

November 29, 2023

**VIA HAND DELIVERY**

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

RE: Application of Yuriy Litvan  
17 S. Benson Avenue  
Block 124, Lot 47  
Margate, Atlantic County, New Jersey  
Our File No. 13395-001

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 construction of a new two and one-half story, flood-compliant, single-family home on the lot.

The property is currently improved with a non-flood-compliant older single-family home, which is to be demolished.

The lot is irregularly shaped.

The applicant is seeking variances through the present application for front yard setback to building, front yard setback to deck, and front yard landscaped area.

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 Peter C. Weiss, RA, LLC dated November 28, 2023 (1 sheet);

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 June 20, 2023 and recorded on August 2, 2023 in the Atlantic County Clerk's Office as Instrument Number 2023034779;
5. One (1) copy of the 200' Property Owners List;
6. One (1) original Proof of Paid Taxes, water and sewer (*to be provided under separate cover*); and
7. One (1) USB flash drive with electronic copies of all submission materials.


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

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

Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

By:   
ERIC S. GOLDSTEIN

ESG/lmm  
Enclosures

c: Yuriy Litvan (w/encl. via e-mail)  
13395-001/60780

APPLICATION FOR ACTION BY PLANNING BOARD  
MARGATE, NEW JERSEY

PLEASE  
TYPE OR  
PRINT

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

2. **Zoning District:**

S-60	Single Family Residential	MF	Multi-Family Residential
S-50	Single Family Residential	CBD	Central Business District
S-40	<input checked="" type="checkbox"/> Single Family Residential	C-1	Commercial
S-30	Single Family Residential	C-2	Commercial/Business
S-25	Single Family Residential	WSD	Waterfront Special District
S-25 (HD)	Historic Single Family Residential	GO	Government and Open Space
TF	Two-Family Residential	R	Riparian Overlay District

3. **Subject Parcel:**

Street Address(es) 17 S. Benson Avenue  
Block Number 124 Lot No(s) 47  
Total Area (in square feet) 4,336 sf.  
Frontage: 40 ft.  
Depth: 108.4 ft.

4. **Information about the Applicant:**

Full name(s) Yuriy Litvan  
If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)  
N/A  
Local Residence Address \_\_\_\_\_ Zip \_\_\_\_\_  
Other Residence Address 42 Hope Road, Holland, Pennsylvania Zip 18966  
Business Address \_\_\_\_\_ Zip \_\_\_\_\_  
Phone Number(s) (include area code);  
Local Residence \_\_\_\_\_ Other Residence \_\_\_\_\_  
Business \_\_\_\_\_ Fax yuriylitvan@gmail.com Cell Phone (267) 307-4424

**5. Interest in Subject Property:**  
 (Supply copies of relevant documents with this Application):

By lease dated \_\_\_\_\_

By Agreement of Sale dated \_\_\_\_\_

By Ownership of property since June 20, 2023

By other interest in law (describe):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Name(s) \_\_\_\_\_

Address \_\_\_\_\_

Phone No. (include area code);

Res. \_\_\_\_\_

Bus. \_\_\_\_\_

Fax \_\_\_\_\_

Cell \_\_\_\_\_

**7. Type of Application Applied For** (check all applicable):

<input checked="" type="checkbox"/> C Variance(s)	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation (B Variance)
<input type="checkbox"/> D Variance(s)	<input type="checkbox"/> Major Subdivision	<input type="checkbox"/> Other (Explain) _____
<input type="checkbox"/> Minor Site Plan Action	<input type="checkbox"/> Conditional Use Permit	_____
<input type="checkbox"/> Major Site Plan Action	<input type="checkbox"/> Appeal (A)	_____

**8. Application Made To:**  Planning Board  Other

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

Attorney: Name Eric S. Goldstein, Esquire Phone (609) 927-1177  
 Address Nehmad Davis & Goldstein, PC - 4030 Ocean Heights Avenue, Egg Harbor Township, NJ 08234  
 Fax (609) 926-9721 Cell \_\_\_\_\_

Architect: Name Peter C. Weiss, RA Phone (609) 822-9616  
 Address 38 E. Oakcrest Avenue, Northfield, NJ 08225  
 Fax \_\_\_\_\_ Cell \_\_\_\_\_

Surveyor: Name Paul M. Koelling, PLS Phone (609) 927-0279  
 Address Paul M. Koelling & Associates, LLC, 2161 Shore Road, Linwood, NJ 08221  
 Fax \_\_\_\_\_ Cell \_\_\_\_\_

Preparer of Subdivision or Site Plan (if different from above)  
 Name \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_  
 Fax \_\_\_\_\_ Cell \_\_\_\_\_

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

<p><b>10. If Site Plan Action is Required:</b></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><b>11. If Subdivision Action is Required:</b></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: left;">Lot No(s)</td> <td style="text-align: left;">Dimension(s)</td> <td style="text-align: left;">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

-Proposed use: New 2 1/2 story flood-compliant single-family home.

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

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

Variance	Requirement of District	Present Condition	Proposed Condition
Front Yard Setback (Building)	22.3 ft.	20.4 ft.	16.5 ft.
Front Yard Setback (Deck)	16.7 ft.	14.2 ft.	9.5 ft.
Front Yard Landscaped Area	60% minimum	N/A	42%

**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

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**Subdivision:**  
N/A

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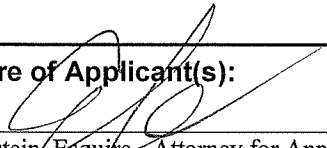
**Other:**  
N/A

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**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 single-family home, to be demolished. The applicant seeks to construct a new 2 1/2 story flood-compliant single-family home on the lot. The subject application requires variance relief for front yard setbacks to the house and porch, and for front yard landscaped area.

**16. Signature of Applicant(s):**



Date 11/29/23

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:**

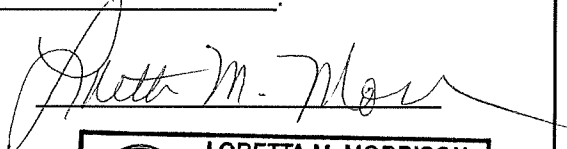
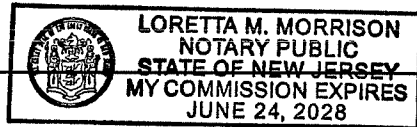
State of New Jersey } ss.

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.

