

**Nehmad
Davis & Goldstein**

NDG

Nehmad Davis & Goldstein, PC
Counselors at Law
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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 29, 2023

VIA HAND DELIVERY

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

RE: Application of Timothy and Rita Gosnear
12 N. Exeter Avenue
Block 207.01, Lot 11
Margate, Atlantic County, New Jersey
Our File No. 13279-001

Dear Ms. Shiles:

Please be advised that I represent the above-referenced property owners with regard to their application to the City of Margate Planning Board for certain "c" variance relief for the elevation and renovation of an existing two-story single-family home.

The applicants seek variances through the present application for the elevation and renovation work to the existing house located at 12 N. Exeter Avenue.

The proposal is to elevate the existing structure to meet or exceed FEMA and Margate City base flood elevations. Several existing non-conformities exist, although the applicants are adding an off-street parking space, increasing landscape coverage, and increasing the front yard setbacks to the house and the porch.

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 Andrew Bechtold, RA, Thomas / Bechtold Architecture & Engineering dated July 25, 2023 (4 sheets);

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 September 8, 2017 and recorded on September 18, 2017 in the Atlantic County Clerk's Office as Instrument Number 2017051869;

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 client's check in the amount of \$250.00 representing the required application fee.

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

Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

By: 

ERIC S. GOLDSTEIN

ESG/Imm
Enclosures

c: Timothy and Rita Gosnear (w/encl. via e-mail)
13279-001/52608

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** August 29, 2023

2. **Zoning District:**

S-60	Single Family Residential	MF	Multi-Family Residential
S-50	Single Family Residential	CBD	Central Business District
S-40(WD)	Single Family Residential	C-1	Commercial
S-30	Single Family Residential	C-2	Commercial/Business
S-25	<input checked="" type="checkbox"/> 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) 12 N. Exeter Avenue
Block Number 207.01 Lot No(s) 11
Total Area (in square feet) 2,362 sf.
Frontage: 35 ft.
Depth: 67.50 ft.

4. **Information about the Applicant:**

Full name(s) Timothy & Rita Gosnear
If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

Local Residence Address _____ Zip _____
Other Residence Address 576 Park Ridge Drive, Wayne, PA Zip 19087
Business Address _____ Zip _____
Phone Number(s) (include area code);
Local Residence _____ Other Residence _____
Business _____ Fax ritagosnear@gmail.com Cell Phone (610) 324-6212

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 September 8, 2017
- By other interest in law (describe):

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

Name(s) _____
 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, 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 Andrew Bechtold, RA Phone (609) 927-5050
 Address Thomas / Bechtold Architecture & Engineering, 599 Shore Road, Somers Point, NJ 08244
 Fax (609) 625-7136 Cell _____
- Surveyor:** Name Paul M. Koelling, PLS Phone (609) 927-0279
 Address Paul M. Koelling & Associates, LLC, 2161 Shore Road, Linwood, NJ 08221
 Fax _____ Cell _____
- Preparer of Subdivision or Site Plan(if different from above)**
 Name _____ Phone _____
 Address _____
 Fax _____ Cell _____

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

<p>10. If Site Plan Action is Required:</p> <p>-What is the present use of the site and building(s)? N/A</p> <hr/> <hr/> <hr/> <p>-How will this be changed?</p> <hr/> <hr/> <hr/>	<p>11. If Subdivision Action is Required:</p> <p>-After conferring with the City Tax Assessor, provide lot numbers of new lot(s), dimensions, and area of each: (use extra pages, if necessary)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Lot No(s)</td> <td style="width: 35%;">Dimension(s)</td> <td style="width: 50%;">Area(s)</td> </tr> <tr> <td>_____</td> <td>_____ x _____</td> <td>_____ S.F.</td> </tr> <tr> <td>_____</td> <td>_____ x _____</td> <td>_____ S.F.</td> </tr> <tr> <td>_____</td> <td>_____ x _____</td> <td>_____ S.F.</td> </tr> </table> <p>-Purpose of the Subdivision</p> <p><input type="checkbox"/> To sell lot(s)</p> <p><input type="checkbox"/> To build and sell homes (or other buildings)</p> <p><input type="checkbox"/> Other (please explain): _____</p>	Lot No(s)	Dimension(s)	Area(s)	_____	_____ x _____	_____ S.F.	_____	_____ x _____	_____ S.F.	_____	_____ x _____	_____ S.F.
Lot No(s)	Dimension(s)	Area(s)											
_____	_____ x _____	_____ S.F.											
_____	_____ x _____	_____ S.F.											
_____	_____ x _____	_____ S.F.											

12. If Variances are Required:

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

-Current use of lot(s) and building(s): Two-story single-family home - not flood compliant

-Proposed use: Elevation of existing home to a flood-compliant single-family home

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

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

Variance	Requirement of District	Present Condition	Proposed Condition
Minimum side-yard setbacks (combined)	12.95 ft	10.65 ft.	9.54 ft.
Rear yard setback	13.5 ft. (20%)	9.0 ft.	7.35 ft.
Maximum building coverage	945 sf. (40%)	1,015.9 sf (43.3%)	998 sf. (42/2%)
Front yard landscaping cover	60%	40%	43%

Minimum lot area - 2,500 sf. required; 2,362 sf. existing; 2,362 sf. proposed (ENC). Minimum lot width - 40 ft. required; 35 ft. existing & 35 ft. proposed (ENC).

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

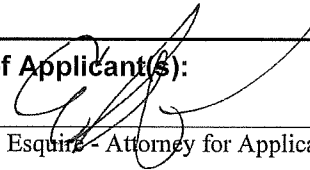
Other:
N/A

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 2-story single family home. The applicants seek to elevate the existing structure to a flood-compliant, 2-story single-family home on the lot. The subject application requires variance relief from minimum side yard setbacks; rear yard setback; maximum building coverage; and front yard landscaping cover. Existing non-conforming uses currently exist for minimum lot area and minimum lot width.

The home will be raised to meet or exceed the FEMA and Margate City base flood elevation requirements

16. Signature of Applicant(s):


Eric S. Goldstein, Esquire - Attorney for Applicant Date 8/29/23
Date _____

17. This space for Board Administrator:

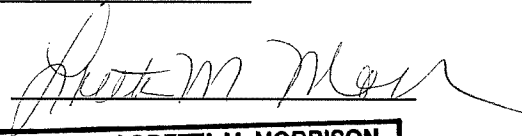
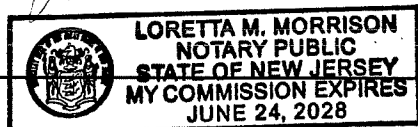
-Staff Committee action took place
_____ and case assigned to
the Planning Board for _____ or

-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 29th
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>	<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>	
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>	<p>9/8/17</p> <p>Single-Family Home Owner</p> <p>No</p>	
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>8/29/23</u></p> <p>_____</p> <p>Date: _____</p> <p>_____</p>	

APPLICANT/OWNER
TIMOTHY & RITA GOSNEAR
576 PARK RIDGE DRIVE
WAYNE, PA 19087
NOTES:
1. SEE CHECK LIST FOR ALL WAIVERS/VARIANCES REQUESTED

Office of the Tax Assessor
Municipal Building
3000 Washington Ave.
Morgan City, LA 70392
(504) 833-3100
FAX: 504-833-3142

