

**THE LAW OFFICES OF  
KRISTOPHER J. FACENDA, LLC**

Counselor at Law  
2408 New Road, Suite 2  
Northfield, New Jersey 08225  
(609) 385-8791  
*kris@facendalaw.com*

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November 29, 2023

**(Via Hand Delivery)**

City of Margate Planning Board  
Attn: Palma Shiles, Planning Board Administrator  
Municipal Building  
9001 Winchester Avenue  
Margate, NJ 08402

**RE: Application of Sharon Pomante-Donato and Julia Pomante  
Block 622, Lot 13  
403 Vendome Avenue  
Zoning District – S-40  
“c” Variance and “d” Variance Relief**

Dear Palma:

Please recall that I represent Sharon Pomante-Donato and Julia Pomante in connection with an application to come before the Margate City Planning Board seeking “d” use variance for the expansion of a preexisting, nonconforming duplex use and “c” variance relief for front yard setback to allow construction of an elevator on an existing two story duplex on the above referenced property. Enclosed in that regard kindly find the following:

1. (O +17) Application for Action By Planning Board;
2. (O +17) Revised Staff Committee Application;
3. (18) Revised Site Plan/Building prepared by Swiderski Associates dated 8/28/2023;
4. (18) Photographs Depicting Premises (5);
5. Deed;
6. Confirmation of Paid Taxes (to be supplied);
7. 200’ List;
8. W-9 Form (to be supplied);
9. Check in the amount of \$750.00 payable to the City of Margate representing the Application Fee; and
10. Check in the amount of \$175.00 payable to the City of Margate representing the Escrow Fee.

**THE LAW OFFICES OF  
KRISTOPHER J. FACENDA, LLC**

November 29, 2023

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Upon your receipt of this submission, it is my understanding that your office will perform its completeness review. Once deemed complete, it is my understanding that you will schedule this matter for public hearing.

With respect to notice, we will of course notice the application in accordance with the MLUL requirements.

Thank you very much for your attention in this matter. In the event you should have any questions, comments or concerns, please do not hesitate to contact me.

Very truly yours,

THE LAW OFFICES OF KRISTOPHER J. FACENDA, LLC

By: *Kristopher J. Facenda*

KRISTOPHER J. FACENDA

*kris@facendalaw.com*

KJF/ml

Enclosures

CC: Sharon Pomante- Donato and Julia Pomante (*via email*)

William Swiderski, P.E. (*via email*)

G:\Clients\Pomante-Donato, Sharon and Pomante, Julia\Mat 1 - Land Use Matters\Margate City Planning Board re appl submission 11 28 23.doc

APPLICATION FOR ACTION BY PLANNING BOARD  
MARGATE, NEW JERSEY

PLEASE  
TYPE OR  
PRINT

1. Date of Application: 11/29/2023

2. Zoning District:

S-60	Single Family Residential	MF	Multi-Family Residential
S-60-WF	Single-Family Residential	CBD	Central Business District
S-50	Single Family Residential	C-1	Commercial
<u>S-40</u>	Single Family Residential	C-2	Commercial/Business
S-40-WF	Single-Family Residential	WSD	Waterfront Special District
S-30	Single Family Residential	R	Riparian
S-25	Single Family Residential	WAPC	Washington Avenue Pedestrian Corr.
S-25 (HD)	Historic Single Family Residential	WSPA	Government and Open Space
TF	Two-Family Residential	I	Institutional Use
B	Beach		

3. Subject Parcel:

Street Address(es) 403 N Vendome Avenue

Block Number 622 Lot No(s) 13

Total Area (in square feet) 2400 sf

Frontage: 30'

Depth: 80'

4. Information about the Applicant:

Full name(s) Sharon Pomante-Donato and Julia Pomante

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

Local Residence Address 403 N Vendome Avenue, Margate, NJ Zip 08402

Other Residence Address 1011 Glen Road, Wallingford, PA Zip 19086

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

Phone Number(s) (include area code);

Email Address c/o Kris - kris@facendalaw.com

Business c/o 609-385-8791 Fax \_\_\_\_\_ Cell Phone \_\_\_\_\_

**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 7/01/2026

\_\_\_ 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 checked="" 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 Kristopher J.Facenda, Esq. Phone 609-385-8791  
 Address 2408 New Road, Suite 2, Northfield, NJ 08225  
 Fax \_\_\_\_\_ Cell 609-385-8791 Email kris@facendalaw.com

\_\_\_ Architect: Name \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_  
 Fax \_\_\_\_\_ Cell \_\_\_\_\_ Email \_\_\_\_\_

\_\_\_ Engineer: Name Swiderski Associates - William S. Swiderski, P.E. Phone 609-601-1330  
 Address Somers Manor 599 Shore Road, Somers Point, NJ 08244  
 Fax \_\_\_\_\_ Cell \_\_\_\_\_ Email billdonnaeht@yahoo.com

\_\_\_ 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)*





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.

Applicant requests "c" variance relief for front yard setback to construct a new elevator shaft in the subject premises to be located 10.62' from the front property line. The current front yard setback for the existing structure is 7.54' which will not change and the new elevator shaft will be setback further than the existing building. Applicant also requests a "d" use variance for the expansion of a preexisting non-conforming duplex use.

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

Date 11/29/2023

*[Handwritten Signature]*  
Stanley Law Affiliates

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 \_\_\_\_\_

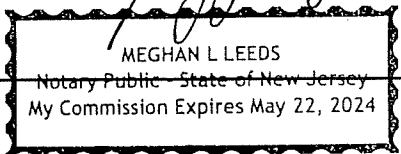
By: \_\_\_\_\_

18. **Notarized Statement by Applicant:**

State of New Jersey } ss.  
County of Atlantic }  
Kristopher J. Facenda, Esq., 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 29<sup>th</sup> day of November.

*[Handwritten Signature]*



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

<b>Office Use Only:</b>	Date Submitted: _____ Paid: _____ Check/Receipt #: _____	Received By: _____ 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: 11/29/2023
2. Submitted by – Name: Kristopher J. Facenda, Esq. Phone No.: 609-385-8791  
Address: 2408 New Road, Suite 2, Northfield, NJ 08225  
Email Address: kris@facendalaw.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: Sharon Pomante-Donato and Julia Pomante Phone No.: c/o 609-385-8791  
Address: 1011 Glen Road, Wallingford, PA 19086  
Email Address: c/o kris@facendalaw.com
4. The applicant would be (Check one):  
 Owner  Buyer under Agreement of Sale  
 Tenant  Other: \_\_\_\_\_
5. If the applicant for Board action would be Tenant or Buyer, who is the present OWNER?  
Name: N/A Phone No.: \_\_\_\_\_  
Address: \_\_\_\_\_

6. **Proposed Action is Located as Follows:**  
Street Address: 403 N Vendome Avenue Block: 622 Lot(s): 13  
Zoning District: S-40 (Single-Family Residential)

7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)  
Existing Two Story Duplex (Non-Conforming)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_























**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 07/01/2016 11:11:29  
RCPT # 1247482 RECD BY E-RECORD  
NAME FEE  
RECORDING FEES 70.00  
INSTRUMENT# 2016040024  
VOL 14091 PAGE 1 OF 6  
**Official Use Only**

