

Nehmad  
Davis & Goldstein

**NDG**

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

**Eric S. Goldstein**  
Managing Partner

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4030 Ocean Heights Avenue  
Egg Harbor Township, NJ 08234

t 609 927 1177

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August 7, 2023

**VIA HAND DELIVERY**

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

RE: Application of Robert and Cheryl Jacobs  
226 N. Belmont Drive  
Block 502.01, Lot 50  
Margate City, Atlantic County, New Jersey  
Our File No. 13056-001

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 flood-compliant, two-story single-family home.

The Applicants seek variances through the present application to demolish the existing residence and construct a new flood-compliant, two-story single-family home on the property located at 226 N. Belmont Drive. As you are no doubt aware, this lot has a very irregular shape, which necessitates variances that fall under the hardship category, along with the “flexible c” category.

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 Anthony D'Angelo, AIA of Studio One Architects, dated May 6, 2023 (4 sheets), along with a graphic survey of the subject property and neighboring properties along Brunswick and Belmont Drives;

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 October 8, 2004 and recorded on October 27, 2004 in the Atlantic County Clerk's Office as Instrument Number 2004106082;
5. One (1) copy of the 200' Property Owners List;
6. One (1) original Proof of Paid Taxes, water and sewer; and
7. One (1) USB flash drive with electronic copies of all submission materials.

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

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

Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

By:   
ERIC S. GOLDSTEIN

ESG/lmm  
Enclosures  
c: Robert and Chery Jacobs (w/encl. via e-mail)  
13056-001/51009

APPLICATION FOR ACTION BY PLANNING BOARD  
MARGATE, NEW JERSEY

PLEASE  
TYPE OR  
PRINT

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

2. **Zoning District:**

S-60	Single Family Residential	MF	Multi-Family Residential
S-50	Single Family Residential	CBD	Central Business District
S-40(WD)	Single Family Residential	C-1	Commercial
S-30	<input checked="" type="checkbox"/> 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) 226 North Belmont Drive

Block Number 502.01 Lot No(s) 50

Total Area (in square feet) 6,733 sf.

Frontage: 87.33 ft.

Depth: 80.25 ft.

4. **Information about the Applicant:**

Full name(s) Robert & Cheryl Jacobs

If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

Local Residence Address \_\_\_\_\_ Zip \_\_\_\_\_

Other Residence Address 1409 Pine Rock Road, West Chester, PA Zip 19380

Business Address \_\_\_\_\_ Zip \_\_\_\_\_

Phone Number(s) (include area code);

Local Residence \_\_\_\_\_ Other Residence \_\_\_\_\_

Business \_\_\_\_\_ Fax vujakepus@comcast.net (Bob) Cell Phone (484) 883-1508 (Bob)  
cjacobsrealtor@aol.com (Cheryl) (610) 212-4755 (Cheryl)

**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 October 8, 2004

\_\_\_\_ 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:**                       X  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 Anthony D'Angelo, AIA, Studio One Architects Phone (609) 368-2012  
 Address 2123 Dune Drive, Suite #7, Avalon, NJ 08202  
 Fax (609) 961-3965 Cell \_\_\_\_\_

\_\_\_ 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)*

**10. If Site Plan Action is Required:**

-What is the present use of the site and building(s)?  
 N/A  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

-How will this be changed?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**11. If Subdivision Action is Required:**

-After conferring with the City Tax Assessor, provide lot numbers of new lot(s), dimensions, and area of each: (use extra pages, if necessary)

Lot No(s)	Dimension(s)	Area(s)
N/A	_____ x _____	_____ S.F.
_____	_____ x _____	_____ S.F.
_____	_____ x _____	_____ S.F.

-Purpose of the Subdivision

To sell lot(s)

To build and sell homes (or other buildings)

Other (please explain): \_\_\_\_\_

**12. If Variances are Required:**

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

-Current use of lot(s) and building(s): 1 1/2 story single-family home

-Proposed use: New 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 - Porch	10 feet	N/A	9 feet
Front Yard Setback - House	15.1 feet	N/A	14 feet
Combined Side Yard Setbacks		N/A	18.3 feet
_____	_____	_____	_____

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

N/A

**14. County and Other Agency Actions** (Provide necessary dates and decisions):

**Site Plan:**  
 N/A

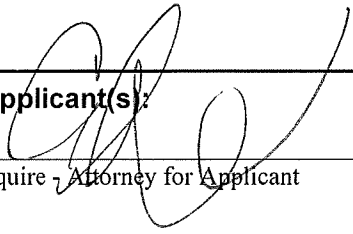
**Subdivision:**  
 N/A

**Other:**  
 N/A

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

The subject property is currently improved with a 1 1/2 story single-family home located on the property. The applicant seeks to construct a new 2 story flood-compliant single-family home on the lot. The lot is very oddly shaped and is mostly triangular on the 45-degree angle corner of North Brunswick Drive and Belmont Avenue.

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



Date 8/7/23

Eric S. Goldstein, Esquire, Attorney for Applicant

Date \_\_\_\_\_

**17. This space for Board Administrator:**

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

-This application received by the Planning Board Administrator on \_\_\_\_\_

By: \_\_\_\_\_

**18. Notarized Statement by Applicant:**

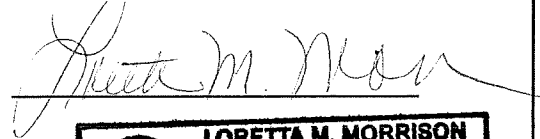
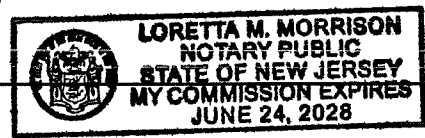
State of New Jersey } ss.

County of Atlantic }

Eric S. Goldstein, being duly

sworn according to law, deposes and says, that the statements contained in the above application and the statements contained in the papers submitted herewith are true.

Sworn to and subscribed before me this 7th day of August 2023.

