

October 3, 2023

VIA HAND DELIVERY

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

RE: Application of Jeffrey and Fern Llewellyn
16 N. Exeter Avenue
Block 207.01, Lot 45
Margate, Atlantic County, New Jersey
Our File No. 13319-001

Dear Ms. Shiles:

Please be advised that I represent the above-referenced property owners with regard to their application to the City of Margate Planning Board for certain "c" variance relief for the construction of a new two-story, flood-compliant, single-family home on the lot. The property is currently improved with a single-family home that shall be demolished.

The applicants seek variances through the present application for the construction of a new two-story, flood-compliant, single-family home on the lot located at 16 N. Exeter Avenue. The lot is oddly situated and shaped, as it faces Exeter Avenue, but also faces the dead-end of Winchester Road, which stops directly in the rear of the property.

Winchester Road comes to a complete stop at the rear of the subject property, and a pool is proposed to be constructed adjacent to the end of Winchester Road. The property has street frontage on Executer Avenue and also on Winchester Road in the rear, which is technically a "front street" and the property spans the entire width of the block. The applicants are seeking variances for setbacks along the rear property at Winchester Road, and minimum lot width, which is an existing non-conformity.

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

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

1. Original and seventeen (17) copies of the City of Margate Planning Board Application and Variance Application Checklist;
2. Eighteen (18) sets of architectural renderings prepared by Robert J. Lolio, RA, Lolio Architects, dated July 28, 2023 (5 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 27, 2019, and recorded on October 28, 2019 in the Atlantic County Clerk's Office as Instrument Number 2019053478;
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 that the application can proceed at the October 26, 2023 planning board meeting. I 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/lmm

Enclosures

c: Jeffrey and Fern Llewellyn (w/encl. via e-mail)

13319-001/55372

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** October 3, 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) 16 N. Exeter Avenue
Block Number 207.01 Lot No(s) 45
Total Area (in square feet) 3,760 sf.
Frontage: 35 ft.
Depth: 105 / 109 ft. (irregular angle of depth)

4. **Information about the Applicant:**

Full name(s) Jeffrey & Fern Llewellyn
If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)
N/A

Local Residence Address _____ Zip _____
Other Residence Address _____ Zip _____
Business Address 654 Derwin Drive, Blue Bell, Pennsylvania Zip 19422
Phone Number(s) (include area code);
Local Residence _____ Other Residence _____
Business _____ Fax jeffllewellyn@gmail.com Cell Phone (856) 322-6476

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 27, 2019
- 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, Esquire Phone (609) 927-1177
 Address Nehmad Davis & Goldstein, PC - 4030 Ocean Heights Avenue, Egg Harbor Township, NJ 08234
 Fax _____ Cell egoldstein@ndglegal.com
- Architect: Name Robert J. Lolio, RA - Lolio Architects Phone (856) 322-6476
 Address 6021 Third Street, Mays Landing, NJ 08330
 Fax _____ Cell bob@lolioarchitect.com
- Surveyor: Name _____ Phone _____
 Address _____
 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>N/A</td> <td style="text-align: center;">x</td> <td style="text-align: right;">S.F.</td> </tr> <tr> <td>_____</td> <td style="text-align: center;">x</td> <td style="text-align: right;">S.F.</td> </tr> <tr> <td>_____</td> <td style="text-align: center;">x</td> <td style="text-align: right;">S.F.</td> </tr> </table> <p>-Purpose of the Subdivision</p> <p><input type="checkbox"/> To sell lot(s)</p> <p><input type="checkbox"/> To build and sell homes (or other buildings)</p> <p><input type="checkbox"/> Other (please explain): _____</p>	Lot No(s)	Dimension(s)	Area(s)	N/A	x	S.F.	_____	x	S.F.	_____	x	S.F.
Lot No(s)	Dimension(s)	Area(s)											
N/A	x	S.F.											
_____	x	S.F.											
_____	x	S.F.											

12. If Variances are Required:

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

-Current use of lot(s) and building(s): Single-family home to be demolished.

-Proposed use: New 2 story flood-compliant single-family home with parking underneath.

-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 Lot Width (ENC)	40 ft.	35 (existing non-conformity)	35 ft.
Pool in front yard fronting along _____	_____	_____	_____
Winchester Road (rear of house)	Not permitted	N/A	Pool fronting Winchester Road

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

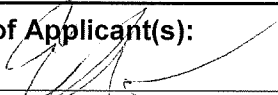
15. Space for Narrative: In this space you must provide a general narrative description of what is being proposed, as well as any information not otherwise set forth above which may be relevant to the application, including justifications, clarifications and extenuating circumstances. FAILURE TO PROPERLY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

The property is currently improved with an existing single-family home to be demolished. The applicants propose to construct a new 2 story, flood-compliant, single-family home on the lot, with off-street parking underneath the structure.

The lot is oddly situated and shaped, as it faces Exeter Avenue, but also faces Winchester Road in the rear of the subject house, where Winchester Road comes to a complete "stop" dead-end at the rear of the subject property.

There are no other homes in the surrounding area which encounter this odd hardship situation.

16. Signature of Applicant(s):


 _____ Date 10/3/23
 Eric S. Goldstein, Esquire - Attorney for Applicant
 _____ Date _____

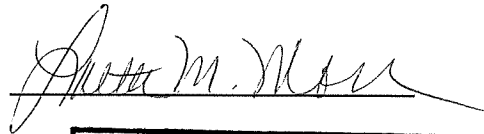
17. This space for Board Administrator:

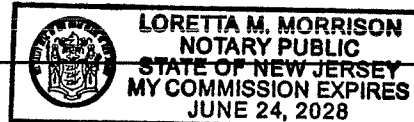
-Staff Committee action took place
 _____ and case assigned to
 the Planning Board for _____ or
 -This application received by the
 Planning Board Administrator on

 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 3rd
 day of October 2023.





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.

<i>(signature)</i>	<i>(print name)</i>	<small>_____ <i>(Attorney for Applicant)</i></small> <i>(title)</i>
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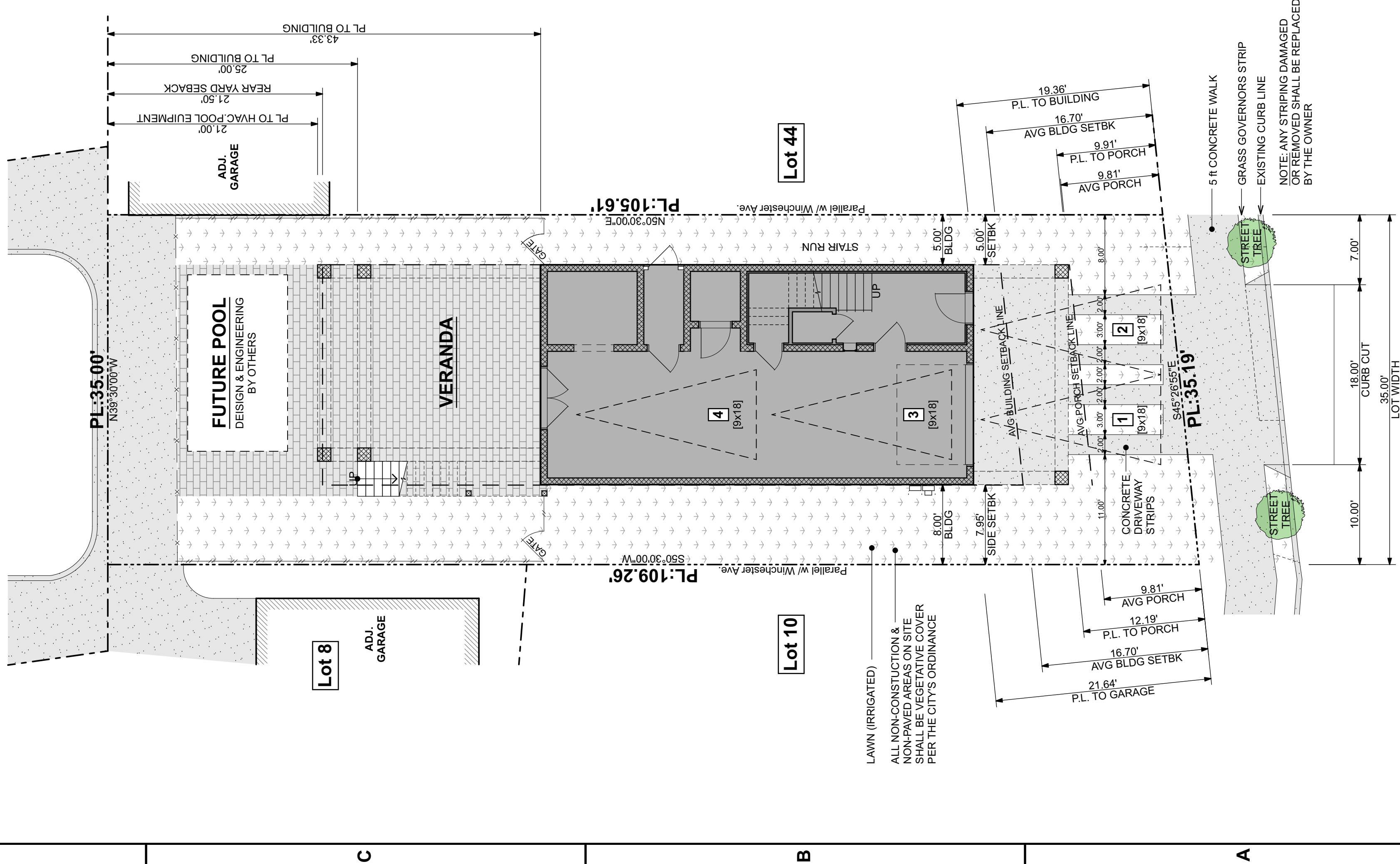
Dated: (March 7, 2023)

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> <ul style="list-style-type: none"> 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. 	<p style="margin-left: 40px;">X</p> <p style="margin-left: 40px;">X</p> <p style="margin-left: 40px;">X</p> <p style="margin-left: 40px;">X</p> <p style="margin-left: 40px;">X</p>	
2.	<p>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.</p>	<p style="margin-left: 40px;">X</p>	
3.	<p>A statement containing the following information:</p> <ul style="list-style-type: none"> 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. 	<p>9/27/19 Single-Family Home Owner</p> <p>No</p>	<p>Single-Family Home Owner</p>
4.	<p>Ten (10) folded copies of a plot plan, map or survey.</p>		
	<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>10/3/23</u></p> <p>_____</p> <p>Date: _____</p> <p>_____</p>	

LOT ADDRESS	DWELLING	PORCH
39 #28 N. EXETER	22.0	12.8
40 #26 N. EXETER	24.2	19.4
41 #24 N. EXETER	24.2	15.4
42 #22 N. EXETER	14.1	7.5
43 #20 N. EXETER	20.7	9.9
44 #18 N. EXETER	9.3	N/A
45 #16 N. EXETER	16.0	7.9
10 #14 N. EXETER	5.2	5.2
11 #12 N. EXETER	12.0	5.6
12 #10 N. EXETER	13.9	6.8
13 #8 N. EXETER	11.3	6.5
14 #6 N. EXETER	14.4	6.3
15 #4 N. EXETER	25.8	14.7
AVG 58	16.7	9.81