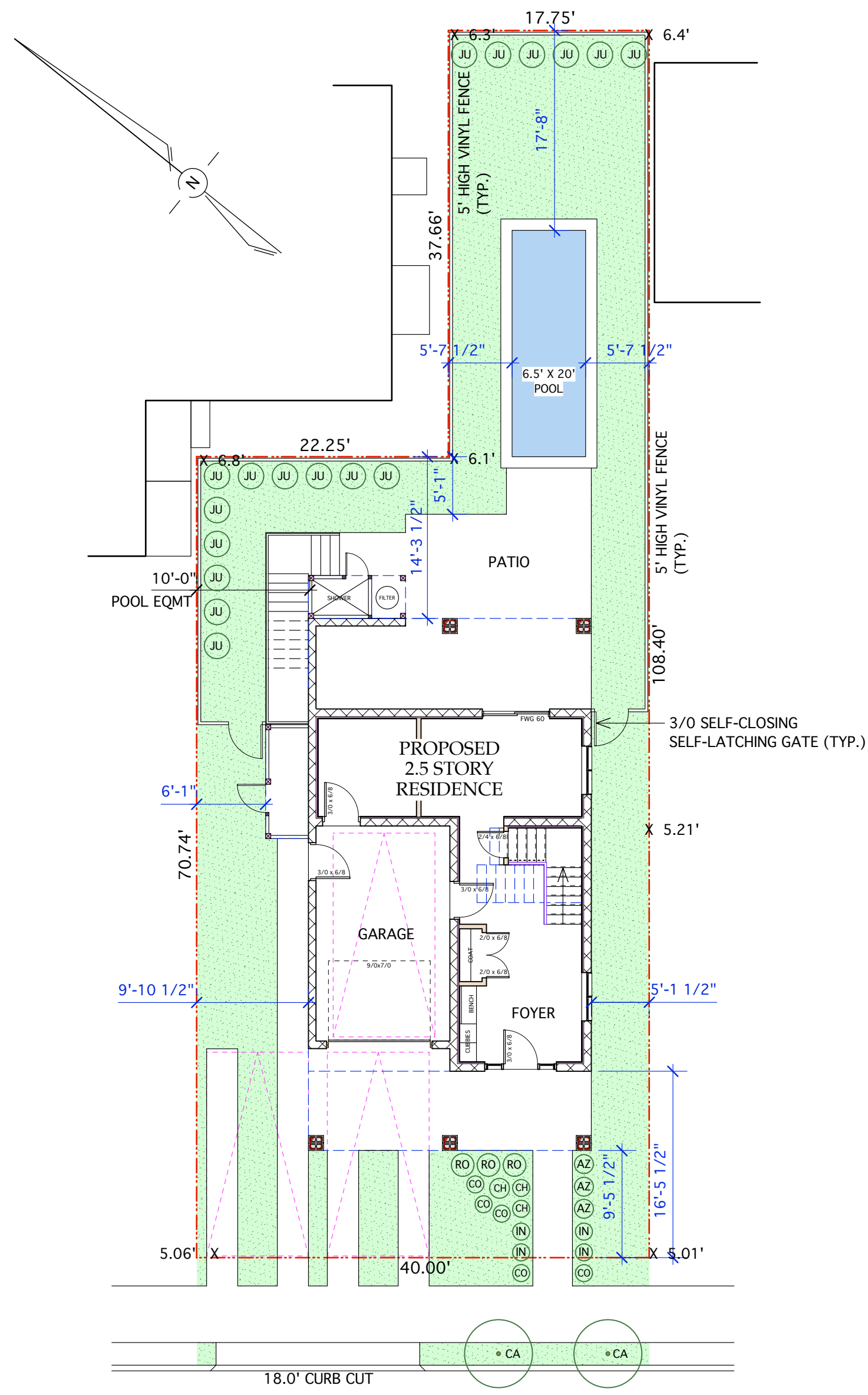
Sworn to and subscribed before me this 29th  
 day of November 2023.

LAND USE

Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	<p>Submit the following documents with the Standard Development Application:</p> <p>a. Copy of an area map showing all lots within 200 feet of the property.</p> <p>b. List of names, addresses, lot and block numbers, as they appear on the official tax records of the City, of all owners of property within 200 feet of the property affected by the application and upon whom the notice must be served in the manner provided by law.</p> <p>c. Copy of professional survey at a scale not smaller than 1" = 100' nor larger than 1/8" = 1'; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines.</p> <p>d. Copies of subdivision, site plan or conditional use applications when applicable.</p> <p>e. Certification that taxes are paid.</p>	<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>TBS</p>	
2.	If the survey is more than one year old, attach certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance, and show any proposed changes with all dimensions including enlargement of existing footprint, if applicable.	X	
3.	<p>A statement containing the following information:</p> <p>a. Date of acquisition of property and from whom.</p> <p>b. The number of dwelling units in existing building(s).</p> <p>c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s).</p> <p>d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.</p>	<p>6/20/23</p> <p>Single-Family Home Owner</p> <p>No</p>	
4.	Ten (10) folded copies of a plot plan, map or survey.		
	<p>Checklist prepared by: <u>Eric S. Goldstein, Esquire</u></p> <p>Checklist reviewed by City: _____</p> <p>Application found complete on: _____</p> <p>Application found incomplete on: _____</p>	<p>Date: <u>11/29/23</u></p> <p>_____</p> <p>Date: _____</p> <p>_____</p>	



BENSON AVENUE (45.957')

SITE PLAN SCALE: 1" = 10'

NOTE: THE SITE PLAN IS BASED ON A SURVEY BY PAUL M. KOELLING (NJPLS #) DATED 7/5/23.

BULK REQUIREMENTS (ZONE S-40)

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	4000	3498	3498
LOT WIDTH	50	40	40
LOT DEPTH	N/A	108.4	108.4
FRONT YARD (BLDG)*	22.3	20.4	16.5
FRONT YARD (DECK)*	16.7	14.2	9.5
MINIMUM SIDE YARD	5	2.9	5.1
COMBINED SIDE YARD	14.8	12	15
REAR YARD	14.1	9.7	14.3
BUILDING COVERAGE	38% MAX.	27%	29%
LANDSCAPED AREA	35% MIN.	44%	45%
FRONT YARD LANDSCAPED AREA*	60% MIN.	27%	42%
HEIGHT	30' MAX.		29.8
PARKING	3 SPACES	2 SPACES	3 SPACES

