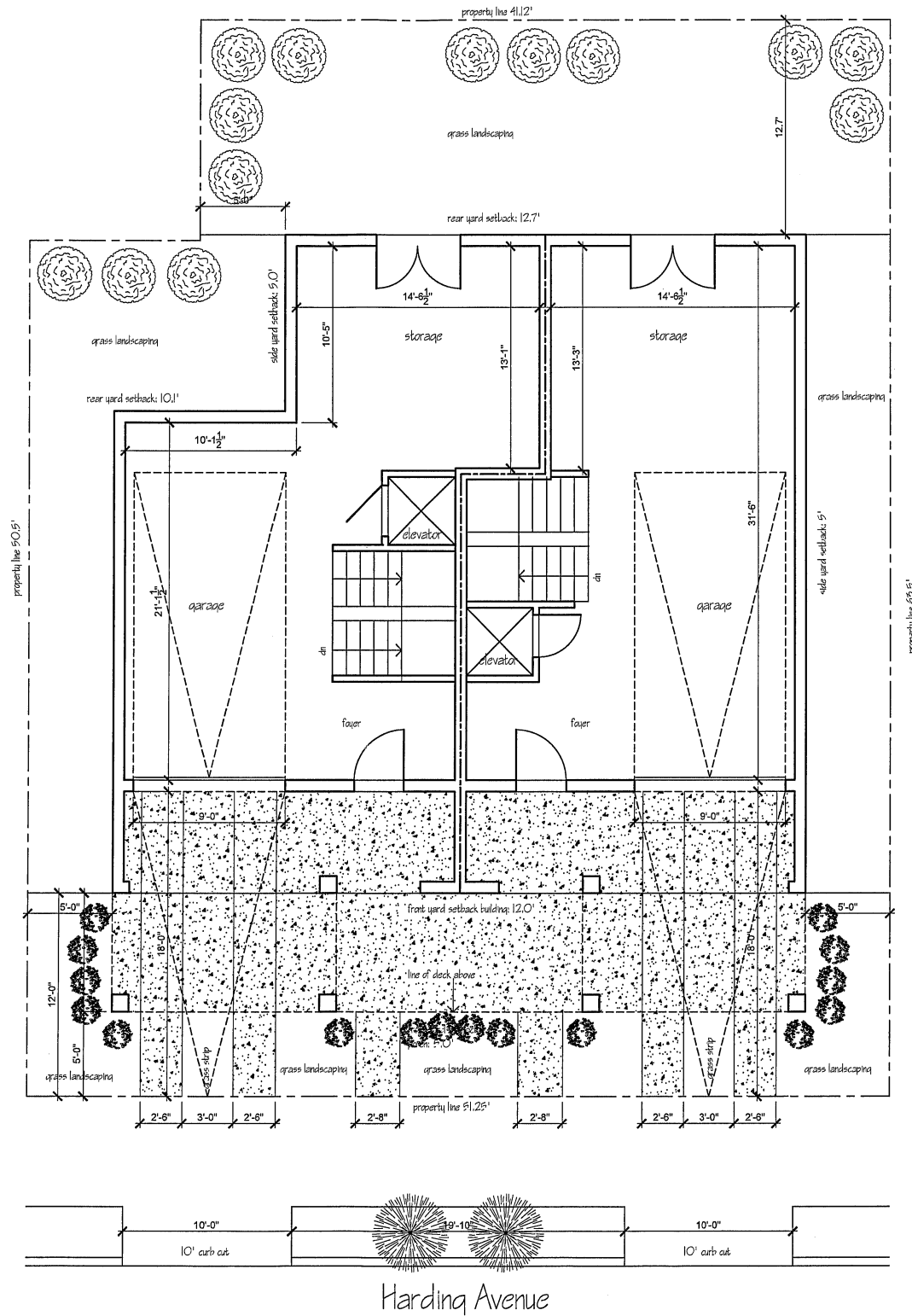
COMCAST CABLE, GREG SMITH, PM
901 LEEDS AVENUE
ABSECON, NJ 08201

ITEMS PRINTED.....57

117 N. Harding Avenue	T-F Zoning District	Block 324.02 Lot 12		
regulation	required	existing	proposed	action
min lot area	3,200 SF	3,122 SF	3,122 SF	existing non-conforming
min lot width	40'	51.25'	51.25'	
building coverage	39% (1,217 SF)	----	47.9% (1,496 SF)	variance
front yard setback: building	5' or prevailing	----	12.2' existing bldg line	
front yard setback: porch	5' or prevailing: 12'	----	5.0'	variance
side yard setback	37% lot width, 8' min, 8' / 10.9'	----	5' / 5'	variance
rear yard setback	20% lot depth: 12.7'	----	12.7'	
max building height	30' above 9' above grade	----	30' above 9' above grade	
min roof pitch	9 on 12 min	----	9 on 12	
parking	4 bedrooms 2 cars	----	2 cars	