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

ZONING CONFORMANCE SCHEDULE: S-25 ZONE

BULK REQUIREMENTS	REQUIRED	PROPOSED	STATUS
ITEM			
USE	SINGLE FAMILY DETACHED DWELLING	SINGLE FAMILY DETACHED DWELLING	CONFORMS
MINIMUM LOT AREA	2,500 sq ft	3,760 sq ft	CONFORMS
MINIMUM LOT WIDTH	40 ft	35 ft	EXISTING NON-CONFORMING
MAXIMUM BUILDING COVERAGE	36.2% OR 1,361 sq ft	1,360 sq ft = 36.17%	CONFORMS
FRONT YARD SETBACK TO PORCH	PREVALUING = 9.81 ft	19.36 ft	CONFORMS
MINIMUM FRONT YARD TO GARAGE	16.00 ft	20.26 ft	CONFORMS
MINIMUM REAR YARD	107.44(20%) = 21.5 ft	25 ft	CONFORMS
LEFT SIDE YARD	5.00 ft MIN	8.00 ft	CONFORMS
RIGHT SIDE YARD	5.00 ft MIN	5.00 ft	CONFORMS
MINIMUM AGGREGATE SIDE YARD	35 ft (37%) = 12.95 ft	13.00 ft	CONFORMS
MAXIMUM HEIGHT	30 FT (9 FT ABV GRADE W/ PARKING BLV)	28.33 ft	CONFORMS
MAXIMUM STORIES	2.5 STORIES	2.0 STORIES	CONFORMS
MAXIMUM FLOORS	2.5 FLOORS	2.0 FLOORS	CONFORMS
MINIMUM ROOF PITCH	5:12	5:12	CONFORMS
FRONT YARD LANDSCAPING	60%	361 sf / 587 sf = 61.4%	CONFORMS
TOTAL LANDSCAPING COVERAGE	35%	1,629sf / 3,760sf sq ft = 43%	CONFORMS

SUPPLEMENTARY REGULATIONS

BOXED WINDOW PROJECTIONS	2 ft PROJECTION INTO FRONT/SIDE YARD	1.80 ft FRONT YARD YARD	CONFORMS
FIREPLACE PROJECTIONS	2 ft PROJECTION INTO REAR/SIDE YARD	NONE PROPOSED	CONFORMS
FRONT STAIR PROJECTIONS	2 ft TO PROPERTY LINE	3 ft	CONFORMS
SIDE/REAR STAIR PROJECTIONS	5 ft	NONE PROPOSED	CONFORMS
DRIVEWAY SETBACK	1 ft	> 1 ft	CONFORMS
CURB CUT	(1) 18 ft WIDE	(1) 18 ft WIDE	CONFORMS
OFF STREET PARKING	(5) BEDROOMS = 3 SPACES	(4) SPACES	CONFORMS
PARKING SPACE SIZE	9'x18'	9'x18'	CONFORMS
AC UNITS	5.33 ft	5.33 ft	CONFORMS
EXTERIOR SHOWER SETBACK	3 FT SIDE & REAR	5.33 ft SIDE / 17.00 ft REAR	CONFORMS
POOL EQUIPMENT SETBACK	10 FT SIDE & 5 FT REAR	NONE PROPOSED	CONFORMS

TYPICAL SITE NOTES

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

GRADE LEGEND

- EXISTING ELEVATION (BASED ON NAVD'88)
- PROPOSED ELEVATION (BASED ON NAVD'88)

GRADING NOTES

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

TYPICAL STREET TREE NOTES

- LONDON PLANE TREE OR CITY APPROVED EQUAL SHALL BE PLANTED WITHIN GOVERNORS STRIP AS ADEQUATE SPACE IS AVAILABLE AND NO OVERHEAD WIRES PRESENT. TREES SHALL BE NO CLOSER THAN 25 FT FROM THE INTERSECTION AND SHALL NOT BLOCK ANY SIGNS, 3" CALIPER @ 6 FT HIGH

TYPICAL SHRUB NOTES

- EXETER AVENUE (85 FT FRONTAGE) = 24 SHRUBS
- MIN OF 50% OF THE SHRUBS SHALL BE PLANTED BETWEEN THE PRINCIPAL STRUCTURE AND THE FRONT PROPERTY LINE
- SELECT SHRUBS FROM CITY OF MARGATE PLANT SPECIES APPROVED LISTING (APPENDIX B)

TYPICAL LAWN NOTES

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

SURVEY LIST REQUIRED DURING CONSTRUCTION

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

LANDSCAPE PLAN

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

RIBBON DRIVEWAYS

- SHALL ONLY BE PERMITTED ON PRIVATE PROPERTY AND BETWEEN THE BACK OF THE SIDEWALK AND PROPERTY LINE WITHIN THE RIGHT-OF-WAY.
- EACH RIBBON SHALL BE TWO FEET WIDE AND SEPARATED BY A THREE FOOT GRASS STRIP.
- SHALL BE CONSTRUCTED OF #20 CLASS "B" CONCRETE A MINIMUM OF SIX INCHES THICK OR CONCRETE PAVERS SPECIFICALLY DESIGNED FOR USE WITH VEHICLES ON A ONE-INCH SAND BEDDING ON SIX INCHES OF DENSE GRADED AGGREGATE BASE COURSE (MINIMUM) OR SIX INCHES OF #10 DOT CLASS "B" CONCRETE (MINIMUM).

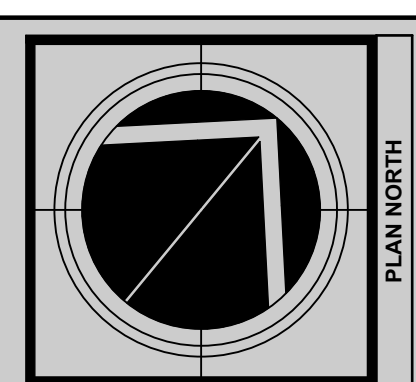
FENCE NOTES

- ALL FENCES SHALL BE MEASURED AS TO THE HEIGHT FROM A POINT BETWEEN TWO AND FIVE INCHES ABOVE GRADE FOR PROPER CLEARANCE OF THE BOTTOM OF THE FENCE FROM THE GROUND. WITH THE EXACT NUMBER OF INCHES TO BE DETERMINED BY THE CONSTRUCTION CODE OFFICIAL ON A CASE-BY-CASE BASIS.
- THE FENCE SHALL BE LOCATED WITHIN THE PROPERTY LINE AND SHALL NOT BE LOCATED IN THE ADJACENT FINISHED GRADE. A REAR YARD IS THE AREA ACCESSING THE FULL WIDTH OF THE LOT BEYOND THE PRINCIPAL BUILDING AND REAR LOT LINE.
- ALL FENCES AND WALLS SHALL BE PLACED WITHIN THE PROPERTY LINE AND THE FINISHED SIDE SHALL BE ON THE OUTSIDE FACE OF THE FENCE OR WALL.
- NO FENCE OR WALL SHALL BE PLACED BETWEEN THE FRONT YARD SETBACK LINE AND THE FRONT PROPERTY LINE. THIS APPLIES TO FENCES ALONG SIDE DRIVEWAYS, WALLS, AND CONCRETE DRIVEWAYS.
- FENCES OR WALLS SHALL BE CONSTRUCTED TO HEIGHT OF FOUR FEET FROM FINISHED ELEVATION. CURBS IN THE PROPERTY LINE SHALL BE CONSTRUCTED TO THE SAME HEIGHT AS THE FENCE OR WALL.
- "VISUALLY TRANSPARENT" MEANS AT LEAST 75% MEASURABLY OPEN IN ELEVATION VIEW, INCLUDING ALL FENCES AND POST ELEMENTS.
- NO FENCES OR GATES ARE PERMITTED TO CROSS ANY DRIVEWAY, GUGH (13), RESPECTIVELY.
- THE CONSTRUCTION CODE OFFICIAL, AFTER CONFERRING WITH AND RECEIVING WRITTEN CONCURRENCE OF THE ZONING OFFICER, MAY DENY FENCE PERMITS TO BE CONSTRUCTED IF THE OFFICIAL DETERMINES THAT THE CONSTRUCTION OF SAID FENCES WILL ADVERSELY AFFECT ADJACENT DRIVEWAYS, THEREBY CREATING A DANGER TO PUBLIC SAFETY.
- IN ORDER TO PERMIT GREATER PERSONAL CHOICE IN EXTERIOR DECOR, THE PRESCRIBED FENCE HEIGHT AS SET FORTH MAY BE MODIFIED IN THE CASE OF SCALLOPED OR OTHERWISE NON-TRADITIONAL FENCES, PROVIDED THAT NO PORTION OF ANY FENCE EXCEEDS THE MAXIMUM HEIGHT BY MORE THAN 10 INCHES, AND ALSO PROVIDED THAT THE AVERAGE ELEVATION DOES NOT EXCEED THE HEIGHT REQUIREMENT.
- ALL FENCES SHALL BE DESIGNED AND CONSTRUCTED TO BE DURABLE AND SHALL BE COMPATIBLE WITH THE MATERIALS, SCALE AND BUILDING ARRANGEMENT OF PRINCIPAL AND ACCESSORY STRUCTURES ON THE SITE.



Robert J. Lolo, Licensed Architect
219 Bellevue Ave
Hampton, NJ 08037
E: bob@loloarchitect.com
www.loloarchitect.com

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Llewellyn Residence
16 N. Exeter Avenue
City of Margate
Atlantic County, NJ

SCHEMATIC DESIGN

ISSUE DATE: SCHEMATIC DESIGN 07/28/23

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

SHEET TITLE:
Plot Plan

JOB NUMBER:
23-015

SHEET C-101

HVAC NOTE
 NO DUCT WORK IS TO BE LOCATED BELOW D.F.E. PER THE IRC. ALL DUCT WORK BELOW D.F.E. SHALL BE INSTALLED IN A MANNER THAT PROVIDES PROTECTION FROM FLOODING. FLEX DUCT IS PERMITTED. ALL PENETRATIONS AND JOINTS ARE TO BE SEALED WITH DUCT SEALING MASTIC.

CONCRETE SLAB/PATIO/DECK MATERIAL KEY & DESCRIPTION

- GARAGE SLAB:** 4" THICK CONCRETE SLAB W/ #6 @ 14" W/ 4" WVF. PROVIDE 6 MIL VAPOR BARRIER ON 4" CRUSHED STONE ON 95% COMPACTED FILL
- ELEVATOR SLAB:** 12" THICK CONCRETE SLAB W/ #4 BAR AT 12" O.C. EACH WAY AT ELEVATOR PIT
- ENTRY SLAB:** 4" THICK CONCRETE SLAB W/ #6 @ 14" W/ 4" WVF ON 2" THICK RIGID INSULATION. PROVIDE 6 MIL VAPOR BARRIER ON 4" CRUSHED STONE ON 95% COMPACTED FILL
- VERANDA DRIVE:** PAVERS ON SAND
- DECKS:** SLOPED FIBERGLASS DECK SYSTEM FOR POSITIVE DRAINAGE AWAY FROM THE DWELLING OVER 1/2" AC PLYWOOD
- DECKS:** DECK SYSTEM W/ CONCEALED FASTENERS ON P.T. 2x SLIPERS FOR A LEVEL DECK SURFACE ON A SLOPED FIBERGLASS DECK SYSTEM FOR POSITIVE DRAINAGE AWAY FROM BLDG.
- DECKS:** GAPPED IPE DECK SYSTEM W/ CONCEALED FASTENERS ON P.T. 2x JOIST PER FRAMING PLANS