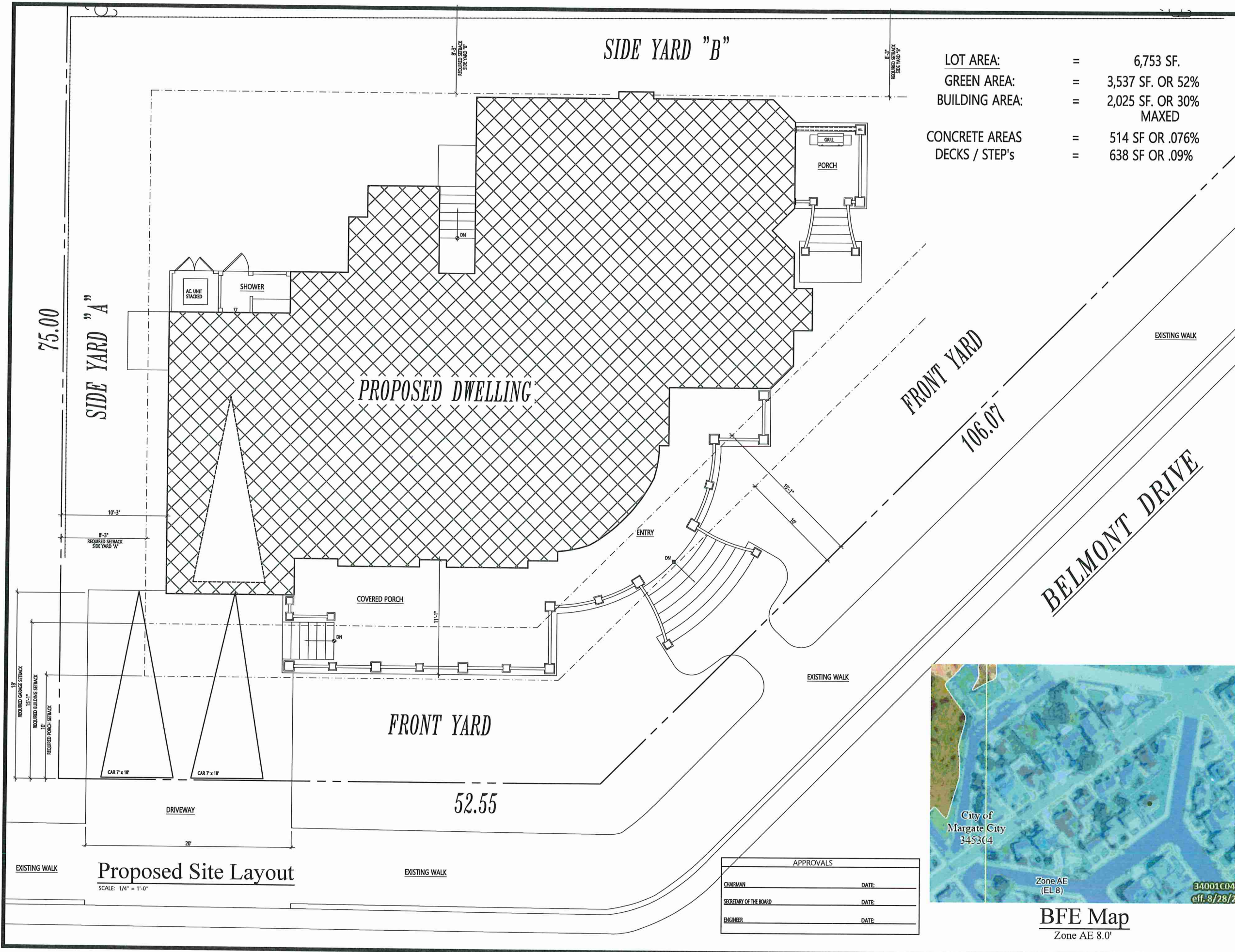



## LAND USE

### Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	<p>Submit the following documents with the Standard Development Application:</p> <p>a. Copy of an area map showing all lots within 200 feet of the property.</p> <p>b. List of names, addresses, lot and block numbers, as they appear on the official tax records of the City, of all owners of property within 200 feet of the property affected by the application and upon whom the notice must be served in the manner provided by law.</p> <p>c. Copy of professional survey at a scale not smaller than 1" = 100' nor larger than 1/8" = 1'; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines.</p> <p>d. Copies of subdivision, site plan or conditional use applications when applicable.</p> <p>e. Certification that taxes are paid.</p>	<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>TBP</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>X</p>	
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>10/8/04 Single-Family Home Owner</p> <p>No</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>8/7/23</u></p> <p>_____</p> <p>Date: _____</p> <p>_____</p>	





LOT AREA: = 6,753 SF.  
 GREEN AREA: = 3,537 SF. OR 52%  
 BUILDING AREA: = 2,025 SF. OR 30% MAXED  
 CONCRETE AREAS = 514 SF OR .076%  
 DECKS / STEP'S = 638 SF OR .09%

**STUDIO ONE ARCHITECTS**  
 A Professional Association  
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 2123 Dune Drive Suite #7  
 Avalon, New Jersey 08202  
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 500 Paterson Plank Rd.  
 Union City, New Jersey 07087  
 Tel: 201.223.0006 Fax: 201.223.0001  
 www.studioone.com

Anthony D'Angelo, AIA  
 NJ - 21A101297700  
 NY - 024799  
 FL - AB06120  
 PA - 24403351  
 MA - 31642

REVISIONS:	DATE:	DESCRIPTION:

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**PROJECT:**  
 Alterations & Additions:  
 FOR:  
 226 North Belmont Drive  
 Margate, New Jersey  
 Lot: 50  
 Block: 502.01

Proposed Site information  
 Date: 5.6.2023  
 Scale: As Noted  
 Drawn: S.M.O.  
 Checked: A.D.A.  
 2303s



**BFE Map**  
Zone AE 8.0'

APPROVALS	
CHAIRMAN	DATE:
SECRETARY OF THE BOARD	DATE:
ENGINEER	DATE:

