

March 7, 2023

VIA HAND DELIVERY

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

RE: Application of Marco A. Arnone
13 N. Gladstone Avenue
Block 207.02, Lot 41
Margate, Atlantic County, New Jersey
Our File No. 13119-001

Dear Ms. Shiles:

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

The applicants seek variances through the present application for the renovation of the existing home located at 13 N. Gladstone Avenue and is seeking variances for location of the third-floor deck; front-yard setback to house; and left side-yard setback.

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 Grimaldi Architecture dated March 3, 2023 consisting of four (4) sheets;
3. Eighteen (18) copies of the Staff Committee Application and City of Margate Staff Committee Action Report;

Palma Shiles, Planning Board Administrator
City of Margate Planning Board
March 7, 2023
Page 2

4. One (1) copy of the vesting Deed dated May 26, 1999 and recorded on June 3, 1999 in the Atlantic County Clerk's Office as Instrument Number 0026474;
5. One (1) copy of the 200' Property Owners List;
6. One (1) original Proof of Paid Taxes, water and sewer; and
7. One (1) USB flash drive with electronic copies of all submission materials.

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

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

Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

By: Eric S. Goldstein
ERIC S. GOLDSTEIN

ESG/lmm
Enclosures

c: Mr. Marco A. Arnone (w/encl. via e-mail)
13119-001/41411

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

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

2. **Zoning District:**

S-60	Single Family Residential	MF	Multi-Family Residential
S-50	Single Family Residential	CBD	Central Business District
S-40(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) 13 N. Gladstone Avenue
Block Number 207.02 Lot No(s) 41
Total Area (in square feet) 4,902 sf.
Frontage: 48.76 ft. (Irr.)
Depth: 98.59 ft. (Irr.)

4. **Information about the Applicant:**

Full name(s) Marco A. Arnone
If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

Local Residence Address _____ Zip _____
Other Residence Address _____ Zip _____
Business Address c/o: ENSER Corp., 1902 Taylor's Lane, Cinnaminson, NJ Zip 08077
Phone Number(s) (include area code);
Local Residence _____ Other Residence _____
Business _____ Fax marco.arnone@enser.com Cell Phone (856) 829-5522 ext. 314

<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/> <hr/> <p>-How will this be changed?</p> <hr/> <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="text-align: center;">Lot No(s)</td> <td style="text-align: center;">Dimension(s)</td> <td style="text-align: center;">Area(s)</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____ x _____</td> <td style="text-align: center;">_____ S.F.</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____ x _____</td> <td style="text-align: center;">_____ S.F.</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____ x _____</td> <td style="text-align: center;">_____ 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): Existing 2 story single-family home.

-Proposed use: 2 1/2 story 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
Location of third-floor deck	Front of home	N/A	Front/side irregular
Front-yard setback to house	5 ft.	5 ft.	5 ft.
Left side-yard setback	5 ft.	3 ft.	3 ft.

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

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 located on the property. The applicant seeks to renovate the existing home, as shown on the attached architectural plans prepared by Grimaldi Architecture. The applicant seeks variances for (1) location of the third-floor deck; (2) front-yard setback to house; and (3) left side-yard setback. The attached architectural plans provide for an updated outdoor space at the house on the right-side portion of the structure, and the construction of a half-story above the existing second floor. The total new area to be added to the structure is 805 sf. The third floor is less than 50% of the floor directly beneath it which does not require variance relief. All of the renovations to the structure are significantly far enough from the right side of the house as to not require variance relief other than the expansion of existing non-conformities.

16. Signature of Applicant(s):

Eric S. Goldstein Date 3/7/23
 Eric S. Goldstein, Esquire - Attorney for Applicant
 _____ Date _____

17. This space for Board Administrator:

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

-This application received by the
 Planning Board Administrator on

By: _____

18. Notarized Statement by Applicant:

State of New Jersey } ss.
 County of Atlantic }
Eric S. Goldstein, being duly
 sworn according to law, deposes and says, that
 the statements contained in the above application
 and the statements contained in the papers
 submitted herewith are true.
 Sworn to and subscribed before me this 7th
 day of March 2023