min front yard landscape	60% (369 SF)	----	40.4% (249 SF)	variance
min total lot landscape	35% (1092 SF)	----	40.3% (1,260 SF)	

Zoning Summary

-  day lilies: 2 apls
-  arboretum: 3 1/2 ft
-  pflizer junipers: 18 - 24 inches (3 apl)
-  blue arbor holly: 18 - 24 inches
-  Cleveland Select 3 1/2" caliper 2 trees



1 Site Location Plan
Scale: 1/4" = 1'-0"

117 N. Harding Associates

Block 324.02 Lot 12
117 N. Harding Avenue
Margate, New Jersey

CODE SUMMARY

2015 IRC CODE NJ EDITION
USE GROUP R-5 RESIDENTIAL USE
CONSTRUCTION TYPE 5a



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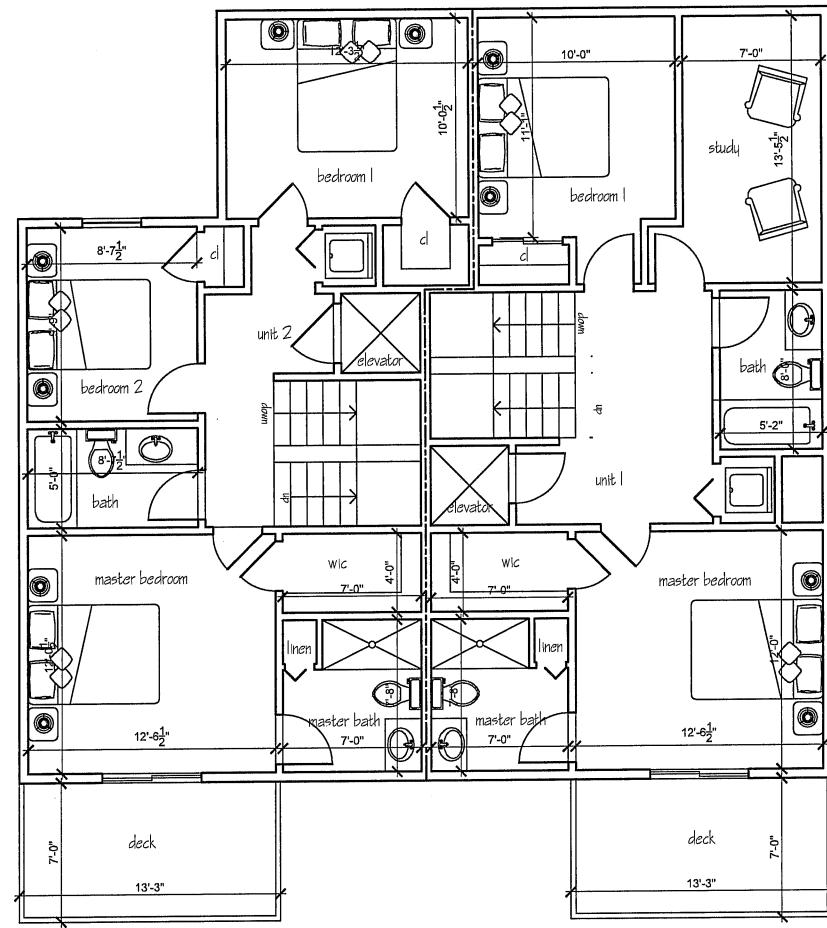
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John Obelenus
Architect
102 South Eighth Street
Vineland, New Jersey 08360
609 501 4044
obelenusarchllc@comcast.net