**Transaction Identification Number**

2737090                      2055621

**Submission Date(mm/dd/yyyy)**                      06/28/2016

**No. of Pages (excluding Summary Sheet)**                      4

**Recording Fee (excluding transfer tax)**                      \$70.00

**Realty Transfer Tax**                      \$0.00

**Total Amount**                      \$70.00

**Document Type**                      DEED-TOTAL EXEMPTION FROM RTF

**Municipal Codes**  
MARGATE                      03

**Batch Type**                      L2 - LEVEL 2 (WITH IMAGES)

**Bar Code(s)**



**Return Address (for recorded documents)**

CAPSTONE PROPERTY TRANSFER  
2175 MACDADE BLVD  
HOLMES, PA 19043

**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**

<b>DEED-TOTAL EXEMPTION FROM RTF</b>	<b>Type</b>	DEED-TOTAL EXEMPTION FROM RTF				
	<b>Consideration</b>	\$1.00				
	<b>Submitted By</b>	SIMPLIFILE, LLC. (SIMPLIFILE)				
	<b>Document Date</b>	06/20/2016				
	<b>Reference Info</b>					
	<b>Book ID</b>	<b>Book</b>	<b>Beginning Page</b>	<b>Instrument No.</b>	<b>Recorded/File Date</b>	
	<b>GRANTOR</b>	<b>Name</b>			<b>Address</b>	
		WIDOWER UMBERTO A POMANTE			111 GLEN ROAD, WALLINGFORD, PA 19086	
	<b>GRANTEE</b>	<b>Name</b>			<b>Address</b>	
		UMBERTO A POMANTE			111 GLEN ROAD, WALLINGFORD, PA 19086	
		JULIA POMANTE			111 GLEN ROAD, WALLINGFORD, PA 19086	
		SHARON L POMANTE-DONATO			111 GLEN ROAD, WALLINGFORD, PA 19086	
	<b>Parcel Info</b>					
<b>Property Type</b>	<b>Tax Dist.</b>	<b>Block</b>	<b>Lot</b>	<b>Qualifier</b>	<b>Municipality</b>	
	03	622	13		03	

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

# Deed

Prepared by  
Trevor S. Williams, Esquire  
\*\*Preparer signature no longer required per NJSA 46:26A-3

This Deed is made on JUNE 20, 2016

Between Umberto A Pomante, Widower (referred to as the "Grantors")  
whose mailing address is: 111 Gen Road, Wallingford, PA.  
19086

And Umberto A Pomante, Julia Pomante and Sharon L  
Pomante-Donato, all with Joint Tenants with the Right to  
Survivorship (referred to as the "Grantees") whose address is  
111 Glen Road, Wallingford, PA 19086. The words "Grantor" and  
"Grantee" shall mean all Grantors and Grantees listed above.

## Transfer of Ownership.

- The Grantors grant and convey (transfers ownership of) the property described below to the Grantee.
- This Transfer is made for the sum of: \$1.00
- The Grantors acknowledge receipt of this money.

Tax Map Reference. (N.J.S.A. 46:26A-3) Municipality of , Block 622 Lot 13.

**Property.** The property consists of that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in , County of Atlantic, State of New Jersey;

## LEGAL DESCRIPTION: as follows:

ALL that certain lot, piece or parcel of land, with the buildings and Improvements thereon erected, situate, lying and being in , in the County of Atlantic, State of NJ:

BEGINNING at a point in the easterly line of Vendome Avenue (50' wide), said point being distant 30.00' North of the northerly line of Fremont Avenue (50' wide), when measured in and along the aforesaid easterly line of Vendome Avenue, and extending from said beginning point; thence

(1) North 36 degrees 27 minutes 00 seconds West, in and along the easterly line of Vendome Avenue, a distance of 30.00' to a point; thence

(2) North 53 degrees 33 minutes 00 seconds East, parallel with Fremont Avenue, a distance of 80.00' to a point: thence

(3) South 36 degrees 27 minutes 00 seconds East, parallel with Vendome Avenue, a distance of 30.00' to a point; thence

(4) South 33 degrees 33 minutes 00 seconds West, parallel with Fremont Avenue, a distance of 80' to the point and place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Block 622 Tax Lot 13, on the Official Tax Map of , NJ and more commonly known as 403 North Vendome, Margate, NJ 08401.

Being the same land and premises which became vested in Umberto A. Pomante and Gilda Pomante, his wife and Michael C. Biello and Josephine L. Biello, his wife, by Deed from Ferdinand C. Matticoli, Jr., Singleman, Dated 1/19/1977, Recorded 1/31/1977 in Deed Book 3092, Page 320.

Being the same land and premises which became vested in Umberto A. Pomante and Gilda Pomante, by Deed from Josephine Biello Profeta, widow of Michael C. Biello and Frank Profeta, her husband, Dated 3/27/1990, Recorded 7/18/1990 in Deed Book 5105, Page 109. The said Michael C. Biello died 6/27/1992, a resident of Philadelphia County, and where Josephine Biello, his widow, acquired his interest in the premises by operation of law. Josephine Biello remarried and her husband is Frank

Profeta. The purpose of this deed was to convey their 50% interest.

Thereafter, the said Gilda Pomante departed this life on or about 1/12/2013, whereupon title vested in Umberto A. Pomante, surviving spouse by right of survivorship.

BEING more commonly known and designated as 403 North Vendome, Margate, NJ

Under and Subject, nevertheless, to covenants, conditions, restrictions, reservations and easements of record.

**Promises by Grantor.** 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).

**Signatures.** The Grantors sign this Deed as of the date at the top of this page.

Witnessed by  
Beth M Kelly  
Umberto A Pomante  
Umberto A Pomante

State of Pennsylvania } SS:  
County of Delaware

I CERTIFY that on June 20, 2016, Umberto A Pomante personally came before me and stated to my satisfaction the following:

- That he/she/they was/were the maker(s) of this Deed;
- That he/she/they executed this Deed as his/her/their own act; and
- That he/she/they made this Deed for \$1.00 as the full and actual consideration paid or to be paid for the transfer of Title. (Such consideration is defined in N.J.S.A. 46:15-5).

Christine K. Rhea

Record and Return to:  
Umberto Pomante  
1011 Glen Rd.  
Wallingford, PA 19086

File #: 178441ITNJ

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
CHRISTINE K. RHEA, Notary Public  
Ridley Township, Delaware County  
My Commission Expires February 4, 2017



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s)

Umberto A Pomante

Current Street Address:

111 Gen Road

City, Town, Post Office Box

Wallingford

State

PA

Zip Code

19086

**PROPERTY INFORMATION**

Block(s)

622

Lot(s)

13

Qualifier

Street Address:

403 N Vendome

City, Town, Post Office Box

MARGATE CITY

State

NJ

Zip Code

08401

Seller's Percentage of Ownership

100%

Total Consideration

\$1.00

Owner's Share of Consideration

\$1.00

Closing Date

6/20/2016

**SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)**

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 being 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, 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 property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has 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 relocations 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.

6/20/16  
Date

Umberto A Pomante  
Signature (Seller) Umberto A. Pomante

\_\_\_\_\_  
Date

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

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM

STATE OF Pennsylvania SS  
Delaware COUNTY

County Municipal Code 1711

FOR RECORDER'S USE ONLY  
Consideration \$ \_\_\_\_\_  
RTF paid by Seller \$ \_\_\_\_\_  
Date \_\_\_\_\_ By \_\_\_\_\_

MUNICIPALITY OF PROPERTY LOCATION; \*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Umberto A Pomante being duly sworn according to law upon his/her oath,  
deposes and says that he/she is the GRANTOR in a deed dated 6/29/2016 transferring  
real property identified as Block number 622 Lot number 13 located at  
403 N Vendome, Margate and annexed thereto.