Tracy A. Farley

Tracy A. Farley
 Notary, State of NJ
 Commission #50031686
 Exp. 2/5/26

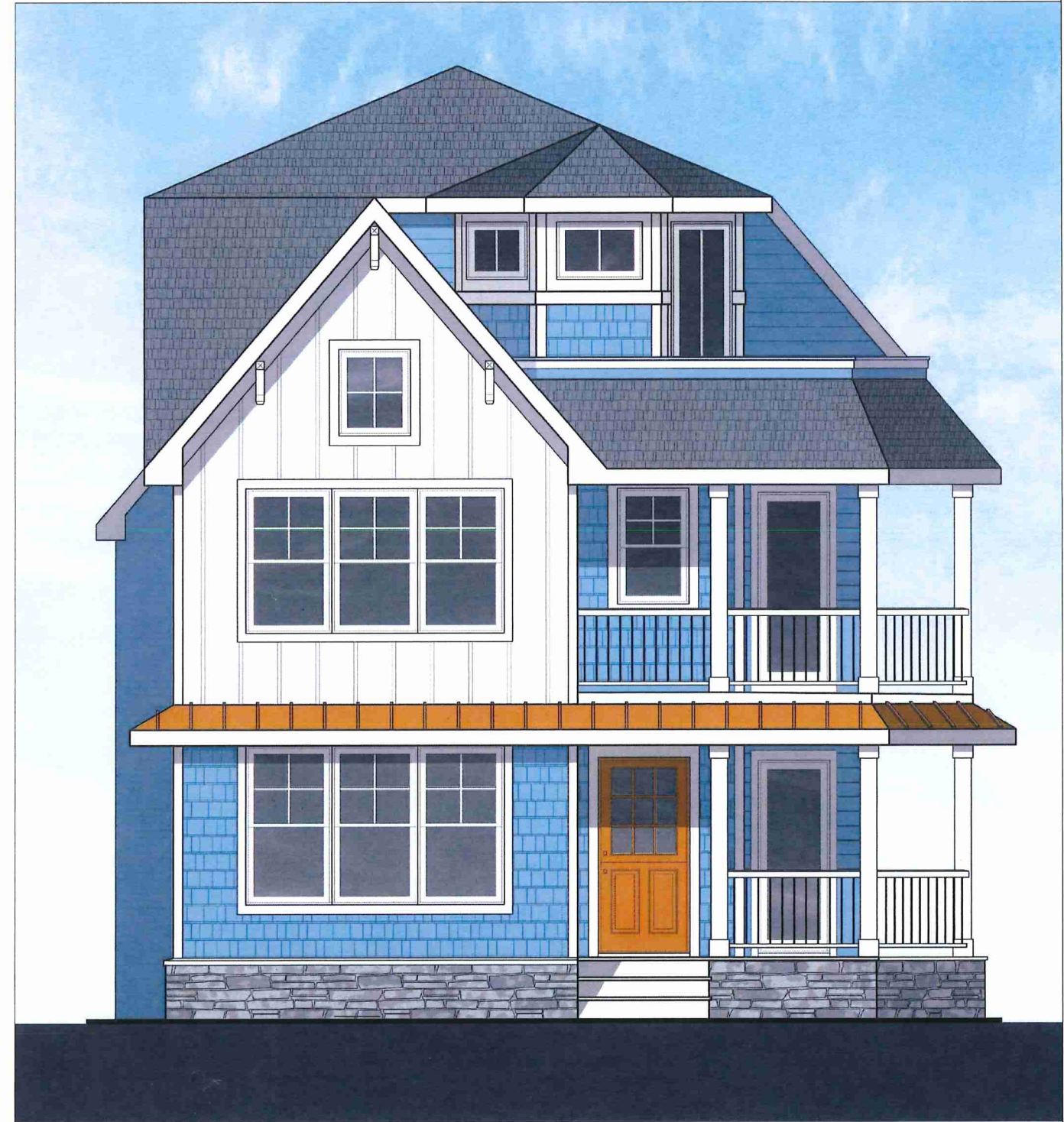
LAND USE

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.	 X X X X	 X
2.	If the survey is more than one year old, attach certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance, and show any proposed changes with all dimensions including enlargement of existing footprint, if applicable.	 X	
3.	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.	5/26/99 Single-Family Home Owner No	
4.	Ten (10) folded copies of a plot plan, map or survey.		
Checklist prepared by: <u>Eric S. Goldstein, Esquire</u> Checklist reviewed by City: _____ Application found complete on: _____ Application found incomplete on: _____		Date: <u>3/7/23</u> _____ Date: _____	



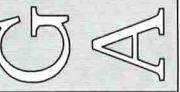
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

GRIMALDI ARCHITECTURE

ARCHITECT CONSULTANT STRUCTURAL DESIGNER
 222B Horsham Rd. Horsham, PA 19044 (215)•674•1611



Arnone Residence

13N Gladstone Ave
 Margate City, New Jersey 08402

drawn by P.B.G.
 checked by Piero Grimaldi
 date 3/3/23
 revised

sheet title ELEVATIONS
 sheet no.

E-1

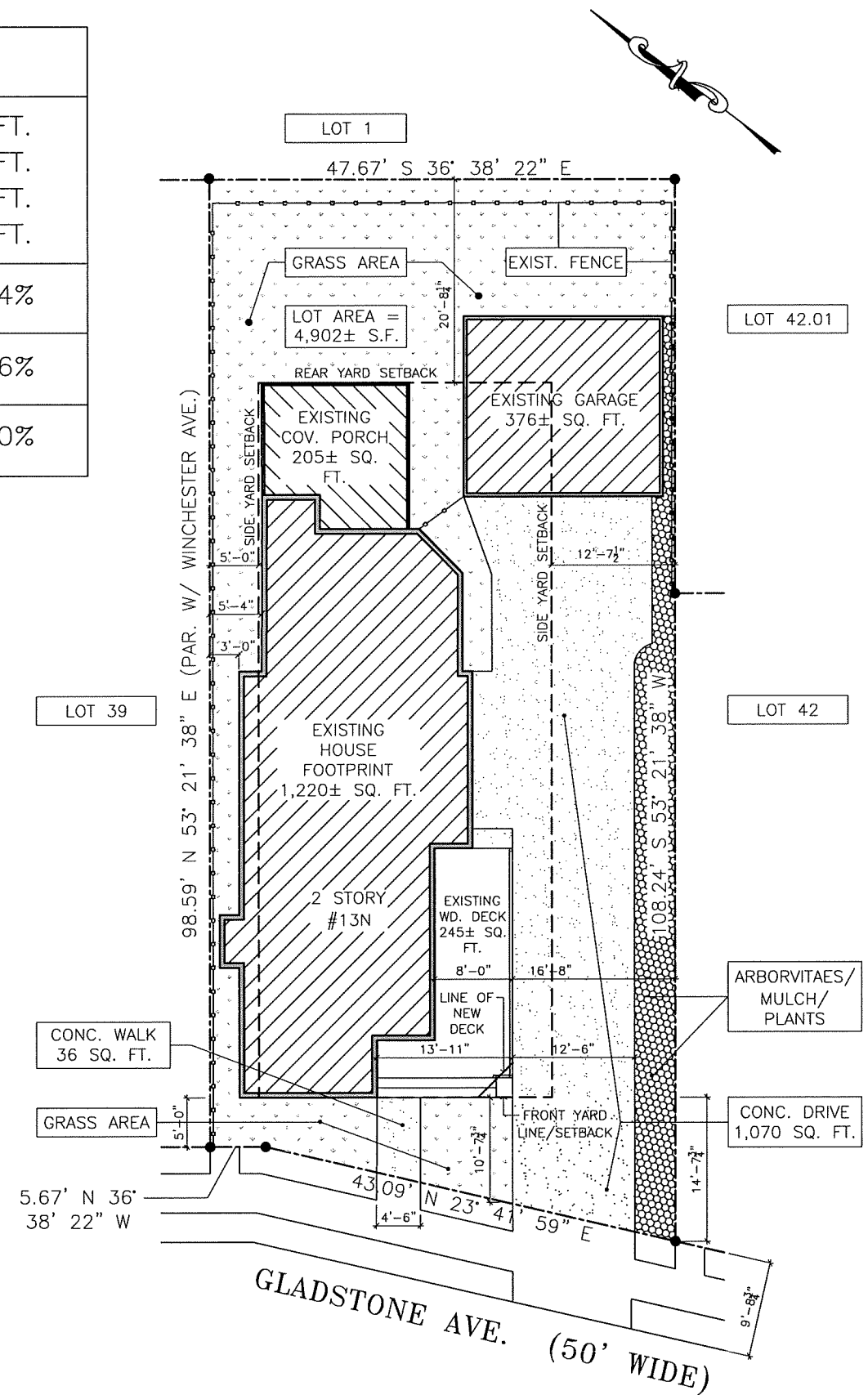
Existing Setbacks		Front Yard	
Block 207.02		N Gladstone Avenue	
Address	Lot	Building	Porch / Deck
1 N	51	6	3 *
5 N	52	6	3
7 N	54	10	7
11 N	42	11.5	11.5
13 N	41	5 *	5
15 N	39	21 *	12.5
17 N	38	19.5	10.75
19 N	37	19.5	9.75
21 N	35	19.5	10.75
27 N	34	6.5	6.5
29 N	33	19.5	9.75
31 N	32	19.25	10.75
33 N	30	19.25	10.5
37 N	29	16.75	15.5 *
Average		14.15	8.97