**Proposed Site Layout**  
SCALE: 1/4" = 1'-0"

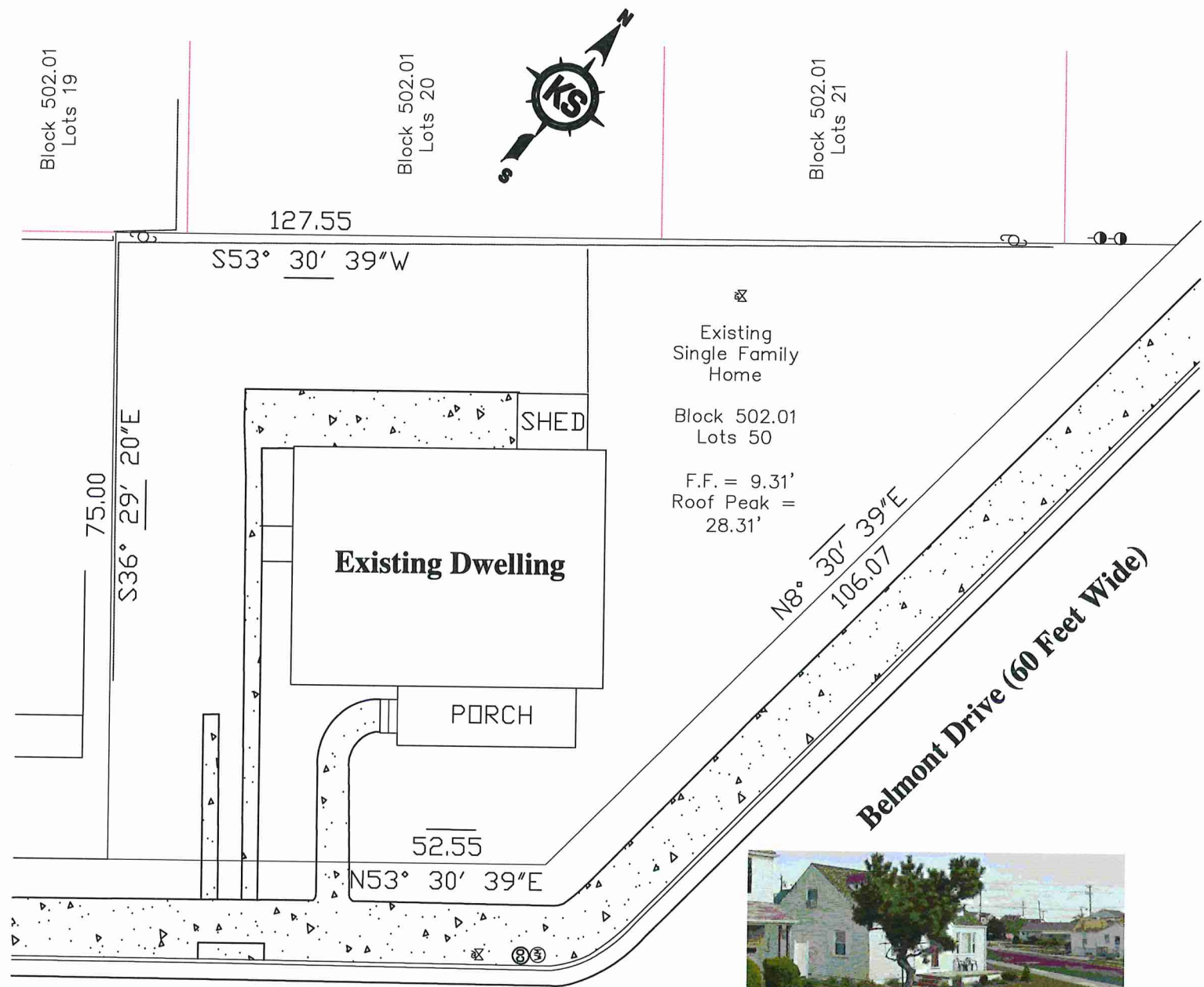
**C1**



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 Union City, New Jersey 07087  
 Tel: 201.223.0008 Fax: 201.223.0001  
 www.studioone.com

Anthony D'Angelo, AIA  
 NJ - 21A101297700  
 NY - 024799  
 FL - AR05150  
 PA - RA404551  
 MA - 31642

REVISIONS:	DATE:	DESCRIPTION:
1.	8.1.2023	UPDATED MAPS



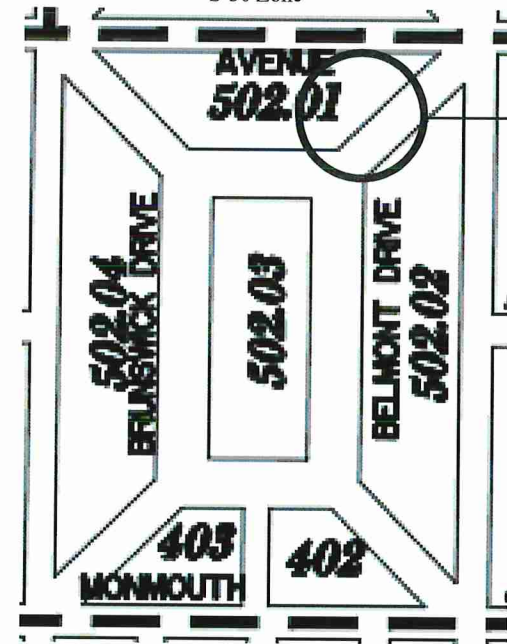
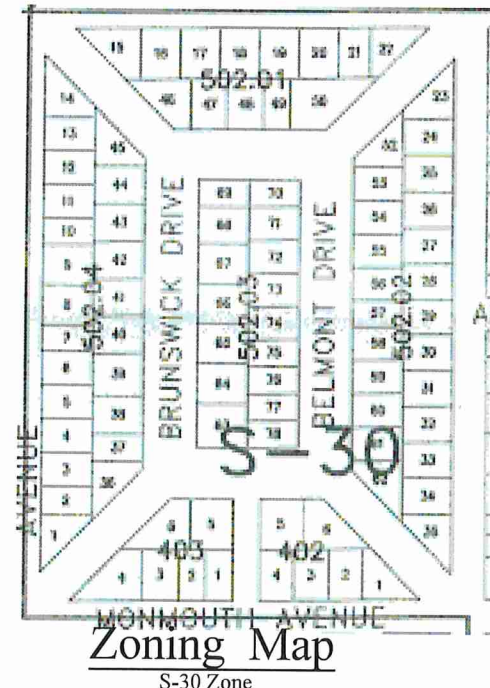
Side Elevation



North Brunswick Drive Elevation

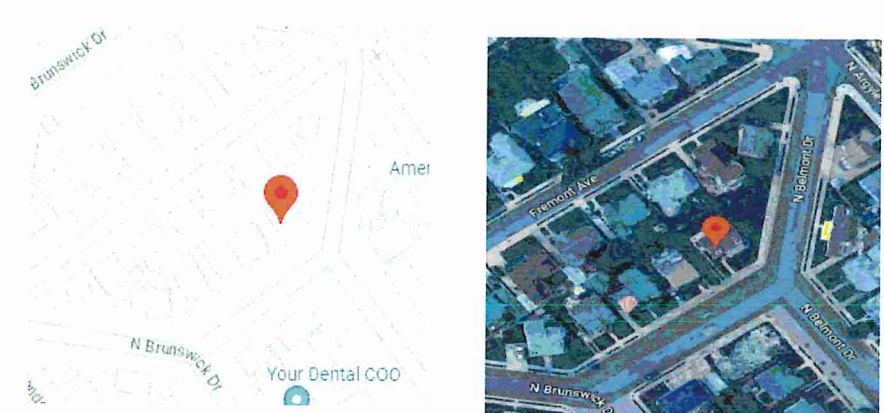


Belmont Drive Elevation



Tax Map

APPROVALS	
CHAIRMAN	DATE:
SECRETARY OF THE BOARD	DATE:
ENGINEER	DATE:



Site Location Maps

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PROJECT:  
 Alterations & Additions:  
 FOR:  
 226 North Belmont Drive  
 Margate, New Jersey  
 Lot: 50  
 Block: 502.01

Exist. Site Information

Date: 5.6.2023  
 Scale: As Noted  
 Drawn: S.M.O.  
 Checked: A.D.A.

2303s

C2











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

<b>Block</b> 502.01	<b>Lot</b> 50	<b>Applicant Name</b> Robert and Cheryl Jacobs
<b>District</b> S-30		<b>Address of Subject Application</b> 226 North Belmont Avenue

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

Your submittal was considered at the Staff Committee meeting of Monday, June 12, 2023

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

staff committee agrees with the variances identified and requested and that more could be identified.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, August 31, 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:

complete application and checklist. The tax map and the zoning map in the architectural plans do not match and needs to be corrected.

**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, August 09, 2023

Palma Accardi  
Planning Board Administrator  
Monday, June 12, 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

May 30, 2023

**VIA HAND-DELIVERY**

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

RE: Application of Robert & Cheryl Jacobs  
226 N. Belmont Drive  
Block 502.01, Lot 50  
Margate City, Atlantic County, New Jersey  
Our File No. 13056-001

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 single-family home.

I enclose the following information for staff committee review:

1. Original Staff Committee Review Application;
2. Architectural plans of the subject property prepared by Anthony D'Angelo, AIA of Studio One Architects, dated May 6, 2023 consisting of four (4) sheets;
3. My firm's check payable to the City of Margate in the amount of \$25.00 representing the Staff Committee Review Application fee.

I am submitting this application and documentation in order to be placed on the Staff Committee's next available agenda. Please do not hesitate to contact me if you have any further questions from the applicant or require any further documentation to be submitted.



