

March 7, 2023

VIA HAND DELIVERY

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

RE: Application of Dennis DiSabatino
27 N. Exeter Avenue
Block 206.01, Lot 18
Margate, Atlantic County, New Jersey
Our File No. 13127-001

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 renovations to the front porch located at the existing one and one-half story single-family home.

The applicants seek variances through the present application for front yard setback to porch in connection with this renovation work of the existing single-family home located at 27 N. Exeter Avenue.

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 John Obelenus, RA of Obelenus Architecture LLC dated November 29, 2022 (1 sheet);
3. Eighteen (18) copies of the survey prepared by Mark a. Conover, P.L.S. dated November 25, 2015;

4. Eighteen (18) copies of the Staff Committee Application and City of Margate Staff Committee Action Report;
5. One (1) copy of the vesting Deed dated June 16, 2017 and recorded on June 29, 2017 in the Atlantic County Clerk's Office as Instrument Number 2017036170;
6. One (1) copy of the 200' Property Owners List;
7. One (1) original Proof of Paid Taxes, water and sewer; and
8. 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: Mr. Dennis DiSabatino (w/encl. via e-mail)

13127-001/41451

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

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

2. **Zoning District:**

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

3. **Subject Parcel:**

Street Address(es) 27 N. Exeter Avenue
Block Number 206.01 Lot No(s) 18
Total Area (in square feet) 3,760 sf
Frontage: 47 ft.
Depth: 80 ft.

4. **Information about the Applicant:**

Full name(s) Dennis DiSabatino
If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

Local Residence Address 27 N. Exeter Avenue, Margate, NJ Zip 08402
Other Residence Address _____ Zip _____
Business Address _____ Zip _____
Phone Number(s) (include area code);
Local Residence _____ Other Residence _____
Business _____ Fax dendisabs@gmail.com Cell Phone (610) 637-2486

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 16, 2017

By other interest in law (describe):

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

Name(s) _____

Address _____

Phone No. (include area code);

Res. _____

Bus. _____

Fax _____

Cell _____

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

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

8. Application Made To: Planning Board Other

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

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

Architect: Name John Obelenus, RA, Obelenus Architecture LLC Phone (609) 501-4044
 Address 102 S. Eighth Street, Vineland, NJ 08360
 Fax _____ Cell _____

Surveyor: Name Mark a. Conover, P.L.S., Conover Jackson Surveying, LLC Phone (609) 241-8177
 Address 29 S. New York Road, Suite 300, Galloway, NJ 08205
 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> <p>_____</p> <p>_____</p> <p>_____</p> <p>-How will this be changed?</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>11. If Subdivision Action is Required:</p> <p>-After conferring with the City Tax Assessor, provide lot numbers of new lot(s), dimensions, and area of each: (use extra pages, if necessary)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Lot No(s)</td> <td style="width: 35%;">Dimension(s)</td> <td style="width: 50%;">Area(s)</td> </tr> <tr> <td>_____</td> <td style="text-align: center;">x</td> <td>_____ S.F.</td> </tr> <tr> <td>_____</td> <td style="text-align: center;">x</td> <td>_____ S.F.</td> </tr> <tr> <td>_____</td> <td style="text-align: center;">x</td> <td>_____ S.F.</td> </tr> </table> <p>-Purpose of the Subdivision</p> <p><input type="checkbox"/> To sell lot(s)</p> <p><input type="checkbox"/> To build and sell homes (or other buildings)</p> <p><input type="checkbox"/> Other (please explain): _____</p>	Lot No(s)	Dimension(s)	Area(s)	_____	x	_____ S.F.	_____	x	_____ S.F.	_____	x	_____ S.F.
Lot No(s)	Dimension(s)	Area(s)											
_____	x	_____ S.F.											
_____	x	_____ S.F.											
_____	x	_____ S.F.											

12. If Variances are Required:

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

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

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

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

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

Variance	Requirement of District	Present Condition	Proposed Condition
Front yard setback to porch	8.14 ft.	_____	6.61 ft.
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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

N/A

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

Site Plan:
N/A

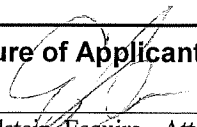
Subdivision:
N/A

Other:
N/A

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

The subject property is currently improved with a 1 1/2 story single-family home located on the property. The applicant seeks to expand the front porch to match the existing porch on top of the existing concrete as shown on the plan prepared by John Obelenus, Architect.

16. Signature of Applicant(s):


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

17. This space for Board Administrator:

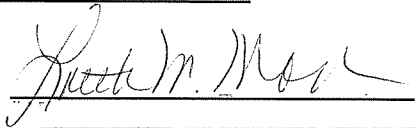
-Staff Committee action took place
_____ and case assigned to
the Planning Board for _____ or

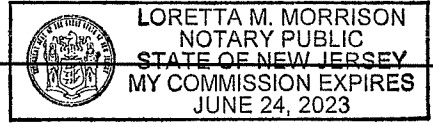
-This application received by the
Planning Board Administrator on