ENTRY FLOOD VENT CALCULATIONS

TOTAL ENCLOSED ENTRY AREA	= 000 sf
(4) EXTERIOR FLOOD VENTS AT 200 sf/VENT OF FLOOD RELIEF	= 000 sf

GARAGE FLOOD VENT CALCULATIONS

TOTAL ENCLOSED GARAGE AREA	= 000 sf
(4) EXTERIOR FLOOD VENTS AT 200 sf/VENT OF FLOOD RELIEF	= 000 sf

FLOOD VENT KEY & DESCRIPTION

FW1	"SMART-VENT" DUAL FUNCTION FLOOD & VENTILATION VENT MODEL # 1540-510
FW2	"SMART-VENT" INSULATED FLOOD VENT W/ FIRE DAMPER MODEL # 1540-530
FW3	"SMART-VENT" INSULATED FLOOD VENT MODEL # 1540-520 W/ #1540-526 SEALING KIT
FW4	"SMART-VENT" WOOD WALL INSULATED FLOOD VENT MODEL # 1540-570

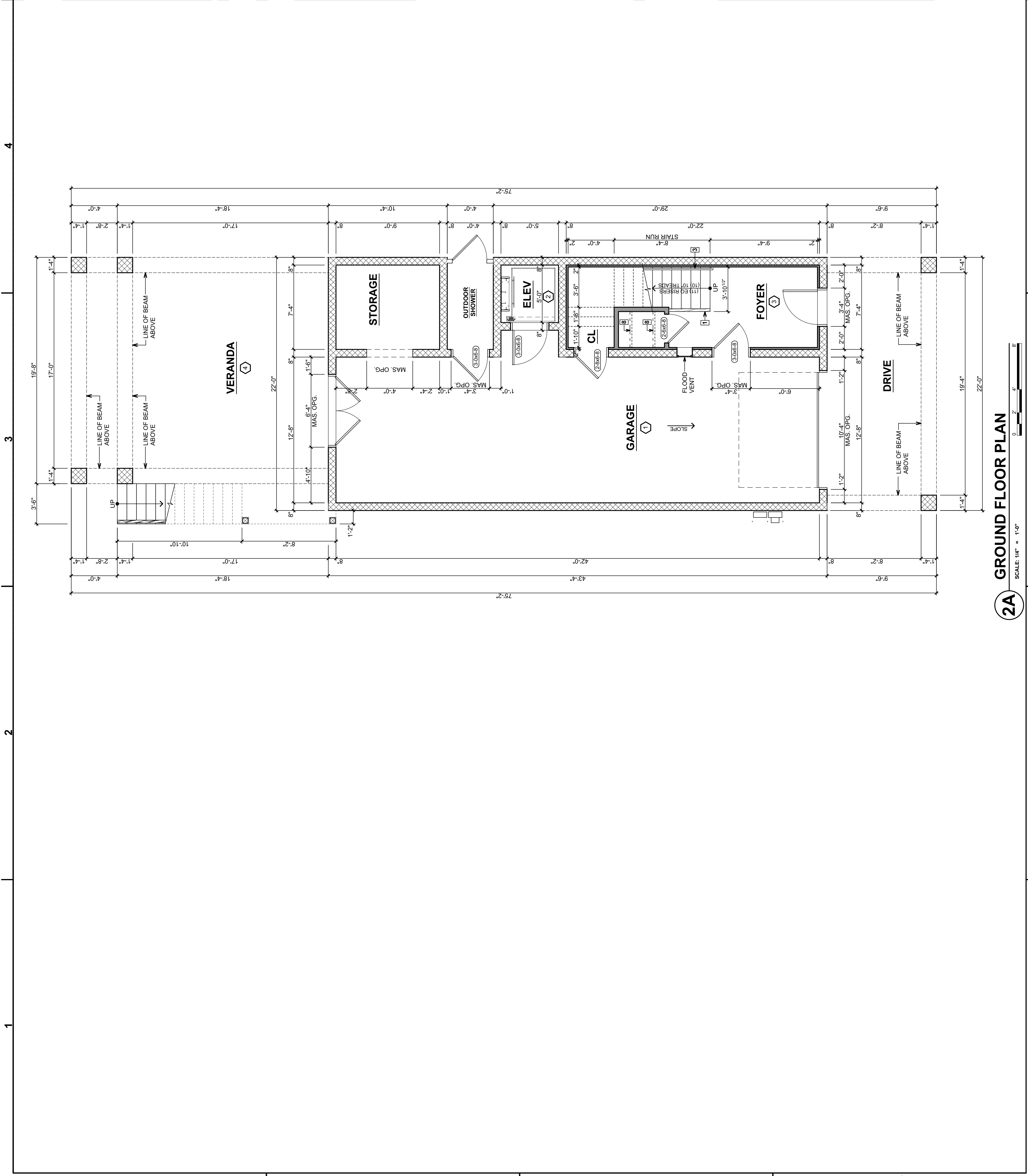
NOTE: EACH "SMART-VENT" PROVIDES 200 SF OF FLOOD RELIEF. SEE SPECIFICATIONS FOR FURTHER INFORMATION.

PER IRC R322.2.2.
 2.1. THE TOTAL NET AREA ON NON-ENGINEERED OPENINGS SHALL NOT BE LESS THAN 1 SQUARE INCH FOR SQUARE FOOT OF ENCLOSED AREA WHERE THE ENCLOSED AREA IS SUBJECT TO FLOODING. ENGINEERED OPENINGS SHALL BE DESIGNED AND CONSTRUCTED AS ENGINEERED OPENINGS AND THE CONSTRUCTION DOCUMENTS SHALL INCLUDE A STATEMENT BY THE REGISTERED DESIGN PROFESSIONAL THAT THE DESIGN OF THE OPENINGS WILL PROVIDE FOR EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON THE EXTERIOR WALLS BY ALLOWING FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATER.
 2.2. OPENINGS SHALL NOT BE LESS THAN 3" IN ANY DIRECTION IN THE PLANE OF THE WALL AND SHALL BE PROVIDED WITH SCREENS, SLATS, SHUTTERS, AND FACEPLATES OR OTHER COVERS AND DEVICES SHALL ALLOW THE AUTOMATIC FLOW OF FLOODWATER INTO AND OUT OF THE ENCLOSED AREA AND SHALL BE ACCOUNTED FOR IN THE DETERMINATION OF THE NET OPEN AREA.
 PER IRC R322.2.2.1
 1. THERE SHALL NOT BE LESS THAN TWO OPENINGS ON DIFFERENT SIDES OF EACH EXTERIOR WALL OR WALL COVERING. EACH OPENING SHALL HAVE A MINIMUM FLOOR ELEVATION. EACH OPENING SHALL BE NOT MORE THAN 1 FT ABOVE THE HIGHER OF THE FINAL INTERIOR GRADE OR FLOOR AND THE FINISHED EXTERIOR GRADE IMMEDIATELY UNDER THE OPENING.
 3. OPENINGS SHALL BE PERMITTED TO BE INSTALLED IN DOORS AND WINDOWS.
 PER IRC R406.1.2.1
 THE FINISHED GROUND LEVEL OF AN UNDER FLOOR SPACE SUCH AS A CRAWL SPACE SHALL BE EQUAL TO OR HIGHER THAN THE OUTSIDE FINISHED GROUND LEVEL ON AT LEAST ONE SIDE.

FLOOD-RESISTANT MATERIALS
 BUILDING MATERIALS AND INSTALLATION METHODS USED FOR FLOORS, INTERIORS, AND EXTERIOR WALLS AND WALL COVERINGS BELOW FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIALS THAT CONFORM TO THE PROVISIONS OF FEMA TB-2.
 ALL DOORS SHALL BE FIBERGLASS WOOD CORE IN COMPLIANCE WITH FEMA TECHNICAL BULLETIN 2-08
 ALL MATERIALS BELOW D.F.E. SHALL BE FLOOD RESISTANT IN COMPLIANCE WITH FEMA TECHNICAL BULLETIN 2-08

GROUND FLOOR WALL KEY & DESCRIPTION

1	8" CMU FOUNDATION WALL W/ HORIZONTAL JOINT REINFORCING AT 16" O.C. AND VERTICAL REINFORCING BEAM. PROVIDE #5 VERT. BARS AT 48" O.C. GROUT FILL CELLS SOLID
2	8" CMU FOUNDATION WALL W/ HORIZONTAL JOINT REINFORCING AT 16" O.C. ON CONCRETE GRADE BEAM. PROVIDE #5 BARS AT 48" O.C. INTERIOR SIDE. P.T. 2x4 FURRING ON FLAT AT 16" O.C. WITH R-7.2 HFO REG = 1" NOMINAL INCHES CLOSED CELL SPRAY FOAM INSULATION.
3	TYPICAL PARTITION BE ON D.F.E. 2x PT. STUD WALL AT 16" O.C. W/ FLOOD RESISTANT PAPERLESS GYPSUM BOARD ON EACH SIDE
4	ISOLATED 16" SQUARE REINFORCED CMU PIER PER STRUCTURAL DRAWINGS
5	CONCRETE FOUNDATION WALL PER 'S' DRAWINGS. PROVIDE HORIZONTAL AND VERTICAL REBAR AS INDICATED ON THE STRUCTURAL DRAWINGS
6	BRICK VENEER
7	STONE VENEER



[LOLIO] architect
 Robert J. Lobo, AIA
 219 Bellevue Ave
 Hammonden, NJ 08037
 E: bob@lolioarchitect.com
 www.lolioarchitect.com

Robert J. Lobo, Licensed Architect
 Report was prepared by me or under my direct supervision and I am a duly licensed architect under the laws of the State of New Jersey.
RLA
 Robert J. Lobo, RA
 NJ Lic. No. 27407933300

PLAN KEY NOTES & DESCRIPTIONS

- MIN 36" HT CODE APPROVED GUARD RAIL, SPACES ALL BALLUSTERS SO THAT 4.4" DIA. SPHERE CAN NOT PASS BETWEEN.
- 36" HT GRASPABLE HANDRAIL SERVING AS GUARD RAIL AT OPEN SIDES OF STAIRS AS MEASURED VERTICALLY FROM NOSING
- HANDRAIL SHALL BE NO LESS THAN 34" HT AND NO MORE THAN 38" HT AS MEASURED VERTICALLY FROM STAIR NOSINGS
- 36" HT LOW WALL W/ 5/4x SLOPED AZEK CAP
- EXHAUST HOOD, PROVIDE MAKE UP AIR IF KITCHEN EXHAUST OVER 400 CFM PER SECTION M1503.6 NJ IRC
- 2.8" WIDE SOLID WEATHER STRIPPED ACCESS DOOR EQUIPPED W/ SELF CLOSING DEVICE PER IRC G2439.5
- PROVIDE CUSTOM CLOSET SYSTEM BY OTHERS
- PROVIDE HANGING ROD & SHELF AT CLOTHES CLOSETS, U.N.O.
- PROVIDE (6) ADJUSTABLE SHELVES AND LINEN STORAGE CLOSETS
- COLUMN: REFER COLUMN DETAILS FOR CAPITAL AND BASE INFORMATION AND DIMENSIONS.
- 16 SEER AIR CONDENSER UNIT (R408.2.2 MORE EFFICIENT HVAC EQUIPMENT PERFORMANCE OPTION)
- CUSTOM BUILT-IN
- DROPPED BEAM ABOVE, ALIGN FACE OF BEAM WITH FACE OF COLUMN SHAFT BELOW
- WELL DECK SET INTO PORCH ROOF, PROVIDE CONCEALED INTERNAL DRAIN TO ENGAGED COLUMN SLEEVE AT BLDG FACE