Roger D. McLarnon, PE, PP, CME, CFM, CPWM  
City of Margate Planning Board  
May 30, 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: Robert and Cheryl Jacobs (w/encl. via e-mail)  
13056-001/46838

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

By Board Administrator Or Zoning Official	Application Received:	Initial:
--	-----------------------	----------

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

1. Date of Submittal: May 30, 2023  
2. Submitted by – Name: Robert & Cheryl Jacobs Phone No.: (484) 883-1508 (Bob) & (610) 212-4755 (Cheryl)  
Address: 1409 Pine Rock Road, West Chester, PA 19380  
Email Address: vujakepus@comcast.net (Bob) & cjacobsrealtor@aol.com (Cheryl)

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

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

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

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

Name: N/A Phone No.: \_\_\_\_\_  
Address: \_\_\_\_\_

6. Proposed Action is Located as Follows: Street Address: <u>226 North Belmont Drive</u> Block: <u>502.01</u> Lot(s): <u>50</u> Zoning District: <u>S-30</u>
--

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

There currently exists a 1.5 story single-family home on the site.

8. Answer the following as to:	Existing Condition	Proposed Condition
a. Size and dimension of lot	6,753 sf.	6,753 sf.
b. Size, dimensions of buildings	See attached plan	See attached plan
c. Height of bldgs. (feet)	22 Ft.	30 Ft. ABV BFE
d. Height of bldgs. (stories)	1.5 Stories	2.5 Stories
e. % of coverage on land	See attached plan	30%
f. Front yard setback	See attached plan	15.1 Ft.
g. Rear yard setback	See attached plan	N/A (corner lot, no rear)
h. Side yard setbacks	See attached plan	8.3 ft. (N. side) & 15.3 ft. (W. side)

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

(THIS SECTION MUST BE COMPLETED)

The subject property is currently improved with a 1.5 story single-family home located on the property. The applicant proposes to construct a new flood-compliant single-family home. The lot is very oddly shaped and is mostly triangular on the 45 degree angle corner of North Brunswick Drive and Belmont Drive.

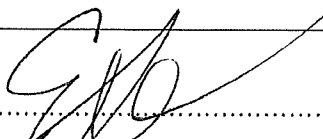
10. Although the Staff Committee will determine the correct legal steps, what are the actions requested. (check more than one, if applicable):

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

11. Which variances are needed, if any?

Front and side yard setbacks.

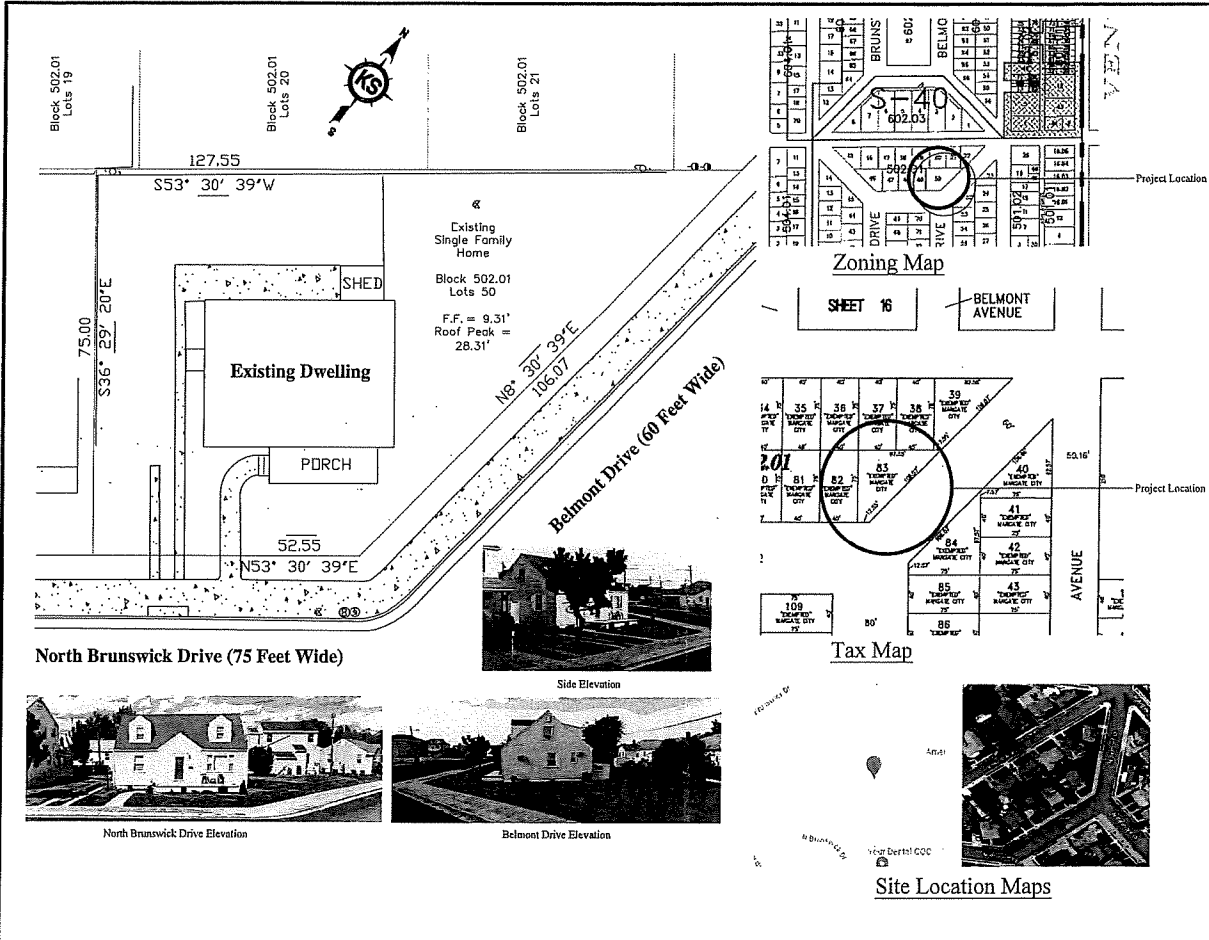
12. IF THERE HAS BEEN ANY PREVIOUS STAFF COMMITTEE OR FORMAL BOARD APPLICATION AND/OR ACTION ON THIS PROPOSAL PROPERTY, PLEASE ATTACH RELEVANT DOCUMENTS, AND PROVIDE INFORMATION HERE: N/A



Eric S. Goldstein, Esquire

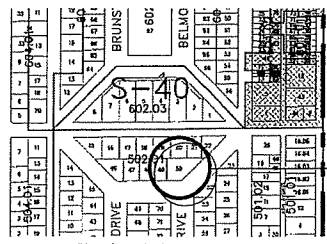
Signature of Submitting Party

Print or Type Name

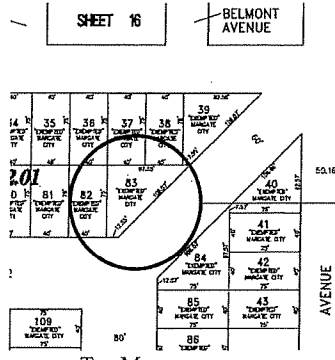


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 1500 Palmyra Road  
 Union, New Jersey 07087  
 Tel: 908.226.0000 Fax: 908.226.0001  
 www.studioone.com

Author: Thomas, J.B.  
 BY: [Signature]  
 DATE: [Blank]  
 REVISIONS: [Blank]