John W. Mangham, CTA
Tax Assessor

Laura Schneider
Thompson / Bookhold
599 Shore Road
Somers Point, NJ 08044

Block: 207.01 Lot: 11
Location: 12 N Exeter Ave
Date: June 26, 2023

John W. Mangham, CTA
Tax Assessor

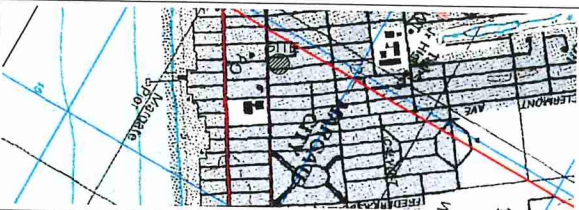
GOSNEAR LIFT / RENO

12 N. EXETER AVENUE

SIGNATURES

PLANNING BOARD CHAIRMAN _____
PLANNING BOARD SECRETARY _____
BOARD ENGINEER _____

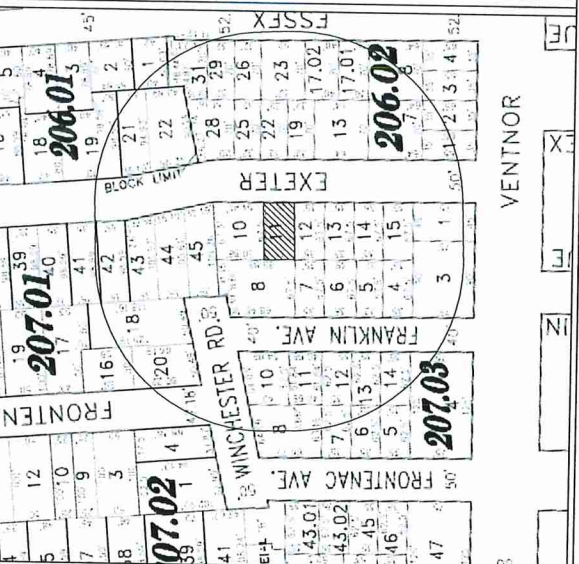
GOSNEAR LIFT/ RENO
12 N. EXETER AVENUE
LOT: 11 BLOCK: 207.01
MARGATE, NJ



U.S.G.S. MAP 1" = 1000' QUAD 161 39014-C5-TF-02



ZONING MAP 1" = 500'



TAX MAP 1" = 100' Pg. 8 4-1-2021

NOTE: NO WETLANDS & CAFRA PERMIT REQUIRED

TAX MAP REFERENCE TO PARCELS LISTED IN THE CITY OF MARGATE

PARCEL ID	PROPERTY OWNER	ADDRESS	APPROXIMATE AREA (SQ FT)
207.01	GOSNEAR, TIMOTHY & RITA	12 N. EXETER AVE	2,362
207.02
207.03

TAX MAP REFERENCE TO PARCELS LISTED IN THE CITY OF MARGATE

PARCEL ID	PROPERTY OWNER	ADDRESS	APPROXIMATE AREA (SQ FT)
207.04
207.05
207.06

TAX MAP REFERENCE TO PARCELS LISTED IN THE CITY OF MARGATE

PARCEL ID	PROPERTY OWNER	ADDRESS	APPROXIMATE AREA (SQ FT)
207.07
207.08
207.09

TAX MAP REFERENCE TO PARCELS LISTED IN THE CITY OF MARGATE

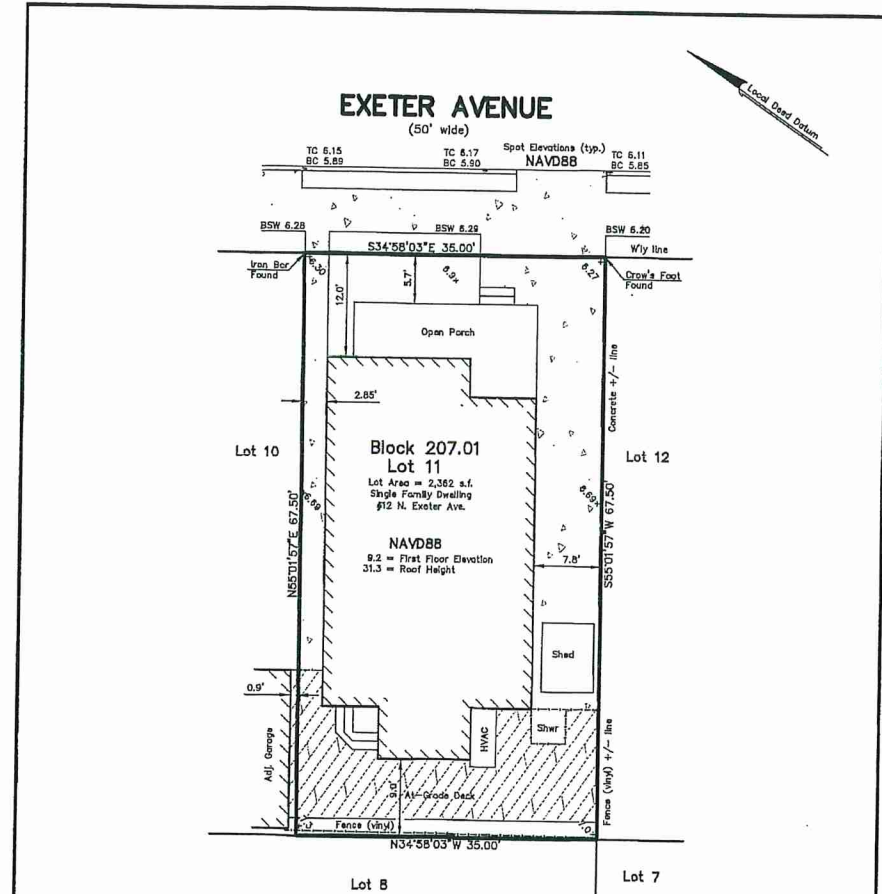
PARCEL ID	PROPERTY OWNER	ADDRESS	APPROXIMATE AREA (SQ FT)
207.10
207.11
207.12



PROPOSED FRONT ELEVATION

7/25/2023 ZONING COMPLIANCE

ZONING STANDARD	S-25 REQUIRED/PERMITTED	EXISTING CONDITIONS	PROP CONDITIONS	VARIANCE REQUIRED
USE	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY	NO
MINIMUM LOT AREA	2,500 SF	2,362 SF	2,362 SF	ENC
MINIMUM LOT WIDTH	40'	35.0'	35.0'	ENC
MINIMUM BUILDING SETBACKS				
FRONT YARD PORCH	7.3'	5.7'	7.4'	NO
PRINCIPAL	13.1'	12.0'	15.62'	NO
MINIMUM SIDE YARD				
LEFT STAIR	7.95'	7.8'	5.54'	YES
RIGHT	7.95'	NA	2.04'	YES
COMBINED SIDE YARD-BUILDING	5'	2.85'	4.0'	YES
REAR YARD BUILDING	12.95'	10.65'	9.54'	YES
REAR YARD BUILDING	20%, 13.5'	9.0'	7.35'	YES
MAXIMUM BUILDING COVERAGE	945 SF 40%	1,015.9 SF 43.3%	998 SF 42.2%	YES
FRONT YARD LANDSCAPING COVER	60%	40%	43%	YES
LANDSCAPE COVERAGE	35%	3.4% (82 SF)	41.63% (983.5 SF)	NO
MAXIMUM BUILDING HEIGHT				
FLAT/PITCHED	30' FROM FF	22.1' FROM FF	27.17' FROM FF	NO
PARKING 4 BEDROOM	2 SPACES	0 SPACES	3 SPACES	NO
DRIVEWAY LOCATION	ON SIDE STREET	ON SIDE STREET	ON SIDE STREET	NO
CURB CUT	1@10' OR 1@18'	10'	1@18'	NO
DRIVEWAY-DISTANCE TO FACE OF GARAGE	18'	N/A	18'	NO
ACCESSORY STRUCTURE SHED				
SIDE YARD SETBACK	1 FT	.34'	NA	NO
HEIGHT	14'	<14'	NA	NO
AREA	80 SF	65 SF +/-	NA	NO
HABITABLE STORIES W/ SINGLE	2.5	2	2	NO



GENERAL NOTES:

Official are shown only for checking compliance with deed restrictions and zoning regulations. Official shall not be used for any other purpose. Surveyor shall not be held responsible for liability if the official shown are used other than as intended.