(2) CONSIDERATION

\$1.00 (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:  
(See 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 value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

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

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

Consideration less than \$100.00

(5) PARTIAL EXEMPTION FROM FEE (See 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. \* (See 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 THE CASE OF HUSBAND AND WIFE/CIVIL UNION PARTNERS, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See 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 (See Instruction #2, #10 and #12 on reverse side)

- Entirely new improvement.  Not previously occupied.
- Not previously used for any purpose.  "NEW CONSTRUCTION" printed clearly at top of the first page of the 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 29<sup>th</sup> Day of June 2016

Christine K. Phea

Umberto A Pomante  
Signature of Deponent  
403 N Vendome, Margate  
Deponent Address  
xxx-xx-x 895

Umberto A Pomante  
Grantor Name  
403 N Vendome, Margate  
Grantor Address at Time of Sale

COMMONWEALTH OF PENNSYLVANIA Last 3 digits in Grantor's Social Security Number

NOTARIAL SEAL  
CHRISTINE K. PHEA, Notary Public  
Ridley Township, Delaware County  
My Commission Expires February 4, 2017

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 when Section 3A is completed to:

STATE OF NEW JERSEY  
PO BOX 251  
TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: [www.state.nj.us/treasury/taxation/ipt/localtax.htm](http://www.state.nj.us/treasury/taxation/ipt/localtax.htm).





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: October 5, 2023

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for Q3 due August 1, 2023;

And the WATER and SEWER charges for the year 2023

Are paid on property located at 403 N. Vendome Ave.

Assessed to Pomante, U A & J & Pomante-Donato, S L

Designated as BLOCK 622 Lot 13 Tax Map of Margate City, N.J.

This certification expires on October 31, 2023

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

Per *TJM*

**Facenda Law Reception**

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**From:** Facenda Law Reception  
**Sent:** Wednesday, November 29, 2023 9:42 AM  
**To:** Linda Harter  
**Cc:** Tara Mazza; Kristopher Facenda  
**Subject:** RE: Application of Sharon Pomante-Donato and Julia Pomante - 403 Vendrome Avenue B622 L13

Good Morning,

Would you kindly provide an updated certification of paid taxes for the fourth quarter of above referenced property?

Thank you,

Meghan Leeds  
Assistant to Kristopher J. Facenda, Esq.

*The Law Offices of Kristopher J. Facenda, LLC*  
2408 New Road  
Suite 2  
Northfield, New Jersey 08225  
(609) 385-8791  
[reception@facendalaw.com](mailto:reception@facendalaw.com)

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**From:** Linda Harter [mailto:[harter\\_linda@margate-nj.com](mailto:harter_linda@margate-nj.com)]  
**Sent:** Thursday, October 5, 2023 2:57 PM  
**To:** Facenda Law Reception <[reception@facendalaw.com](mailto:reception@facendalaw.com)>  
**Cc:** Tara Mazza <[mazza\\_tara@margate-nj.com](mailto:mazza_tara@margate-nj.com)>  
**Subject:** RE: Application of Sharon Pomante-Donato and Julia Pomante - 403 Vendrome Avenue B622 L13

Good afternoon,  
Please find attached the tax certification you requested for the above property. This will expire on October 31, 2023. Any questions, please don't hesitate to contact our office.

*Linda Harter*  
*Tax Clerk*

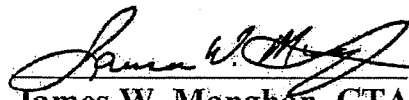


**Office of the Tax Assessor**  
Municipal Building  
9001 Winchester Avenue  
Margate City, NJ 08402  
PHONE: 609-822-1950  
FAX: 609-487-1142

James W. Manghan, CTA  
Tax Assessor

**Sharon Pomante Donato**  
403 N Vendome Ave  
Margate, NJ 08402

**Block: 622 Lot: 13**  
**Location: 403 N Vendome Ave**  
**Date: August 28, 2023**

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

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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)

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
521 1	321 N UNION AVE	2	GUIDOTTI, ROBIN A & JAMES P 321 N UNION AVENUE MARGATE, NJ	08402
521 2	319 N UNION AVE	1	DULUDE, MICHAEL & SAMANTHA 1 OXFORD DRIVE SEWELL, NJ	08080
521 3	317 N UNION AVE	2	SOKOLOW, DAVID S & CAREN J 8 SIGNAL HILL RD CHERRY HILL, NJ	08003
522 1	9002 FREMONT AVE	2	CIAMMETTI TRUST, VIRGINIA %MULLEN 9 BROMLEY DRIVE BLUE BELL, PA	19422
522 2	311 N VENDOME AVE	2	GIANNANTONIO, RAFFAEL J & KENNETH M 64 HUXLEY CIRCLE MARLTON, NJ	08053
522 3	309 N VENDOME AVE	2	CHIALASTRI, JOSEPH R & ELLEN T 309 N VENDOME AVE MARGATE, NJ	08402
522 14	9000 FREMONT AVE	2	JOYCE, MICHAEL J & MIROZ, SALLY A 429 WILLOW WAY WEST CHESTER, PA	19380
522 15	312 N UNION AVE	2	DALJACK PROPERTIES LLC 105 JESSUP ROAD WEST DEPTFORD, NJ	08086
522 16	310 N UNION AVE	2	CAGNOLI JR, JOSEPH & LORI G 1244 HAZELWOOD DR FORT WASHINGTON, PA	19034
523 1 C0000A	315 N WILSON AVE	2	GULACK, NICOLE 431 GLEN MEADOW RD RICHBORO, PA	189541623
523 1 C0000B	315 N WILSON AVE	2	KWIATANOWSKI, GREG 211 E PINE STREET AUDUBON, NJ	08106
523 2	313 N WILSON AVE	2	SULLIVAN, PAMELA K 313 N WILSON AVE UNIT B MARGATE, NJ	08402
523 9	9006 FREMONT AVE	2	HAHN, TINA F & LARRY S 9006 FREMONT AVE MARGATE, NJ	08402

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
523 10	316 N VENDOME AVE	2	IRWIN, BARBARA G 10 GREAT OAK DRIVE MEDIA, PA	19063
523 11	314 N VENDOME AVE	2	NEVIN HILL REALTY CORP 10096 SANDMEYER LN PHILADELPHIA, PA	19116
523 12	312 N VENDOME AVE	2	GREENSPAN, STEVEN A & JAMIE A 3 SUMAC PLACE LAFAYETTE HILL, PA	19444
621 10.02	413 N UNION AVE	2	ESTERMAN, ROBERT & CAROL 413 N UNION AVE MARGATE, NJ	08402
621 16	401 N UNION AVE	2	MARKSON, MARIA A 401 N UNION AVE MARGATE, NJ	08402
621 29.01	403 N UNION AVE	2	MACINTYRE, ALLYN W & IVY K 403 N UNION AVE MARGATE, NJ	08402
621 29.02	405 N UNION AVE	2	NITZBERG, ROBERT & SUSAN 916 ELMHURST WAY SEWICKLEY, PA	15143
621 29.03	420 N THURLOW AVE 29	2	BUSCH, WILLIAM D & SPANGLER SUSAN M 420 N THURLOW AVENUE MARGATE, NJ	08402
621 29.04	418 N THURLOW AVE 29	2	SCHNECK, DONALD C & NANCY M 30 SHAMROCK LANE BRYN MAWR, PA	19010
621 34	402 N THURLOW AVE	2	FERIOZZI, ANDREW J & ELIZABETH J 402 N THURLOW AVENUE MARGATE, NJ	08402
622 6	415 N VENDOME AVE	2	SERENI, JUDITH A 415 N VENDOME AVE MARGATE, NJ	08402
622 7	413 N VENDOME AVE	2	HARKINS, WILLIAM V & USA M 44 WINDING LANE FEASTERVILLE, PA	19053
622 8	411 N VENDOME AVE	2	DZIEN, PETER JOSEPH 1014 MADISON LN NEWTOWN SQUARE, PA	19073