* Average excludes high and low property setbacks

EXISTING SITE CALCULATIONS	
TOTAL SITE	4,902 SQ. FT.
TOTAL BUILDING, PORCHS, GARAGE	2,046 SQ. FT.
TOTAL CONCRETE DRIVE, WALKS, DECK	1,106 SQ. FT.
TOTAL LANDSCAPED AREA	1,750 SQ. FT.
TOTAL IMPERVIOUS AREA	$\frac{3,152}{4,902} = 64\%$
TOTAL LANDSCAPED AREA	$\frac{1,750}{4,902} = 36\%$
TOTAL LANDSCAPED AREA (FRONT)	$\frac{263}{441} = 60\%$

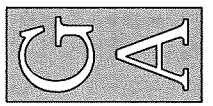


EXISTING LEFT SIDE ELEVATION



SITE PLAN
SCALE: 1/16" = 1'-0"

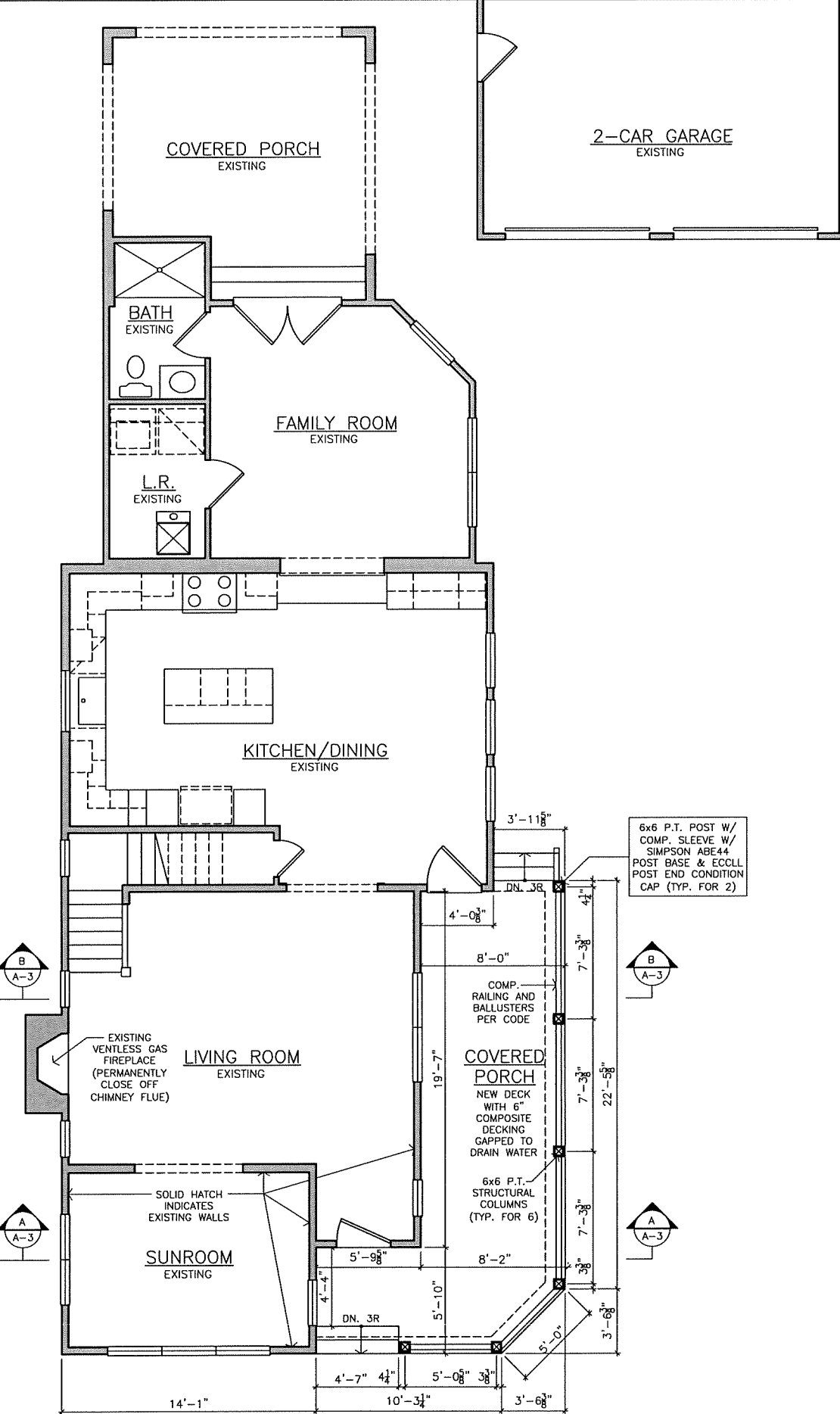
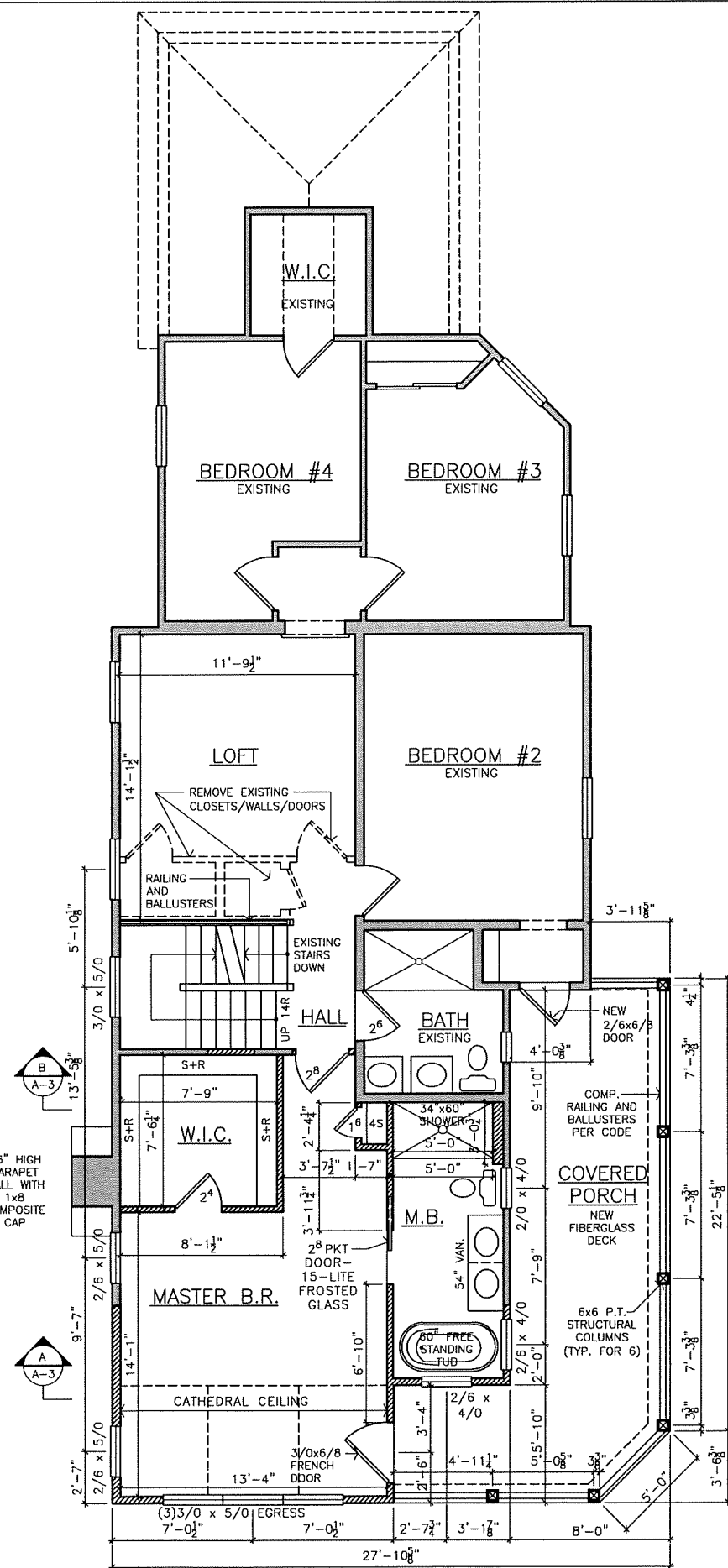
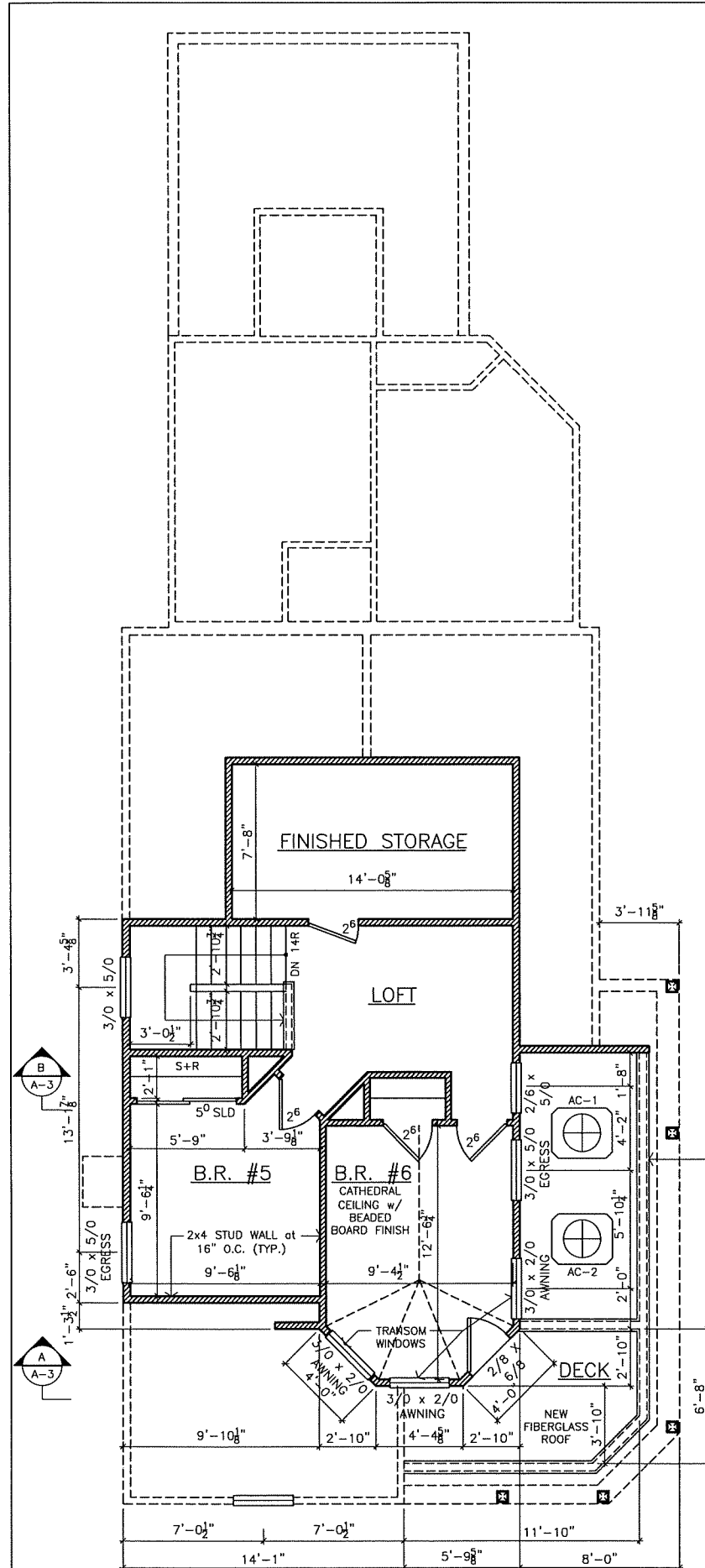
GRIMALDI ARCHITECTURE
 ARCHITECT CONSULTANT STRUCTURAL DESIGNER
 222B Horsham Rd. Horsham, PA 19044 (215) 674-1611