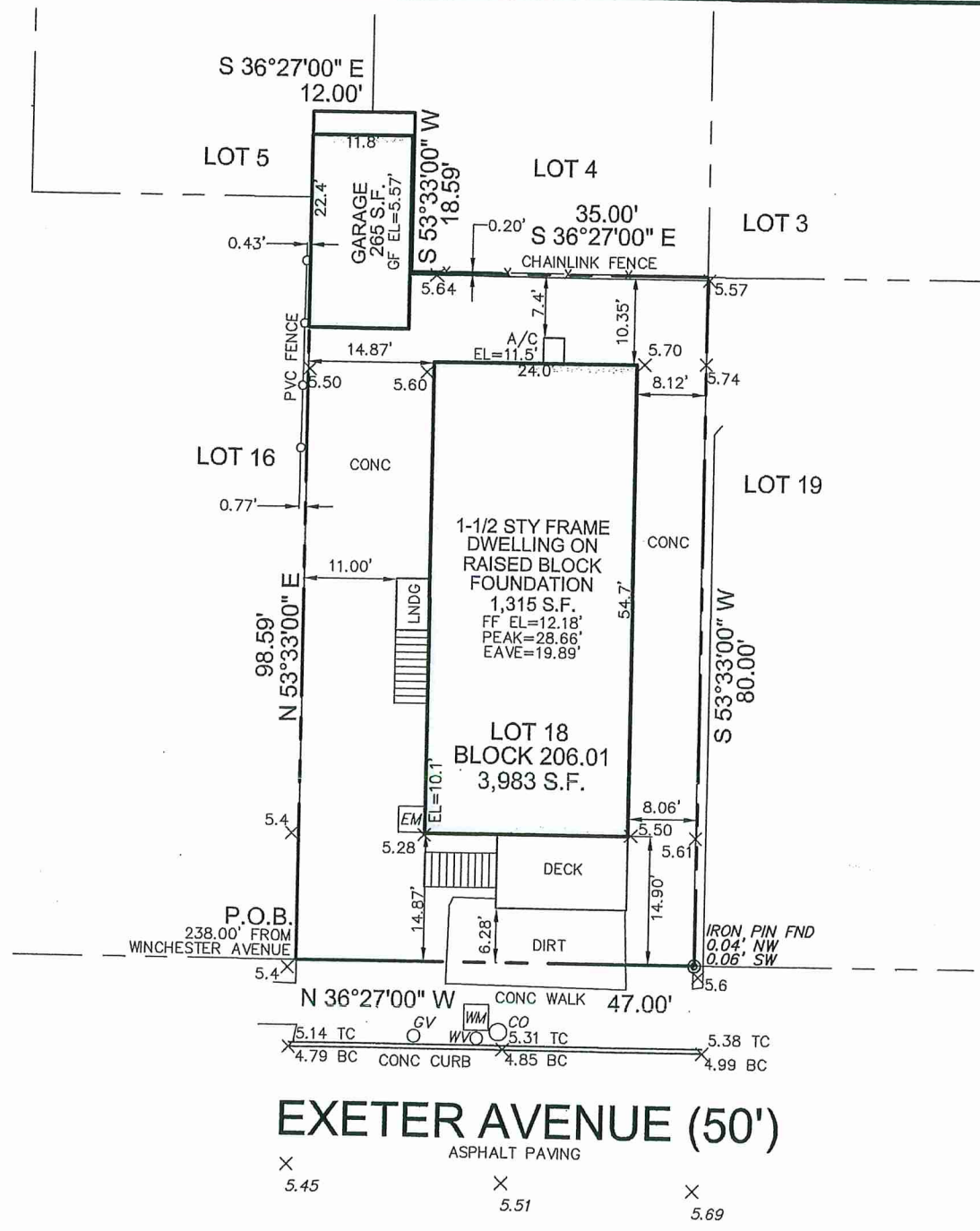
By: _____

18. Notarized Statement by Applicant:

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







SITE PHOTO

NOTES:

- CURRENT OWNERS ARE ELAINE AND EVA SOLDYN BY VIRTUE OF A DEED DATED 6/12/1998 AND RECORDED IN THE ATLANTIC COUNTY CLERK'S OFFICE IN BOOK 6316 CFN 0025443.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT REFLECT INFORMATION THAT A CURRENT TITLE SEARCH MAY REVEAL.
- BEARINGS ARE REFERENCED TO THE RECORDED DEED.
- SITE KNOWN AS LOT 18 IN BLOCK 206.01 AS SHOWN ON CURRENT TAX ASSESSMENT MAPS OF THE CITY OF VENTNOR, NEW JERSEY (SHEET 8).
- INFORMATION SHOWN PERTAINING TO LOCATIONS OF ADJOINING STRUCTURES AND LOTS OTHER THAN THE SUBJECT PARCEL, WITHOUT LABELED DIMENSIONS AND NOT MATERIAL TO THE PURPOSE OF THIS SURVEY, MAY BE APPROXIMATE OR INCOMPLETE AND MAY NOT REPRESENT THE RESULTS OF A COMPLETE FIELD SURVEY. NO SURVEY OR CERTIFICATION IS EXPRESSED OR IMPLIED REGARDING STRUCTURES OR LOTS NOT SURVEYED.
- SUBJECT PROPERTY CONTAINS 3,983 SQUARE FEET.
- UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE THE FOLLOWING:
 - RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR STATE OF NEW JERSEY OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE OR LOCAL AGENCY.
 - THE PRESENCE OR ABSENCE OF FRESHWATER WETLANDS ON OR NEAR THE SURVEYED PREMISES IS NOT SHOWN ON THE PLAN AND WAS NOT INVESTIGATED DURING THE PREPARATION OF THE SURVEY.
 - BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
 - ANY SUBSURFACE OR SUBTERRANEAN CONDITIONS, EASEMENTS OR RIGHTS INCLUDING BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
- ELEVATIONS, AS SHOWN, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- UTILITY INFORMATION, AS SHOWN, IS APPROXIMATE AND MAY OR MAY NOT BE COMPLETE. THE INFORMATION WAS DERIVED FROM FIELD OBSERVATIONS ONLY. PRIOR TO UNDERTAKING ANY ACTIVITY WHICH MAY AFFECT THEIR USE OR LOCATION, THE EXACT USE AND LOCATION OF EACH UTILITY MUST BE VERIFIED AND A CALL PLACED TO NEW JERSEY ONE CALL (811) FOR A CURRENT UTILITY MARK OUT.
- FOUNDATION LOCATED BY A FIELD SURVEY PERFORMED BY CONOVER JACKSON SURVEYING, LLC, ON NOVEMBER 24, 2015.