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
622 10	409 N VENDOME AVE	2	KELM, JR, R J & HUNTZINGER, M L, KELM, R 409 N VENDOME AVE MARGATE, NJ	08402
622 11	405 N VENDOME AVE	2	MAIRONE, LOUIS J & DIANNE P 405 N VENDOME AVENUE MARGATE, NJ	08402
622 13	403 N VENDOME AVE	2	POMANTE, J A & J & POANTE-DONATO, S L 1011 GLEN ROAD WALLINGFORD, PA	190866619
622 14	401 N VENDOME AVE	2	MATZKIN, EDWIN M. & SHEILA 117 VILLA DRIVE WARMINGSTER, PA	18974
622 16	414 N UNION AVE	2	WESTMAN, DAVID & LYNN, MORGAN 414 N UNION AVE MARGATE, NJ	08402
622 17	412 N UNION AVE	2	FRANK, EUGENE AND JANE W 137 SCHOOLEY ST MOORESTOWN, NJ	08057
622 18	410 N UNION AVE	2	GOLDSTEIN, STEVEN & MELISSA 8 DOGWOOD TERRACE SPRINGFIELD, NJ	07081
622 20	408 N UNION AVE	2	MIKLINEVICH, MICHAEL & CARON 408 N UNION AVENUE MARGATE, NJ	08402
622 21	406 N UNION AVE	2	CAPOZZOLI, MICHAEL T & JENNIFER R 4 WINSBOR DR VOORHEES, NJ	08043
622 22	404 N UNION AVE	2	MERVIN, JOHN A & PAULA APGAR- 1325 KNOX DRIVE YARDLEY, PA	19067
622 23	9001 FREMONT AVE	2	ANTONI, DAVID F & VALERIE K 2705 LUNDY LANE HUNTINGDON VALLEY, PA	19006
623 1.01	9101 FREMONT AVE 1.02	2	FEDERMAN, FRANK & ARLENE W 661 HIDDEN POND LANE HUNTINGDON VALLEY, PA	19006
623 1.03	9007 FREMONT AVE	2	KOCHAN, MONICA & ROTH, DAVID 73 BORTONS ROAD MARLTON, NJ	08053

Subject

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

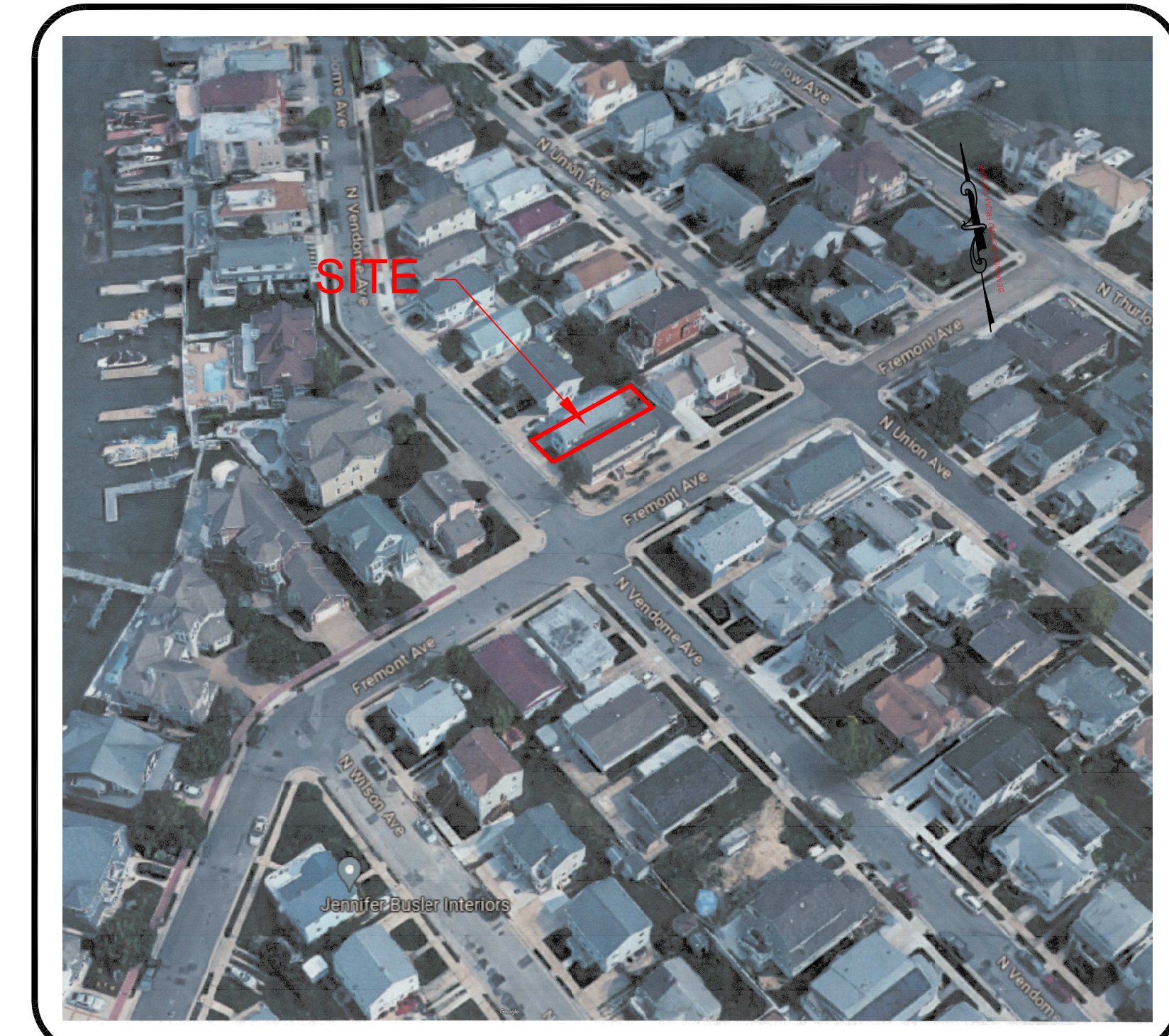
ITEMS PRINTED.....46



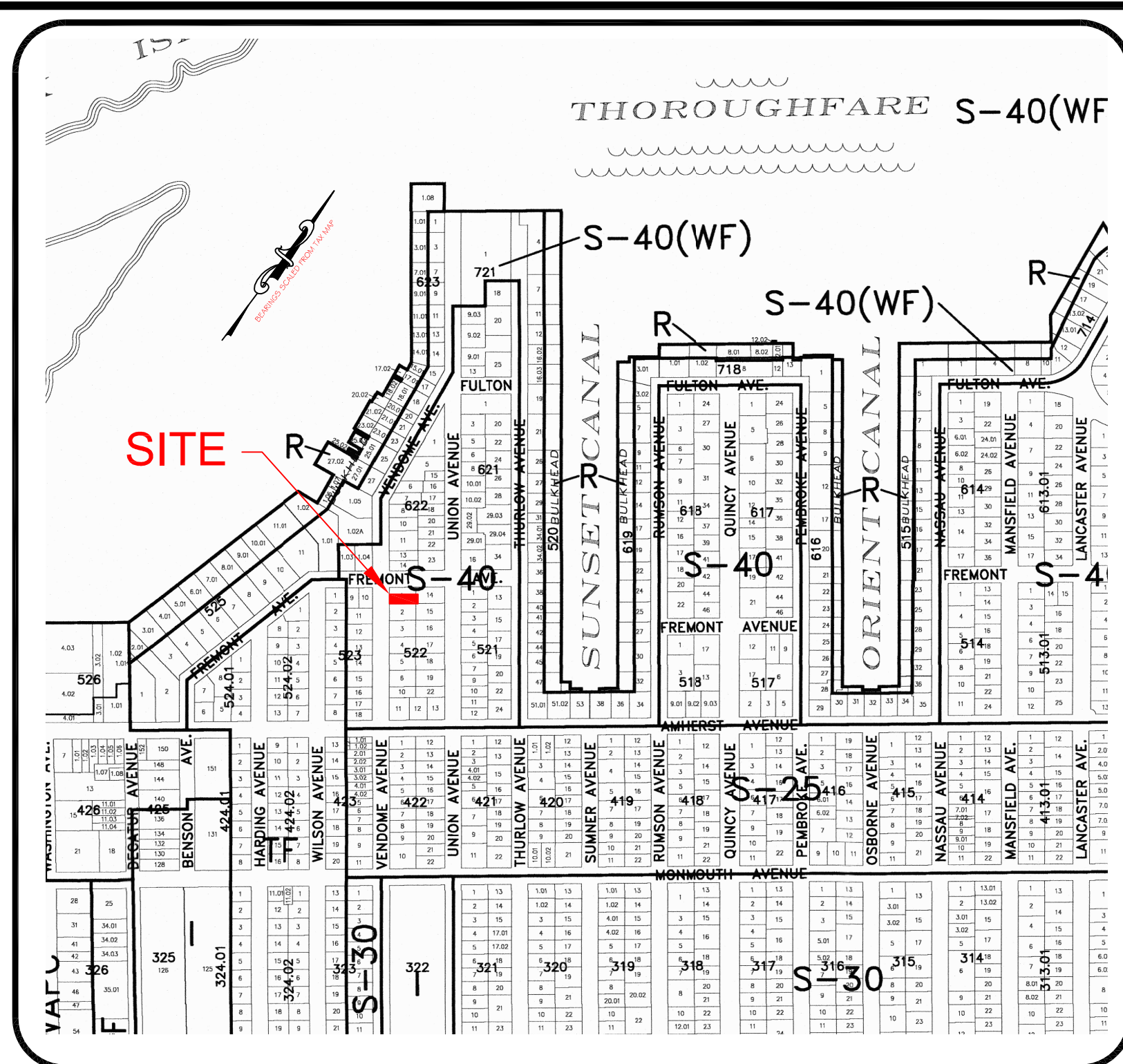
# Block 622 Lot 13 City of Margate City Atlantic County, New Jersey