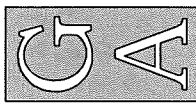
Arnone Residence
 13N Gladstone Ave
 Margate City, New Jersey 08402

drawn by P.B.G.
 checked by Piero Grimaldi
 date 3/3/23
 revised

sheet title SITE PLAN
 sheet no. **SP-1**



GRIMALDI ARCHITECTURE
ARCHITECT CONSULTANT
222B Horsham Rd. Horsham, PA 19044
(215)•674•1611
STRUCTURAL DESIGNER



Arnone Residence
13N Gladstone Ave
Margate City, New Jersey 08402

drawn by P.B.G.
checked by Piero Grimaldi
date 3/3/23
revised

sheet title FLOOR PLANS
sheet no. **A-1**



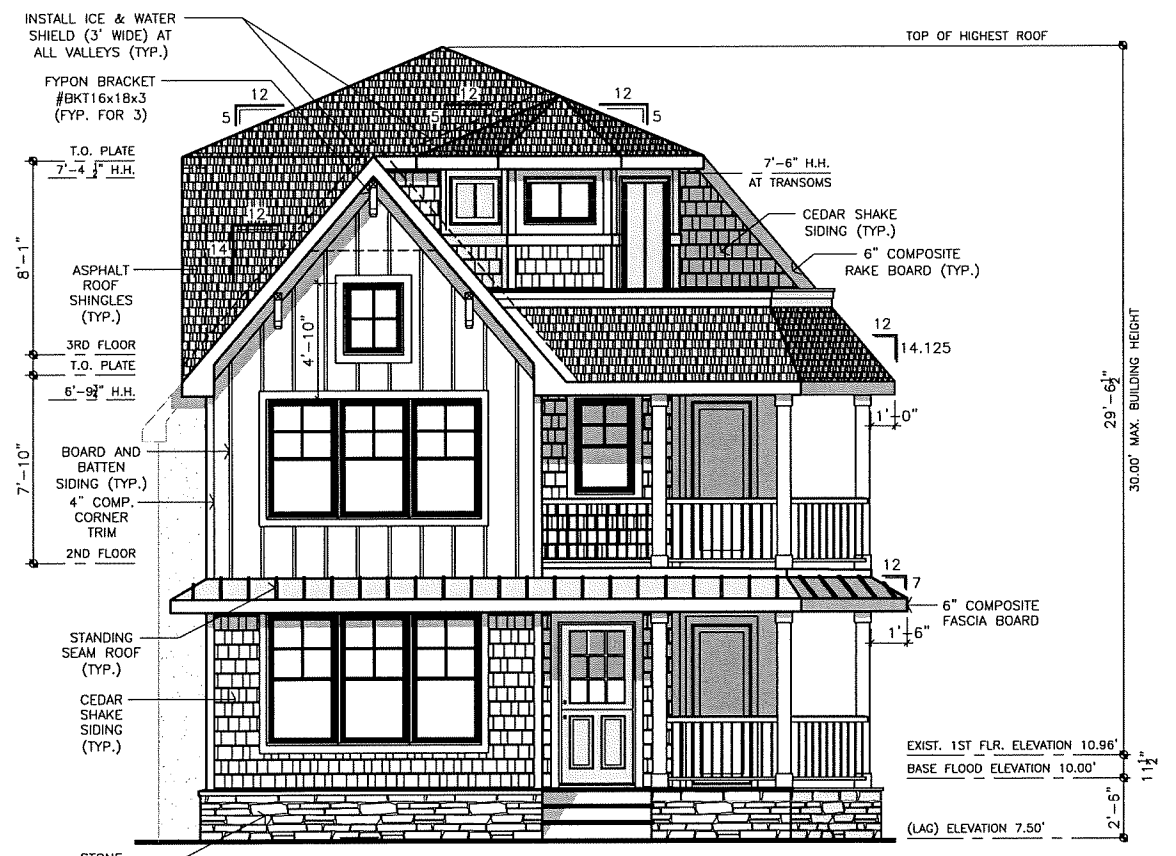
LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

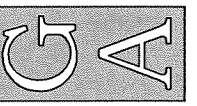
SCALE: 1/8" = 1'-0"

INSTALLATION NOTES

Flashing - Locations (IRC: R903.2.1)
 Flashing (Min. 4" each side) shall be installed at wall and roof intersections, wherever there is a change in roof slope or direction and around roof openings. A flashing shall be installed to divert the water away from where the eave of a sloped roof intersects a vertical sidewall.

Drip edge (IRC: R905.2.8.5)
 A drip edge shall be provided at eaves and rake edges of shingle roofs. Adjacent segments of drip edge shall be overlapped not less than 2". Drip edges shall extend not less than 1/4" below the roof sheathing and extend up back onto the roof deck not less than 2".

GRIMALDI ARCHITECTURE
 ARCHITECT CONSULTANT STRUCTURAL DESIGNER
 222B Horsham Rd. Horsham, PA 19044 (215)•674•1611



Arnone Residence
 13N Gladstone Ave
 Margate City, New Jersey 08402

drawn by P.B.G.
 checked by Piero Grimaldi
 date 3/3/23
 revised

sheet title ELEVATIONS
 sheet no. **A-2**



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

Block 207.02	Lot 41	Applicant Name Marco A. Arnone
District S-25	Address of Subject Application 13 North Gladstone Avenue	

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

Your submittal was considered at the Staff Committee meeting of Thursday, January 19, 2023

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

The staff committee agrees with the applicant's variances identified. Zoning was denied for non-compliance however the existing structure favors one side of the lot and side yard setbacks cannot be met. The applicant has made revisions to the 1/2 story to comply with the definition eliminating a variance (eave height).