\* VARIANCE REQUIRED

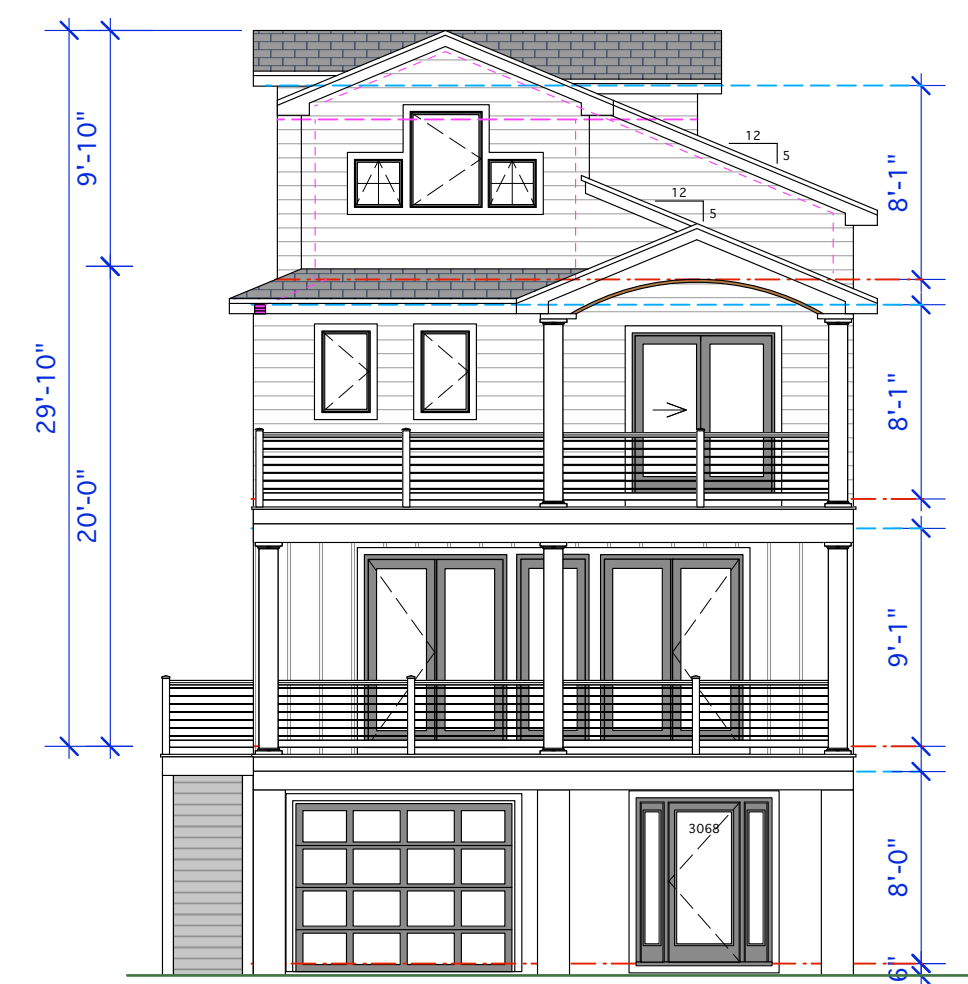
PLANT SCHEDULE

SYMBOL	SPECIES	REMARKS
AZ	AZALEA	
CH	CHINESE HOLLY	
CO	COTONEASTER	
CA	CRAB APPLE TREE	
IN	INKBERRY	
JU	JUNIPER	
RO	ROSE BUSH	

Existing Setbacks Benson Avenue  
Street width 45.957'  
Cartway Offset

Block	Lot	Building	Porch / Deck
61	14.9 L	9.9 L	
57	23.6	22.1 H	
55	22.2	20.2	
49	62.1 H	N/A	
47 (S)	20.4 S	14.2 S	
45	21.3	17.2	
43	23.3	15.2	
39	22.8	15.7	
37	21.3	15.0	
35	21.8	16.8	
Average =		22.3	16.7

Note: Average excludes high, low & subject property setbacks.



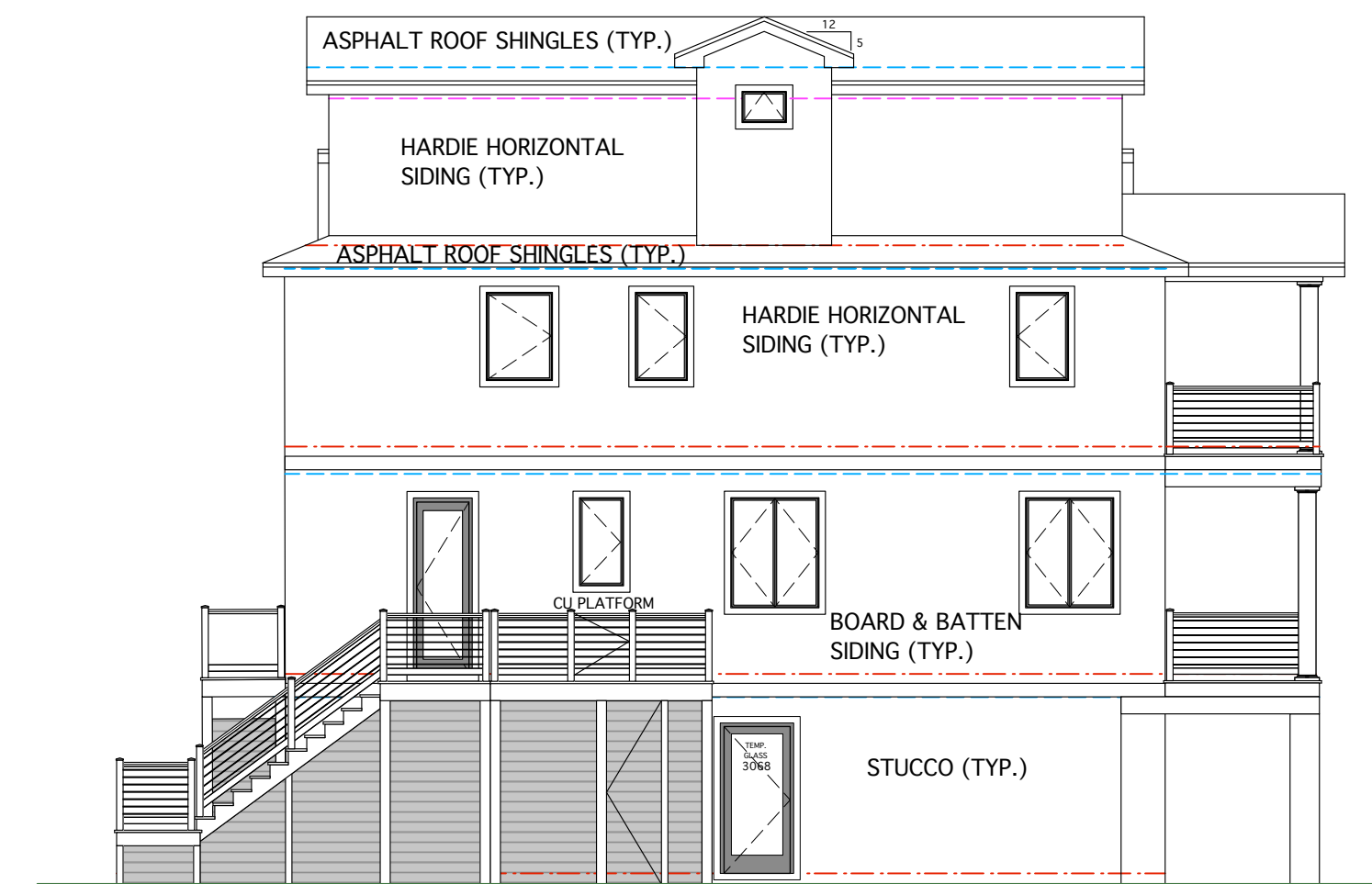
FRONT ELEVATION SCALE: 1/8" = 1'-0"