APPLICANT:  
POMANTE, U A & J & POMANTE DONATO, S L  
403 N. VENDOME AVE  
MARGATE, NJ 08402

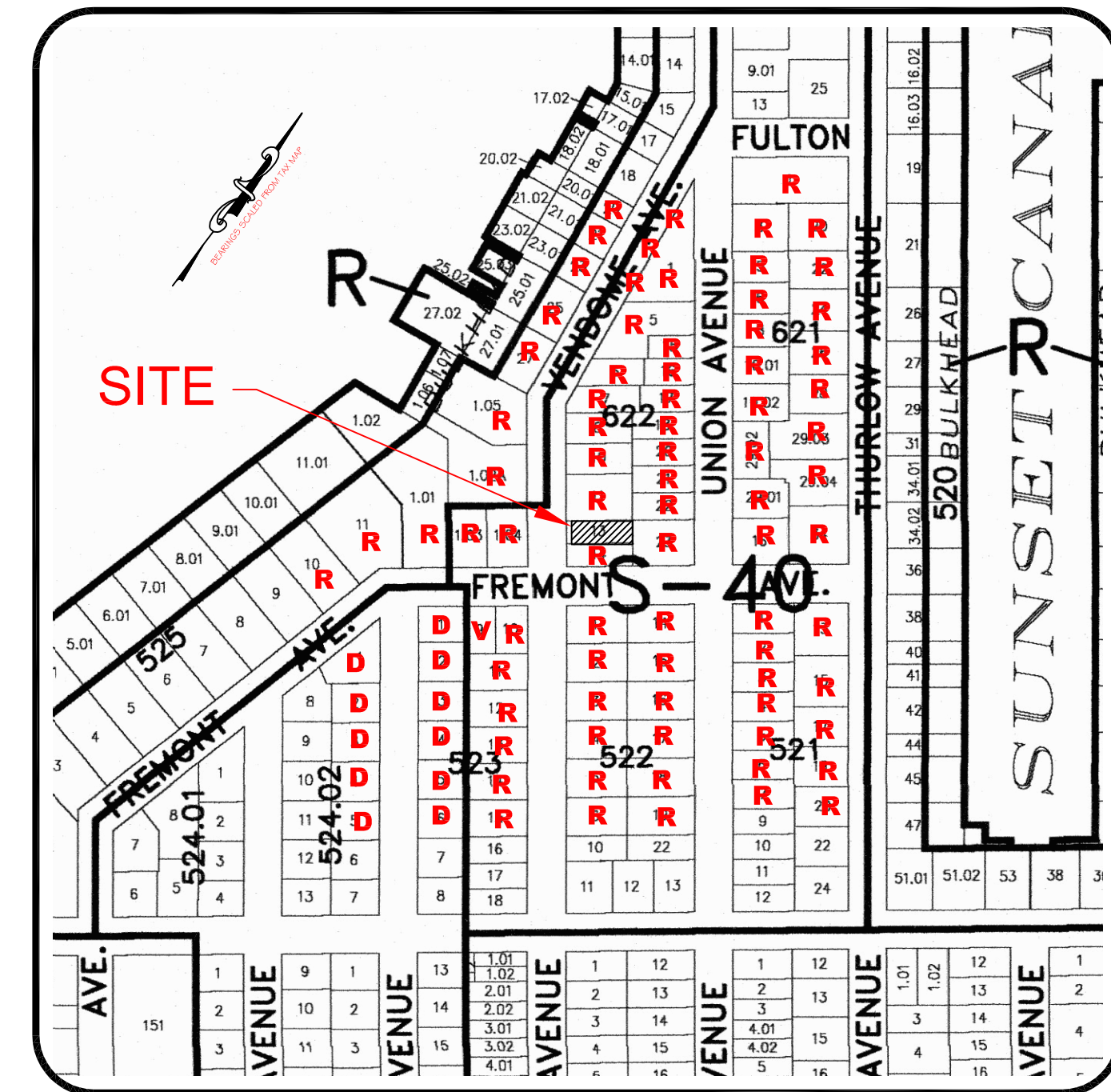
CITY OF MARGATE CITY  
OWNERS W/IN 200 FT



KEY MAP



ZONING MAP  
Graphic Scale: 1"=400'



SITE CHARACTERISTICS & TAX MAP  
Scale: 1"=200'

LEGEND

- R RESIDENTIAL
- D DUPLEX
- V VACANT
- A APARTMENTS
- P PARKING LOTS

DETERMINATION OF FRONT YARD SETBACK

ADDRESS	SETBACK TO HOUSE
415 Vendome Ave	12'-10"
413 Vendome Ave	16'-2"
409 Vendome Ave	15'-3"
407 Vendome Ave	15'-1"
405 Vendome Ave	18'-10" High
403 Vendome Ave	P.I.Q.
401 Vendome Ave	7'-1" Low
Avg Prevailing Setback	14'-10" (14.84ft)

Office of the Tax Assessor  
Municipal Building  
9001 Winchester Avenue  
Margate City, NJ 08402  
PHONE: 609-822-1900  
FAX: 609-487-1142

James W. Manghan, CTA  
Tax Assessor

Sharon Pomante Donato  
403 N Vendome Ave  
Margate, NJ 08402

Block: 622 Lot: 13  
Location: 403 N Vendome Ave  
Date: August 28, 2023

James W. Manghan, CTA  
Tax Assessor

Tax Not good for 60 days per Margate City Code Book (170.0)