117 N. Harding Associates
117 N. Harding Avenue
Block 324.02 Lot 12
Margate, New Jersey

REVISIONS	
DATE:	COMMENT:

SHEET NUMBER:
A1

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BLOCK: LOT:
SCALE:
DATE: 2 August 2019
PROJECT NUMBER:

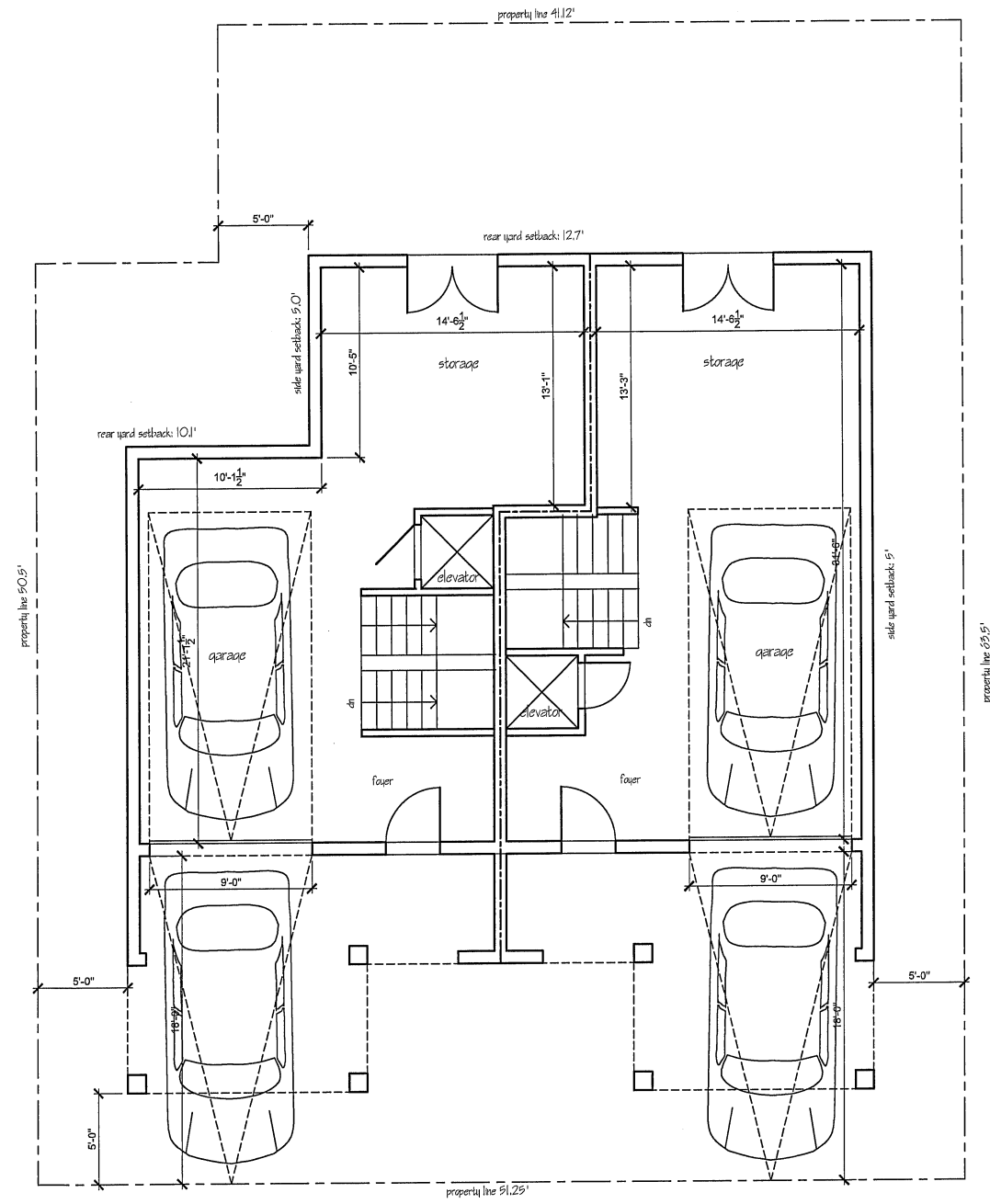


O'Donnell

Silver

1 First Floor Plan: 1,496 SF total
Scale: 1/4" = 1'-0"