Llewellyn Residence

16 N. Exeter Avenue
 City of Margate
 Block 207 01 Lot 45
 Atlantic County, NJ

SCHEMATIC DESIGN

ISSUEDATE: _____
 SCHEMATIC DESIGN: 07/28/23

Drawn By: RUL
 Checked By: RUL

SHEET TITLE:
Floor Plans

JOB NUMBER:
23-015

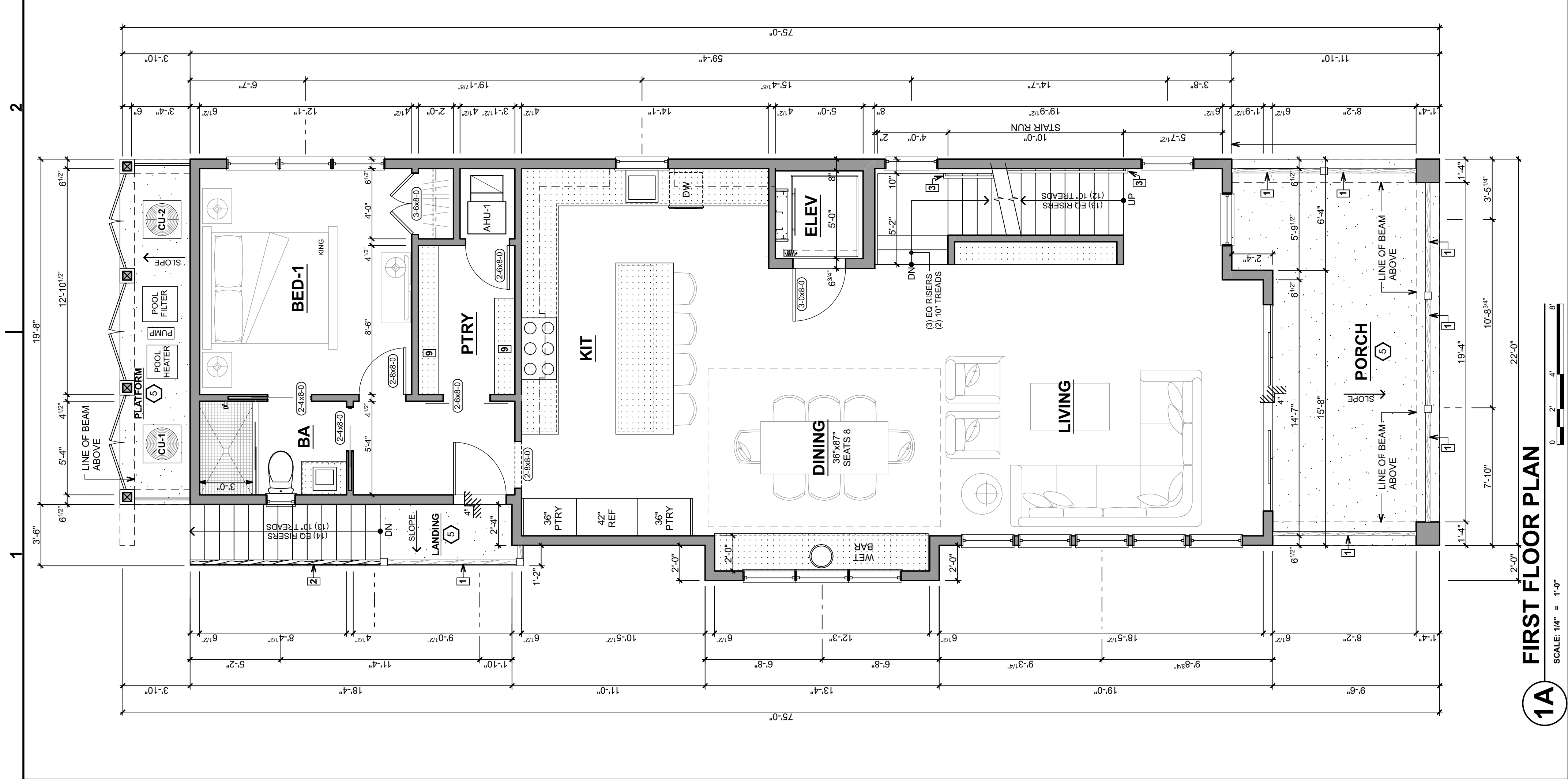
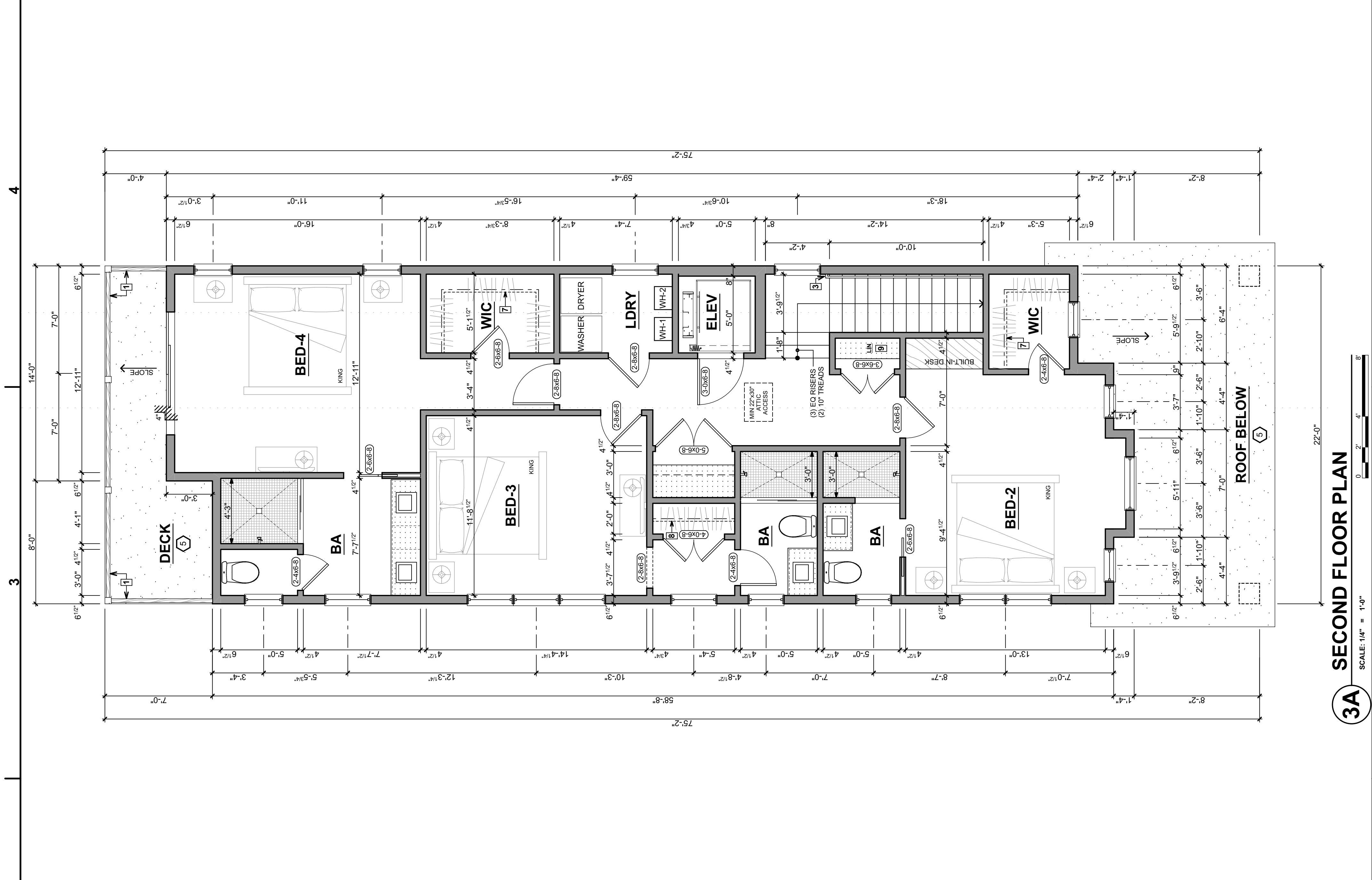
INTERIOR DOOR KEY & DESCRIPTION

CONCRETE SLAB/PATIO/DECK MATERIAL KEY & DESCRIPTION

- GARAGE SLAB:** 4" THICK CONCRETE SLAB W/ 6x6 W1.4WV1.4 WWF PROVIDE 6 MIL VAPOR BARRIER ON 4" CRUSHED STONE ON 95% COMPACTED FILL. THE AREA OF THE FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DRIVEWAY.
- ELEVATOR SLAB:** 12" THICK CONCRETE SLAB W/ #4 BAR AT 12" OC EACH WAY AT ELEVATOR PIT.
- ENTRY SLAB:** 4" THICK CONCRETE SLAB W/ 6x6 W1.4WV1.4 WWF ON 2" THICK RIGID INSULATION PROVIDE 6 MIL VAPOR BARRIER ON 4" CRUSHED STONE ON 95% COMPACTED FILL.
- VERANDADRIVE:** PAVERS ON SAND
- DECKS:** SLOPED FIBERGLASS DECK SYSTEM FOR POSITIVE DRAINAGE AWAY FROM THE DWELLING OVER 1/2" AC PLYWOOD
- DECKS:** IPE DECK SYSTEM W/ CONCEALED FASTENERS ON PT. 2x SLEEPERS FOR A LEVEL DECK SURFACE ON A SLOPED FIBERGLASS DECK SYSTEM FOR POSITIVE DRAINAGE AWAY FROM BLDGS
- IPE DECK SYSTEM W/ CONCEALED FASTENERS ON PT. 2x JOIST**

WALL KEY & DESCRIPTION

	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED
	NEW CMU WALL
	NEW CONCRETE WALL
	NEW FRAMED PARTITION
	NEW ACOUSTIC PARTITION
	NEW 1 HOUR RATED FIRE PARTITION



5

DIMENSIONS: FINISHED DIMENSIONS OF WALL UNLESS NOTED OTHERWISE. WINDOWS ARE DIMENSIONED TO THE CENTERLINE OF WINDOW UNLESS NOTED OTHERWISE.

TYPICAL INTERIOR WALL: 2x4 STUD WALL @ 16" OC WITH DOUBLE TOP PLATE & SINGLE BOTTOM PLATE UNLESS NOTED.

TYPICAL EXTERIOR WALL: 2x6 STUD WALL @ 16" OC WITH DOUBLE TOP PLATE & SINGLE BOTTOM PLATE UNLESS NOTED.

PRINTS: DO NOT SCALE PRINTS.

INTERIOR FINISHES: FINAL SELECTIONS PER OWNER/INTERIOR DESIGNER

INTERIOR STAIRS: THE GENERAL CONTRACTOR SHALL CONFIRM HEADROOM CLEARANCES AT ALL STAIRS PRIOR TO FRAMING AND NOTIFY ARCHITECT IMMEDIATELY OF ANY CONCERNS. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCES PANELS SHALL HAVE WALLS UNDER THE STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP BD. FINAL SELECTION OF THE STAIR DESIGN STYLE, MATERIALS, FINISHES, AND COLOR SHALL BE CONFIRMED WITH THE ARCHITECT PRIOR TO THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING.

WALL CORNERS: ALL INTERIOR WALL CORNERS SHALL BE SQUARE (90 DEGREE)

KITCHEN DESIGN: THE DESIGN & LAYOUT SHALL BE COORDINATED WITH THE OWNER. THE KITCHEN DESIGNER SHALL PREPARE CABINETRY DRAWINGS FOR THE OWNER'S APPROVAL PRIOR TO ORDERING.