The survey is subject to any documents of record, other recorded or unrecorded, underground improvements, easements, property lines, or other conditions not shown on this survey. Surveyor reserves the right to modify this survey should any such information become available.

Surveyor's signature and embossed seal signify that this survey was prepared in accordance with the current regulations established by the New Jersey State Board of Professional Engineers and Land Surveyors. Only signed and sealed copies of this survey shall be considered as true copies.

The illustration of adjacent owners or regulated entities affecting subject property is for information only and does not constitute a warranty. Surveyor reserves the right to modify this survey should any such information become available.

This survey has been prepared only for the use of the named parties. Surveyor shall not have any responsibility or liability should this survey be used for any other purpose, for any reasons other than as intended.

1) except as shown on the plan, there are no discrepancies between the boundary lines of the subject property as shown on the plan and as recorded in the legal description of record.

2) correctly represents the conditions found on and in the site of the land surveyed, except such exceptions, if any, before the survey of the land or on the surface of the land and not visible.

3) in consideration of the stated covenants and promises contained in the agreement between the above named parties and the undersigned, the provisions of which are incorporated herein by reference, I declare that this plan is based on a field survey made on 07/21/2023 by me or under my immediate supervision in accordance with the N.J.A.C. 17:27-2.1, and to the best of my professional knowledge, information and belief.

4) I certify that the conditions found on and in the site of the land surveyed, except such exceptions, if any, before the survey of the land or on the surface of the land and not visible.

5) I am not a shareholder, partner, officer, director, or employee of the firm.

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100) I am not a partner, officer, director, or employee of the firm.

PAUL M. KOELLING
LAND SURVEYOR
PLS: N.J. LICENSE NO. 24GS04328800

DATE: July 18, 2023
SCALE: 1" = 10'

SITUATE IN
CITY OF MARGATE
COUNTY OF ATLANTIC, N.J.
#12 North Exeter Avenue
BLOCK 207.01 LOT 11

PAUL KOELLING & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYING
2161 SHORE ROAD
LINWOOD, NJ 08221
PHONE (609) 927-0279
CERTIFICATE OF AUTHORIZATION #24GA28256300

ZONING BOARD DOC
VARIANCE PLAN
TAX MAP #8
TOP SHEET

THOMAS / BECHTOLD
ARCHITECTURE & ENGINEERING
F. (609) 927-3330
WWW.GWTHOMAS.NET
P. (609) 927-5950
599 SHORE ROAD SOMERS POINT NEW JERSEY 08044

THESE DESIGNS ARE
COPYRIGHTED
PROTECTED

Revisions:

Date: 7-25-23
Scale: AS NOTED
Drawn: APN
Checked: GWT/ACB

File No: 11423
Dwg. No: ZB-1

GOSNEAR
 12 N. EXETER AVENUE
 LOT: 11 BLOCK: 207.01
 MARGATE, NJ

ZONING BOARD DOC
 VARIANCE PLAN
 TAX MAP #8
 EXISTING & PROPOSED
 ELEVATIONS

THOMAS / BECHTOLD
 ARCHITECTURE & ENGINEERING
 Andrew Bechtold
 1/7/62

P. (609) 927-5050 F. (609) 927-3330
 WWW.GWTHOMAS.NET
 599 SHORE ROAD, SOMERS POINT, NEW JERSEY

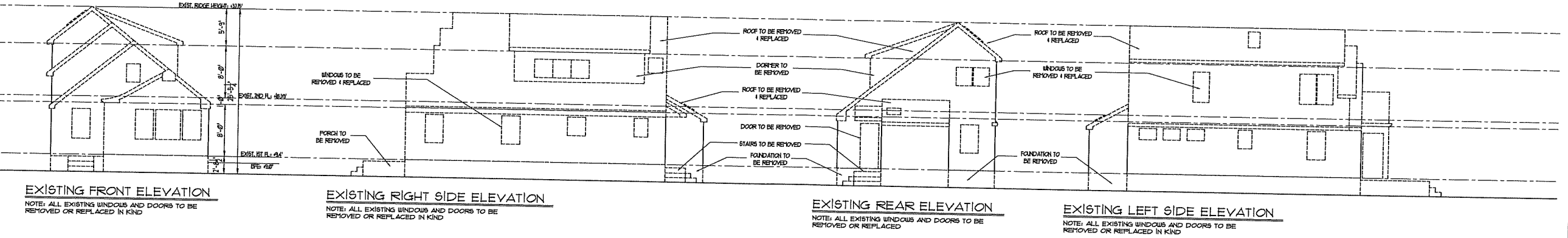
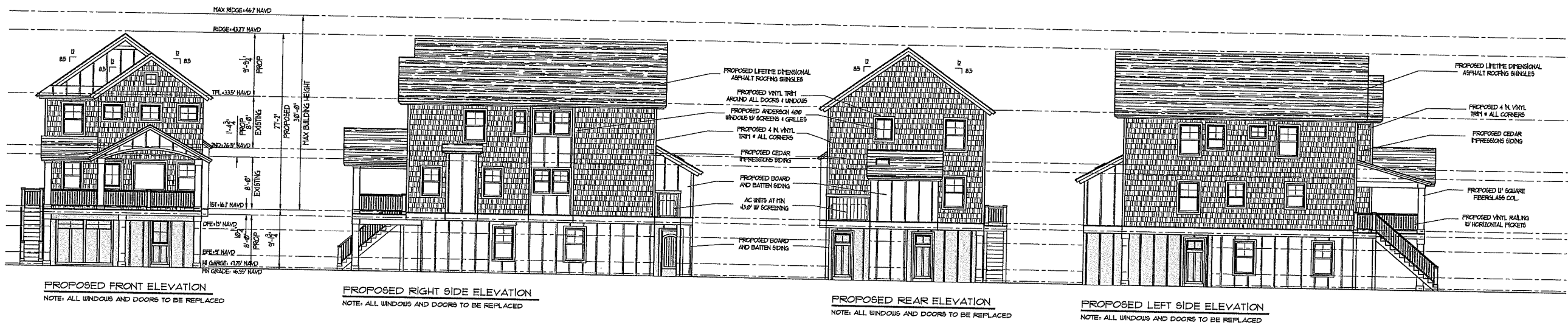


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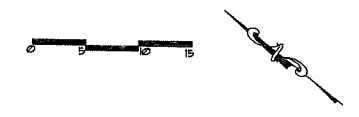
Revisions:

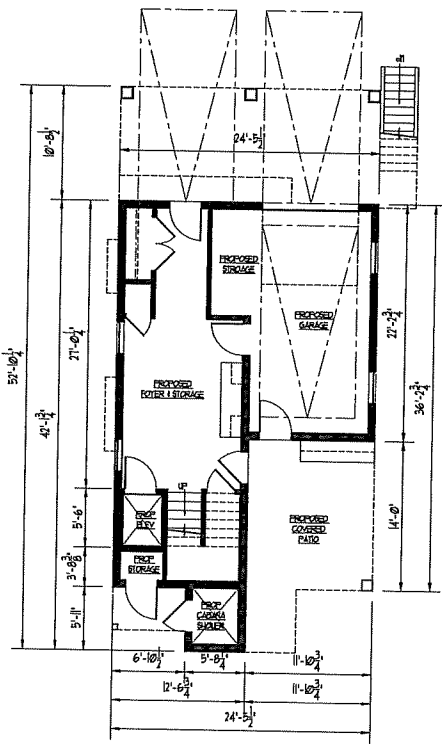
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Checked: GWT/ACB	ZB-2