Zoning Map



Tax Map



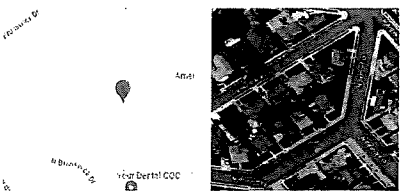
Side Elevation



North Brunswick Drive Elevation



Belmont Drive Elevation



Site Location Maps

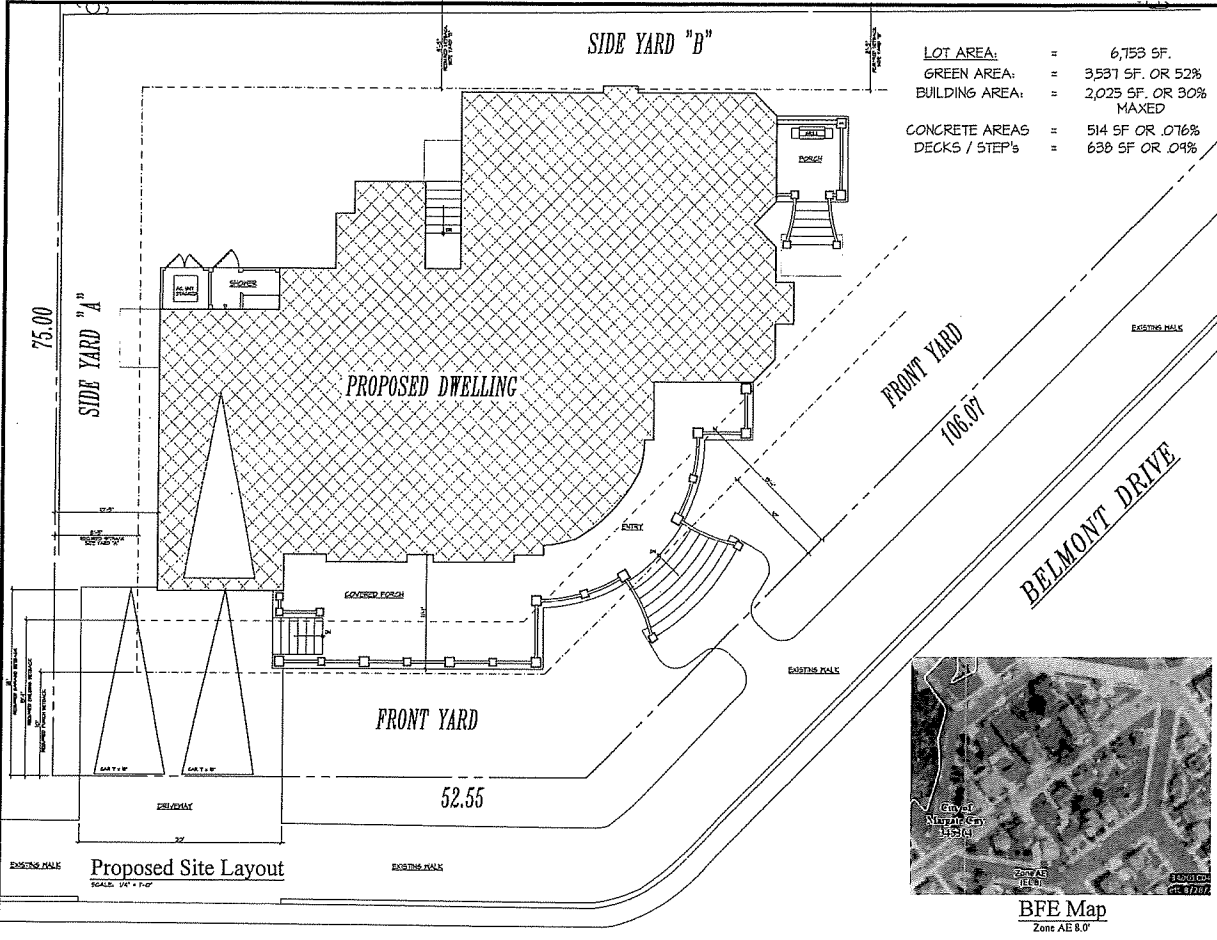
REVISIONS:	DATE:	DESCRIPTION:

OWNER: [Blank]  
 ALL NOTES HEREON, AND ANY NOTES ON ANY OTHER SHEETS OF THIS SET, SHALL BE A PART OF THIS CONTRACT AND SHALL BE A PART OF THE RECORD.

**PROJECT:**  
 Alterations & Additions:  
 FOR:  
 226 North Belmont Drive  
 Margate, New Jersey  
 J.L. 22  
 Scale: 1/8"=1'-0"

Exist. Site Information  
 Date: 08.2013  
 Scale: As Noted  
 Drawing: S.M.O.  
 Checked: A.D.A.  
 2303s

C2



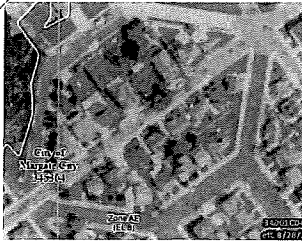
LOT AREA: = 6,753 SF.  
 GREEN AREA: = 3,537 SF. OR 52%  
 BUILDING AREA: = 2,023 SF. OR 30%  
 MAXED  
 CONCRETE AREAS = 514 SF OR .076%  
 DECKS / STEP'S = 638 SF OR .09%

**STUDIO ONE ARCHITECTS**  
 2123 Duane Drive Suite 87  
 Atlantic, New Jersey 08402  
 Tel: 856.384.3002 Fax: 856.384.7285  
 1500 Paterson Plaza 302  
 Tuckahoe City, West Jersey 07097  
 Tel: 973.225.0008 Fax: 973.225.0001  
 www.studioone.com

Author: [Signature]  
 02 - DESIGN  
 03 - PERMITS  
 04 - CONSTRUCTION  
 05 - AS-BUILT