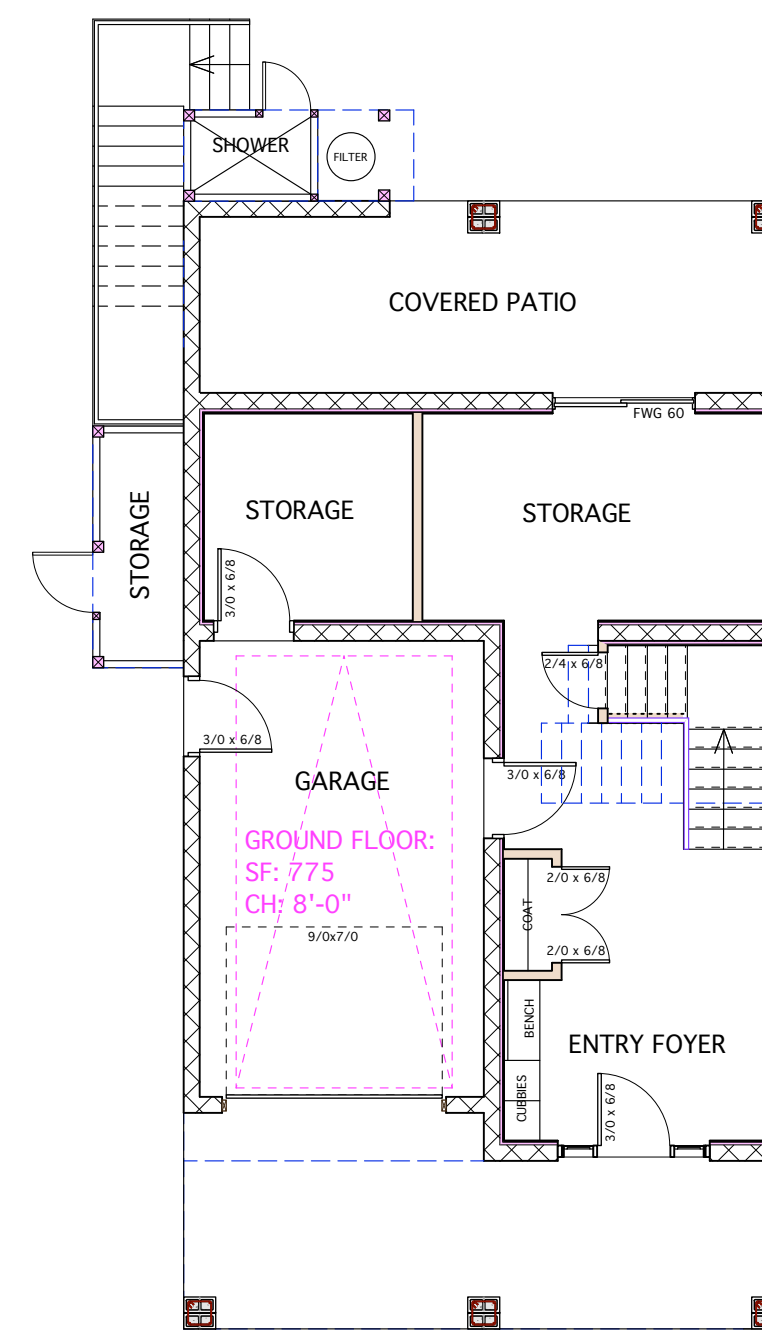
RIGHT SIDE ELEVATION SCALE: 1/8" = 1'-0"



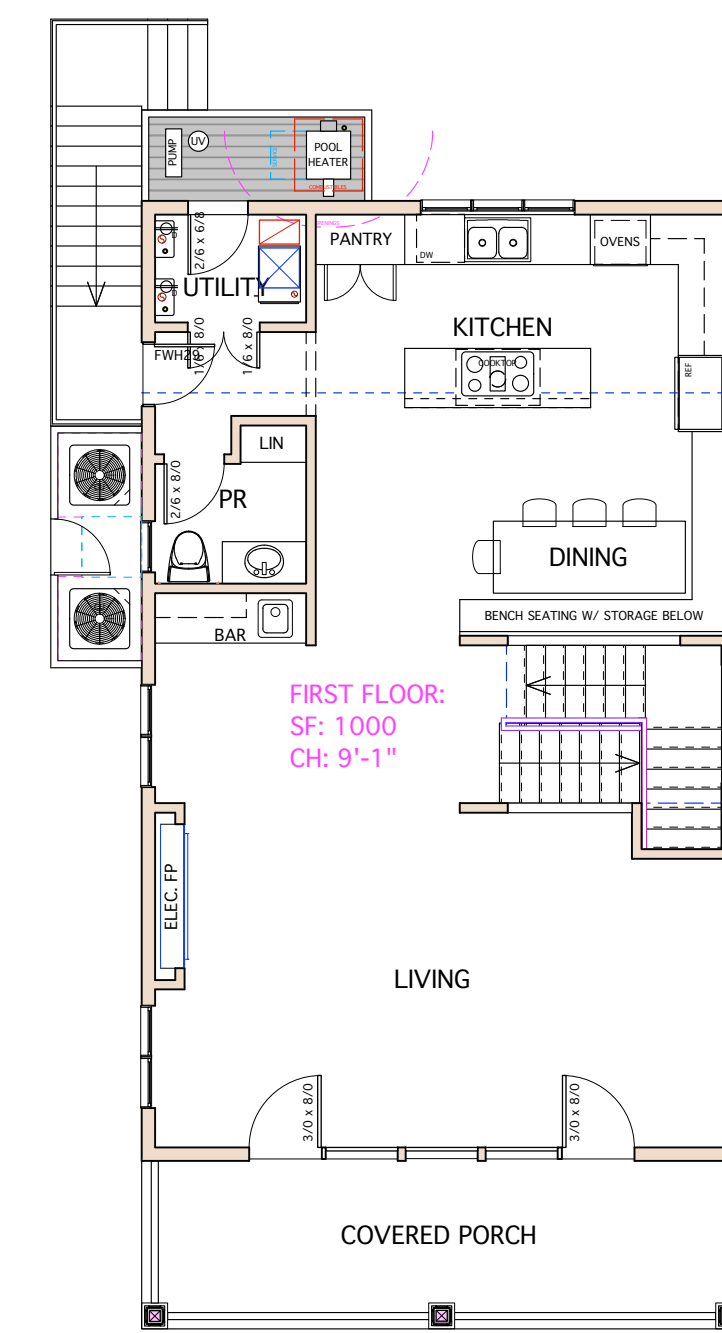
REAR ELEVATION SCALE: 1/8" = 1'-0"