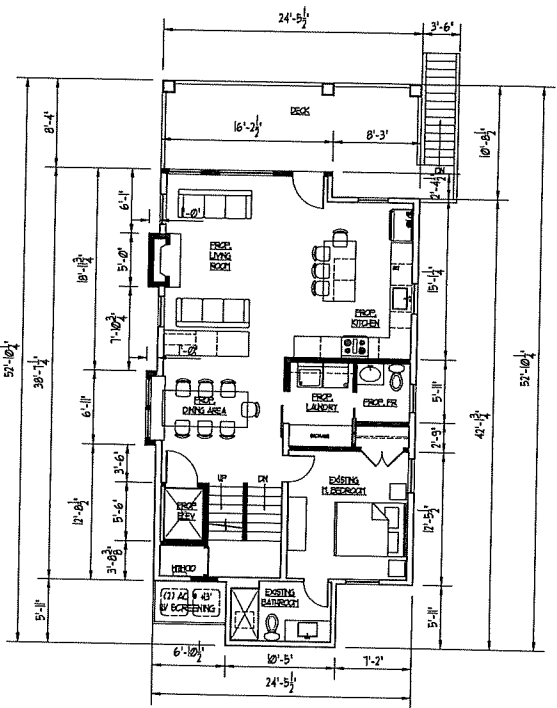
WALL SCHEDULE	
PROPOSED WALLS	
EXIST WALL TO REMAIN	
OBJECTS TO BE REMOVED	

- DEMO NOTES**
- STRUCTURAL FRAMING SIZE AND DIRECTION SHALL BE CONFIRMED DURING DEMOLITION. IF EXISTING CONDITIONS VARY AT ALL FROM WHAT IS DOCUMENTED ON WORKING DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
 - ALL DEMOLITION, REMOVAL AND DISPOSAL OF ANY MATERIALS WHICH CONTAIN ASBESTOS SHALL BE DONE IN COMPLIANCE WITH FEDERAL, STATE, COUNTY AND LOCAL CODES, REGULATIONS, AND ORDINANCES.
 - ALL SIDING TO BE REMOVED TO EXISTING WALL SHEATHING. CONTRACTOR SHALL REMOVE ALL NAILS, SCREENS, STAPLES AND PROTRUDING OBJECTS FROM SHEATHING TO ALLOW FOR INSTALLATION OF PROPOSED ROOFING.
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 - THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL MAINTAIN A HAZARD FREE AND CLEAN WORK AREA AT ALL TIMES THROUGHOUT THE DURATION OF THE PROPOSED PROJECT.

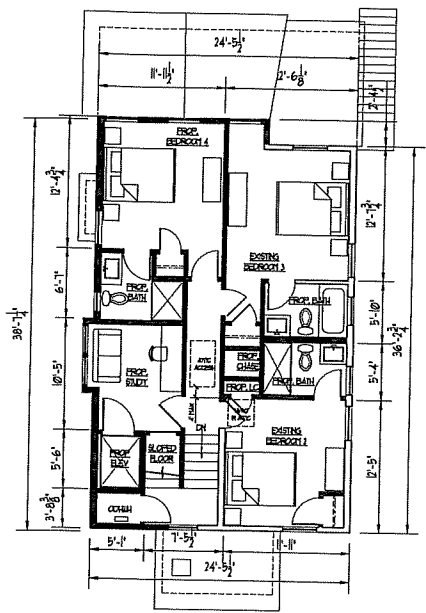




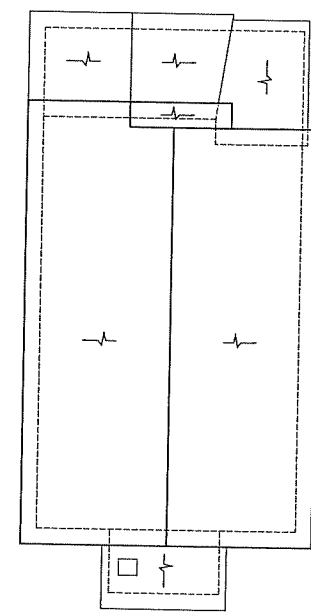
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



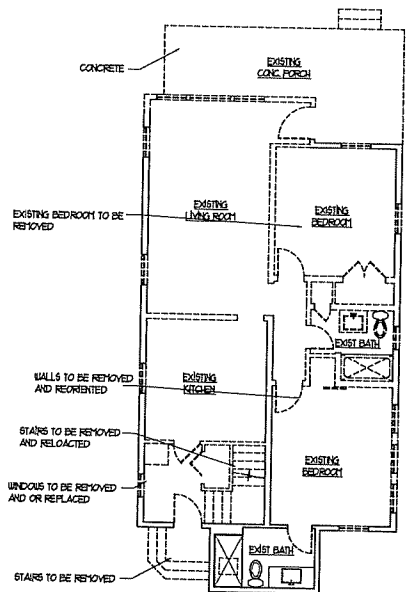
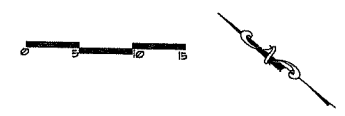
PROPOSED SECOND FLOOR PLAN



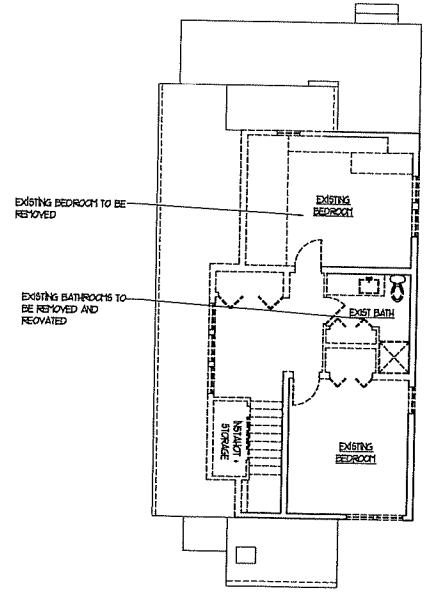
PROPOSED ROOF PLAN
NOTE: ALL PROPOSED ROOFS ARE 5:12 OR GREATER ABOVE 1ST FLOOR LEVEL

- DEMO NOTES
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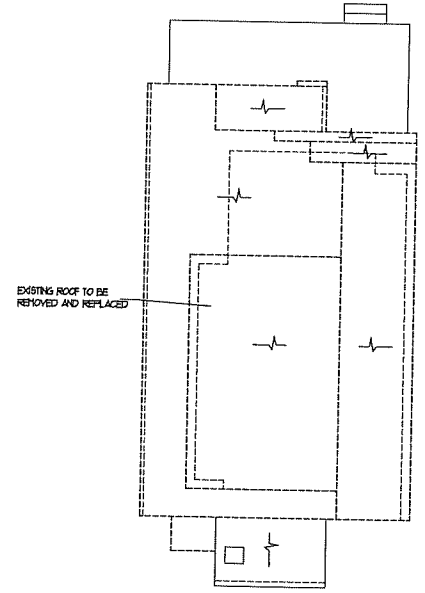
WALL SCHEDULE	
PROPOSED WALLS	
EXIST WALL TO REMAIN	
OBJECTS TO BE REMOVED	



EXISTING FIRST FLOOR
NOTE: ALL EXISTING WINDOWS & DOORS TO BE REMOVED OR REPLACED IN KIND



EXISTING SECOND FLOOR
NOTE: ALL EXISTING WINDOWS & DOORS TO BE REMOVED OR REPLACED IN KIND



EXISTING ROOF PLAN

GOSNEAR
12 N. EXETER AVENUE
LOT: 11 BLOCK: 207.01
MARGATE, NJ

ZONING BOARD DOC
VARIANCE PLAN
TAX MAP #8
EXISTING & PROPOSED
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Revisions:

Date:	1-25-23	File No.:	11423
Scale:	1/8" = 1'-0"	Drawn:	AEF/APN
Checked:	GNT/ACB	Dwg. No.:	ZB-3



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

Block 207.01	Lot 11	Applicant Name Timothy and Rita Gosnear
District S-25		Address of Subject Application 12 North Exeter Avenue

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

Your submittal was considered at the Staff Committee meeting of Monday, August 14, 2023

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

Staff committee agreed with the variances and others ay exist

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, September 28, 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 gauranteed.