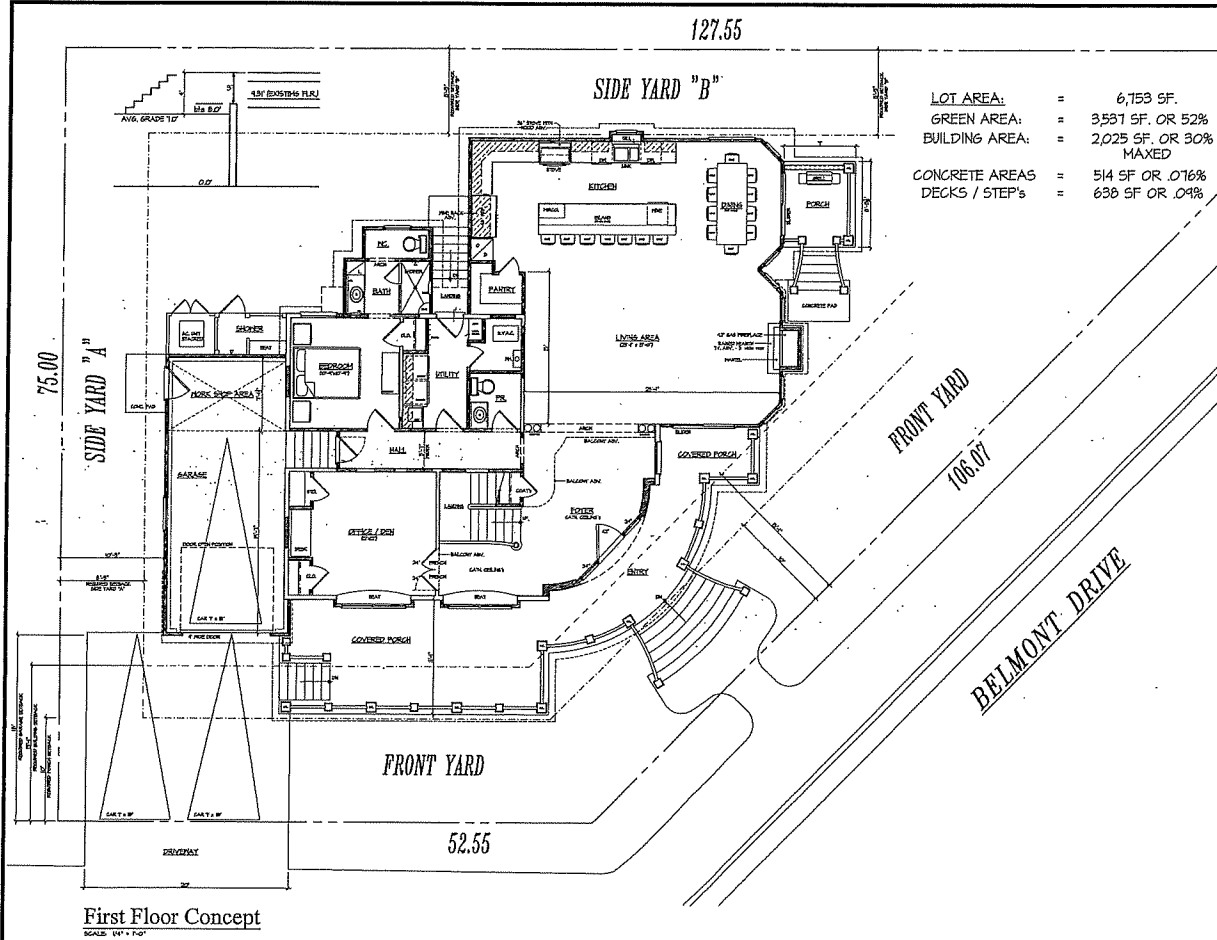
REVISIONS	DATE	DESCRIPTION

PROJECT:  
 Alterations & Additions:  
 226 North Belmont Drive  
 Margate, New Jersey  
 Job # 2303s  
 Date: 02/11/11



PROPOSED SITE INFORMATION
Date: 02/11/11 Scale: As Noted Drawn: S.M.D. Checked: A.D.A. 2303s

**C1**



LOT AREA: = 6,753 SF.  
 GREEN AREA: = 3,531 SF. OR 52%  
 BUILDING AREA: = 2,025 SF. OR 30% MAXED  
 CONCRETE AREAS = 514 SF OR 0.76%  
 DECKS / STEP'S = 638 SF OR 0.94%

**STUDIO ONE ARCHITECTS**  
 Architecture - Interior Design  
 8128 Delsea Drive, Suite #7  
 Ardmore, NJ 07003  
 Tel: 908.344.3037 Fax: 908.344.3038  
 1000 Parkway Plaza, Suite 302  
 Wallingford, CT 06495  
 Tel: 860.223.0000 Fax: 860.223.0001  
 www.studioone.com

BY: [Signature]  
 DATE: [Blank]  
 DESCRIPTION: [Blank]

REVISIONS	DATE	DESCRIPTION

EXCEPT AS NOTED AND OTHERWISE, I, THE ARCHITECT, SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT AND SHALL BE BOUND BY THE TERMS AND CONDITIONS OF THE CONTRACT.

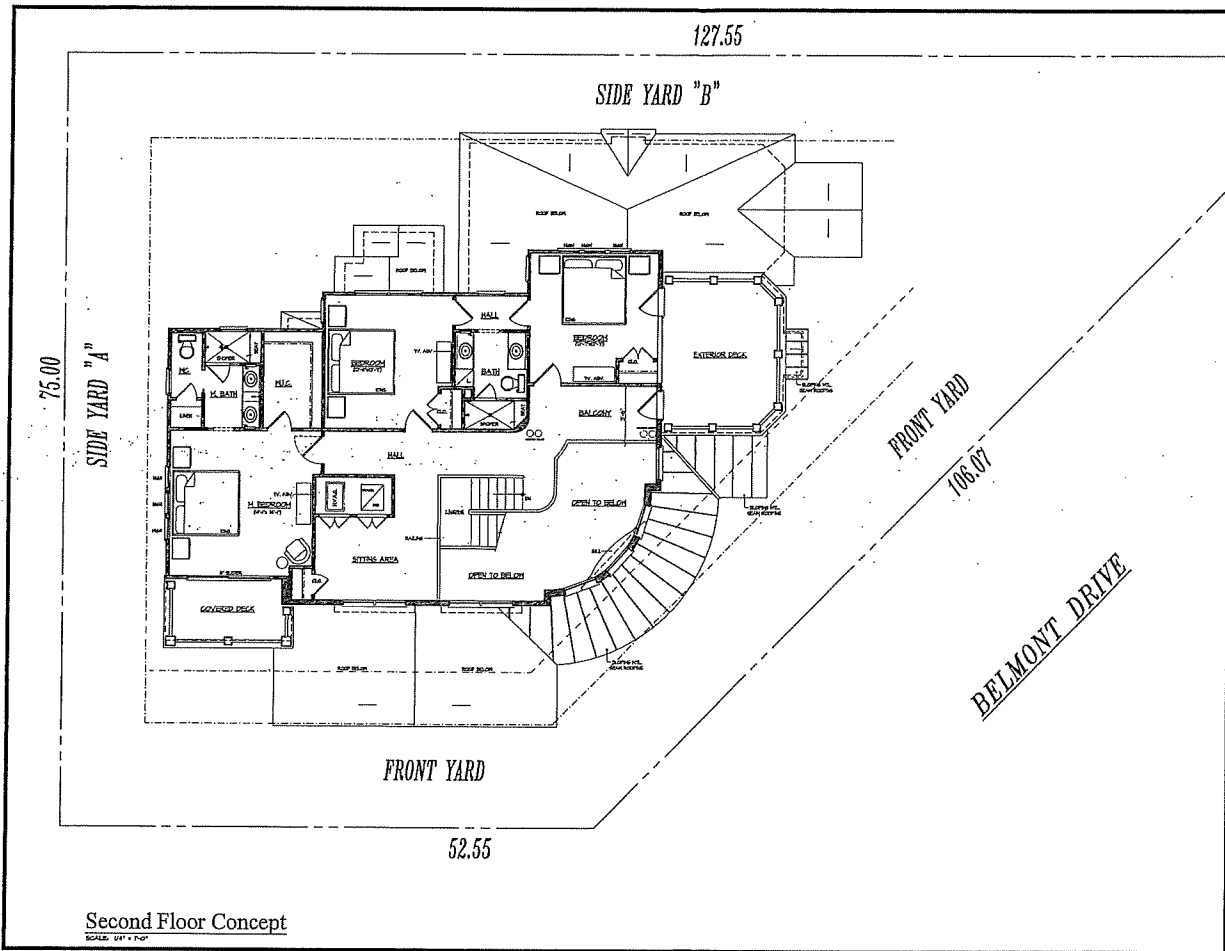
**PROJECT:**  
 Alterations & Additions:  
 236 North Belmont Drive  
 Margate, New Jersey  
 Job No. 2303s

Concept Floor Plans

Date: 11.20.23  
 Scale: As Noted  
 Drawn: S.M.D.  
 Checked: A.B.A.  
 2303s

**C3**





Second Floor Concept  
SCALE: 1/4" = 1'-0"

**STUDIO ONE ARCHITECTS**  
 Architecture - Interior Design  
 5125 Belmont Drive Suite #7  
 Avonlea, New Jersey 07001  
 Tel: 908.233.1111 Fax: 908.233.1111  
 www.studioonearchitects.com

Professional Seal  
 License No. 1212121212  
 State of New Jersey  
 Date: 01/01/2011  
 Signature: [Handwritten Signature]

REVISION	DATE	DESCRIPTION

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF THE PROJECT. ALL DIMENSIONS SHALL BE TAKEN FROM THE CENTER OF THE PROJECT.