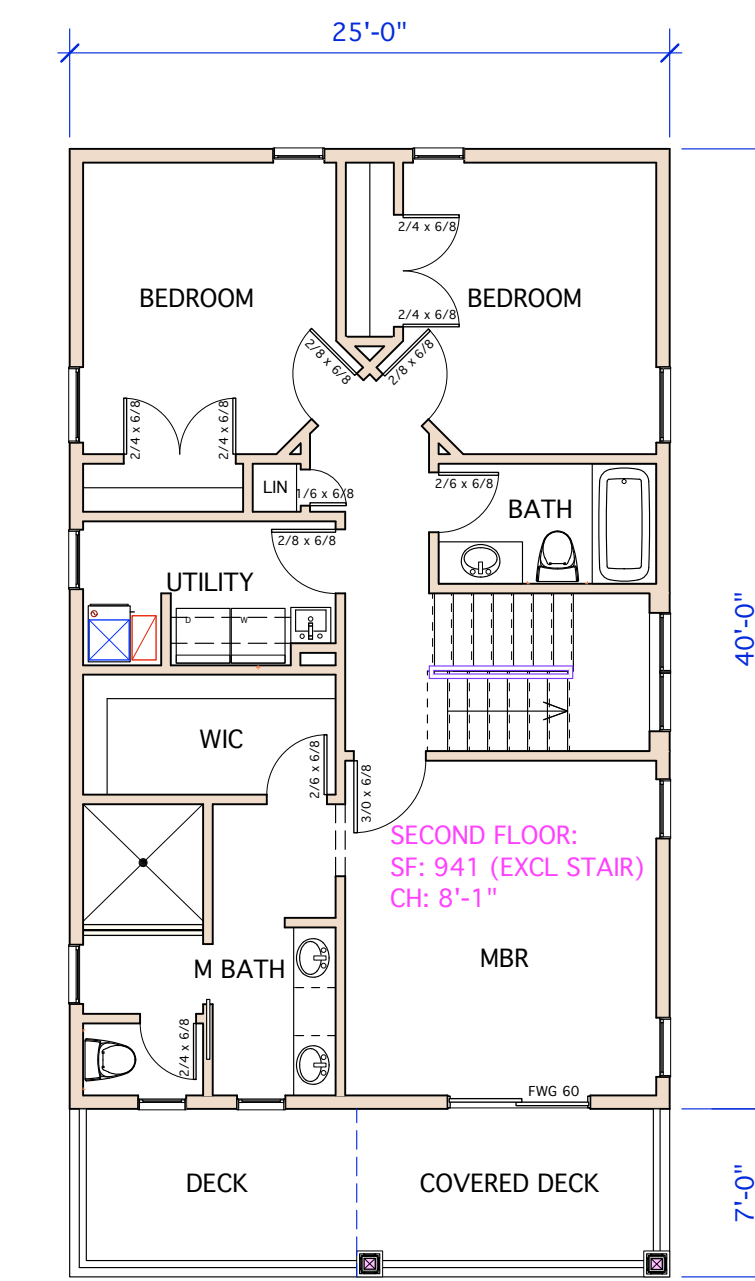
LEFT SIDE ELEVATION SCALE: 1/8" = 1'-0"



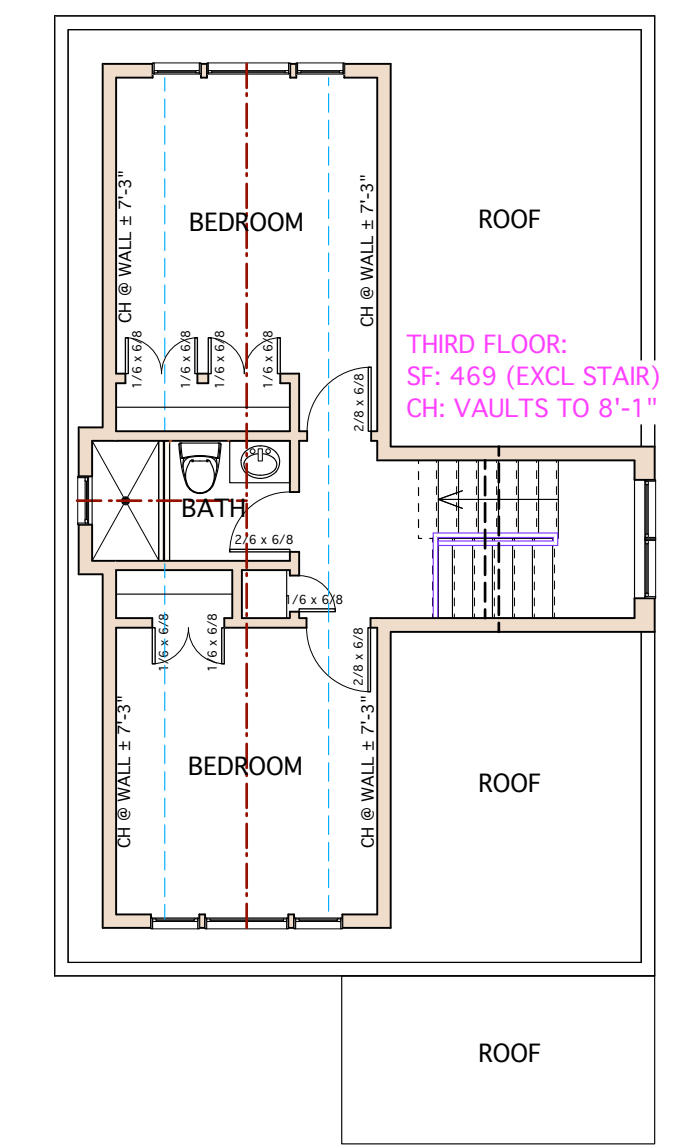
GROUND FLOOR PLAN SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN SCALE: 1/8" = 1'-0"

BOARD CHAIRPERSON \_\_\_\_\_  
 BOARD ADMINISTRATOR \_\_\_\_\_  
 ZONING OFFICER \_\_\_\_\_  
 BOARD ENGINEER \_\_\_\_\_  
 CITY CLERK \_\_\_\_\_  
 CONSTRUCTION OFFICIAL \_\_\_\_\_

**PETER C. WEISS**  
 ARCHITECT  
 Peter C. Weiss, RA, LLC • 38 E. Oakcrest Avenue, Northfield, NJ 08225 • (609) 822-9616

**LITVAN RESIDENCE**  
 17 SOUTH BENSON AVENUE BLOCK 124 LOT 47  
 MARGATE, NEW JERSEY

Project No. 2323  
 Date: 11/28/23  
 Scale: As Shown  
 Drawn By: PCW  
 ©2023 Peter C. Weiss

Revisions \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

*Peter C. Weiss*  
 Peter C. Weiss AI10004

Sheet No.  
**A-1**

11/28/23  
5:15:21 PM





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

<b>Block</b>	<b>Lot</b>	<b>Applicant Name</b>
124	47	Yuriy Litvan
<b>District</b>		<b>Address of Subject Application</b>
S-40		17 South Benson Avenue

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

**Your submittal was considered at the Staff Committee meeting of Monday, November 27, 2023**

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

staff committee met and reviewed the application and set the the application to be heard on December 21, 2023 and the deadline will be Friday December 1, 2023. If the applicant cannot get the materials in then January 25, 2024 will be the hearing date.