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

complete application. Flood elevation certificate is required.

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 Admistrative 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, September 06, 2023

Palma Accardi
Planning Board Administrator
Monday, August 14, 2023

Nehmad **NDG**
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

July 31, 2023

*FILED 7-2-23
AM*

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 Timothy and Rita Gosnear
12 N. Exeter Avenue
Block 207.01, Lot 11
Margate, Atlantic County, New Jersey
Our File No. 13279-001

Dear Mr. McLarnon:

Please be advised that I represent the above-referenced property owner with regard to their application to the City of Margate Planning Board for certain "c" variance relief for the construction of a new single-family home.

I enclose the following information for staff committee review:

1. Original Staff Committee Review Application;
2. Architectural plans of the subject property prepared by Andrew Bechtold, R.A. dated July 25, 2023, consisting of four (4) 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. Please do not hesitate to contact me if you have any further questions from the applicant or require any further documentation to be submitted.

Roger D. McLarnon, PE, PP, CME, CFM, CPWM, QPA
Planning Engineering Zoning and Purchasing
City of Margate
July 31, 2023
Page 2

Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

By: 

ERIC S. GOLDSTEIN

ESG/lmm

Enclosures

c: Timothy and Rita Gosnear (w/encl. via e-mail)

13279-001/49517

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

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

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

- Date of Application: 7/31/23
- Submitted by – Name: Timothy & Rita Gosnear Phone No.: (610) 324-6212
Address: 576 Park Ridge Drive, Wayne, PA 19087
Email Address: ritagosnear@gmail.com
- 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, PC, 4030 Ocean Heights Avenue, Egg Harbor Township, NJ 0823
Email Address: egoldstein@ndglegal.com
- The applicant would be (Check one):
 Owner Buyer under Agreement of Sale
 Tenant Other: _____
- If the applicant for Board action would be Tenant or Buyer, who is the present OWNER?
Name: _____ Phone No.: _____
Address: _____

6. Proposed Action is Located as Follows: Street Address: <u>12 N. Exeter Avenue</u> Block: <u>207.01</u> Lot(s): <u>11</u> Zoning District: <u>S-25 Single Family Residential</u>

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

Existing two-story single-family home.

8. Answer the following as to:	<u>Existing Condition</u>	<u>Proposed Condition</u>
a. Size and Dimension of Lot:	<u>2,362 sf.</u>	<u>2,362 sf.</u>
b. Size, Dimensions of Buildings:	<u>See attached Plans</u>	<u>See attached Plans</u>
c. Height of Buildings (Feet):	<u>22.1 ft. from FF</u>	<u>27.17 ft. from FF</u>
d. Height of Buildings (Stories):	<u>2 Stories</u>	<u>2 Stories</u>
e. % of Coverage on Land:	<u>43% (1,015.9 sf.)</u>	<u>42.2% (998 sf.)</u>
f. Front Yard Setback:	<u>5.7' (Porch) / 12.0' (Principal)</u>	<u>7.4' (Porch) / 15.62' (Principal)</u>
g. Rear Yard Setback:	<u>9.0' (Building) /</u>	<u>7.35' (Building)</u>
h. Side Yard Setbacks:	<u>10.65' combined</u>	<u>9.54' combined</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 seeks variance relief from minimum side yard setbacks; rear yard setback; maximum building coverage; and front yard landscaping cover. Existing non-conforming uses currently exist for minimum lot area and minimum lot width. The applicant seeks to elevate the structure to a flood-compliant, single-family home on the lot.

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? minimum side yard setbacks; rear yard setback; maximum building coverage; front yard landscaping cover. Minimum lot area (ENC) and minimum lot width (ENC).

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: _____

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

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

57926

08/01/2023

PAY TO THE ORDER OF City of Margate

\$ ***25.00*

Twenty Five and 00/100*****

DOLLARS

PROTECTED AGAINST FRAUD

City of Margate



MEMO

STAFF TERMINATE
BLOCK 207.41
L 11:11

13279-1 (LM)

⑈057926⑈ ⑆231270353⑆ 548066839⑈

NEHMAD DAVIS & GOLDSTEIN, P.C.

57926

08/01/2023

City of Margate

Matter No.	Client	Matter Description	Reason	Amount
13279-001	Gosnear	12 N. Exeter Avenue, ...	Staff Review Applicatio...	\$25.00

Default Office Account

***25.00*

NEHMAD DAVIS & GOLDSTEIN, P.C.

57926

08/01/2023

City of Margate

Check No.

57926

Matter No.	Client	Matter Description	Reason	Amount
13279-001	Gosnear	12 N. Exeter Avenue, ...	Staff Review Applicatio...	\$25.00

PAYMENT RECORD

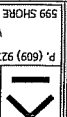
Default Office Account

***25.00*

GOSNEAR
12 N. EXETER AVENUE
MARGATE, NJ
LOT: 11 BLOCK: 207.01

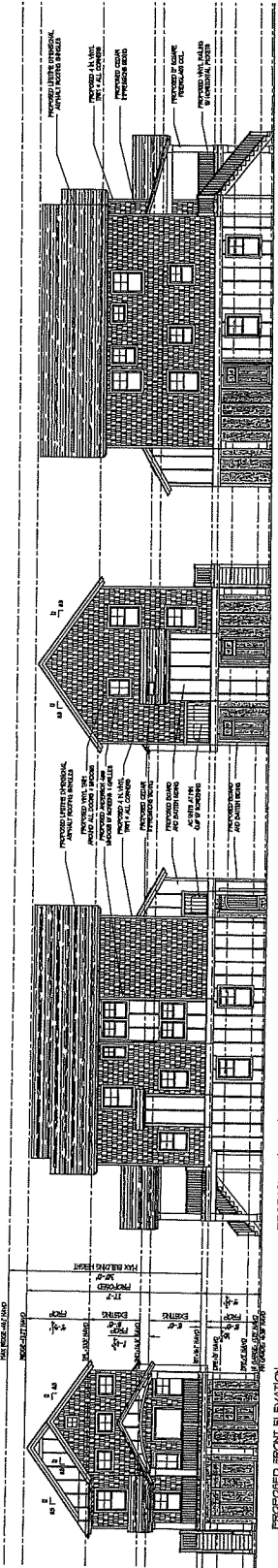
ZONING BOARD DOC
VARIANCE PLAN
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THOMAS / BECHTOLD
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F: (609) 927-5050
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599 SHORE ROAD SOMERS POINT NEW JERSEY
Andrew Bechtold
17642