Atlantic County  
www.margate-nj.com

VARIANCE HISTORY

Block Lot	Property Location	Priority Class	Owner Address	File Code
521	251 N VENDOME AVE	2	GIUDOTTI, ROSA B & JAMES P 321 N UNION AVENUE MARGATE, NJ	08402
521	159 N UNION AVE	1	DOLICE, MICHAEL & SARANTHA 1 LAWRENCE DRIVE MARGATE, NJ	08402
521	127 N UNION AVE	2	SONG, JIN, DAVID & GAREN J 81 STONE HILL RD CHERRY HILL, NJ	08003
522	5002 FREMONT AVE	2	GIAMBERTI TRUST VIKTORIA MANUELL 8 BUCKLEY DRIVE BLUE BELLS, PA	19422
522	711 N VENDOME AVE	2	GUANZONTO, MAYFALL J & KAREN M 46 HANCOCK CIRCLE MARGATE, NJ	08402
522	309 N VENDOME AVE	2	CHANGOTTI, JOSEPH B & ELLIEN T 309 N VENDOME AVE MARGATE, NJ	08402
522	9000 FREMONT AVE	2	JOYCE, MICHAEL J & BRIGGS, SALLY A 424 KULLOW WAY MARGATE, NJ	19380
522	212 N UNION AVE	2	DALYKJ PROPERTIES LLC 105 BRUSH PLAZA WEST CONSHOHOCK, PA	08066
522	380 N UNION AVE	2	CAGNOLI JR, JOSEPH & LORI G 1244 MEDFORD DR FORT WASHINGTON, PA	19034
523	315 N WILSON AVE	2	GLAZAK, NICOLE 415 QUINCY RD ROCKFORD, PA	189514423
523	353 N WILSON AVE	2	KRYE, ANDREW, GREG 211 ERIE STREET AUGUSTON, NJ	08106
523	323 N VENDOME AVE	2	SULLIVAN, ANNEKA P 213 N WILSON AVE UNIT B MARGATE, NJ	08402
523	5005 FREMONT AVE	2	DAVIS, TERRY S & LARRY S 5005 FREMONT AVE MARGATE, NJ	08402
523	316 N VENDOME AVE	2	IPPEN, BARBARA G 181 BRUSH CIRCLE MARGATE, NJ	19003
523	314 N VENDOME AVE	2	REYNOLDS REALTY CORP 1000 SANDHURST LN PRINCETON, PA	19116
523	312 N VENDOME AVE	2	CHANDLER, STEVEN A & JAMES A 3 SUNNY PLACE LANCASTER, PA	19444
523	413 N UNION AVE	2	ESTERMAN, ROBERT & CAROL 413 N UNION AVE MARGATE, NJ	08402
523	401 N UNION AVE	2	MARKSON, MARISA A 401 N UNION AVE MARGATE, NJ	08402
523	403 N UNION AVE	2	VALENTE, ALLEN W & SYLVIA 403 N UNION AVE MARGATE, NJ	08402
523	405 N UNION AVE	2	NITZBERG, ROBERT & SUSAN 252 SUMMIT WAY SEERICKLEY, PA	15143
523	402 N THURLOW AVE	2	BUSH, WILLIAM D & SPRINGER SUSAN N 402 N THURLOW AVENUE MARGATE, NJ	08402
523	418 N THURLOW AVE	2	SCHEIDT, DONALD C & WENDY W 36 SHAMROCK LANE BETHLEHEM, PA	19010
523	402 N THURLOW AVE	2	FRANZOSI, ANDREW J & ELIZABETH J 402 N THURLOW AVENUE MARGATE, NJ	08402
523	415 N VENDOME AVE	2	SERENI, JUDITH A 415 N VENDOME AVE MARGATE, NJ	08402
523	413 N VENDOME AVE	2	FAVRE, WILLIAM V & LISA M 413 N VENDOME AVE MARGATE, NJ	19053
523	411 N VENDOME AVE	2	GLAZAK, PETER JOSEPH 1014 MEDFORD SQ NEWTOWN SQUARE, PA	19073

ZONING COMPLIANCE SCHEDULE

ZONING: S-40 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

USE: DUPLEX (EXISTING)

	Req'd/Permit	Existing	Proposed	Compliance
Minimum Lot size	4000sf	2400sf	2400sf	ENC
Minimum Lot Frontage	50 ft	30 ft	30 ft	ENC
Minimum Lot Depth	100 ft	75.14 ft	75.14 ft	ENC
Minimum Setbacks				
Front	14.84ft	7.54 ft	7.54 ft	ENC
Building Elevator Shaft		0 ft	10.62 ft	V
Side	5/16, 1 ft	2.15/5.6 ft	2.15/5.6 ft	ENC
Rear	16 ft	24.75 ft	24.75 ft	C
Building Coverage	40%	41.37%	42.5%	C
Maximum % Impervious Cover	80%	83.9%	61.4%	C
Building Height	30 ft	21.2 ft	21.2 ft	C
Parking Duplex	3 spaces	1	2	ENC

C - Conforms V - Variance Required ENC - Existing Non-Conforming Use

- GENERAL NOTES:
- 1 SITE: 403 N. VENDOME AVE  
BLOCK 622 LOT 13  
( SHEET 13 )  
MARGATE, ATLANTIC COUNTY
  - 2 APPLICANT/OWNER: POMANTE, U A & J & POANTE-DONATO, S L  
403 N. VENDOME AVE  
MARGATE, NJ 08402
  - 3 ZONE: S-40 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
  - 4 EXISTING: DUPLEX
  - 5 PROPOSED: DUPLEX with ELEVATOR
  - 6 SEWER: Existing Sewer Service by City of Margate City
  - 7 WATER: Existing Water Service by City of Margate City
  - 8 SURVEY: By Robert J. Catalano, PLS dated 5/5/22
  9. DEED RESTRICTIONS: There are no Deed Restrictions on the Property
  - 10 There are no Wetlands or Wetlands Buffers on the site
  - 11 There are no Specimen Trees on or Adjacent to the Site
  - 12 SOLID WASTE: Solid waste and recycling by ACUA
  - 13 CURBING: Existing curbing is shown on the site plan.
  - 14 LANDSCAPING: Existing landscaping
  - 15 VARIANCES: See Schedule
  - 16 ZONING REQUIREMENTS: ( See Schedule )

APPROVALS

CITY OF MARGATE CITY PLANNING BOARD:

BOARD CHAIRPERSON	DATE
BOARD ADMINISTRATOR	DATE
CITY ENGINEER	DATE
ZONING OFFICER	DATE
CONSTRUCTION OFFICIAL	DATE
CITY CLERK	DATE

Revisions:

Date:	File No.
8/28/23	
Scale:	202218 V
AS SHOWN	
Drawn:	Dwg. No.
FEP	1
Checked:	2
WSS	