**The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, December 21, 2023**

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

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

Complete application.

**APPLICATION FEES:**

<b>D Variance:</b>	\$0.00	<b>Court Reporter:</b>	\$0.00
<b>C Variance:</b>	\$250.00	<b>Other:</b>	\$0.00
<b>Site Plan:</b>	\$0.00		\$0.00
<b>Subdivision:</b>	\$0.00		\$0.00
<b>Conditional Use Permit:</b>	\$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, November 29, 2023**

Palma Accardi  
Planning Board Administrator  
Monday, November 27, 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

November 9, 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

RECEIVED NOV 13 2023

RE: Application of Yuriy Litvan  
17 S. Benson Avenue  
Block 124, Lot 47  
Margate, Atlantic County, New Jersey  
Our File No. 13395-001

Dear Mr. McLarnon:

Please be advised that I represent the above-referenced property owner with regard to his application to the City of Margate Planning Board for certain "c" variance relief for the construction of a new single-family home located at 17 S. Benson 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 Peter C. Weiss, RA, dated October 30, 2023, consisting of one (1) sheet; and
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 Planning Board  
November 9, 2023  
Page 2

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Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

By: 

ERIC S. GOLDSTEIN

ESG/lmm  
Enclosures

c: Mr. Yuriy Litvan (w/encl. via e-mail)  
13395-001/59500

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



<b>Office Use Only:</b>	Date Submitted: <u>11/13/23</u> Paid: <u>25.00</u> Check/Receipt #: <u>58312</u>	Received By: <u>PS</u> Board Administrator or Zoning Officer
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Staff Committee meetings are held as needed. Contents must comply in all particulars with the Administrative Regulations for Processing Planning Board Applications, sections on Staff Committee Review. The Board Administrator and other City Hall staff will answer reasonable questions regarding this procedure. They cannot, however, fill out these forms for you.

1. Date of Application: 11/8/23
2. Submitted by – Name: Yuriy Litvan Phone No.: (267) 307-4424  
Address: 42 Hope Road, Holland, Pennsylvania 18966  
Email Address: yuriylitvan@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: \_\_\_\_\_

<b>6. Proposed Action is Located as Follows:</b> Street Address: <u>17 S. Benson Avenue</u> Block: <u>124</u> Lot(s): <u>47</u> Zoning District: <u>S-40 Residential</u>
--

7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)  
\_\_\_\_\_  
Property is improved with a single-family home.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Answer the following as to:	<u>Existing Condition</u>	<u>Proposed Condition</u>
a. Size and Dimension of Lot:	<u>40 ft. x 108.4 ft.</u>	<u>40 ft. x 108.4</u>
b. Size, Dimensions of Buildings:	<u>See attached plan</u>	<u>See attached plan</u>
c. Height of Buildings (Feet):	<u>See attached plan</u>	<u>29.8 ft.</u>
d. Height of Buildings (Stories):	<u>2.5 Stories</u>	<u>2.5 Stories</u>
e. % of Coverage on Land:	<u>See attached plan</u>	<u>42%</u>
f. Front Yard Setback:	<u>20.4 ft. (Bldg.) / 14.2 ft. (Deck)</u>	<u>16.5 ft. (Bldg.) / 9.5 ft. (Deck)</u>
g. Rear Yard Setback:	<u>47.4 ft.</u>	<u>51.9 ft.</u>
h. Side Yard Setbacks:	<u>2.9 ft. / 12 ft. (combined)</u>	<u>5.1 ft. / 15 ft. (combined)</u>

9. According to the Administrative Regulations, a scaled drawing must accompany this Application. If available, a survey would be appreciated. In addition, use this space to provide a detailed narrative description of the proposed action.

Attach additional paper, if necessary:

(THIS SECTION MUST BE COMPLETED)

The property is currently improved with an existing single-family home. . The applicant proposes to demolish the existing home and build a new home.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

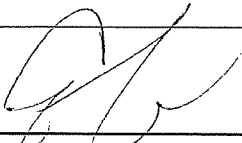
- |   |   |
|---|---|
| <input type="checkbox"/> Subdivision              | <input type="checkbox"/> Site Plan              |
| <input checked="" type="checkbox"/> C-Variance(s) | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> D-(Use) Variance         | <input type="checkbox"/> Other: _____           |

11. Which variances are needed, if any? Front Yard Landscape Area

\_\_\_\_\_

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

\_\_\_\_\_

Signature of Submitting Party: 

Print or Type Name: Eric S. Goldstein, Esquire - Attorney for Applicant

CASH ONLY. ALL CHECKS ON SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COUWING.

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

OCEAN STATE BANK  
TOMS RIVER, NJ 08753  
55-7035/2312

58312

11/09/2023

PAY TO THE ORDER OF City of Margate

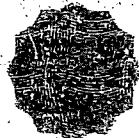
\$ \*\*\*25.00\*

Twenty Five and 00/100\*\*\*\*\*

DOLLARS

City of Margate

PROTECTED AGAINST FRAUD



*ELB*

MEMO 13395-1LM

STAFF Comm. BLOCK 124 LOT 47

⑈058312⑈ ⑆231270353⑆ 548066839⑈

NEHMAD DAVIS & GOLDSTEIN, P.C.  
11/09/2023 City of Margate

58312

13395-001 Litvan 17 S. Benson Avenue, ... Staff Review Fee \$25.00

Default Office Account

\*\*\*25.00\*

NEHMAD DAVIS & GOLDSTEIN, P.C.  
11/09/2023 City of Margate

Check No. 58312

13395-001 Litvan 17 S. Benson Avenue, ... Staff Review Fee \$25.00

Default Office Account

\*\*\*25.00\*

PAYMENT RECORD



105201



**Atlantic County  
Document Summary Sheet**



**INST # 2023034779**  
 RECD 08/02/2023 VOL 15471  
 RCPT # 1728196 RECD BY TW (5 PGS)  
 CDN \$999,000.00 RTF \$9,563.40  
 JOSEPH J. GIRALD, COUNTY CLERK  
 ATLANTIC COUNTY, NJ