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CHECKED	ZB-2
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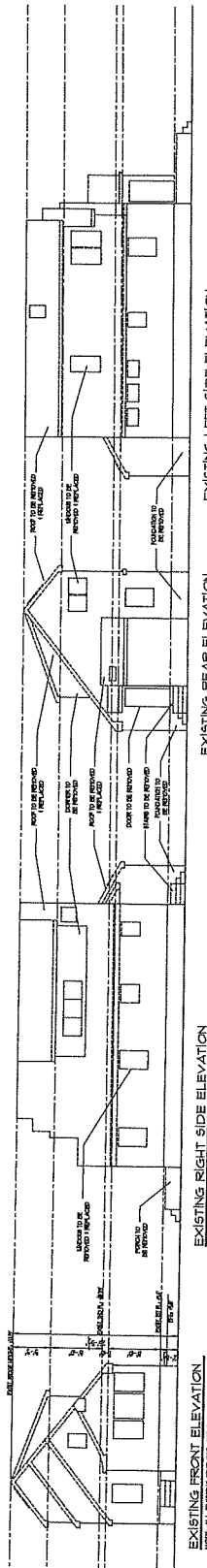


PROPOSED FRONT ELEVATION
NOTE: ALL WINDOWS AND DOORS TO BE REPLACED

PROPOSED REAR ELEVATION
NOTE: ALL WINDOWS AND DOORS TO BE REPLACED

PROPOSED LEFT SIDE ELEVATION
NOTE: ALL WINDOWS AND DOORS TO BE REPLACED

PROPOSED RIGHT SIDE ELEVATION
NOTE: ALL WINDOWS AND DOORS TO BE REPLACED



EXISTING FRONT ELEVATION
NOTE: ALL WINDOWS AND DOORS TO BE REPLACED OR REFINISHED IN PLACE

EXISTING REAR ELEVATION
NOTE: ALL WINDOWS AND DOORS TO BE REPLACED OR REFINISHED IN PLACE

EXISTING LEFT SIDE ELEVATION
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EXISTING RIGHT SIDE ELEVATION
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WALL SCHEDULE	
PROPOSED WALLS	[Symbol]
EXIST WALL TO REPAIR	[Symbol]
OBJECTS TO BE REMOVED	[Symbol]

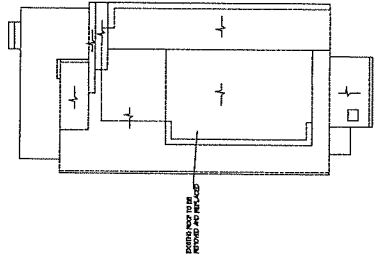
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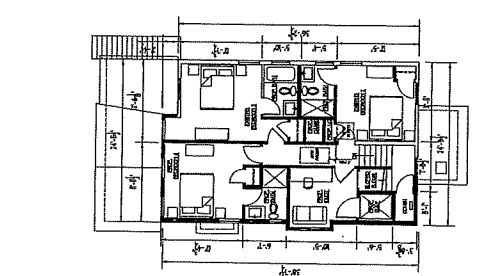
GOSNEAR 12 N. EXETER AVENUE LOT: 11 BLOCK: 207.01 MARGATE, NJ	EXISTING & PROPOSED FLOOR PLANS TAX MAP 83 VARIANCE PLAN	THOMAS / BECHTOLD ARCHITECTURE & ENGINEERING P. (609) 927-5050 WWW.GWTHOMAS.NET 599 SHORE ROAD SOMERS POINT NEW JERSEY Andrew Bechtold 1762	COPYRIGHT PROTECTED THIS DOCUMENT IS THE PROPERTY OF THOMAS / BECHTOLD ARCHITECTURE & ENGINEERING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THOMAS / BECHTOLD ARCHITECTURE & ENGINEERING IS STRICTLY PROHIBITED.
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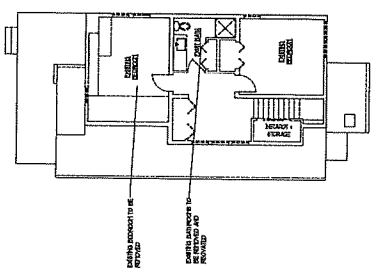
PROPOSED ROOF PLAN
 SHOWN AS PER TAX MAP 83



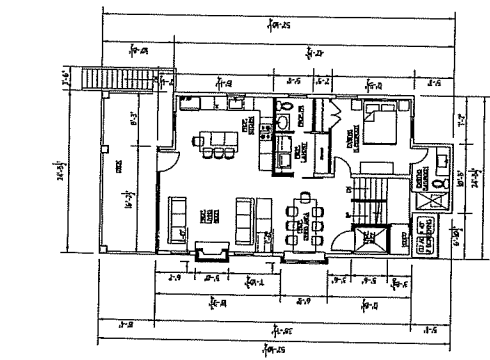
EXISTING ROOF PLAN



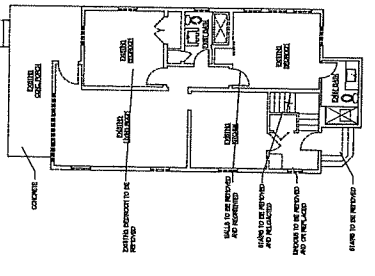
PROPOSED SECOND FLOOR PLAN



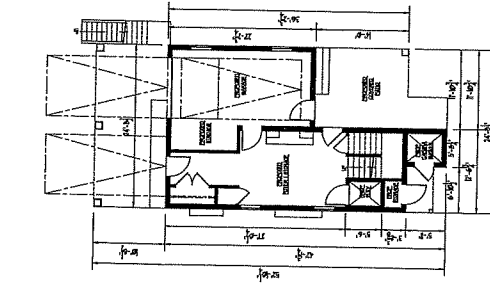
EXISTING SECOND FLOOR
 REMOVE ALL EXISTING ROOMS TO BE REBUILT



PROPOSED FIRST FLOOR PLAN



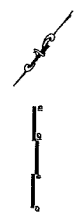
EXISTING FIRST FLOOR
 REMOVE ALL EXISTING ROOMS TO BE REBUILT



PROPOSED GROUND FLOOR PLAN

- CRITICAL NOTES:
- CONTRACTOR SHALL VERIFY THE EXISTING SIZE AND DIRECTION SHALL BE MAINTAINED UNLESS OTHERWISE NOTED. ANY CHANGES SHALL BE NOTIFIED IMMEDIATELY.
 - ALL EXISTING ROOFING SHALL BE REMOVED AND REBUILT AS PER THE PROPOSED ROOF PLAN. ALL EXISTING ROOFING SHALL BE REMOVED AND REBUILT AS PER THE PROPOSED ROOF PLAN.
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 - ALL EXISTING ROOFING SHALL BE REMOVED AND REBUILT AS PER THE PROPOSED ROOF PLAN. ALL EXISTING ROOFING SHALL BE REMOVED AND REBUILT AS PER THE PROPOSED ROOF PLAN.
 - CONTRACTOR SHALL MAINTAIN ALL EXISTING ROOFING AND STRUCTURE TO REMAIN UNLESS OTHERWISE NOTED. ALL EXISTING ROOFING SHALL BE REMOVED AND REBUILT AS PER THE PROPOSED ROOF PLAN.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT.