The matter will be placed on the agenda of the Planning Board at 6:30PM on Monday, January 23, 2023

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

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

A complete planning board application 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 Administrative Regulations. The instructions and checklist for your particular application can be found on the following pages of this booklet: 1-19

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

In order for you to be able to appear on the Board Agenda as per the above date, all application material must be submitted by 11:00am, Wednesday, February 01, 2023

Palma Accardi
Planning Board Administrator
Thursday, January 19, 2023

Nehmad
Davis & Goldstein



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

Eric S. Goldstein
Managing Partner

egoldstein@ndglegal.com

4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

t 609 927 1177
f 609 926 9721

December 23, 2022

VIA HAND-DELIVERY

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

Re: Application of Marco A. Arnone
15 N. Gladstone Avenue
Block 207.02, Lot 41
Margate, New Jersey
Our File No. 13119-1

Dear Mr. McLarnon:

Please be advised that I represent the above-referenced property owner with regard to its application to the City of Margate Planning Board for certain "c" variance relief in connection with the renovation of the existing 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 Grimaldi Architecture dated November 15, 2022, consisting of ten (10) 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
December 23, 2022
Page 2

Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

BY: 

ERIC S. GOLDSTEIN

ESG/lmm
Enclosures
c: Mr. Marco A. Arnone (w/encl. via e-mail)

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

By Board Administrator
Or Zoning Official

Application Received:

1-3-23

Initial:

KOM

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 23, 2022

2. Submitted by – Name: Marco A. Arnone Phone No.: (856) 829-5522 ext. 314

Address: c/o: ENSER Corp., 1902 Taylor's Lane, Cinnaminson, NJ 08077

Email Address: _____

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

Name: Eric S. Goldstein, Esquire Phone No.: 609-927-1177

Address: Nehmad Davis & Goldstein, PC, 4030 Ocean Heights Ave., Egg Harbor Twp., NJ 08234

Email Address: egoldstein@ndglegal.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: N/A Phone No.: _____

Address: _____

6. Proposed Action is Located as Follows:

Street Address: 13 N. Gladstone Avenue Block: 207.02 Lot(s): 41

Zoning District: S-25 Single-Family Residential

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

There currently exists a 2 story single-family home on the lot.

8. Answer the following as to:

	Existing Condition	Proposed Condition
a. Size and dimension of lot	4,902 sf.	4,902 sf.
b. Size, dimensions of buildings	See attached plans	See attached plans
c. Height of bldgs. (feet)	See attached plans	See attached plans
d. Height of bldgs. (stories)	2-story	2-story
e. % of coverage on land	64%	
f. Front yard setback	5 ft.	See attached plans
g. Rear yard setback	20 ft. 8.25"	See attached plans
h. Side yard setbacks	5 ft. 4 in.	See attached plans

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 subject property is currently improved with a 2 story single-family home located on the property. The applicant seeks to renovate the existing home, as shown on the attached architectural plans prepared by Grimaldi Architecture. Three variances are needed for (1) location of the third-floor deck; (2) front-yard setback to house; and (3) left side-yard setback.

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?

Location of Third-Floor Deck; Front yard setback to house; and left side yard setback.

12. IF THERE HAS BEEN ANY PREVIOUS STAFF COMMITTEE OR FORMAL BOARD APPLICATION AND/OR ACTION ON THIS PROPOSAL PROPERTY, PLEASE ATTACH RELEVANT DOCUMENTS, AND PROVIDE INFORMATION HERE: N/A

.....
 Signature of Submitting Party Eric S. Goldstein, Esquire

 Print or Type Name

New Search

Block: 330
Lot: 408
Qual:

Prop Loc: 110 N MADISON AVE
District: 0116 MARGATE
Class: 2

Owner: CUNDIFF, WILLIAM & LISA
Street: 114 N. PEMBROKE AVE.
City State: MARGATE, NJ 08402

Square Ft: 1792
Year Built: 1957
Style:

Prior Block: 330
Prior Lot: 408
Prior Qual:
Updated: 01/05/06
Zone: MF

Acct Num: 000000
Mtg Acct:
Bank Code: 0
Tax Codes:
Map Page: 05

Additional Information

Addl Lots:
Land Desc: 43.4X125
Bldg Desc: 2SF
Class4Cd: 0
Acreage: 0.1245

EPL Code: 0 0 0
Statute:
Initial: 000000 Further: 000000
Desc:
Taxes: 6203.77 / 0.00

Sale Date: 11/16/90

Book: 5158 Page: 22

Price: 108000 NU#: 0

Sr1a

Date

Book

Page

Price

NU#

Ratio

Grantee

More Info

11/16/90

5158

022

108000

0

CUNDIFF,WILLIAM & LISA

TAX-LIST-HISTORY

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
2022	110 N MADISON AVE	288400	0	398700	2
		110300			
		398700			
2022	110 N MADISON AVE	288400	0	398700	2
		110300			
		398700			
2020	110 N MADISON AVE	288400	0	398700	2
		110300			
		398700			
2019	110 N MADISON AVE	288400	0	398700	2
		110300			
		398700			

[*Click Here for More History](#)

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

REPUBLIC BANK
PHILADELPHIA, PA 19102
3-224/360

3143

12/16/2022

PAY TO THE ORDER OF City of Margate

\$ ***25.00*

Twenty Five and 00/100 ***** DOLLARS

PROTECTED AGAINST FRAUD



City of Margate
9001 Winchester Avenue
Margate City, NJ 08402



EB



MEMO

SMALL COMM. OF
BLOCK 207, 02
LOT 41

13119-1 (Lm) ⑈003143⑈ ⑆036002247⑆ 904 122 2⑈

NEHMAD DAVIS & GOLDSTEIN, P.C.
12/16/2022 City of Margate

3143

Match No.	Plan	Match Description	Receipt	Amount
13119-001	Arnone	13 N. Gladstone Avenu...	Application Fee	\$25.00

Republic Bank Checking Account

***25.00*

NEHMAD DAVIS & GOLDSTEIN, P.C.
12/16/2022 City of Margate

3143

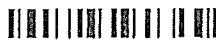
Check No. 3143

Match No.	Plan	Match Description	Receipt	Amount
13119-001	Arnone	13 N. Gladstone Avenu...	Application Fee	\$25.00

PAYMENT RECORD

Republic Bank Checking Account

***25.00*



0026474

RECORD AND RETURN
ALL DOCUMENTS TO:
BROKERS ABSTRACT AND
SEARCH COMPANY
245 JACKSONVILLE ROAD
MYLANO, PA 18974
(215) 674-9600

DEED - MARGATE AND SALE (Covenant as to Grantor's Acts)
IND. TO IND. OR CORP - Plain Language

Consideration: \$ 214,000.00 Exempt Code: E

County	State	S.P.R.R.F	Total
214.21	534.79	96.00	845.00
long	Date: 06/03/1999		

Prepared By:

JEFFREY J. WALDMAN, ESQ

DEED

This Deed is made on MAY 26, 1999

BETWEEN

Steven H. Smith and Cynthia J. Smith, Husband and Wife, whose post office address is 22 W. Front St., PO Box 1710, Media, PA 19063, referred to as the Grantors,

AND

Marco A. Arnone and Deborah J. ARNONE, Husband and Wife, whose post office address is 3470 Surrey Rd., Huntingoton Valley, PA referred to as the Grantee.