unit 1: 765 SF
unit 2: 731 SF



Harding Avenue

1 Ground Floor Plan
Scale: 1/4" = 1'-0"



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 John Obelenus
 Architect

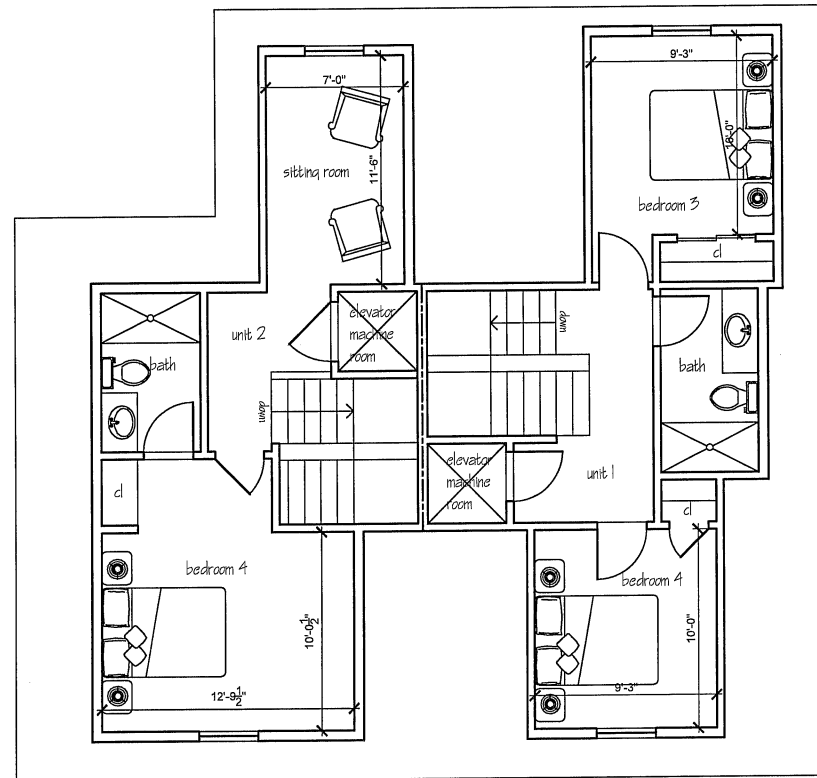
117 N. Harding Associates
 117 N. Harding Avenue
 Block 324.02 Lot 12
 Margate, New Jersey
 609 501 4044
 obelenusarchllc@comcast.net