BENCHMARK
SPIKE AT EL. 5.16'



GRAPHIC SCALE
1" = 20'

FLOOD ZONE DATA					
SOURCE	MAP NO.	ZONE	ELEV.	DATUM	DATE
FIRM	3453040001C	A8	10	29	10/18/1983
PRELIM FIRM	34001C0453F	AE	9	88	5/30/2014

FINAL SURVEY
27 NORTH EXETER AVENUE
LOT 18 BLOCK 206.01
CITY OF MARGATE
ATLANTIC COUNTY, NEW JERSEY

SCALE: 1"=20'	DRAWN BY: WNM	REVISIONS:
DATE: 11/25/2015	BK. 23	PG. 42
PROJECT NUMBER: 2015-154	SHEET 1 OF 1	

Conover Jackson
Surveying LLC
29 S. NEW YORK ROAD STE. 300, GALLOWAY, NJ 08205
PHONE (609) 241-8177 • FAX (609) 964-1918
NJ CERTIFICATE OF AUTHORIZATION NO. GA28176900

MARK A. CONOVER, P.L.S.
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. GS03075200

Mark A. Conover
DATE 11/25/2015



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

Block 206.01	Lot 18	Applicant Name Dennis DiSabatino
District S-25		Address of Subject Application 27 North Exeter Avenue

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

Your submittal was considered at the Staff Committee meeting of Friday, February 03, 2023

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

"C" variance relief for front yard setback is agreed to be needed to construct and possibly others.

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

submission of complete application.

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, March 08, 2023

Palma Accardi
Planning Board Administrator
Friday, February 03, 2023



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

January 13, 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 Dennis DiSabatino
27 N. Exeter Avenue
Block 206.01, Lot 18
Margate, Atlantic County, New Jersey
Our File No. 13127-001

Dear Mr. McLarnon:

Please be advised that I represent the above-referenced property owner with regard to its application to the City of Margate Planning Board for certain "c" variance relief for the renovation of the front porch on the existing single-family home located at 27 N. Exeter Avenue.

I enclose the following information for staff committee review:

1. Original Staff Committee Review Application;
2. One (1) Porch Expansion plan of the subject property prepared by John Obelenus, Architect, dated November 18, 2022, consisting of one (1) sheet;
3. One (1) Final Survey prepared by Mark A. Conover, PLS dated November 25, 2015; and
4. My firm's check payable to the City of Margate in the amount of \$25.00 representing the Staff Committee Review Application fee.

Roger D. McLarnon, PE, PP, CME, CFM, CPWM, QPA
City of Margate
January 13, 2023
Page 2

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.

Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

By: 

ERIC S. GOLDSTEIN

ESG/Imm

Enclosures

c: Mr. Dennis DiSabatino (w/encl. via e-mail)
13127-001/38082

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



Office Use Only:	Date Submitted: <u>1-17-23</u>	Received By: <u>[Signature]</u>
	Paid: <u>X</u> Check/Receipt #: <u>3173</u>	Board Administrator or Zoning Officer

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

- Date of Application: 1/13/23
- Submitted by – Name: Dennis DiSabatino Phone No.: (610) 637-2486
Address: 27 N. Exeter Avenue, Margate, NJ 08402
Email Address: dendisabs@gmail.com
- If the party submitting this form is other than the potential Applicant for Board action (attorney, architect, builder, engineer, etc.), then who would the APPLICANT be?
Name: Eric S. Goldstein, Esquire Phone No.: (609) 927-1177
Address: Nehmad Davis & Goldstein, PC, 4030 Ocean Heights Avenue, Egg Harbor Township, NJ 08234
Email Address: egoldstein@ndglegal.com
- The applicant would be (Check one):
 Owner Buyer under Agreement of Sale
 Tenant Other: _____
- If the applicant for Board action would be Tenant or Buyer, who is the present OWNER?
Name: N/A Phone No.: _____
Address: _____

Proposed Action is Located as Follows: Street Address: <u>27 N. Exeter Avenue</u> Block: <u>206.01</u> Lot(s): <u>18</u> Zoning District: <u>S-25</u>
--

- Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)
There currently exists a 1 1/2 story single-family home on the property.