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

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Two Hundred Fourteen Thousand DOLLARS (\$214,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2) Municipality of Margate, Block No. 207.02 Lot No.41, Account No. [] No property tax identification number is available on the date of this Deed. (Check box if applicable.)

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:

See Attached

BEING THE SAME LANDS AND PREMISES conveyed unto Steven H. Smith and Cynthia J. Smith, Husband and Wife from Robert Shusman and Maxine Shusman, Husband and Wife, by Deed dated 12/29/93 and recorded in the office of the Recorder of Deeds in the County of Atlantic, State of New Jersey on 1/10/94 in Deed Book 5597, Page 210.

DB6491P151

49059

SCHEDULE "C"

File No. BT-49059

ALL THAT CERTAIN LOT, tract or parcel of land and premises situate, lying and being in the City of Margate, County of Atlantic and State of New Jersey, bounded and described as follows:

BEGINNING in the Northeasterly line of Gladstone Avenue (50 feet wide) at a point that is 425.00 feet Southeastwardly of the Southeasterly line of Winchester Avenue (50 feet wide) and extending thence by N.J.P.C.S. Meridian:

- (1) North 53 degrees 21 minutes 38 seconds East, parallel with Winchester Avenue, 98.59; feet; thence
- (2) South 36 degrees 38 minutes 22 seconds East, 47.67 feet; thence
- (3) South 53 degrees 21 minutes 38 seconds West, parallel with Winchester Avenue; 108.24 feet to the first mentioned Northeasterly line of Gladstone Avenue; thence
- (4) North 23 degrees 41 minutes 59 seconds West, along said Northeasterly line of Gladstone Avenue, 43.094 feet to an angle point therein; thence
- (5) North 36 degrees 38 minutes 22 seconds West, along said Northeasterly line of Gladstone Avenue, 3.67 feet to the point and place of BEGINNING.

BEING KNOWN AS Lot 41, Block 207.02, as shown on the Tax Map of the City of Margate.

COMMONLY KNOWN AS 13 N. Gladstone Avenue.

BEING THE SAME PREMISES which ROBERT SHUSMAN and MAXINE SHUSMAN, Husband and Wife by Indenture bearing the date of 12/29/93 and recorded in the Office of the Recorder of Deeds, in and for the County of ATLANTIC, STATE OF NEW JERSEY on 01/10/94 in Deed Book 5597 Page 210 granted and conveyed unto STEVEN H. SMITH and CYNTHIA J. SMITH, Husband and Wife, their Heirs and Assigns, in fee.

BEING KNOWN AS LOT 41 BLOCK 207.02

DB6491P152

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), except as set forth herein.

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

Witnessed by:

Nicole Cinquante

[Signature] Seal
STEVEN H. SMITH

[Signature] Seal
CYNTHIA J. SMITH

STATE OF ~~NEW JERSEY~~ PA
COUNTY OF ~~MERCER~~ MONTGOMERY

I certify that on *MM/DD*, 1999, Steven H. Smith and Cynthia J. Smith, Husband and wife, personally came before me and acknowledged under oath to my satisfaction that this person (or if more than one person):

(a) is named in and personally signed this document;
(b) signed, sealed and delivered this Deed as his or her act and deed; and

(c) made this Deed for \$214,000.00 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.)

NOTARIAL SEAL
NICOLE L. CINQUANTE, Notary Public
Bensalem Twp., Bucks County
My Commission Expires March 25, 2002

Nicole Cinquante
(Print name and title below signature)
NICOLE L. CINQUANTE
SETTLEMENT AGENT

DB5491P153

99 JUL -3 AM 9:35
FILED
COUNTY CLERK

84 (1)

D E E D	Dated:
STEVEN H. SMITH AND CYNTHIA J. SMITH, Husband and Wife Grantors,	Record and return to:
TO	BROKERS ABSTRACT & SEARCH CO.
MARCO A. ARNONE AND DEBORAH J. ARNONE, Husband and Wife Grantees.	245 JACKSONVILLE RD. BYLAND, PA 18974 PHONE (215) 674-9600 FAX (215) 674-5352

In compliance with statute I have presented
an abstract of the within to all assessors
of the taxing district therein mentioned.

Michael J. Surin
COUNTY CLERK

DB0401154

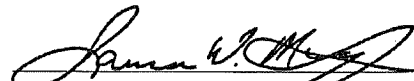


Office of the Tax Assessor
Municipal Building
9001 Winchester Ave.
Margate City, NJ 08402
Phone: 609-822-1950
Fax: 609-487-1142

James W. Manghan, CTA
Tax Assessor

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

Block: 207.02 Lot: 41
Location: 13 N Gladstone
Date: March 2, 2023


James W. Manghan, CTA
Tax Assessor

Your File No.: 13119-001

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

www.margate-nj.com

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
207.01 16	21 N FRONTENAC AVE	2	ROTH, ARTHUR L & TERRI S 3200 TWELVE OAKS PL CHARLOTTE, NC 28210
207.01 17	23 N FRONTENAC AVE	2	BLAKER, EVAN A & AMY K 124 LUCERNE BLVD CHERRY HILL, NJ 08003
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
207.02 1	8003 WINCHESTER RD	2	WATERS, CAROL 8003 WINCHESTER ROAD MARGATE, NJ 08402
207.02 3	22 N FRONTENAC AVE	1	HERSHMAN, HAL E & KAREN M 614 GLEN MEADOW ROAD RICHBORO, PA 18954
207.02 4	8001 WINCHESTER RD	2	GUERRIERI JR, MASSIME & ROSEMARY A 8001 WINCHESTER ROAD MARGATE, NJ 08402
207.02 9	22-1/2 N FRONTENAC	2	GASMAN TRUST, HERMAN L & JEAN A 22-1/2 N FRONTENAC AVE MARGATE, NJ 08402
207.02 10	24 N FRONTENAC AVE	2	IRELAND, PETER J & BARBARA 24 N FRONTENAC AVE MARGATE, NJ 08402
207.02 12	26 N FRONTENAC AVE	2	KLIGERMAN, ABBE & BRETT 2117 BASSWOOD DR LAFAYETTE HILL, PA 19444
207.02 35	21 N GLADSTONE AVE	2	BORDEN, LAWRENCE W & TATIANA 21 N GLADSTONE AVE MARGATE, NJ 08402
207.02 37	19 N GLADSTONE AVE	2	GROSS, ALAN P & SHARON 19 N GLADSTONE AVENUE MARGATE, NJ 08402
207.02 38	17 N GLADSTONE AVE	2	ROMANO, PAT F & MARYLOU CHECCHIA- 3235 GREYSTONE DR GARNET VALLEY, PA 19060
207.02 39	15 N GLADSTONE AVE	2	REYES, PAUL & RODIS ANGEL 113 PARTREE RD CHERRY HILL, NJ 08003