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 117 N. Harding Avenue
 Block 324.02 Lot 12
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BLOCK:	LOT:
SCALE:	
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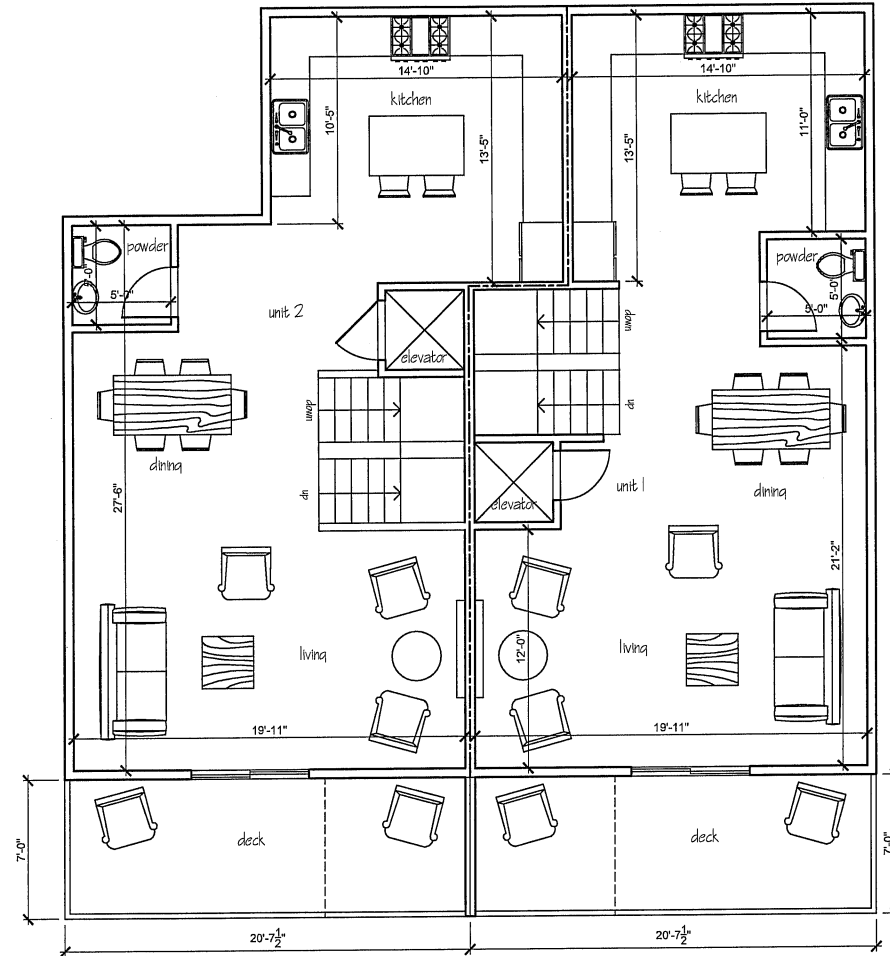


O'Donnell

Silver

3 Third Floor Plan: 748 SF total
Scale: 1/4" = 1'-0"

unit 1: 374 SF
unit 2: 374 SF



O'Donnell

Silver

2 Second Floor Plan: 1,496 SF total
Scale: 1/4" = 1'-0"

unit 1: 730 SF
unit 2: 766 SF



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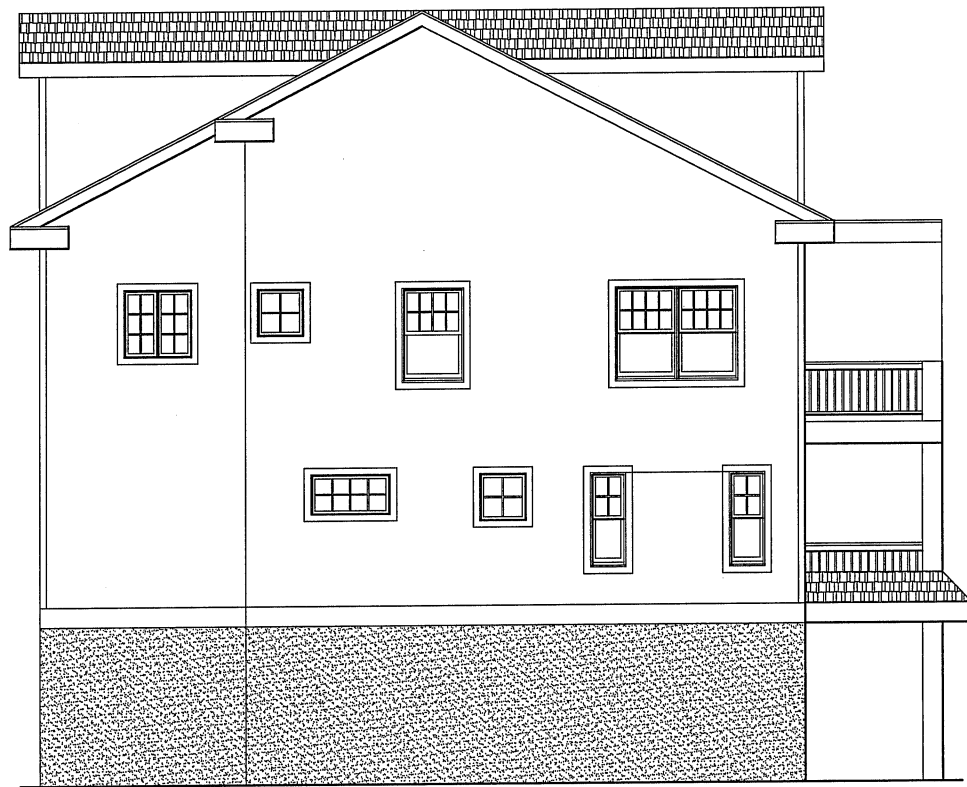
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SCALE:

DATE: 2 August 2019

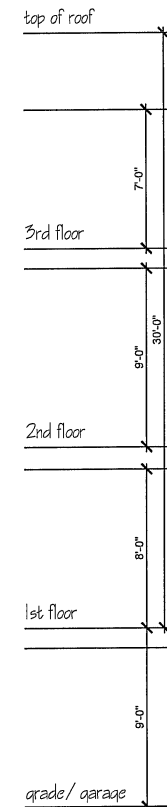
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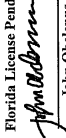
2 Left Side Elevation
Scale: 1/4" = 1'-0"



1 Front Elevation
Scale: 1/4" = 1'-0"



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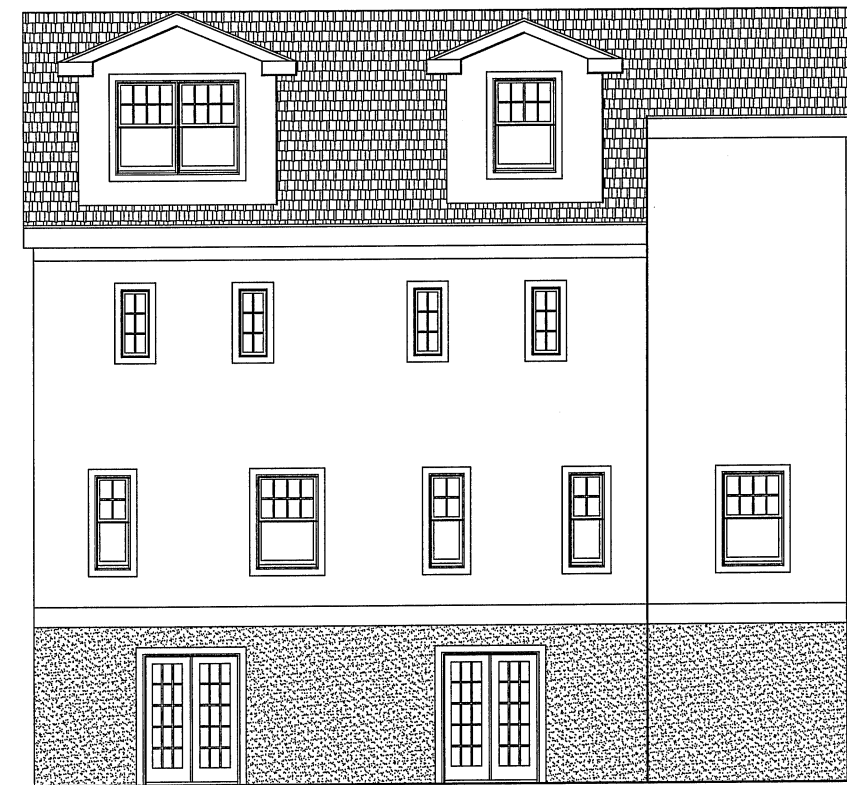
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2 Right Side Elevation
Scale: 1/4" = 1'-0"



1 Rear Elevation
Scale: 1/4" = 1'-0"



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