INTERIOR TRIM: TRIM SHALL BE COORDINATED WITH THE OWNER UNLESS NOTED OTHERWISE. TRIM SHALL BE COORDINATED WITH THE OWNER UNLESS NOTED OTHERWISE. TRIM SHALL BE COORDINATED WITH THE OWNER UNLESS NOTED OTHERWISE. TRIM SHALL BE COORDINATED WITH THE OWNER UNLESS NOTED OTHERWISE.

ELEVATOR MANUFACTURER AND MODEL TO BE SELECTED BY THE OWNER. VERIFY & CONFIRM SIZE OF ELEVATOR SHAFT AND PIT DIMENSIONS BASE ON THE FINAL SELECTED MANUFACTURER & MODEL SHOP DRAWINGS

FIREPLACE MANUFACTURER AND MODEL TO BE SELECTED BY THE OWNER. FIREPLACE SHALL BE A PRE-MANUFACTURED CODE APPROVED DIRECT VENT FIREPLACE W/ GAS LOG SET & NON-COMBUSTIBLE HEARTH-FRAMED FIRE PLACE WALLS AND CHASES ARE APPROXIMATE. VERIFY ACTUAL DIMENSIONS WITH SELECTED MODEL AND MANUFACTURER. SEE MANUFACTURER'S SPECIFICATIONS FOR ALL REQUIRED DIMENSIONS AND MATERIALS. VERIFY CHIMNEY CLEARANCES WITH MANUFACTURER PRIOR TO FRAMING.

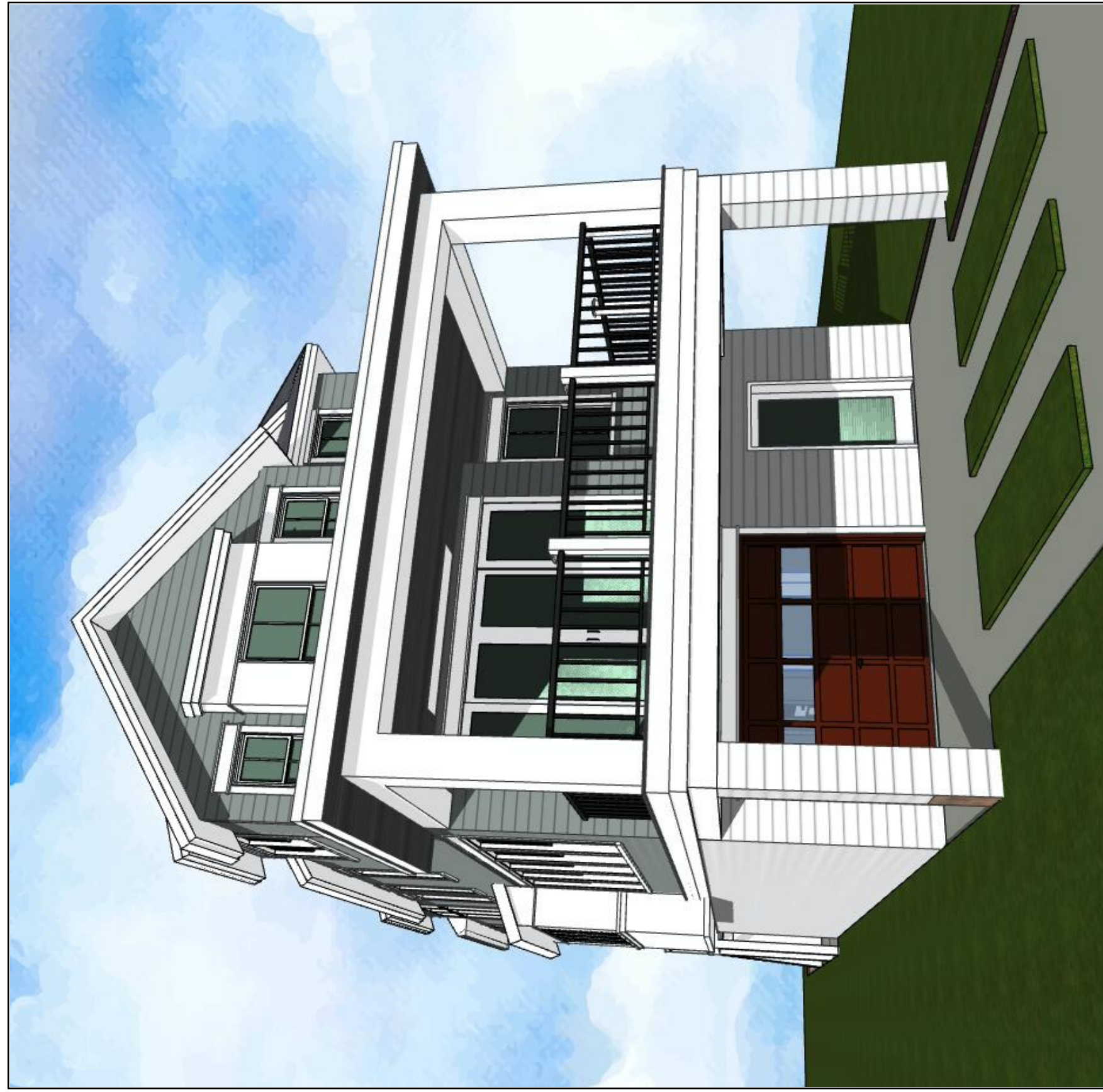
BATHTUB AND SHOWER SPACES, BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET.