8. Answer the following as to:	<u>Existing Condition</u>	<u>Proposed Condition</u>
a. Size and Dimension of Lot:	<u>2,800 sf.</u>	<u>3,760 sf.</u>
b. Size, Dimensions of Buildings:	<u>See attached plans</u>	<u>See attached plans</u>
c. Height of Buildings (Feet):	<u>See attached plans</u>	<u>See attached plans</u>
d. Height of Buildings (Stories):	<u>1.5 Stories</u>	<u>1.5 Stories</u>
e. % of Coverage on Land:	<u>See attached plans</u>	<u>See attached plans</u>
f. Front Yard Setback:	<u>8.14 ft. (Porch)</u>	<u>6.61' (Porch)</u>
g. Rear Yard Setback:	<u>16 ft.</u>	<u>16 ft.</u>
h. Side Yard Setbacks:	<u>5 ft.</u>	<u>5 ft.</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)

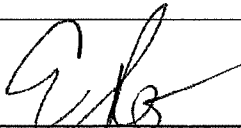
The subject property is currently improved with a 1 1/2 story single-family home located on the property. The applicant seeks to expand the front porch to match the existing porch on top of the existing concrete as shown on the plan prepared by John Obelenus, Architect.

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

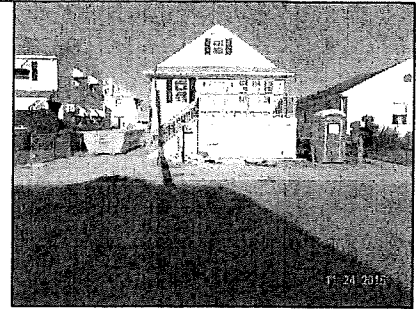
- | | |
|---|---|
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Site Plan |
| <input checked="" type="checkbox"/> C-Variance(s) | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> D-(Use) Variance | <input type="checkbox"/> Other: _____ |

11. Which variances are needed, if any? Front porch setback

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

Signature of Submitting Party: 

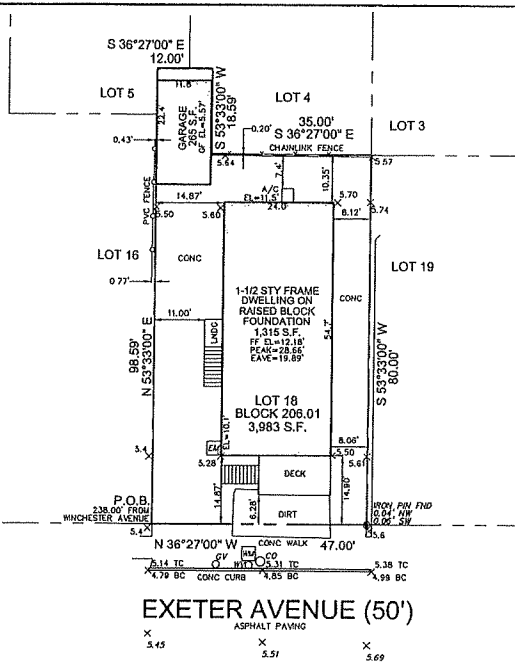
Print or Type Name: Eric S. Goldstein, Esquire - Attorney for Applicant



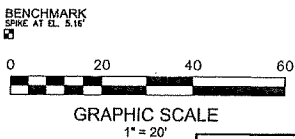
SITE PHOTO

NOTES:


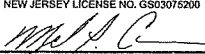
1. CURRENT OWNERS ARE ELAINE AND EVA SOLDVIZI BY VIRTUE OF A DEED DATED 6/12/1988 AND RECORDED IN THE ATLANTIC COUNTY CLERK'S OFFICE BY BOOK 6316 PGN 022543.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT REFLECT INFORMATION THAT A CURRENT TITLE SEARCH MAY REVEAL.
3. BEARINGS ARE REFERENCED TO THE RECORDED DEED.
4. SITE KNOWN AS LOT 18 IN BLOCK 206.01 AS SHOWN ON CURRENT TAX ASSESSMENT MAPS OF THE CITY OF MARGATE, NEW JERSEY (SHEET 4).
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6. SUBJECT PROPERTY CONTAINS 3,983 SQUARE FEET.
7. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE THE FOLLOWING:
 - A. RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR STATE OF NEW JERSEY OVER LANDS NOW OR FORMERLY FLOODED BY TIDEWATER BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE OR LOCAL AGENCY.
 - B. THE PRESENCE OR ABSENCE OF FRESHWATER WETLANDS OR NEAR THE SURVEYED PREMISES IS NOT SHOWN ON THE PLAN AND WAS NOT INVESTIGATED DURING THE PREPARATION OF THE SURVEY.
 - C. BUILDING NETWORK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
 - D. ANY SUBSURFACE OR SUBTERRANEAN CONDITIONS, EASEMENTS OR RIGHTS INCLUDING BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
8. ELEVATIONS, AS SHOWN, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
9. UTILITY INFORMATION, AS SHOWN, IS APPROXIMATE AND MAY OR MAY NOT BE COMPLETE. THE INFORMATION WAS DERIVED FROM FIELD OBSERVATIONS ONLY. PRIOR TO UNDERTAKING ANY ACTIVITY WHICH MAY AFFECT THEIR USE OR LOCATION, THE EXACT USE AND LOCATION OF EACH UTILITY MUST BE VERIFIED AND A CALL PLACED TO NEW JERSEY ONE CALL (811) FOR A CURRENT UTILITY MARK OUT.
10. FOUNDATION LOCATED BY A FIELD SURVEY PERFORMED BY CONOVER JACKSON SURVEYING, LLC, ON NOVEMBER 24, 2015.