**PROJECT:**  
 Alterations & Additions:  
 For:  
 236 North Belmont Drive  
 Margate, New Jersey  
 Lot 69  
 Block 188A1

Concept Floor Plans  
 Scale: 1/4" = 1'-0"  
 Date: 01/01/2011  
 Drawn: S.M.D.  
 Checked: A.B.A.  
 2303s

**C4**

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

REPUBLIC BANK  
PHILADELPHIA, PA 19102  
3-224/360

3795

05/31/2023

PAY TO THE ORDER OF City of Margate

\$ 25.00\*

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

DOLLARS

PROTECTED AGAINST FRAUD



City of Margate



*[Handwritten Signature]*

MEMO 13056 / LEM  
STAFF W/ JACOBS  
BUS LIC: 50201  
L.S.T. 50

⑈003795⑈ ⑈036002247⑈ 904 122 2⑈

NEHMAD DAVIS & GOLDSTEIN, P.C.  
05/31/2023 City of Margate

3795

Matter No.	Client	Matter Description	Reason	Amount
13056-001	Jacobs & Jacobs	226 N. Belmont Drive,...	Staff Review Fee	\$25.00

Republic Bank Checking Account

\*\*\*25.00\*

NEHMAD DAVIS & GOLDSTEIN, P.C.  
05/31/2023 City of Margate

3795

Check No. 3795

Matter No.	Client	Matter Description	Reason	Amount
13056-001	Jacobs & Jacobs	226 N. Belmont Drive,...	Staff Review Fee	\$25.00

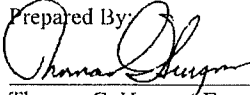
PAYMENT RECORD

Republic Bank Checking Account

\*\*\*25.00\*

# Deed

(Bargain and Sale with Covenants as to Grantor's Acts)

Prepared By:  
  
Thomas C. Haynes, Esq.



ATLANTIC COUNTY, NJ  
MICHAEL J GARVIN, COUNTY CLERK  
RCPT # 3502 RECD BY chris  
REC FEE 70.00 CONSID 315,000.00  
RTF 1,832.00 VDL 11867  
RECD 10/27/2004 03:35:53 PM  
INST # 2004106082

## BARGAIN & SALE DEED (COVENANTS AS TO GRANTOR'S ACTS)

This Deed is made on October 8, 2004,

**BETWEEN:** ELLIOTT SMITH and NANCY C. SMITH  
whose address is 215 GLADSTONE WAY, BEAR, DE 19701  
referred to as the Grantor.

**AND:** ROBERT G. JACOBS and CHERYL L. JACOBS  
whose address is 1409 Pine Rock Rd, West Chester, PA 19380  
referred to as the Grantee.

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

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of \$315,000.00. The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Margate. Block No. 502.01 Lot No. 50

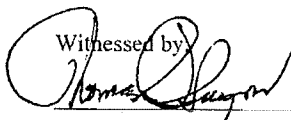
**Property.** The property consists of the land and all the buildings and structures on the land in the City of Margate, County of Atlantic and State of New Jersey. The legal description is more particularly described on Schedule A attached hereto and made a part hereof.

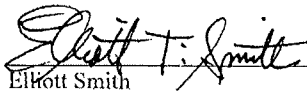
Being known as 226 Belmont Avenue - North, Margate, New Jersey.

Being the same land and premises granted and conveyed unto Elliott Smith and Nancy C. Smith, husband and wife by Deed from Jack Kasofsky, widower dated August 26, 1970 and thereafter recorded in the Atlantic County Clerk's Office on August 27, 1970 in Deed Book 2535, Page 338.

**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. This promise called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

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

Witnessed by  


 (Seal)  
Elliott Smith

 (Seal)  
Nancy C. Smith

# *Independence Abstract & Title Agency*

801 Asbury Avenue  
Ocean City, NJ 08226-3641  
Telephone: 609-399-4987 Fax: 609-399-5107

Agents for  
*LandAmerica/Lawyers Title Insurance Company*

## **RE-REVISED SCHEDULE C LEGAL DESCRIPTION**

**File Number:** 2004-34970IOP

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

BEGINNING at a point in the Northerly line of Belmont Drive, 245 feet Westwardly of Argyle Avenue; and extending thence

- (1) Northwardly, parallel with Argyle Avenue, 75 feet; thence
- (2) Eastwardly, parallel with Fremont Avenue, 127.55 feet to a point in the Westerly line of Belmont Drive; thence
- (3) Southwestwardly along Belmont Drive, 106.07 feet to an angle in Belmont Drive; thence
- (4) Westwardly, along said Belmont Drive, 52.55 feet to beginning.

COMMONLY KNOWN AS: 226 Belmont Avenue - North, Margate, NJ 08402 (For Informational Purposes only)

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 50 in Block 502.01 on the City of Margate Tax Map.

CS

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

(Please Print or Type)

**SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification)**

Name(s)

ELLIOTT SMITH AND NANCY SMITH, H/W

Current Resident Address:

Street: 226 BELMONT AVE

City, Town, Post Office

State

Zip Code

MARGATE NJ 08402

Home Phone

Business Phone

( 609 ) 822-7563

( )

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

Lot(s)

Qualifier

502.01

50

Street Address:

226 BELMONT AVE

City, Town, Post Office

State

Zip Code

MARGATE NJ 08402

08402

Seller's Percentage of Ownership

Consideration

Closing Date

100%

315,000

10/8/04

**SELLER ASSURANCES (Check the Appropriate Box)**

- I am a resident taxpayer of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
- The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
- I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
- Seller is not individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.

**SELLER(S) DECLARATION**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

10-8-04

Date

Nancy C. Smith

Signature

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

10-8-04

Date

Elliott J. Smith

Signature

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

ACKNOWLEDGMENT

STATE OF NEW JERSEY

COUNTY OF ATLANTIC

SS.:

I CERTIFY that on October 8, 2004

ELLIOTT SMITH and NANCY C. SMITH personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed.
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$315,000.00 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 of New Jersey

**LORI RABBERMANN**  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES FEBRUARY 17, 2009





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

RECEIVED  
JUL 21 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: 502.01 Lot: 50**  
**Location: 226 N Belmont Dr**  
**Date: July 17, 2023**

A handwritten signature in black ink, appearing to read "James W. Manghan".