ATLANTIC COUNTY CLERK  
 5901 MAIN ST  
 MAYS LANDING, NJ 08330

**Return Name and Address**  
 American Advantage Abstract  
 708 Lakeside Drive  
 Southampton Pa 18966

**Official Use Only**

<b>Submitting Company</b>		American Advantage Abstract			
<b>Document Date (mm/dd/yyyy)</b>		06/20/2023			
<b>Document Type</b>		DEED			
<b>No. of Pages of the Original Signed Document (Including the cover sheet)</b>		5			
<b>Consideration Amount (If applicable)</b>		\$999,000.00			
<b>First Party</b> <i>(Grantor or Mortgagor or Assignor)</i> <i>(Enter up to five names)</i>	<b>Name(s)</b>	<i>(Last Name, First Name Middle Initial, Suffix)</i> <i>(or Company Name as written)</i>		<b>Address (Optional)</b>	
	Stephen Stein Sheila Stein		1111 Market Street Apt 2102 Dresher, Pa 19025		
<b>Second Party</b> <i>(Grantee or Mortgagee or Assignee)</i> <i>(Enter up to five names)</i>	<b>Name(s)</b>	<i>(Last Name, First Name Middle Initial, Suffix)</i> <i>(or Company Name as written)</i>		<b>Address (Optional)</b>	
	17 Benson LLC		42 Hope Road Holland Pa 18966		
<b>Parcel Information</b> <i>(Enter up to three entries)</i>	<b>Municipality</b>	<b>Block</b>	<b>Lot</b>	<b>Qualifier</b>	<b>Property Address</b>
	Margate	124	47		17 South Benson Avenue Margate City NJ 08402
<b>Reference Information</b> <i>(Enter up to three entries)</i>	<b>Book Type</b>	<b>Book</b>	<b>Beginning Page</b>	<b>Instrument No.</b>	<b>Recorded/File Date</b>

**\*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 Jun 20<sup>th</sup>, 2023,

**BETWEEN** Stephen Stein and Sheila Stein, husband and wife, whose address is 1111 Market Street, Apt 2102, Dresher, PA 19025, referred to as the Grantors,

**AND**

17 Benson LLC, a New Jersey LLC, whose address is 42 Hope Rd Holland, PA 18946, referred to as the Grantee.

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 Nine Hundred Ninety-Nine Thousand Dollars (\$999,000.000.00). 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. 124, Lot 47 Qualifier .

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

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

BEING the same land and premises which became vested in Stephen Stein and Sheila Stein, his wife, by deed from Howard R. Goldstein and Leona Goldstein, his wife, dated April 10, 2000 and recorded April 24, 2000 in the Atlantic County Clerk's Office in Deed Book 6672, Page 1, as Instrument Number 83831.

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

The street address of the Property is 17 South Benson Avenue, Margate City, 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.



Old Republic National Title Insurance Company

SCHEDULE A  
(continued)

File No. 1252-AAA

LEGAL DESCRIPTION

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

BEGINNING at a point on the Easterly line of Benson Avenue, which point is measured Southwardly along the said side of Benson Avenue a distance of 192.75 feet from its point of intersection with the Southerly line of Ventnor Avenue; thence extending from said beginning point, and extending thence

- 1) Eastwardly parallel with Ventnor Avenue 70.74 feet to a point, a corner; thence
- 2) Southwardly parallel with Benson Avenue 22.25 feet to a point, a corner; thence
- 3) Eastwardly parallel with Ventnor Avenue 37.66 feet to a point, a corner thence
- 4) Southwardly parallel with Benson Avenue 17.75 feet to a point, a corner thence
- 5) Westwardly parallel with Ventnor Avenue 108.4 feet to a point; a corner on the Easterly line of Benson Avenue; thence
- 6) Northwardly along the said side of Benson Avenue 40 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain conditions and restrictions as of record.

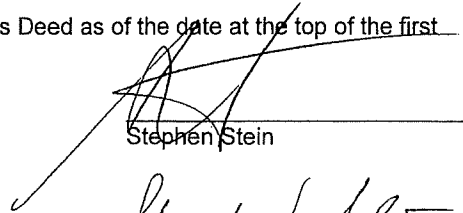
FOR INFORMATIONAL PURPOSES ONLY:  
17 South Benson Avenue, Margate City, NJ 08402  
Block: 124, Lot: 47

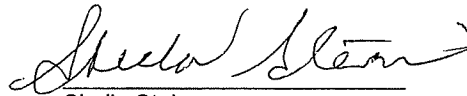
*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions;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

NEW JERSEY LAND TITLE  
INSURANCE RATING BUREAU

NJRB 3-09  
Last Revised: 09/01/19

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

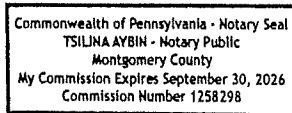
  
\_\_\_\_\_  
Stephen Stein

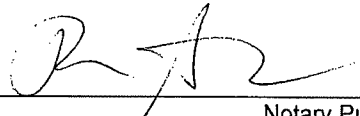
  
\_\_\_\_\_  
Sheila Stein

STATE OF *Pennsylvania*, COUNTY OF *Bucks*, SS.:

I CERTIFY that on *Jun 20<sup>th</sup>*, 2023, Stephen Stein and Sheila Stein, husband and wife, the Grantors herein, personally came before me and stated to my satisfaction that they (or if more than one, each person):

- (a) are the makers of this Deed;
- (b) they executed this Deed as their own act and deed; and
- (c) this Deed was made for \$999,000.00 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.



  
\_\_\_\_\_  
Notary Public

Record and Return To:

American Advantage Abstract, LLC.  
708 Lakeside Drive  
Southampton, PA 18986



State of New Jersey  
**NONRESIDENT SELLER'S TAX DECLARATION**

GIT/REP-1  
 (09-18)

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s)

**Stephen Stein and Sheila Stein**

Current Street Address:

**1111 Market Street**

*Apk-2102*

City, Town, Post Office Box

State

Zip Code

**Dresher**

**PA**

**19025**

**PROPERTY INFORMATION**

Block(s)

**124**

Lot(s)

**47**

Qualifier

Street Address:

**17 South Benson Avenue**

City, Town, Post Office Box

State

Zip Code

**Margate City**

**New Jersey**

**08402**

Seller's Percentage of Ownership

**100**

Total Consideration

**999,000.00**

Owner's Share of Consideration

**999,000.00**

Closing Date

**6/ /23**

**SELLER'S DECLARATION**

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

*6/20/2023*, 2023

Date

*6/20/2023*, 2023

Date

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

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

(Please cut along dotted line)



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

James W. Manghan, CTA  
Tax Assessor

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

Block: 124 Lot: 47  
Location: 17 S Benson Ave  
Date: November 30, 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.: 13395-001

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

[www.margate-nj.com](http://www.margate-nj.com)