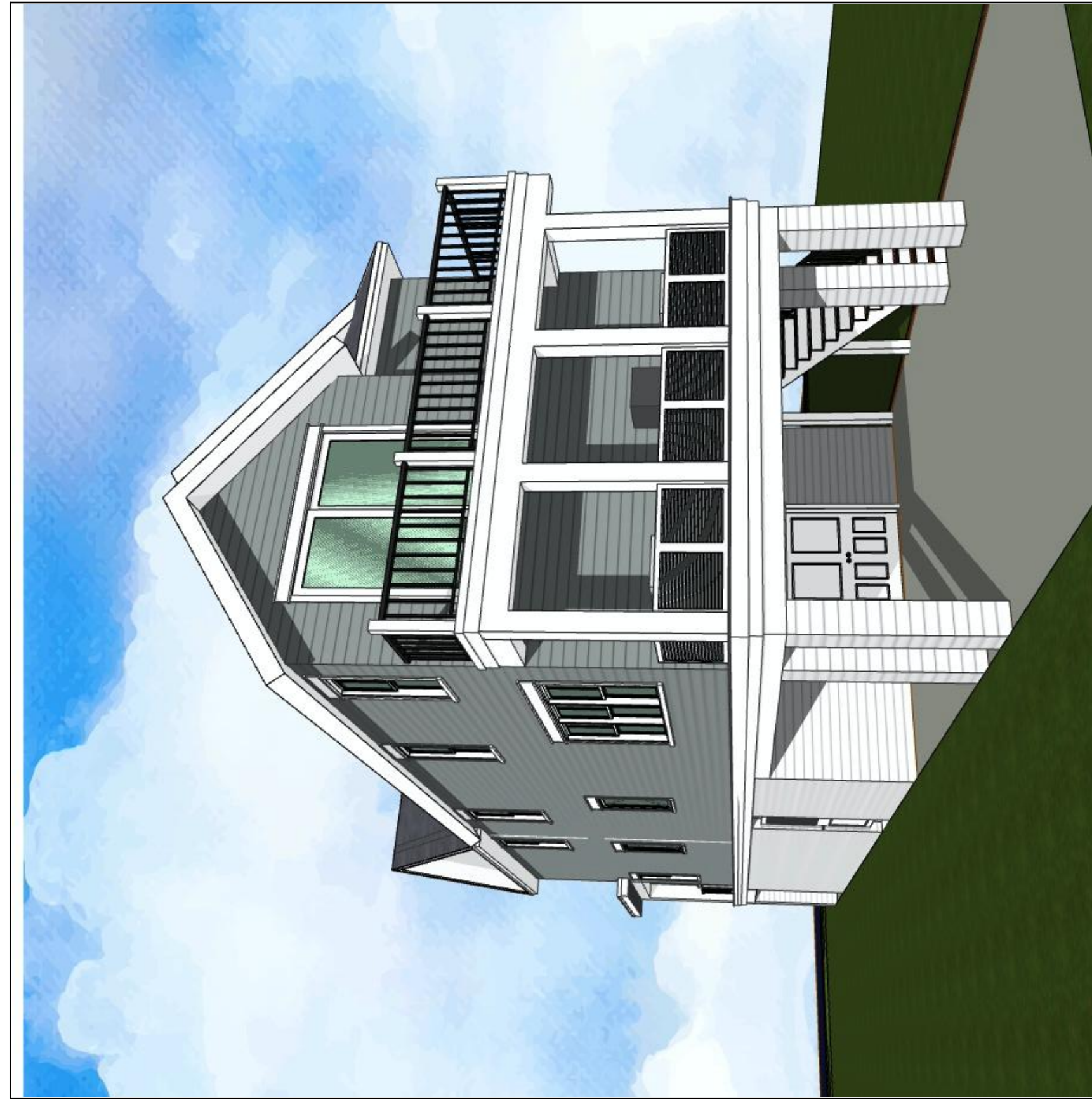
1C VIEW-1
 SCALE: 1:142.86



3C VIEW-2
 SCALE: 1:142.86



1A VIEW-3
 SCALE: 1:142.86



3A VIEW-4
 SCALE: 1:142.86

1 2 3 4 5

1 2 3 4 5

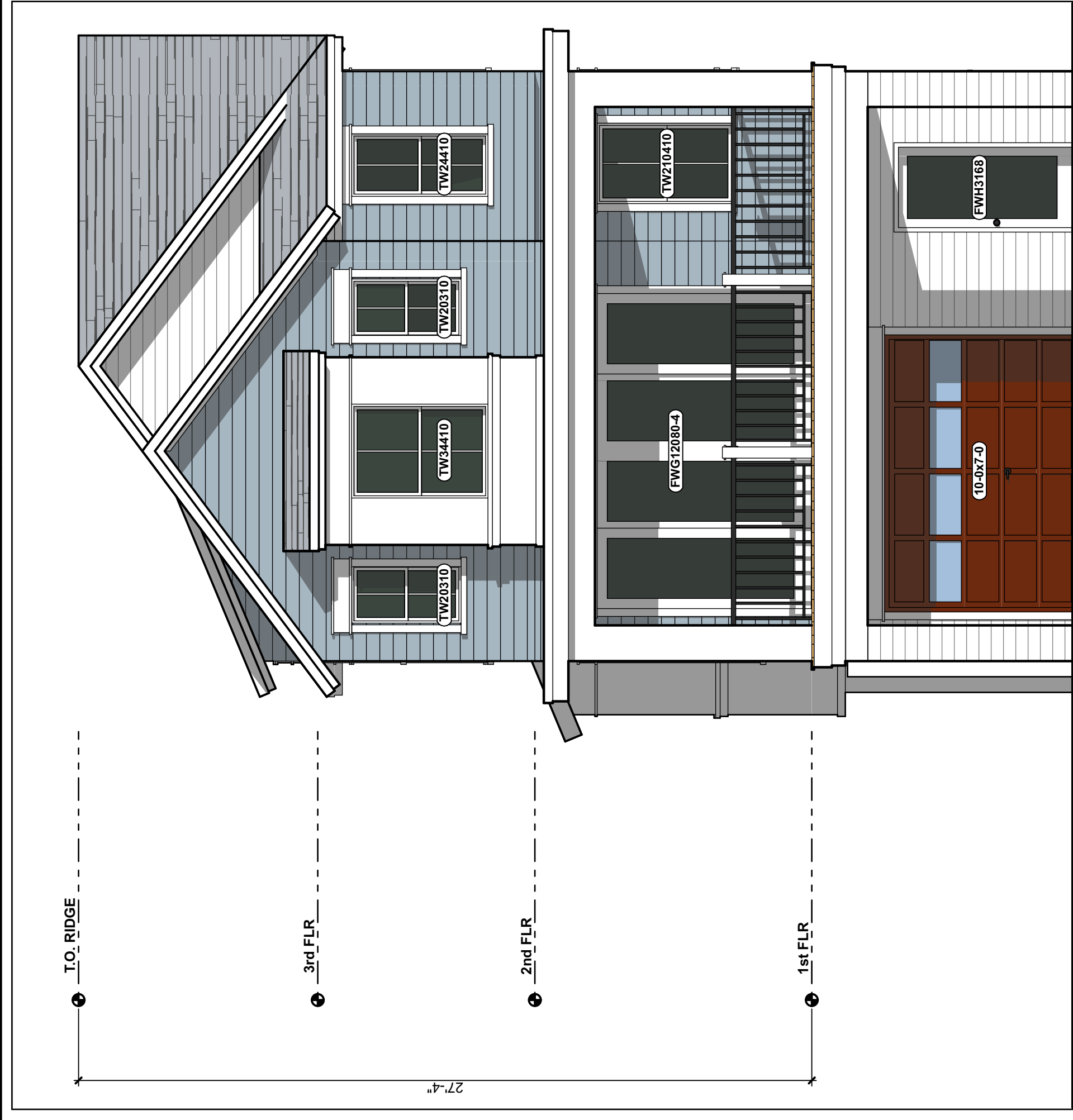
D

C

B

A

1 2 3 4 5



1C

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



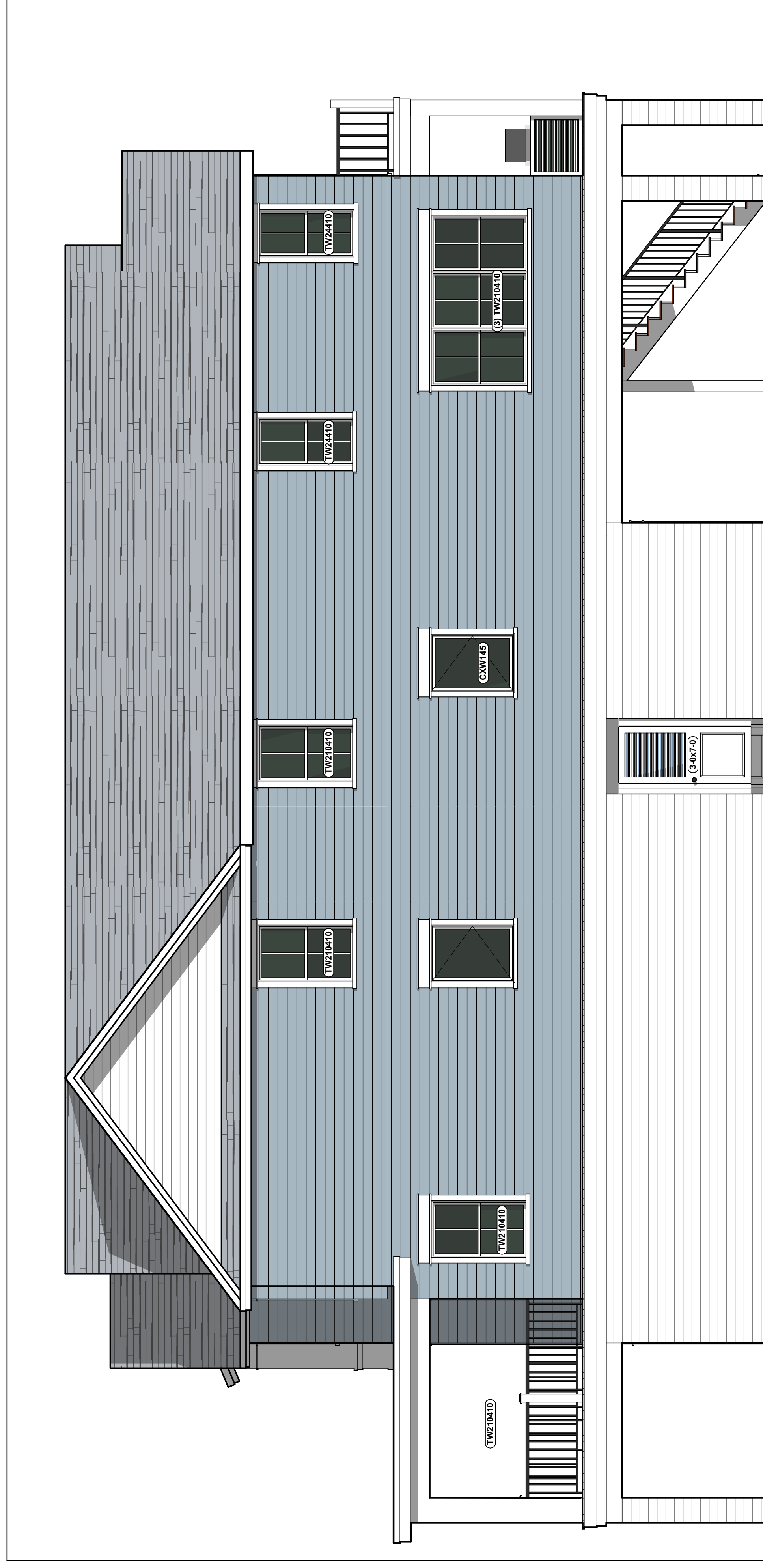
2C

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



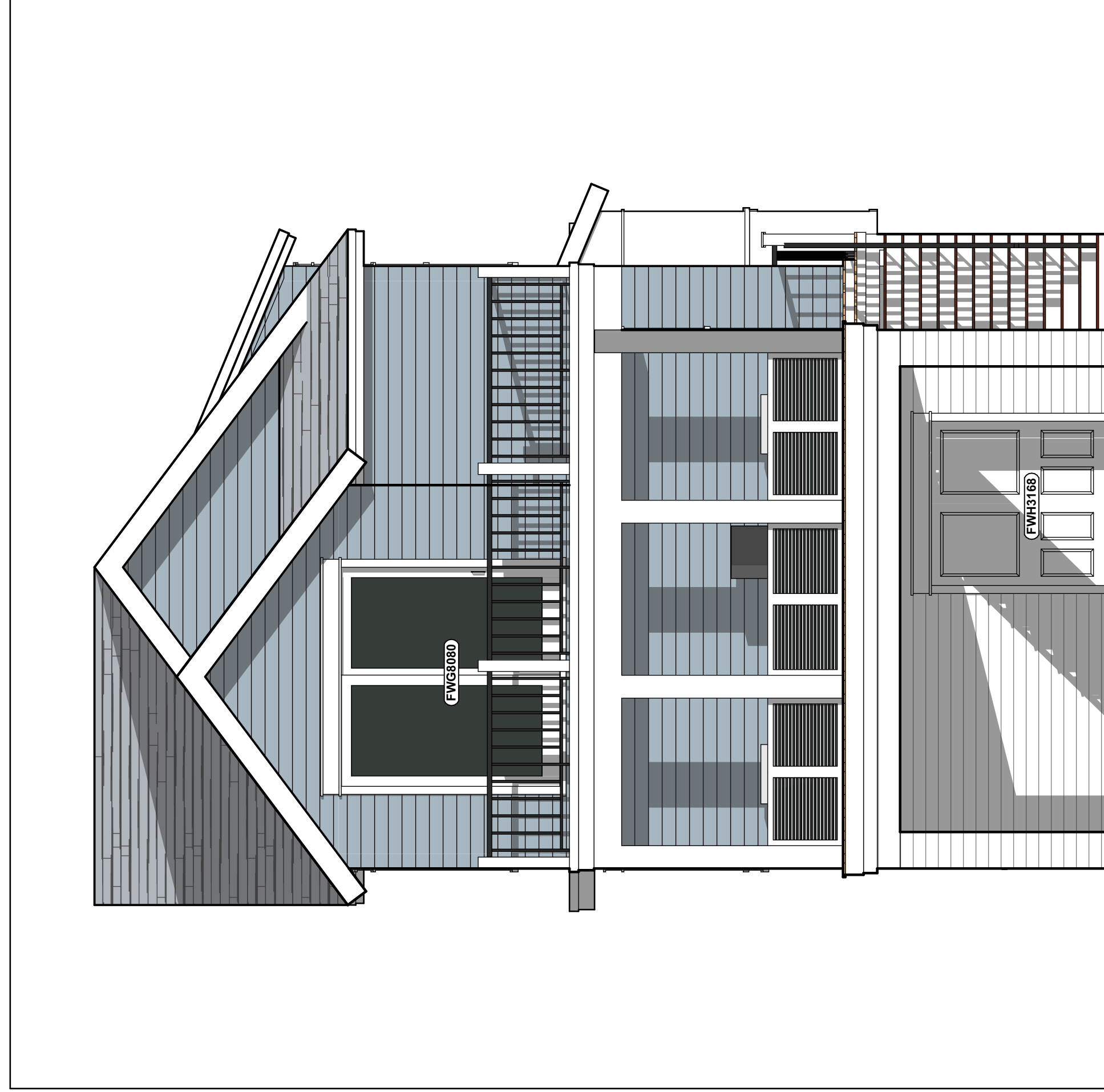
1A

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



4A

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





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

Block 207.01	Lot 45	Applicant Name Jeffrey and Fern Llewellyn
District S-25	Address of Subject Application 16 North Exeter Avenue	

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

Your submittal was considered at the Staff Committee meeting of Monday, September 11, 2023

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

staff committee reviewed the application and determined that the variance requests are correct. Lot is less than 40 feet wide and requires planning board review for the front yard setback and possible pool in front yard setback.

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

average setbacks on Winchester road are 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, October 04, 2023

Palma Accardi
Planning Board Administrator
Monday, September 11, 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

August 22, 2023

VIA HAND-DELIVERY

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

RE: Application of Jeffrey and Fern Llewellyn
16 N. Exeter Avenue
Block 201.01, Lot 45
Margate, Atlantic County, New Jersey
Our File No. 13319-001

Dear Mr. McLarnon:

Please be advised that I represent the above-referenced property owners with regard to their application to the City of Margate Planning Board for certain "c" variance relief for the construction of a new flood-compliant, single-family home on the property located at 16 N. Exeter Avenue.

I enclose the following information for staff committee review:

1. Original Staff Committee Review Application;
2. Architectural plans of the subject property prepared by Robert A. Lolio, RA, dated July 28, 2023, consisting of five (5) 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
August 22, 2023
Page 2

Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

By: 

ERIC S. GOLDSTEIN

ESG/Imm
Enclosures

c: Jeffrey and Fern Llewellyn (w/encl. via e-mail)
13319-001/52198

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.