EXETER AVENUE (50')



BENCHMARK
SPIKE AT EL. 5.16'

FINAL SURVEY 27 NORTH EXETER AVENUE LOT 18 BLOCK 206.01 CITY OF MARGATE ATLANTIC COUNTY, NEW JERSEY		 Conover Jackson Surveying LLC 29 S. NEW YORK ROAD STE. 300, GALLOWAY, NJ 08205 PHONE (609) 241-8177 • FAX (609) 964-1918 <small>NJ CERTIFICATE OF AUTHORIZATION NO. G428176500</small>																														
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>SCALE: 1"=20'</td> <td>DRAWN BY: WJNM</td> <td>REVISIONS:</td> </tr> <tr> <td>DATE: 11/25/2015</td> <td>BK: 23</td> <td>PG. 42</td> </tr> <tr> <td>PROJECT NUMBER: 2015-154</td> <td colspan="2">SHEET 1 OF 1</td> </tr> </table>		SCALE: 1"=20'	DRAWN BY: WJNM	REVISIONS:	DATE: 11/25/2015	BK: 23	PG. 42	PROJECT NUMBER: 2015-154	SHEET 1 OF 1		MARK A. CONOVER, P.L.S. PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NO. G503076200 																					
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**Atlantic County
Document Summary Sheet**

ATLANTIC COUNTY CLERK

5901 MAIN ST
MAYS LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ
EDWARD P. McGETTIGAN, COUNTY CLERK
RECORDED 06/29/2017 09:36:17
RCPT # 1326579 RECD BY E-RECORD
NAME FEE
RECORDING FEES 80.00
INSTRUMENT# 2017036170
VOL 14263 PAGE 1 OF 7

Official Use Only

Transaction Identification Number

3060495 2453447

Submission Date(mm/dd/yyyy)

06/23/2017

Return Address *(for recorded documents)*

No. of Pages *(excluding Summary Sheet)*

5

TRIDENT LAND TRANSFER COMPANY (NJ) LLC
3 EXECUTIVE CAMPUS
SUITE 100
CHERRY HILL, NJ 08002

Recording Fee *(excluding transfer tax)*

\$80.00

Realty Transfer Tax

\$1,753.00

Total Amount

\$1,833.00

Document Type

DEED SENIOR CITIZEN(PARTIAL EXEMPTION FROM
RTT)

Municipal Codes

MARGATE

03

Batch Type

L2 - LEVEL 2 (WITH IMAGES)

Bar Code(s)



17 29 25

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Atlantic County
Document Summary Sheet**

DEED SENIOR
CITIZEN(PARTIAL
EXEMPTION
FROM RTF)

Type	DEED SENIOR CITIZEN(PARTIAL EXEMPTION FROM RTF)				
Consideration	\$460,000.00				
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
Document Date	06/16/2017				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name		Address		
	ELAINE SOLDYN		56 ROBERT BEST RD, EGG HARBOR TWP, NJ 08234		
GRANTEE	Name		Address		
	DENNIS DISABATINO		63 LACOSTA DRIVE, BLACKWOOD, NJ 08012		
	LINDA DISABATINO		63 LACOSTA DRIVE, BLACKWOOD, NJ 08012		
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	03	206.01	18		03

*** DO NOT REMOVE THIS PAGE.
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**

~~Do Not Publish~~

Deed

This Deed is made on June 16, 2017

BETWEEN Elaine Soldyn
27 N. Exeter Ave.
whose address is: Margate, New Jersey 08402

referred to as the Grantor,

AND Dennis DiSabatino and Linda DiSabatino
63 LaCosta Drive
whose address is: Blackwood, New Jersey 08012

husband and wife 20

referred to as the Grantee.

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

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of \$460,000.00 (Four Hundred Sixty Thousand Dollars).

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Margate
Block No. 206.01 Lot No. 18 Qualifier No. Account No.

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:

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

See attached legal description.

Being the same land and premises which became vested in Elaine Soldyn and Eva Soldyn, joint tenants by deed from Sylvia Waldo, widow, dated June 12, 1998 and recorded June 22, 1998 in the Atlantic County Clerk's Office in Deed Book 6316 page 191.

AND the said Eva Soldyn departed this life on August 8, 2000, a resident of Atlantic County, wherein and whereby title became vested in Elaine Soldyn by right of survivorship.