WALL & SCHEDULE	EXISTING WALL	PROPOSED WALL
EXIST WALL TO REMAIN	EXIST WALL TO REMAIN	PROPOSED WALL
OBJECTS TO BE REMOVED	EXIST WALL TO REMAIN	PROPOSED WALL





Atlantic County Document Summary Sheet



ATLANTIC COUNTY, NJ
 EDWARD P. McGETTIGAN, COUNTY CLERK
 RCPT # 1345416 RECD BY Cathy
 REC FEE \$80.00 CDN \$540,000.00
 RTF \$4,559.00
 RECD 09/18/2017 12:35:48 PM
 INST # 2017051869 VOL 14306

ATLANTIC COUNTY CLERK
 5901 MAIN ST
 MAYS LANDING, NJ 08330

Return Name and Address

Title Partners, LLC
 1 Atlantic Avenue
 Ocean City, NJ
 08226

252-10161

Official Use Only

Submitting Company	Title Partners, LLC
Document Date (mm/dd/yyyy)	9/8/2017
Document Type	DEED
No. of Pages of the Original Signed Document (Including the cover sheet)	5
Consideration Amount (If applicable)	\$540,000.00

	Name(s) <small>(Last Name, First Name Middle Initial, Suffix) (or Company Name as written)</small>	Address (Optional)
8 First Party <small>(Grantor or Mortgagor or Assignor) (Enter up to five names)</small>	Gregg Goldstein Kara L Goldstein	

	Name(s) <small>(Last Name, First Name Middle Initial, Suffix) (or Company Name as written)</small>	Address (Optional)
Second Party <small>(Grantee or Mortgagee or Assignee) (Enter up to five names)</small>	Timothy J Gosnear Rita M Gosnear	

Parcel Information <small>(Enter up to three entries)</small>	Municipality	Block	Lot	Qualifier	Property Address
	Margate City	207.01	11		12 N Exeter Avenue

Reference Information <small>(Enter up to three entries)</small>	Book Type	Book	Beginning Page	Instrument No.	Recorded/ File Date

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

DEED

This Deed is made on Sept 8, 2017.

BETWEEN Gregg Goldstein and Kara L. Goldstein, husband and wife, whose address is 2103 Basswood Drive, Lafayette Hill, PA 19444, referred to as the Grantors,

AND

Timothy J. Gosnear and Rita M. Gosnear, as
whose address is 576 Parkridge Drive, Wayne, PA 19087, referred to as the Grantees. ✓

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

1. **Transfer of Ownership.** The Grantors grant and convey (transfer ownership of) the property described below to the Grantee. This transfer is made for the sum of Five Hundred Forty Thousand Dollars (\$540,000.00). The Grantors acknowledge receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality: City of Margate, Block No. 207.01, Lot 11, Qualifier .

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 State of New Jersey. The legal description is:

Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable).

BEING the same lands and premises which became vested Gregg Goldstein and Kara L. Goldstein, husband and wife, by Deed from Robert Kessler and Sheila Kessler, husband and wife, dated September 24, 2010 and recorded on October 4, 2010 in the Atlantic County Clerk's Office in Deed Book 13203, as Instrument No. 2010058959.

Subject to easements and restrictions of record and rights to public utilities.

The street address of the Property is: 12 N. Exeter Avenue, Margate, NJ 08402.

4. **Promises by Grantors.** 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 judgment to be entered against the Grantors).

Prepared by:
John Scott Abbott, Esq.

LEGAL DESCRIPTION

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

BEGINNING at a point in the Westerly line of Exeter Ave. (50.00 feet wide), North 32 degrees 06 minutes 30 seconds West 215.00 feet from the Northerly line of Ventnor Ave. (80.00 feet wide), said beginning point being In the division line between lots 11 and 12 block 207.01 and from thence running;

(1) South 57 degrees 53 minutes 30 seconds West along last mentioned division line and parallel with Ventnor Ave., a distance of 67.50 feet to a point in the division line between lots 8 and 11 block 207.01; thence

(2) North 32 degrees 06 minutes 30 seconds West along last mentioned division line and parallel with Exeter Ave. a distance of 35.00 feet to a point in the division line between lots 10 and 11 block 207.01; thence


(3) North 57 degrees 53 minutes 30 seconds East along last mentioned division line and parallel with Ventnor Ave. a distance of 67.50 feet to a point in the Westerly line of Exeter Ave.; thence


(4) South 32 degrees 06 minutes 30 seconds East along the Westerly line of Exeter Ave. a distance of 35.00 feet to the point and place of BEGINNING.

NOTE FOR INFORMATION: 12 N Exeter Avenue, Tax Lot 11, Tax Block 207.01 in the City of Margate, County of Atlantic, State of New Jersey.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by Stewart Title Guaranty Company]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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

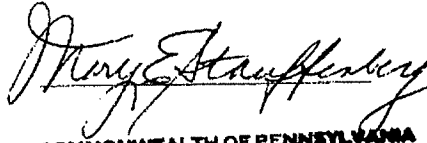

Gregg Goldstein


Kara L. Goldstein

STATE OF PENNSYLVANIA, COUNTY OF PHILADELPHIA : ss

I CERTIFY that on AUGUST 23, 2017, Gregg Goldstein Kara L. Goldstein, husband and wife, the Grantors herein, personally came before me and stated to my satisfaction that they (or if more than one, each person):

- (a) are the makers of this Deed;
- (b) they executed this Deed as their own act and deed; and
- (c) this Deed was made for \$540,000.00 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.



COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MARY E. STAUFFENBERG, Notary Public
City of Philadelphia, Phila. County
My Commission Expires May 30, 2021

Record and Return to:

State of New Jersey
NONRESIDENT SELLER'S TAX DECLARATION



(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Gregg and Kara L. Goldstein, husband and wife

Current Street Address:

2103 Basswood Drive

City, Town, Post Office Box

State

Zip Code

Lafayette Hill

PA

19444

PROPERTY INFORMATION

Block(s)

Lot(s)

Qualifier

207.01

11

Street Address:

12 N Exeter Avenue

City, Town, Post Office Box

State

Zip Code

Margate

NJ

08402

Seller's Percentage of Ownership

Total Consideration

Owner's Share of Consideration

Closing Date

100%

540,000

540,000

SELLER'S DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

8/23/17

Date

Gregg Goldstein

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

8/23/17

Date

Kara Goldstein

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

(Please cut along dotted line)



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

RECEIVED
AUG 25 2023
NDG LEGAL

James W. Manghan, CTA
Tax Assessor

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

Block: 207.01 Lot: 11
Location: 12 N Exeter Ave
Date: August 22, 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.: 13279-001

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

www.margate-nj.com

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
206.01 1	20 N ESSEX AVE	2	PORAT, GAIL & MANNY D 35 OLD STEVENS LANE VOORHEES, NJ	08043
206.01 19	25 N EXETER AVE	2	GUTIN, BARRY D & SUZANNE M 25 N EXETER AVENUE MARGATE, NJ	08402
206.01 21	21 N EXETER AVE	2	ESSEX MARGATE LLC 21 N EXETER AVE MARGATE, NJ	08402
206.01 22	19 N EXETER AVE	2	TABASSO, ANTHONY J & ARLENE K 19 N EXETER AVE MARGATE, NJ	08402
206.02 1	7817 VENTNOR AVE	4A	7817 VENTNOR AVE LLC 273 PARK STREET MONTCLAIR, NJ	07043
206.02 2	7811 VENTNOR AVE	2	J. BANK BUSTER TRUST @DEFABRIZIO, R 880 E VAUGHN AVE GILBERT, AZ	85234
206.02 3	7809 VENTNOR AVE	4A	KAPUSTIN, SHELLEY 7809 VENTNOR AVENUE MARGATE, NJ	08402
206.02 7	3 N EXETER AVE	2	BARTFELD, SANDRA M ARNOLD L 21 MAYWOOD COURT NO CALDWELL, NJ	07006
206.02 8	4 N ESSEX AVE L, 11	2	4 N ESSEX AVE LLC 149 CRYSTAL LAKE DRIVE EGG HARBOR TWSP, NJ	08234
206.02 13	7 N EXETER AVE	2	FRIEDRICH, JASON & ALYSSA 4608 MAPLE AVENUE BETHESDA, MD	20814
206.02 17.01	8 N ESSEX AVE	2	ROVNER, HOWARD P & SHARON L 1165 WILLARD ROAD HUNTINGDON VALLEY, PA	19006
206.02 17.02	10 N ESSEX AVE	2	EISENBERG TRUST, TODD & LISA 280 NW 9TH ST BOCA RATON, FL	33432
206.02 19	11 N EXETER AVE	2	RUBIN, ALLEN M 900 N ATWATER DR APT 426 MALVERN, PA	19355