1. Date of Application: 8/22/23
2. Submitted by – Name: Jeffrey & Fern Llewellyn Phone No.: (856) 322-6476
Address: 654 Derwin Drive, Blue Bell, Pennsylvania 19422
Email Address: jeffllewellyn@gmail.com
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 Avenue, Egg Harbor Township, NJ 08234
Email Address: egoldstein@ndglegal.com
4. The applicant would be (Check one):
 Owner Buyer under Agreement of Sale
 Tenant Other: _____
5. If the applicant for Board action would be Tenant or Buyer, who is the present OWNER?
Name: N/A Phone No.: _____
Address: _____

6. Proposed Action is Located as Follows: Street Address: <u>16 N. Exeter Avenue</u> Block: <u>207.01</u> Lot(s): <u>45</u> Zoning District: <u>S-25 Single Family Residential</u>

7. Describe site (and buildings, if any) as existing now: **(THIS SECTION MUST BE COMPLETED)**
The property is currently improved with an existing single-family home to be demolished. The applicants propose to construct a new 2 story, flood-compliant, single-family home on the lot.

8. Answer the following as to:

Existing Condition

Proposed Condition

a. Size and Dimension of Lot:

3,760 sf.

See attached plans

b. Size, Dimensions of Buildings:

28.33 ft.

c. Height of Buildings (Feet):

2 stories

d. Height of Buildings (Stories):

e. % of Coverage on Land:

36.17%

f. Front Yard Setback:

9.91 ft. (Porch); 19.36 ft. (Bldg); 20.26 ft. (Garage)

g. Rear Yard Setback:

25 ft.

h. Side Yard Setbacks:

13 ft. Aggregate

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 property is currently improved with an existing single-family home to be demolished. The applicants propose to construct a new 2 story, flood-compliant, single-family home on the lot.

The lot is oddly situated and shaped, as it faces Exeter Avenue, but also faces Winchester Road.

Winchester Road comes to a complete "stop", at the rear of the subject property. The subject

property has a street frontage on Exeter Avenue and also on Winchester Road.

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

Subdivision

Site Plan

C-Variance(s)

Conditional Use Permit

D-(Use) Variance

Other: _____

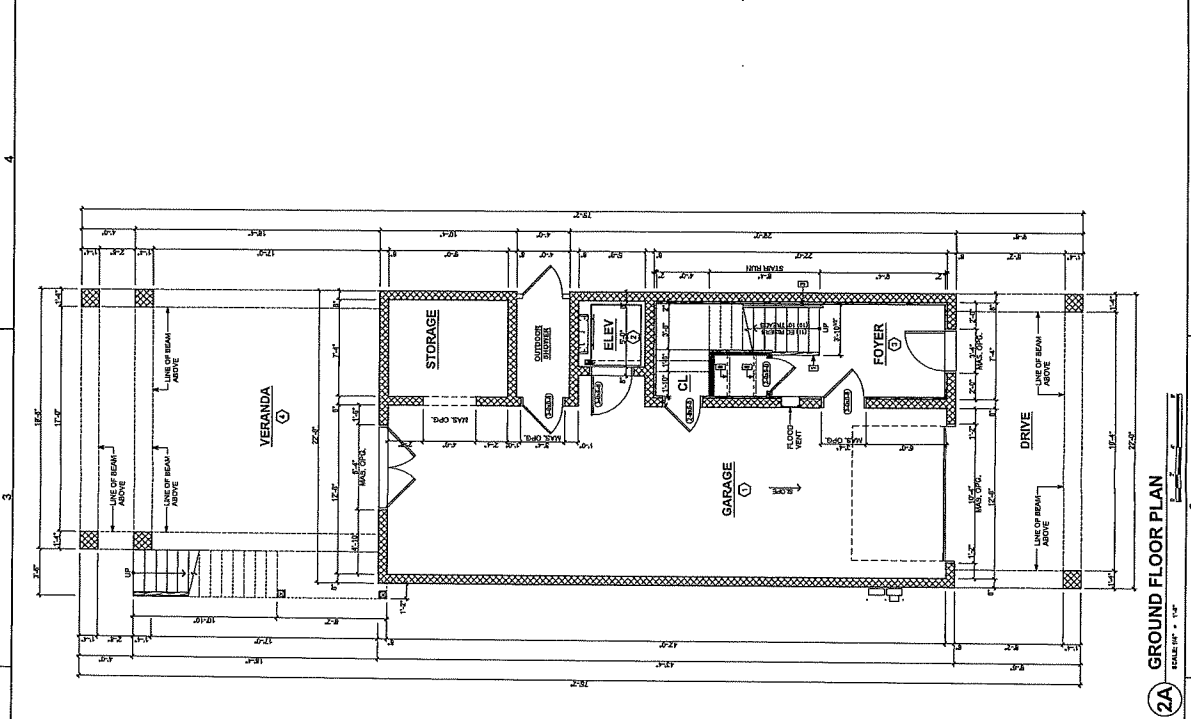
11. Which variances are needed, if any? Setbacks along the rear property at Winchester Road and Minimum lot width (ENC);

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: N/A

Signature of Submitting Party: _____

Print or Type Name: ERIC S. GOLDSTEIN

- 5
1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITY LINES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITY LINES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITY LINES.
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- CONCRETE WORK**
1. ALL CONCRETE SHALL BE PLACED AND FINISHED TO THE SPECIFIED FINISH.
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- MECHANICAL WORK**
1. ALL MECHANICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS.
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- ELECTRICAL WORK**
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- FINISHES**
1. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS.
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- GENERAL NOTES**
1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITY LINES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITY LINES.
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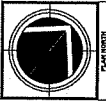


2A GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

LEWELLYN ARCHITECTURE
 1000 1/2 1st Avenue
 Atlantic County, NJ 08402
 Tel: 609-426-1111
 Fax: 609-426-1112
 www.lewellynarchitect.com

LEWELLYN ARCHITECTURE
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 Fax: 609-426-1112
 www.lewellynarchitect.com

DLA W
 David L. W. Architects
 1000 1/2 1st Avenue
 Atlantic County, NJ 08402
 Tel: 609-426-1111
 Fax: 609-426-1112
 www.dlw.com

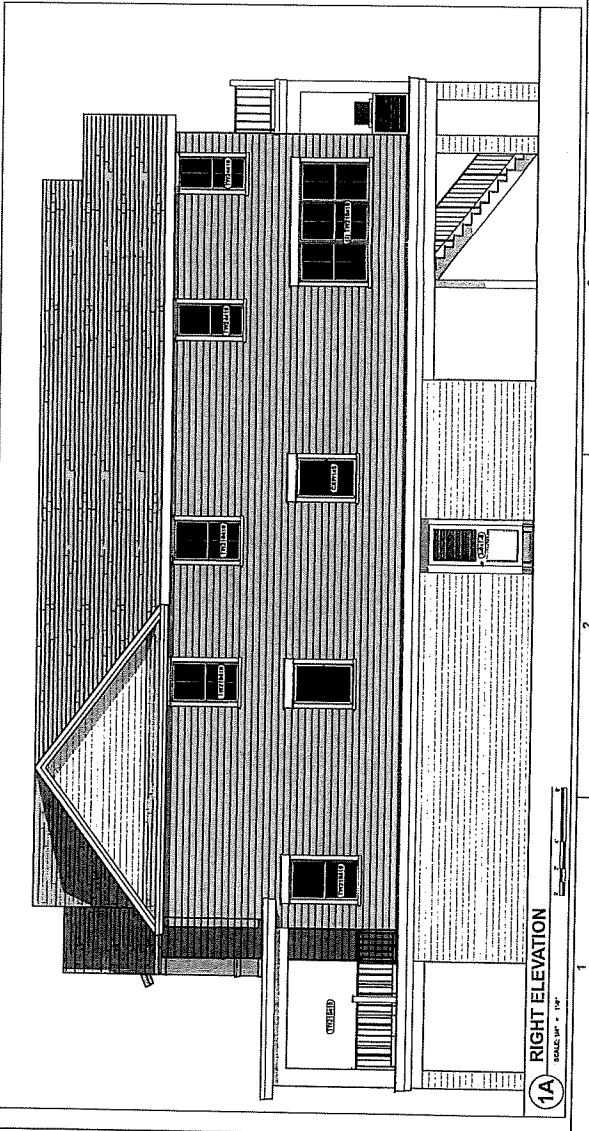
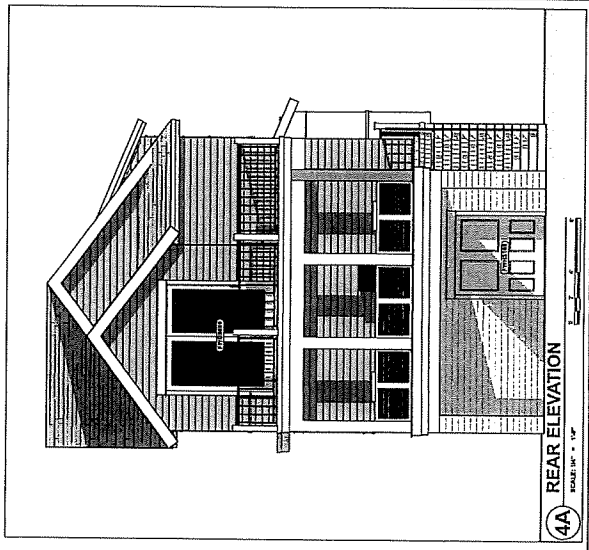
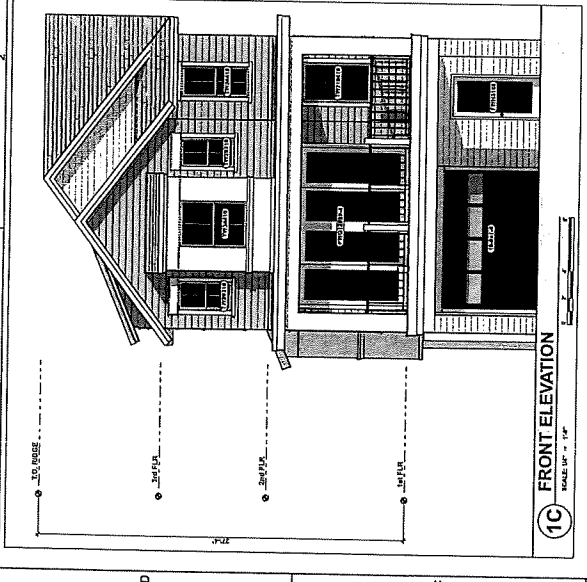
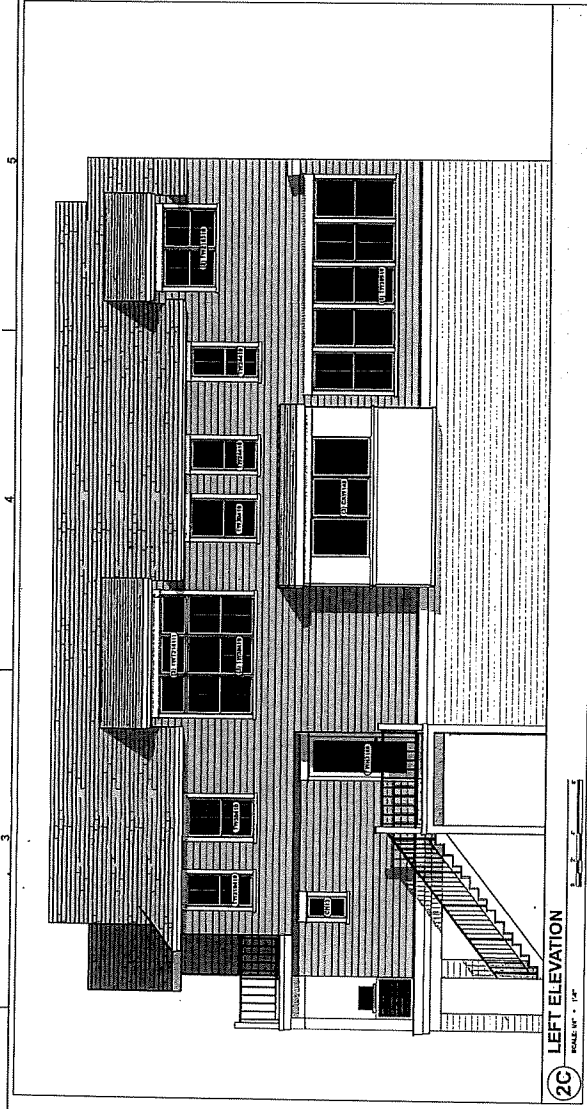


Llewellyn Residence
 16 N. Exeter Avenue
 City of Margate
 Block 207,01 Lot 45
 Atlantic County, NJ

SCHEMATIC DESIGN

PROJECT:	SCHEMATIC DESIGN - EXTERIOR
DATE:	02/20/15
SCALE:	AS SHOWN
PROJECT:	EXTERIOR
DATE:	02/20/15

SHEET A-202



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

57995

08/22/2023

PAY TO THE ORDER OF City of Margate

\$ ***25.00*

Twenty Five and 00/100

DOLLARS

PROTECTED AGAINST FRAUD

City of Margate

MEMO

STAFF COMMITTEE
BLOCK 201.01
L&T: AS

13319-1 (LM) ⑈057995⑈ ⑆231270353⑆ 548066839⑈

NEHMAD DAVIS & GOLDSTEIN, P.C.