(For Recorder's Use Only)

Prepared by:
James P. Swift, Esquire
Attorney ID. No.: 049481988
Swift Law Firm, LLC
1335 Tilton Road
Northfield, New Jersey 08225

EXHIBIT "A"

LAND AND PREMISES situate in the City of Margate, County of Atlantic and State of New Jersey as follows:

BEGINNING at a point in the Easterly line of Exeter Avenue, 238.0 feet Southwardly from the Southerly line of Winchester Avenue, and extending; thence

1. North 53 degrees 33 minutes 00 seconds East, parallel with Winchester Avenue, 98.59 feet; thence
2. South 36 degrees 27 minutes 00 seconds East, parallel with Exeter Avenue, 12.00 feet; thence
3. South 53 degrees 33 minutes 00 seconds West, parallel with Winchester Avenue, 18.59; thence
4. South 36 degrees 27 minutes 00 seconds East, parallel with Exeter Avenue, 35.00 feet; thence
5. South 53 degrees 33 minutes 00 seconds West, parallel with Winchester Avenue, 80.00 feet to the Easterly line of Exeter Avenue; thence
6. North 36 degrees 27 minutes 00 seconds West, along same, 47.00 feet to the point and place of BEGINNING.

BEING DESCRIBED in accordance with a survey made by Mark A. Conover, P.L.S., dated November 25, 2015.

TAX NOTE: Being known as Block 206.01, Lot 18 on the official tax map (For Informational purposes only).

17NJ01565

The street address of the Property is: 27 N. Exeter Avenue, Margate, New Jersey

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

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed. (Print name below each signature.)

Witnessed by:

_____ Elaine Soldyn (Seal)
Elaine Soldyn, Seller

_____ (Seal)

STATE OF NEW JERSEY, COUNTY OF ATLANTIC SS:

I CERTIFY that on this 16 day of June, 2017

Elaine Soldyn

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached Deed;
- (b) was authorized to and did execute this Deed as the owner of 27 North Exeter Avenue, Margate, New Jersey named in this Deed;
- (c) made this Deed for \$460,000.00 (Four Hundred Sixty Thousand Dollars) 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.); and
- (d) executed this Deed as the act of the entity.

Jennifer J. Brown
(Print name and title below signature)

Jennifer J. Brown
Notary Public of New Jersey
My Commission Expires July 7, 2020

RECORD AND RETURN TO:
J # 17NJ01565
CHARGE, RECORD RETURN
TRIDENT LAND TRANSFER CO. NJ
3 EXECUTIVE CAMPUS
SUITE 100
CHERRY HILL, NJ 08002



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

G17/REP-3
(9-2015)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

Elaine Soldyn

Current Resident Address:

Street: ~~27 North Exeter Avenue~~ 56 Robert Best Rd

City, Town, Post Office

Margate

EHT

State

NJ

08224

Zip Code

08402

PROPERTY INFORMATION (Brief Property Description)

Block(s)

206.01,

Lot(s)

Unit(s): 1 Lot(s): 18

Qualifier

Street Address:

27 North Exeter Avenue

City, Town, Post Office

Margate

State

NJ

Zip Code

08402

Seller's Percentage of Ownership

100%

Total Consideration

\$460,000.00

Owner's Share of Consideration

460,000.00

Closing Date

June 16, 2017

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-Residents)

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.

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. 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.

6/16/17
Date

Elaine Soldyn
Signature
(Seller) Please indicate if Power of Attorney or Attorney in fact

Date

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

Seller's Residency Certification/Exemption

17NJ01565

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 _____
*Use symbol "C" to indicate that fee is exclusively for county use.

MUNICIPALITY OF PROPERTY LOCATION City Margate

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)
Deponent, ELAINE SOLDY being duly sworn according to law upon his/her oath,
(Name) GRANTOR
deposes and says that he/she is the GRANTOR a deed dated 6/16/17 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of the Title Company, Lending Institution, etc.)
real property identified as Block number 206.01 Lot number 18 located at
27 North Exeter Avenue, Margate and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$480,000.00 (See 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 valuation 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. 68, 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. *(Instruction #9 on reverse side for A or B)
- 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 16 day of June 2017
[Signature]
Notary Public of New Jersey
My Commission Expires July 7, 2020

Elaine Soldy
Grantor Name
27 North Exeter Avenue
Margate, NJ 08402
Grantor Address at Time of Sale
Trident Land Transfer Company (NJ) 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 08646-0251
ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation, Department of the Treasury has prescribed this form, as required by law, and it 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's website at: www.state.nj.us/treasury/tax/for/rtf/rtfocafass.shtml



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: 206.01 Lot: 18
Location: 27 N Exeter Ave
Date: March 2, 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.: 13127-001