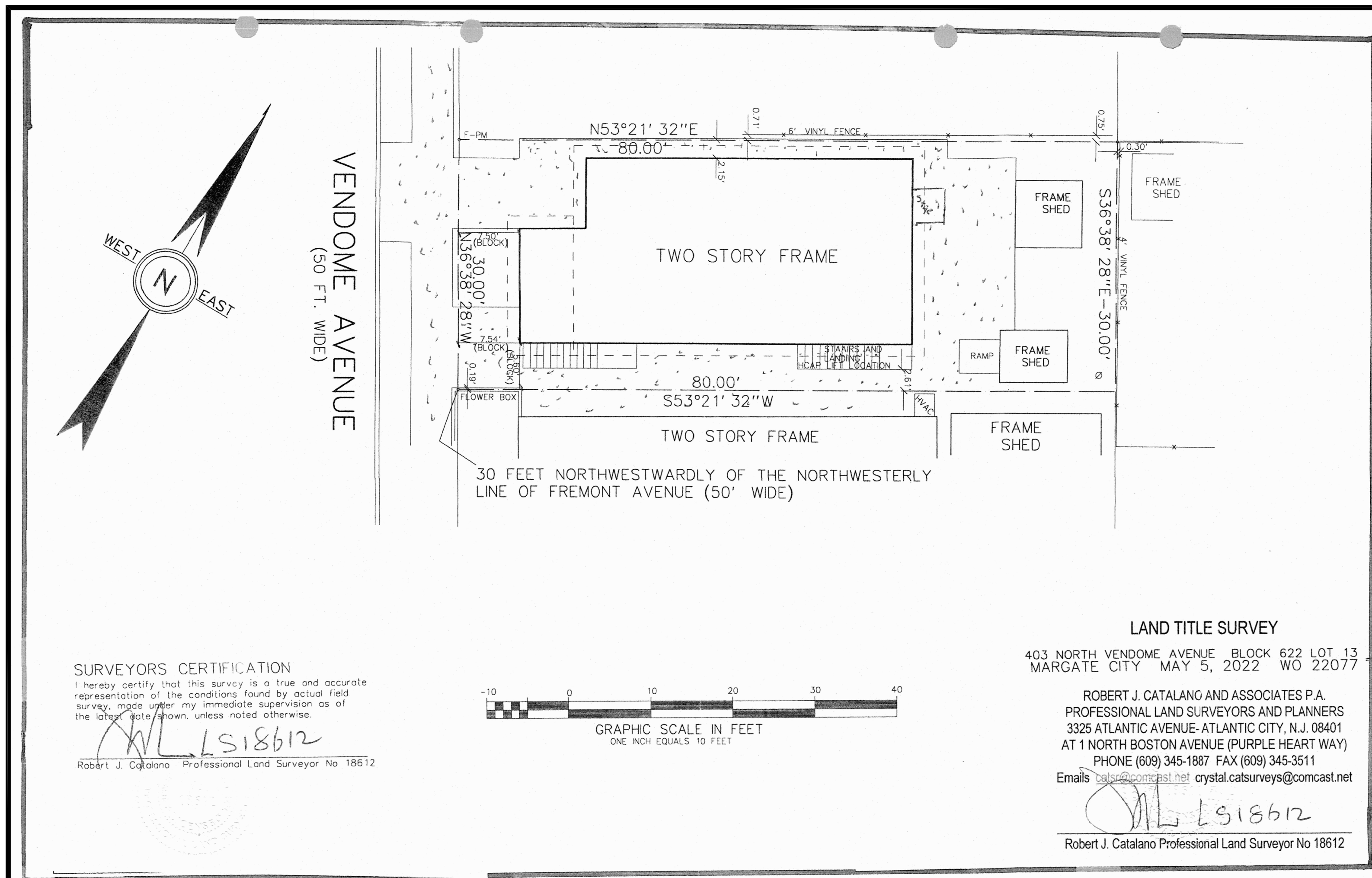
William S. Swiderski, PE  
Professional Engineer, N.J. Lic. No. 20482