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
206.02 22	13 N EXETER AVE	2	EISENBROCK, MARCIA Z & MICHAEL 1631 BRIARWOOD DRIVE BENSALEM, PA	19020
206.02 23	14 N ESSEX AVE	2	LANDY, ROBERT & NANCY 14 BAINBRIDGE RD SEWELL, NJ	08080
206.02 25	15 N EXETER AVE	2	MILROD, ALICE NANCY 1901 JFK BLVD #1904 PHILADELPHIA, PA	19103
206.02 26	16 N ESSEX AVE	2	CARRICK, LISA A 18 YARMOUTH WAY GIBBSBORO, NJ	08026
206.02 28	17 N EXETER AVE	2	SCHNOLL, MICHAEL & IVY 17 N EXETER AVENUE MARGATE, NJ	08402
206.02 29	18 N ESSEX AVE	2	KUMOR, KENNETH J HEATHER M 409 CENTRE ST HADDONFIELD, NJ	08033
206.02 31	18A N ESSEX AVE	2	18 ESSEX, LLC 4901 NW 17TH WAY #103 FT LAUDERDALE, FL	33309
207.01 1	VENTNOR AVE	1	TAYLOR JR., BRYAN & COLLEEN, ET AL 7901 VENTNOR AVE MARGATE, NJ	08402
207.01 3	7901 VENTNOR AVE	4A	TAYLOR JR., BRYAN & COLLEEN, ET AL 7901 VENTNOR AVE MARGATE, NJ	08402
207.01 4	3 N FRANKLIN AVE	2	SIEGAL, SCOTT 432 BARLOW PLACE BETHESDA, MD	20814
207.01 5	5 N FRANKLIN AVE	2	BERNSTEIN, KERI 2323 RACE STREET #1001 PHILADELPHIA, PA	19103
207.01 6	7 N FRANKLIN AVE	2	MC NALLY III, E J & MC NALLY, J D 888 GRAVEL HILL RD SOUTHAMPTON, PA	18966
207.01 7	9 N FRANKLIN AVE	2	NICHEBAUM 2, LLC 330 W 3RD AVE APT#1 CONSHOHOCKEN, PA	19428

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
207.01 8	11 N FRANKLIN AVE	2	MURPHY, TODD E & ROSEANN FULGINITI 41 FOX HOLLOW LANE SEWELL, NJ	08080
207.01 10	14 N EXETER AVE	2	SIMMONS, TODD C & MICHELE B 3 SWALLOW COURT EAST BRUNSWICK, NJ	08816
207.01 11	12 N EXETER AVE	2	GOSNEAR, TIMOTHY H & RITA M 576 PARK RIDGE DR WAYNE, PA	19087
207.01 12	10 N EXETER AVE	2	POST, SUSAN E & BENJAMIN A 400 CAVERSHAM ROAD BRYN MAWR, PA	19010
207.01 13	8 N EXETER AVE	2	DUNKELMAN, DAVID & DANA 13 OAK HOLLOW CT VOORHEES, NJ	08043
207.01 14	6 N EXETER AVE	2	PLEVINSKY, RICHARD L & ALENE L 1909 OWL COURT CHERRY HILL, N.J.	08003
207.01 15	4 N EXETER AVE	2	KELLY, MITCHELL & RUSSO, TRACY 2668 BLUEBELL CT PHILADELPHIA, PA	19116
207.01 16	21 N FRONTENAC AVE	2	ROTH, ARTHUR L & TERRI S 3200 TWELVE OAKS PL CHARLOTTE, NC	28210
207.01 18	7901 WINCHESTER RD	2	PROSMUSHKIN, GREG & IRINA 534 HOLLY KNOLL DRIVE CHURCHVILLE, PA	18966
207.01 20	19 N FRONTENAC AVE	2	SEIDEN, MICHAEL & AMY L 19 N FRONTENAC AVE MARGATE, NJ	08402
207.01 41	24 N EXETER AVE	2	MARTINO, MARIE 220 S WASHINGTON STREET HAMMONTON, NJ	08037
207.01 42	22 N EXETER AVE	2	GOLDENBERG, JILL 22 N EXETER AVE MARGATE, NJ	08402
207.01 43	20 N EXETER AVE	2	FRIEMAN, ERIC & KAREN J 20 N EXETER AVENUE MARGATE, NJ	08402

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
207.01 44	18 N EXETER AVE	2	DOBBS STEPHEN W & DONNA M 18 N EXETER AVE MARGATE, NJ	08402
207.01 45	16 N EXETER AVE	2	LLEWELLYN, JEFFREY & FERN H 564 DERWIN DR BLUE BELL, PA	19422
207.03 4	7903 VENTNOR AVE	4A	MARGATE BURGER, LLC 9614 AMHERST AVE MARGATE, NJ	08402
207.03 5	3 N FRONTENAC AVE	2	KUPERMAN, RONALD J 832 PLACID LAKE DRIVE OSPREY, FL	34229
207.03 6	5 N FRONTENAC AVE	2	ZOTTI, NICHOLAS & DEANNA 13 ELKINS LN MARLTON, NJ	08053
207.03 7	7 N FRONTENAC AVE	2	CAMBRIA, LOUIS & DEBORAH 2119 PORTER STREET PHILADELPHIA, PA	19145
207.03 8	9 N FRONTENAC AVE	2	BAUMSTEIN, EDWARD S & BRUCIE F 1125 GINKGO LANE GLADWYNE, PA	19035
207.03 10	12 N FRANKLIN AVE	2	KOUZI, JACKY & PEARL 3006 LYNDRHURST H DEERFIELD BEACH, FL	33442
207.03 11	10 N FRANKLIN AVE	2	WEINTRAUB, JAY I & JUDITH A 10 N FRANKLIN AVE MARGATE, NJ	08402
207.03 12	8 N FRANKLIN AVE	2	TAYLOR JR, B D&C M, TAYLOR SR, B D&E C 505 N UNION AVE MARGATE, NJ	08402
207.03 13	6 N FRANKLIN AVE	2	NICOLO, LAWRENCE & CELESTE 6 N FRANKLIN AVE MARGATE, NJ	08402
207.03 14	2 N FRANKLIN AVE	2	ROSENSTEIN, STACEY 98 S PROVIDENCE ROAD WALLINGFORD, PA	19086

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.....54



TARA J. MAZZA, CTC
TAX COLLECTOR

OFFICE OF THE TAX COLLECTOR

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

Date: August 17, 2023

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for Q3 due August 1, 2023;

And the WATER and SEWER charges for the year 2023

Are paid on property located at 12 N. Exeter Ave.

Assessed to Timothy & Rita Gosnear

Designated as BLOCK 207.01 Lot 11 Tax Map of Margate City, N.J.

This certification expires on October 31, 2023

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

Per *TJM*

TIMOTHY J GOSNEAR
RITA M GOSNEAR
576 PARK RIDGE DR
WAYNE, PA 19087-1335

8147
3-8428/2360

Aug 28, 2023
DATE

Halifax Check

PAY TO THE ORDER OF

City of Margate

\$ 250.⁰⁰/₁₀₀

Two hundred and fifty and 00/100

DOLLARS



POLICE AND FIRE FEDERAL CREDIT UNION
www.pffcu.org

FOR

12 N. Exeter Ave

Rita M. Gosnear MP

⑆ 236084285⑆8⑆47⑆00748932⑆5⑆24⑆