<u>Block Lot Qual</u>	<u>Property Location Additional Lot Additional Lot</u>	<u>Property Class</u>	<u>Owner Address City, State</u>	<u>Zip Code</u>
124 35	27 S BENSON AVE	2	CHACK, BENJAMIN & JANIS 10 TIMBER KNOLL DR WASHINGTON CROSSING, PA	18977
124 37	25 S BENSON AVE	2	25 S BENSON AVE LLC 6472 SAN MICHEL WAY DEL-RAY BEACH, FL	33484
124 39	23 S BENSON AVE	2	SCHecter, STEPHEN & MARY C 23 S BENSON AVE MARGATE, NJ	08402
124 43	21 S BENSON AVE	2	FORMAN, LOUIS & GWEN 21 S BENSON AVENUE MARGATE, NJ	08402
124 45	19 S BENSON AVE	2	RUDOLPH, RENEE & LIEBERMAN, DAVID 508 TEA ROSE LANE CHERRY HILL, NJ	08003
124 47	17 S BENSON AVE	2	17 BENSON LLC 42 HOPE RD HOLLAND, PA	189665409
124 49	15 S BENSON AVE	2	GREENFIELD, STEPHEN E & LYNN 7500 PERSIMMON TREE LANE BETHESDA, MD	20014
124 55	7 S BENSON AVE	2	FORMICA, ANNE M 7 S BENSON AVE MARGATE, NJ	08402
124 57	3 S BENSON AVE	2	FEINMAN, LARRY & VIRGINIA 80 HEMLOCK DRIVE HOLLAND, PA	18966
124 61	9108 VENTNOR AVE	2	WHARTON, KIMBERLY R ET AL 2716 S COLORADO ST PHILADELPHIA, PA	19145
124 218	20 S CEDAR GROVE AVE	2	KAPLIN, MARC & ESTHER PO BOX 3037 BLUE BELL, PA	194220765
124 222	18 S CEDAR GROVE AVE	2	ABRAMS, STEVEN & TRACY 18 S CEDAR GROVE AVE MARGATE, NJ	08402
124 228	16 S CEDAR GROVE AVE	2	AVART, MARK D & ABBE B 840 ROSCOMMON RD BRYN MAWR, PA	19010

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
124 234	14 S CEDAR GROVE AVE	2	SAGEN, FRANK T & MARINA 14 S CEDAR GROVE AVE MARGATE, NJ	08402
124 238	12 S CEDAR GROVE AVE	2	GENOVESI, EDWARD & BONNIE 94 EDWARDS DR CHURCHVILLE, PA	18966
124 244	10 S CEDAR GROVE AVE	2	CUCUEL JR, ROBERT A & DALE B 39 E MONTGOMERY AVE #105 ARDMORE, PA	19003
124 246	6 S CEDAR GROVE AVE	2	KALECK, JARED AND EMILY 113 BLACK WALNUT LANE PLYMOUTH MEETING, PA	19462
124 252	2 S CEDAR GROVE AVE	2	DE LUCA, EPHIPHANY 825 KIMBALL STREET PHILADELPHIA, PA	19147
125 34 C0001	26 S BENSON AVE	2	DOSSICK, MARK A & JOAN E 168 TYLER WAY YARDLEY, PA	19067
125 34 C0002	21 S DECATUR AVE	2	ROVNER, MARC & LAURIE 140 WOODBROOK ROAD WHITE PLAINS, NY	10605
125 38 C0020	20-22 S BENSON AVE	2	ZELINGER, STEPHEN & DEBORAH 20 S BENSON AVE MARGATE, NJ	08402
125 38 C0022	20-22 S BENSON AVE	2	HUTTNER, JAY A & WENDI 485 WORTHINGTON MILL RD RICHBORO, PA	18954
125 40	16-18 S BENSON AVE	2	SELLECCHIA JR,A&R&SELLECCHIA,SR A&D 85 RADBURN RD HUNTINGDON VALLEY, PA	19006
125 43	14 S BENSON AVE	2	WEINER, HAROLD M 39 SUGAR MAPLE LANE LAFAYETTE HILL, PA	19444
125 44	15 S DECATUR AVE	2	RONCONI, ALFRED (LE)& CHRISTINA 123 BRYN MAWR AVENUE BALA CYNWYD, PA	19004
125 45	12 S BENSON AVE	2	KEMPIN, MICHAEL 12 S BENSON AVE MARGATE, NJ	08402

<u>Block Lot Qual</u>	<u>Property Location Additional Lot Additional Lot</u>	<u>Property Class</u>	<u>Owner Address City, State</u>	<u>Zip Code</u>
125 50	13 S DECATUR AVE	2.	MC FILLIN, PATRICIA @ MC GINLEY 13 S DECATUR AVE MARGATE, NJ	08402
125 53	10 S BENSON AVE	2	PJL PROPERTIES LLC 3430 ELLIOTT ST. SAN DIEGO, CA	92106
125 54	5 & 7 S DECATUR AVE	2	SHAW, CAROL & FRANCIS 6904 ATLANTIC AVE VENTNOR, NJ	08406
125 55	8 S BENSON AVE	2	DOWNIE,R & L & NASSAR,J & IULIANI,G 103 ARBOR RIDGE DRIVE WARRINGTON, PA	18976
125 56	3 S DECATUR AVE	2	PORTER, ROBERT 612 SPRUCE LANE VILLANOVA, PA	19085
125 57	4 S BENSON AVE	2	KRUG, EDWARD S 4 S BENSON AVE MARGATE, NJ	08402
125 58	1 S DECATUR AVE	2	GALLAGHER, DENYSE 1 S DECATUR AVENUE MARGATE, NJ	08402
125 58.01	2 S BENSON AVE	2	LEVEN, RAYMOND & BEVERLY 353 CONCOURSE BLVD DRESHER, PA	19025
125 59	9202 VENTNOR AVE	4A	SEABRIGHT HOUSE, LLC 3 S RUMSON AVE MARGATE, NJ	08402
125 60	9200 VENTNOR AVE	4A	SEABRIGHT HOUSE LLC 3 S RUMSON AVE MARGATE, NJ	08402
125 62	9208-9210 VENTNOR AVE	4A	DAVJO MANUFACTURING CO@ MOSKOVITZ 208 PRANCER RD EGG HARBOR TWP, NJ	08234
126 85.01	9218 VENTNOR AVE L92	4A	BERKSHIRE MARGATE, LLC 102 LARCH CIRCLE STE 301 NEWPORT, DE	19804
126 93 C000A	6 S DECATUR AVE	2	AXELROD BRUCE 644 MOREDON ROAD HUNTINGDON VALLEY, PA	19003

<u>Block Lot Qual</u>	<u>Property Location Additional Lot Additional Lot</u>	<u>Property Class</u>	<u>Owner Address City, State</u>	<u>Zip Code</u>
126 93 C000B	6 S DECATUR AVE	2	GOODMAN, BRUCE M & ELLEN H 1701 JUSTIN LANE PAOLI, PA	19301
126 94	8 S DECATUR AVE	2	GRAZER, PATRICIA 8 S DECATUR AVE MARGATE, NJ	08402
126 95	10 S DECATUR AVE	2	GRAZER, PATRICIA A 10 S DECATUR AVE MARGATE, NJ	08402
126 96.1	12-14 S DECATUR AVE	2	PHILLIPS JR, ROBERT W 608 MARLBORO AVE. CHERRY HILL, NJ	08002
126 96.2	12-14 S DECATUR AVE	2	BROWN TRUST, KATHLEEN A 4707 CONVENT PLACE PHILADELPHIA, PA	19114
126 96.3	12-14 S DECATUR AVE	2	GOLOFF, CAROL & MICHAEL 2216 SHORE ROAD NORTHFIELD, NJ	08225
126 96.4	12-14 S DECATUR AVE	2	BROWN N E TRUST, KATHLEEN 4707 COVENT PLACE PHILADELPHIA, PA	19114



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.....49