SWIDERSKI ASSOCIATES  
Engineers, Planners, Consultants

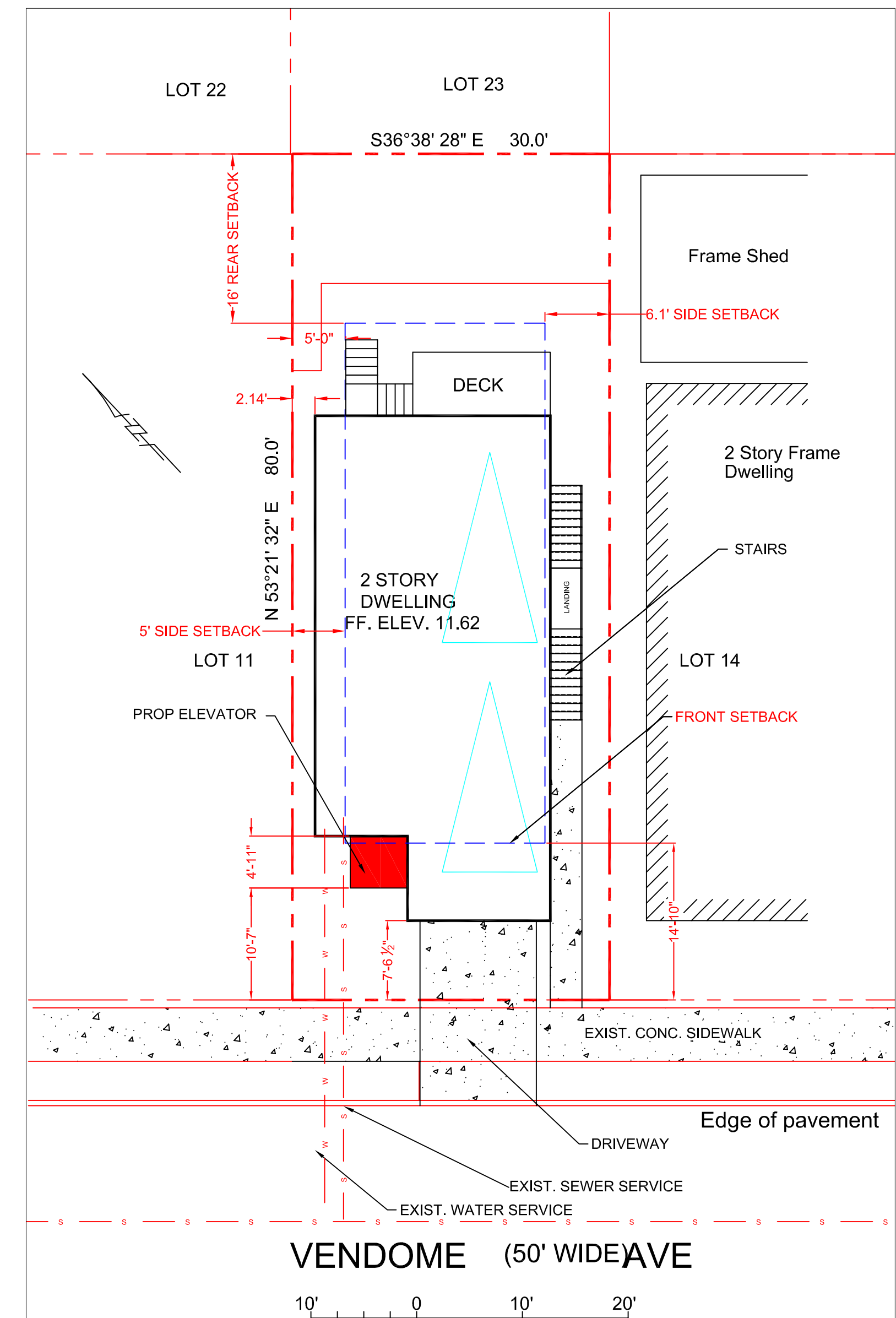
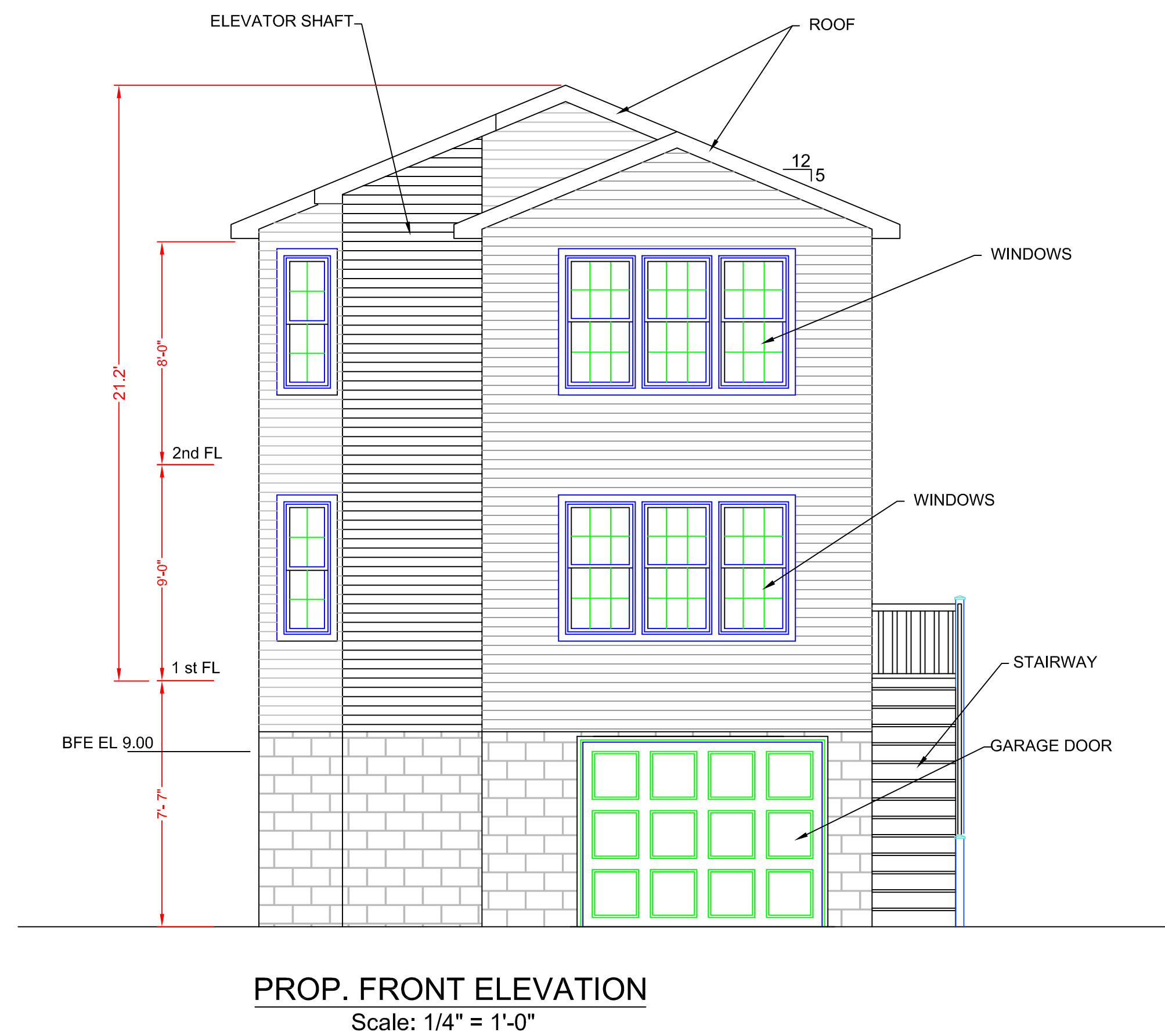
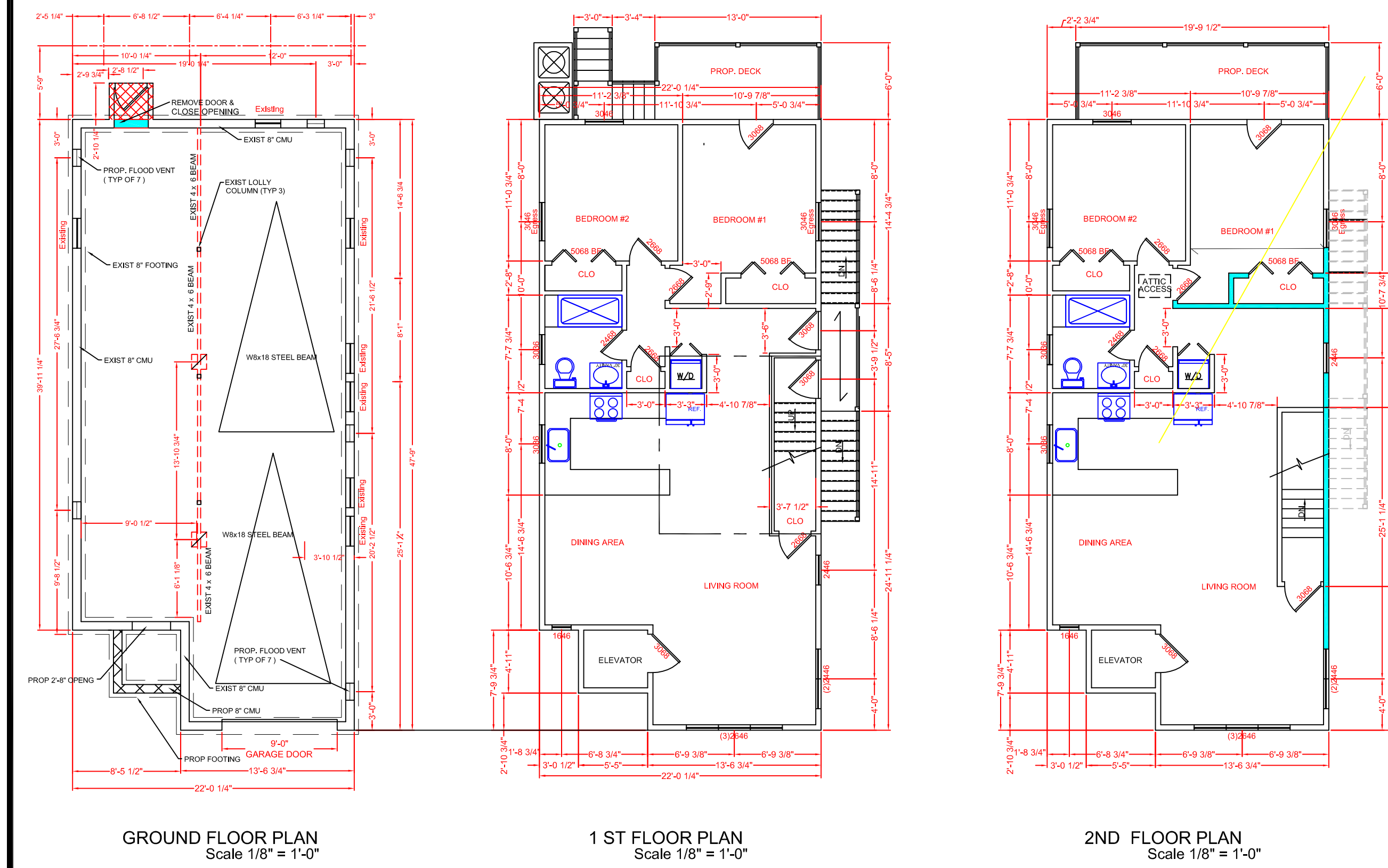
609-601-1330 Email: BillDonnaent@yahoo.com  
Somers Manor, 599 Shore Road, Somers Point, New Jersey

TITLE SHEET  
403 N. VENDOME AVE.  
BLOCK 662 LOTS 13  
City of Margate City  
Atlantic County, New Jersey





**SURVEY**



Graphic Scale: 1" = 10'-0"  
**PROP. SITE PLAN**  
 Scale: 1" = 10'-0"

**APPROVALS**

CITY OF MARGATE CITY PLANNING BOARD:	
BOARD CHAIRPERSON	DATE
BOARD ADMINISTRATOR	DATE
CITY ENGINEER	DATE
ZONING OFFICER	DATE
CONSTRUCTION OFFICIAL	DATE
CITY CLERK	DATE

Date:	8/28/23	File No.:	202218 V
Scale:	AS SHOWN	Dwg. No.:	2
Drawn:	FEP	Checked:	WSS

**SITE PLAN / BUILDING**  
**403 N. VENDOME AVE.**  
**BLOCK 662 LOTS 13**  
 City of Margate City  
 Atlantic County, New Jersey

*William S. Swiderski*  
**William S. Swiderski, PE**  
 Professional Engineer, N.J. Lic. No. 20482

**SWIDERSKI ASSOCIATES**  
 Engineers, Planners, Consultants  
 609-601-1330 Email: [BillDonnaeh@yahoo.com](mailto:BillDonnaeh@yahoo.com)  
 Somers Manor, 599 Shore Road, Somers Point, New Jersey