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

www.margate-nj.com

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
205.01 1	25 N ESSEX AVE	2	BURSTEIN, LAWRENCE & SHEILA 233 SOUTH 6TH ST #2306 PHILADELPHIA, PA 19106
205.01 2	27 N ESSEX AVE	2	SCHWARTZ TRUST, D O & E R @ M TUMPOWSKY 45 MAIDENHEAD RD PRINCETON, NJ 08540
205.01 3	29 N ESSEX AVE	2	DORFMAN, FRED L & ANITA 707 LAKESIDE PARK SOUTHAMPTON, PA 18966
205.01 4	31 N ESSEX AVE	2	YANNI, ROSEMARY 31 N ESSEX AVE MARGATE, NJ 08402
205.01 5	39 N ESSEX AVE	2	SUSSON, MICHELE D & BARRY J 135 WILLIAM FEATHER DRIVE VOORHEES, NJ 08043
205.01 10	36 N DOUGLAS AVE	2	FRANKEL, DAVID L & ERIN R 132 FITZWATER ST PHILADELPHIA, PA 19147
205.01 11	34 N DOUGLAS AVE	2	LEVINE, J, LEVINE R & LEVINE M 34 N DOUGLAS AVE MARGATE, NJ 08402
205.01 12	7801 OAK GROVE	2	WINOKUR, BARRY G & TONI 7801 OAK GROVE AVE MARGATE, NJ 08402
205.02 6	21 N ESSEX AVE	2	ORLIN, STEPHEN & GLENDA 444 BALLYTORE RD WYNNEWOOD, PA 19096
205.02 7	23 N ESSEX AVE	2	FARBER, RON & AMY B 3785 ALBIDALE DR HUNTINGDON VALLEY, PA 19006
205.02 8	26 N DOUGLAS AVE	2	COHEN, WARREN & ELLEN 337 CONCOURSE BLVD DRESHER, PA 19025
205.02 10	24 N DOUGLAS AVE	2	STIEFEL TRUST, F @ TERRY SILVER 1429 BAINBRIDGE STREET PHILADELPHIA, PA 19146
205.02 32	15 N ESSEX AVE	2	UZZO, LISA C. C/O LISA BRADY 15 N ESSEX AVE MARGATE, NJ 08402
206.01 1	20 N ESSEX AVE	2	PORAT, GAIL & MANNY D 35 OLD STEVENS LANE VOORHEES, NJ 08043

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
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 5	28 N ESSEX AVE	2	HINES, WILLIAM T & ANGELA RUBINO 216 AMBERFIELD DR MT LAUREL, NJ 08054
206.01 6	32 N ESSEX AVE	2	RUSSECK, HARRY S & ELLEN B 2216 RHONDA ROAD BROOMALL, PA 19008
206.01 7	34 N ESSEX AVE	2	CHRISTIANSEN, DAVID & MILLER, MICHAEL 335 QUEEN STREET PHILADELPHIA, PA 19147.3220
206.01 8	36 N ESSEX AVE	2	WALSH, WILLIAM J. & ELAINE B. 1183 RED BANK AVE. THOROFARE, NJ 08086
206.01 9	38 N ESSEX AVE	2	KONRAD, JAMES R & JULIE M 38 N ESSEX AVE MARGATE, NJ 08402
206.01 10	40 N ESSEX AVE	2	RUSINSKI, ROMAN 40 N ESSEX AVE MARGATE, NJ 08402
206.01 11	41 N EXETER AVE	2	ROBERGE JR, WILLIAM H & MYRNA H 1104 FALLSMEAD WAY ROCKVILLE, MD 20854
206.01 12	39 N EXETER AVE	2	DYCH, SANDRA 1926 GREEN STREET PHILADELPHIA, PA 19130
206.01 13	37 N EXETER AVE	2	RUTTENBERG, JOAN GUBERNICK 758 S CHADWICK ST PHILADELPHIA, PA 19146
206.01 14	35 N EXETER AVE	2	BURDSALL, EDWARD 210 S MADISON AVENUE UPPER DARBY, PA 19082
206.01 15	33 N EXETER AVE	2	ZARYCH, MARC F & AMORNPHAN 33 N EXETER AVE MARGATE, NJ 08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
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 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 10	14 N EXETER AVE	2	SIMMENS, TODD C & MICHELE B 3 SWALLOW COURT EAST BRUNSWICK, NJ	08816
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 21	27 N FRONTENAC AVE	2	PREBICH, JONATHAN & GINA 1178 PEACH BASKET LANE MOUNT PLEASANT, SC	29464
207.01 22	29A N FRONTENAC AVE	2	MARKS, ANGELA JOY & EUGENE JAY 275 S 19TH ST APT 600 PHILADELPHIA, PA	19103

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
207.01 23	29 N FRONTENAC AVE	1	SELIGSOHN, MARK 308 N ESSEX AVENUE MARGATE, NJ	08402
207.01 34	38 N EXETER AVE	2	PIETROBONO, ROBERT A & COLLEEN 28850 BLAISDELL DRIVE NAPLES, FL	34119
207.01 35	36 N EXETER AVE	2	SCHARPF, E & ODABASHIAN, T 1319 CALDER ROAD MC LEAN, VA	22101
207.01 36	34 N EXETER AVE	2	DE VINNEY, JEAN 34 N EXETER AVE MARGATE, NJ	08402
207.01 37	32 N EXETER AVE	2	GRUEN, RONALD & KARENA 1528 CHALET DRIVE CHERRY HILL, NJ	08003
207.01 38	30 N EXETER AVE	2	SCARDILLI, SHARON 30 N EXETER AVENUE 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
207.01 41	24 N EXETER AVE	2	MARTINO, MARIE 24 N EXETER AVE MARGATE, NJ	08402
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 23 WILDERNESS DRIVE VOORHEES, NJ	08043
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

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.....58



TARA J. MAZZA, CTC
TAX COLLECTOR

OFFICE OF THE TAX COLLECTOR

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

RECEIVED
MAR 06 2023
NDG LEGAL

Date: March 3, 2023

To Whom It May Concern:

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

And the WATER and SEWER charges for the year 2022

Are paid on property located at 27 N. Exeter Ave.