57995

08/22/2023

City of Margate

Check No.	Client	Market Description	Reason	Amount
13319-001 /	Llewellyn & Llewellyn	16 N. Exeter Avenue, ...	Staff Review Fee	\$25.00

Default Office Account

***25.00*

NEHMAD DAVIS & GOLDSTEIN, P.C.

57995

08/22/2023

City of Margate

Check No.

57995

Check No.	Client	Market Description	Reason	Amount
13319-001	Llewellyn & Llewellyn	16 N. Exeter Avenue, ...	Staff Review Fee	\$25.00

Default Office Account

***25.00*

PAYMENT RECORD



Atlantic County Document Summary Sheet



INST # 2019053478
 RECD 10/28/2019 VOL 14686
 RCPT # 1506789 RECD BY JO (6 PGS)
 CON \$428,000.00 RTF \$1,615.40
 EDWARD P. McGETTIGAN, COUNTY CLERK
 ATLANTIC COUNTY, NJ

ATLANTIC COUNTY CLERK
 5901 MAIN ST
 MAYS LANDING, NJ 08330

Return Name and Address
 OMEGA SETTLEMENT SOLUTIONS, LLC
 5803 New Jersey Avenue
 Wildwood Crest, NJ 08260

Official Use Only

Submitting Company		OMEGA SETTLEMENT SOLUTIONS, LLC			
Document Date (mm/dd/yyyy)		09/27/2019			
Document Type		DEED			
No. of Pages of the Original Signed Document (Including the cover sheet)		6			
Consideration Amount (If applicable)		\$428,000.00			
First Party <i>(Grantor or Mortgagor or Assignor)</i> <i>(Enter up to five names)</i>	Name(s) <i>(Last Name, First Name Middle Initial, Suffix) (or Company Name as written)</i>	Address (Optional)			
	JOHN J. CARR AND MARGARET M. CARR, BY H ₁				
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) (or Company Name as written)</i>	Address (Optional)			
	JEFF LLEWELLYN AND FERN H. LLEWELLYN, H ₁ JEFFREY *				
Parcel Information <i>(Enter up to three entries)</i>	Municipality	Block	Lot	Qualifier	Property Address
	Margate	207.01	45		16 N. EXETER AVE., MA ₁
Reference Information <i>(Enter up to three entries)</i>	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date

DO NOT REMOVE THIS PAGE

DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF ATLANTIC COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

DEED

This Deed is made on September 27, 2019,

BETWEEN John J. Carr and Margaret M. Carr, by her Attorney-in-Fact, Kathleen Carr Mahmou ~~λ~~, whose address is 16 North Exeter Avenue, Margate NJ 08402, referred to as the Grantors.

AND

*

Jeffrey Llewellyn and Fern H. Llewellyn, as husband and wife, whose address is, 564 Derwin Drive Blue Bell, PA 19422, 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 Four Hundred Twenty-Eight Thousand Dollars (\$428,000.00). 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. 207.1, Lot 45

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:

(X) 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 in John J. Carr and Margaret M. Carr, husband and wife, by deed from Angela P. Corbin, widow, dated July 11, 1996 and recorded August 01, 1996 in the Atlantic County Clerk's Office in Deed Book 6001, Page 188 *et seq.*

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

The street address of the Property is: 16 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.

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

John J. Carr

John J. Carr

Kathleen Carr Mahmoud

Margaret M. Carr, by her Attorney-
In-Fact, Kathleen Carr Mahmoud

*
STATE OF NEW JERSEY, COUNTY OF ~~Gloucester~~ ss

I CERTIFY that on *September 27th*, 2019, John J. Carr and Margaret M. Carr, by her Attorney-in-Fact, Kathleen Carr Mahmoud, 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 \$428,000.00 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.

* *Christine Folker*

<p>Christine Folker Notary Public New Jersey My Comm. Exp. 6-20-2021</p>
--

Record and Return to:

#13689
Omega Settlement Solutions, LLC
5803 New Jersey Ave.
Wildwood Crest, NJ 08260

LEGAL DESCRIPTION

Description of a certain tract or parcel of land situate in the City of Margate, County of Atlantic, State of New Jersey, being designated as Lot 45 in Block 207.01 on the current official tax map and being more particularly described as follows:

BEGINNING in the Westerly line of Exeter Avenue (50 feet wide) and the division line between lots 10 & 45 in block 207.01. Said BEGINNING Point being measured North 34 degrees 58 minutes 03 seconds West, a distance of 306.24 feet from the Northerly line of Ventnor Avenue (80 feet wide), and thence running;

1. South 50 degrees 30 minutes 00 seconds West along the division line between lots 10 & 45 in block 207.01 and parallel with Winchester Avenue (50 feet wide), a distance of 109.26 feet to the Easterly line of Winchester Road (50 feet wide); thence

2. North 39 degrees 30 minutes 00 seconds West along said line of Winchester Road, a distance of 35.00 feet to the division line between lots 44 & 45 in block 207.01; thence

3. North 50 degrees 30 minutes 00 seconds East along the last mentioned division line and parallel; with Winchester Avenue, a distance of 105.61 feet to the aforementioned Westerly line of Exeter Avenue; thence

4. South 45 degrees 26 minutes 55 seconds East along said line of Exeter Avenue, a distance of 35.19 feet to the point and Place of BEGINNING.

BEING KNOWN AS Lot 45, Block 206 as shown on "Map of Winchester Gardens, Division 2," made by E.D. Rightmire, C.E.

Note: Being Lot(s) 45, Block 207.01, Tax Map of the Margate City, County of Atlantic.

Note: Lot and Block shown for informational purposes only.

John J. Carr and Margaret M. Carr, husband and wife, by deed from Angela P. Corbin, widow, dated 7/11/1996 and recorded 8/1/1996 in the Atlantic County Clerk's Office in Deed Book 6001, Page 188.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

Name(s)

John J. and Margaret M. Carr

Current Street Address

16 N. Exeter Avenue

City, Town, Post Office Box

Margate City

State

New Jersey

Zip Code

08402

Block(s)

207.01

Lot(s)

45

Qualifier

Street Address

16. N Exeter Avenue

City, Town, Post Office

Margate City

State

New Jersey

Zip Code

08402

Seller's Percentage of Ownership

100.000%

Total Consideration

\$428,000.00

Owner's Share of Consideration

\$428,000.00

Closing Date

October 2, 2019

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.

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.

9/24/19

Date

9/24/19

Date

John J. Carr

Signature

(Seller) JOHN J. CARR

Kathleen Carr Mahmoud

Signature

(Seller) ~~MARY~~ M. CARR BY HER AIF KATHLEEN CARR MAHMOUD
 Margaret

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 City of Margate City *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, HELEN M. BEBEE, being duly sworn according to law upon his/her oath,
deposes and says that he/she is the OFFICER OF TITLE COMPANY in a deed dated 9-27-19 transferring
real property identified as Block number 207.01 Lot number 45 located at
16 N Exeter Avenue, Margate City and annexed thereto.

(2) CONSIDERATION \$ 428,000.00 (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(Instructions #5A and #7 on reverse side)

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

\$ + % = \$

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

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

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

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over.
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 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 1 day of Oct 2019

KAREN L. HARTENSTINE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 3/6/2023

Signature of Deponent

5803 New Jersey Ave
Wildwood Crest, NJ 08260
Deponent Address

XXX-XX-X965
Last three digits in Grantor's Social Security Number

John J. Carr and Margaret M. Carr, by Her Attorney-In-Fact Kathleen Carr Mahmood, Grantor Name

16 N. Exeter Avenue
Margate City, NJ 08402
Grantor Address at Time of Sale

Omega Settlement Solutions, LLC
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/tp/localtax.shtml



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

RECEIVED
SEP 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: 45
Location: 16 N Exeter Ave
Date: September 20, 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.: 13319-001

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 2	22 N ESSEX AVE	2	ERCOLANO, LUCILLE A & JARRETT, MARY 22 N ESSEX AVE MARGATE, NJ	08402
206.01 3	24 N ESSEX AVE	2	FRIDEL, BETH L & MARK E 21 GALLOPING HILL ROAD CHERRY HILL, NJ	08003
206.01 4	26 N ESSEX AVE	2	COOKE, MARIE B 26 N ESSEX AVE MARGATE, NJ	08402
206.01 16	29 N EXETER AVE	2	BAANG, CHARLENE 29 N EXETER AVE MARGATE, NJ	08402
206.01 18	27 N EXETER AVE	2	DI SABATINO, DENNIS & LINDA 27 N EXETER AVENUE MARGATE, NJ	08402
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 7	3 N EXETER AVE	2	BARTFELD, SANDRA M ARNOLD L 21 MAYWOOD COURT NO CALDWELL, NJ	07006
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

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
206.02 19	11 N EXETER AVE	2	RUBIN, ALLEN M 900 N ATWATER DR APT 426 MALVERN, PA	19355
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 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
207.01 8	11 N FRANKLIN AVE	2	MURPHY, TODD E & ROSEANN FULGINITI 41 FOX HOLLOW LANE SEWELL, NJ	08080

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
207.01 10	14 N EXETER AVE	2	SIMMENS, 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 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 19	25 N FRONTENAC AVE	2	KRETSCHMAN, D, KRETSCHMAN, P&J 105 RAVENWOOD PLACE NORTH WALES, PA	19454
207.01 20	19 N FRONTENAC AVE	2	SEIDEN, MICHAEL & AMY L 19 N FRONTENAC AVE MARGATE, NJ	08402
207.01 39	28 N EXETER AVE	2	DI NUBILE, JOHN R & ELEANOR 28 N EXETER AVENUE MARGATE, NJ	08402
207.01 40	26 N EXETER AVE	2	FALGIATORE, DONNA M 101 LANDOVER ROAD BRYN MAWR, PA	19010

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
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
207.01 44	18 N EXETER AVE	2	DOBBINS 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
207.02 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 & L.E. @HERMAN & JEAN 9400 ATLANTIC AVE #414 MARGATE, NJ	08402
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 LYNHDURST 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

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
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

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



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: September 12, 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 16 N. Exeter Ave.

Assessed to Jeffrey & Fern Llewellyn

Designated as BLOCK 207.01 Lot 45 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*