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
207.02 41	13 N GLADSTONE AVE	2	ARNONE, MARCO A & DEBORAH J 3470 SURREY ROAD HUNTINGDON VALLEY, PA 19006
207.02 42	11 N GLADSTONE AVE	2	GRIMALDI, PIERO B 1064 EDGE HILL RD ABINGTON, PA 19001
207.02 42.01	10 N FRONTENAC AVE	2	KLEIN, RICHARD BRADLEY & LISA JOY 521 E WYNNEWOOD RD MERION STATION, PA 19066
207.02 43.01	8 N FRONTENAC AVE	2	CINCOTTA, SYLVIA J. 26 W POTOMAC ST BRUNSWICK, MD 21716
207.02 43.02	6 N FRONTENAC AVE	2	BLOOM TRUST, HARRIET PO BOX 1149 MT LAUREL, NJ 08054
207.02 45	4 N FRONTENAC AVE	2	CIOCIOLA, JOSEPH & CAROL 4 N FRONTENAC AVE MARGATE, NJ 08402
207.02 46	2 N FRONTENAC AVE	2	BALKIN, RORY & MICHAEL SAMUEL 3520 MICHAEL DRIVE PLANO, TX 75023
207.02 47	8001-11 VENTNOR AVE 11,826F,L48	4A	SIGANOS REALTY, LLC PO BOX 226 1418 NEW ROAD NORTHFIELD, NJ 08225
207.02 51	1 N GLADSTONE AVE	2	UHR, SANDRA 1 N GLADSTONE AVE MARGATE, NJ 08402
207.02 52	5 N GLADSTONE AVE	2	JAFFE, MITCHELL & DAEL 5 N GLADSTONE AVE MARGATE, NJ 08402
207.02 54	7 N GLADSTONE AVE	2	ABRAMSON, DENNIS L & MINDEE R 419 WILLIAMS ROAD WYNNEWOOD, PA 19096.1632
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

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
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 LYNDHURST 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&EC 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
208 8	17 N GRANVILLE AVE	1	17NGRANVILLE DEVELOPMENT, LLC 362 GREENWOOD COURT VILLANOVA, PA 19085
208 9	15 N GRANVILLE AVE	2	CANTOS, ANDREW & ILENE 1255 TURNBURY LANE NORTH WALES, PA 19454
208 10	13 N GRANVILLE AVE	2	DERSHAW TRUST, NANCY 140 S E 5TH AVE #451 BOCA RATON, FL 33432
208 11	11 N GRANVILLE AVE	2	BERNARDI FAMILY TRUST, A E & F M (LE) 22 PULHAM LN SOUTHAMPTON, NJ 08088
208 12	9 N GRANVILLE AVE	2	DELANEY, STEVEN S & DEBRA L 234 E FAIRWOOD DR CHALFONT, PA 18914
208 13	7 N GRANVILLE AVE	2	DALJACK PROPERTIES LLC 105 JESSUP ROAD WEST DEPTFORD, NJ 08086
208 14	5 N GRANVILLE AVE	2	COOKE, LAUREN M & COOKE, M B 5 N GRANVILLE AVE MARGATE, NJ 08402
208 15	3 N GRANVILLE AVE	2	INSELMAN, ILENE 3 N GRANVILLE AVENUE MARGATE, NJ 08402
208 16.01	1 N GRANVILLE AVE	2	SHAYMAN, CHARLES A & SUSAN F 1 N GRANVILLE AVE MARGATE, NJ 08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
208 24	26 N GLADSTONE AVE	2	SOUTHARD, HARRY & MARIA H 137 RAMBLEWOOD WAY MT LAUREL, NJ	08054
208 25	24 N GLADSTONE AVE	2	BROGIN, IRA M 2000 S OCEAN BLVD #PH-F BOCA RATON, FL	33432
208 26	20 N GLADSTONE AVE	2	CONTI, GREGORY T 1688 STEPHENS DRIVE WAYNE, PA	19087
208 27	16 N GLADSTONE AVE	2	FRIEDMAN, DAVID & JUDY 77 CEDAR BROOK DR CHURCHVILLE, PA	18966
208 29	14 N GLADSTONE AVE	2	GRIMALDI, EUGENE P & MARIE 1341 SADDLEBROOK LANE HUNTINGDON VALLEY, PA	19006
208 30	10 N GLADSTONE AVE	2	FELTOON FAMILT TRUST, @L FELTOON PO BOX 3030 CHERRY HILL, NJ	08034
208 31	8 N GLADSTONE AVE	2	GOODELMAN, DEBRA 8 N GLADSTONE AVE MARGATE, NJ	08402
208 32	6 N GLADSTONE AVE	2	ADAR, JONATHAN & JOANNE 811 YEARLING DRIVE NEW HOPE, PA	18938
208 33	4 N GLADSTONE AVE	2	4 N GLADSTONE, LLC 2 S FRONTENAC AVENUE MARGATE, NJ	08402
208 35	2 N GLADSTONE AVE	2	GREEN, LISA S & RICHARD F 507 RAMBLEWOOD DR BRYN MAWR, PA	19010
208 37	8015 VENTNOR AVE	4A	LEE, SUNG HUN & MAN SOON 103 S BURNT MILL RD VOORHEES, NJ	08043

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.....56



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

RECEIVED
MAR 06 2023
NDG LEGAL

Date: March 3, 2023

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for Q1 due February 1st, 2023;

And the WATER and SEWER charges for the year 2022

Are paid on property located at 13 N. Gladstone

Assessed to Marco & Deborah Arnone

Designated as BLOCK 207.02, Lot 41, Tax Map of Margate City, N.J.

This certification expires on May 1, 2023

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

Per *TJM*

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