Assessed to Dennis & Linda DiSabatino

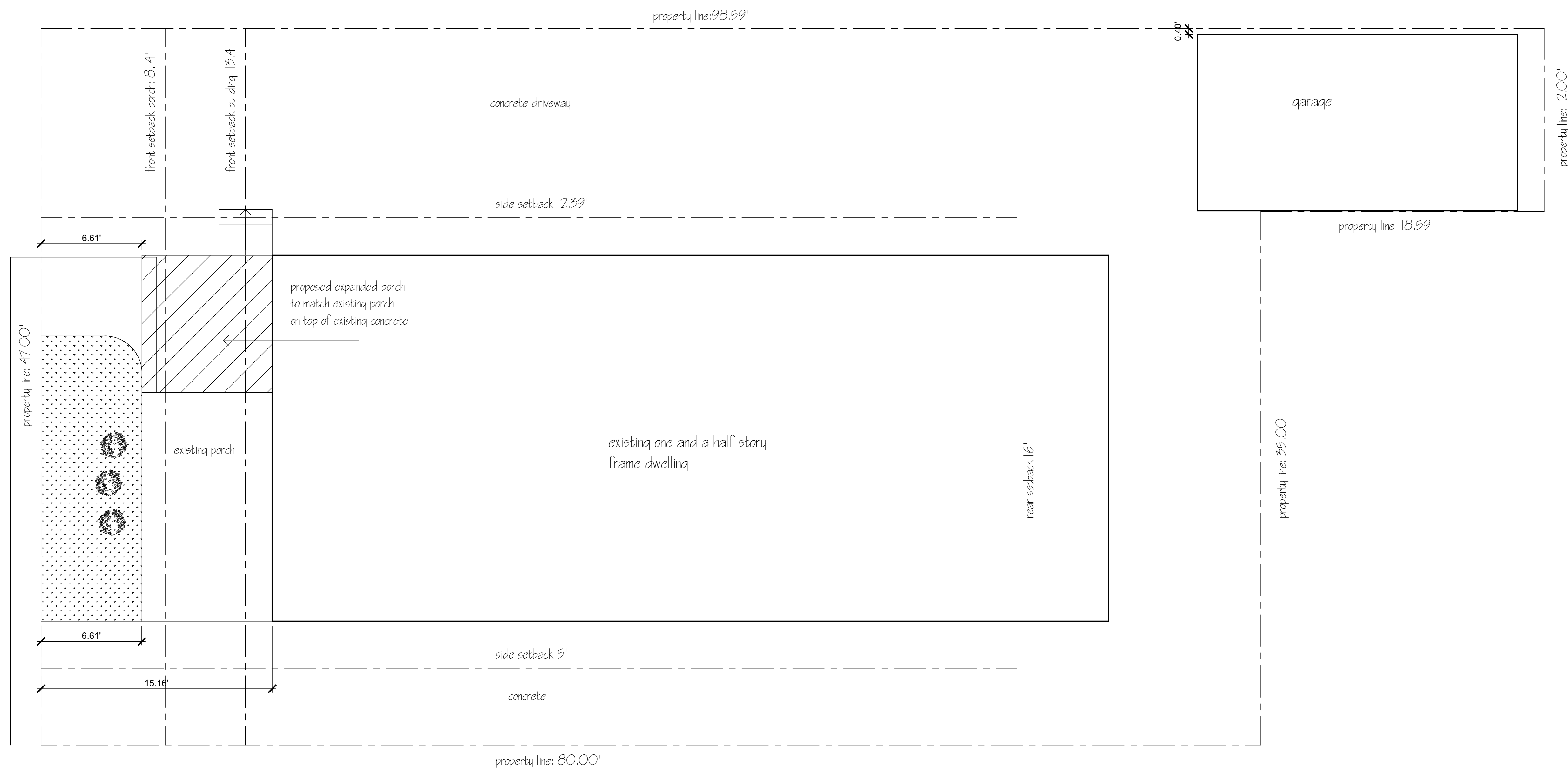
Designated as BLOCK 206.01 Lot 18, Tax Map of Margate City, N.J.

This certification expires on May 1, 2023

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

Per *T.M.*

N. Exeter Avenue



front yard setback: porch: 8.14'
proposed porch setback: 6.61' (variance)

Note: zoning information including prevailing front yard calculations provided by: James R. Boney & Assoc., LLC Land Surveyors Dated 11/28/2022

lot	dwelling	porch
12	15.8	6.7
13	15.03	7.9
14	15.9	8.91
15	5.1	
16	19.73	17.97
18	15.16	6.61
19	14.96	12.57
21	29.79	21.97
22	3.99	4.0
27	15.16	6.61
28	10.27	1.99
25	6.97	0.44
	13.40	8.14



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John Obelenus
John Obelenus
Architect

102 South Eighth Street
Vineland, New Jersey 08360
609 501 4044
obelenusarchllc@comcast.net

**Disabatino
Porch Expansion**
27 N. Exeter Avenue
Margate, New Jersey
Block 206.01 Lot 18

REVISIONS

DATE:	COMMENT:

SHEET NUMBER:

A1

DRAWN BY:
CHECKED BY:
BLOCK: LOT:
SCALE:
DATE: 29 November 2022
PROJECT NUMBER:

① Site Location Plan
Scale: 1/4" = 1'-0"