**James W. Manghan, CTA**  
**Tax Assessor**

**Your File No.: 13056-001**

---

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

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

ADJACENT PROPERTY LISTING      APPLICANT: NDG  
TAXING DISTRICT 16 MARGATE CITY      COUNTY 01 ATLANTIC

PAGE 1

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
501.02 15	311 N ARGYLE AVE	2	HAYES, MARY V 912 CORNELL AVE DREXEL HILL, PA	19026
501.02 17	313 N ARGYLE AVE	2	SPINA, ELIZABETH 313 N ARGYLE AVE MARGATE, NJ	08402
501.02 19	315 N ARGYLE AVE	2	LERNER, MICHAEL & PATTIE 120 DANBY COURT CHURCHVILLE, PA	18966
501.02 25.01	317 N ARGYLE AVE 25	2	GUERRINI SR, ROSANNE R & ALBERT M 317 N ARGYLE AVE MARGATE, NJ	08402
502.01 16	7512 FREMONT AVE	2	BOSWELL, JOHN E & TRACY W 7512 FREMONT AVE MARGATE, NJ	08402
502.01 17	7510 FREMONT AVE	2	BONCZEK, ANNETTE 11 CARA COURT NORTHFIELD, NJ	08225
502.01 18	7508 FREMONT AVE	2	GOLDWASSER, MARTIN & MICHELLE 22 FAIRFAX VILLAGE HARRISBURG, PA	17112
502.01 19	7506 FREMONT AVE	2	TADDEI, NANCY JO 7506 FREMONT AVE. MARGATE, NJ	08402
502.01 20	7504 FREMONT AVE	2	O'DONNELL, JOHN P. 7504 FREMONT AVE. MARGATE, NJ	08402
502.01 21	7502 FREMONT AVE	2	BRANCH, MICHAEL 120 BEAUFORT AVE LIVINGSTON, NJ	07039
502.01 22	230 N BELMONT DR	2	MORGAN, NANCY L 230 N BELMONT DR MARGATE, NJ	08402
502.01 46	221 N BRUNSWICK DR	2	BOYCE JR, ROBERT 357 ROOKERY COURT MARCO ISLAND, FL	34145
502.01 47	219 N BRUNSWICK DR	2	BYCHICK, DANIEL & MARY YOLANDA 219 N BRUNSWICK DR MARGATE, NJ	08402
502.01 48	217A N BRUNSWICK DR	2	GAUDIOSI, THOMAS S 15 WILLOW POND ROAD MALVERN, PA	19355

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
502.01 49	224 N BELMONT DR	2	NOLAN, JANE & NOLAN JOSHUA & ADAM 224 N BELMONT DR MARGATE, NJ 08402
502.01 50	226 N BELMONT DR 51	2	JACOBS, ROBERT G & CHERYL L 1218 TRAFALGAR LANE WEST CHESTER, PA 19380
502.02 23	224 N ARGYLE AVE	2	CRIST, PAUL L 224 N ARGYLE AVE MARGATE, NJ 08402
502.02 24	222 N ARGYLE AVE	2	CAVACINI, JOHN J & CHRONE, KAREN L 222 N ARGYLE AVE MARGATE, NJ 08402
502.02 25	220 N ARGYLE AVE	2	STEIN, SUSAN F. & MATTHEW J 120 OVERBROOK PARKWAY WYNNEWOOD, PA 19096
502.02 26	218 N ARGYLE AVE	2	RANIERI, LEONARD & JANICE 365 THURMAN AVE WEST BERLIN, NJ 08091
502.02 27	216 N ARGYLE AVE	2	THIBAUT, NATALIE M & POCKI, ANDREW 604 GREYTHRONE RD WYNNEWOOD, PA 19096
502.02 52	223 N BELMONT DR	2	GROSSMAN, RANDY & JACQUELINE 61 LEONARD AVE TENAFLY, NJ 07670
502.02 53	221 N BELMONT DR	2	HINDELANG, CLARK & ANDREA 221 N BELMONT DR MARGATE, NJ 08402
502.02 54	219 N BELMONT DR	2	GIRARD TRUST, RICHARD A & MARY 219 N BELMONT DR MARGATE, NJ 08402
502.02 55	217 N BELMONT DR	2	SMITH, CYNTHIA & WELSH, FRANCIS 217 N BELMONT AVENUE MARGATE, NJ 08402
502.03 67	213 N BRUNSWICK DR	2	MASUSOCK, JOHN M & PATRICIA A 213 N BRUNSWICK AVE MARGATE, NJ 08402
502.03 68	215 N BRUNSWICK DR	2	MATTIONI, MICHAEL & DENNISON, JEANETTE 702 GAWAIN ROAD PLYMOUTH MEETING, PA 19462
502.03 69	217 N BRUNSWICK DR	2	KEELAN, VINCENT S & ELIZABETH M 1109 DAYTON AVE SAN CARLOS, CA 94070

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
502.03 70	222 N BELMONT DR	2	KIRKLAND, MICHAEL & SUZANNE 139 CROMWELL LANE WEST CHESTER, PA 19380
502.03 71	220 N BELMONT DR	2	MARTINO, PETER A & MARTINO, MARIANNE 220 N BELMONT DR MARGATE, NJ 08402
502.03 72	218 N BELMONT DR	2	MAGENTA, STEPHEN & TAMARA 9 CLIFF COURT SEWELL, NJ 08080
602.02 56	N ARGYLE AVE	15C	CITY OF MARGATE 9100 WINCHESTER AVE MARGATE, NJ 08402
602.03 1	7501 FREMONT AVE	2	MANGANO, CHARLOTTE 7501 FREMONT AVE MARGATE, N J 08402
602.03 2	7503 FREMONT AVE L15	2	VENETOS, ISIDORE & KATHRYN 7503 FREMONT AVE MARGATE, NJ 08402
602.03 3	7505 FREMONT AVE L14	2	LOWRY, TIMOTHY & ELIZABETH 7505 FREMONT AVE MARGATE, NJ 08402
602.03 4	7507 FREMONT AVE	2	WYDRA, JENNIFER MARIE & ERIC 7507 FREMONT AVENUE MARGATE, NJ 08402
602.03 5	7509 FREMONT AVE L12	2	PIERCE, DOUGLAS & BRIDGET A 7509 FREMONT AVE MARGATE, NJ 08402
602.03 6	7511 FREMONT AVE L11	2	IDELL, GREGORY T & THERESA A 7511 FREMONT AVE MARGATE, N J 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.....41



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: July 12, 2023

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for Q2 due May 1<sup>st</sup>, 2023;

And the WATER and SEWER charges for the year 2023

Are paid on property located at 226 N. Belmont Ave.

Assessed to Robert & Cheryl Jacobs

Designated as BLOCK 502.01 Lot 50 Tax Map of Margate City, N.J.

This certification expires on August 1, 2023

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

Per *TJM*



946

3-5/310



ROBERT G. JACOBS  
CHERYL L. JACOBS  
4409 PINE ROCK RD. 1218 TRAFALGAR LANE  
WEST CHESTER, PA 19380

6/12/2023

PAY TO THE ORDER OF CITY OF MARGATE

\$ 250<sup>00</sup>/<sub>100</sub>

TWO HUNDRED FIFTY

90  
XX

DOLLARS



Security Features  
Including  
Dial on Back

EXECUTIVE GRAY

PNC Bank  
PNC Bank, N.A.  
Philadelphia, PA 020

*Robert Jacobs*

MP

FOR APP. FEE

⑆03⑆000053⑆ 858297401⑆ 0946