

May 11, 2020

Via Hand Delivery

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

Re: Proposed Addition to Existing Single-Family Home
Our Client: Luke & Debbie Duff (Beverly Crane)
405 N. Douglas Avenue
Block 604.03, Lot 12
Margate, New Jersey
Our File No.: 12380-1

Dear Ms. Accardi:

Please be advised that I represent the owner of the above-referenced property (Beverly Crane) and Luke & Debbie Duff, who reside in the property, with respect to their application to the City of Margate Planning Board for certain "c" variance relief, for front yard setback to the porch and combined side yard setbacks, for the construction of a new room over the existing single story section of the subject home which is located on the left side of the property.

The applicants collectively wish to extend their front porch towards the street on Douglas Avenue and wish to place a covering over the rear patio area as well as to construct a new room on the second level over the existing first level to the left side of the house which shall abut the fireplace chimney on the far left side of the house.

The Applicants reside in the subject property with their two teenage daughters and the property owner, Beverly Crane (Mrs. Duff's mother). As the Board can certainly appreciate, the subject home is perhaps becoming a bit too small for the five individuals who reside there, and they are desirous to construct the additions to the house to expand their living space, as year-round residents of the City of Margate.

As such, in support of this application, the following documentation is enclosed for the Planning Board's review:

1. An original and seventeen (17) copies of the City of Margate Planning Board Application and Variance Application Checklist;

2. Eighteen (18) copies of the completed Staff Committee Application and Action Report from the City of Margate Zoning Officer;
3. Eighteen (18) sets of construction plans for the subject house prepared by the property owner dated April 6, 2020 consisting of twelve (12) sheets.
4. Eighteen (18) sets of two (2) surveys prepared by James R. Boney, PLS, dated August 16, 2019 consisting of one (1) sheet each, which have been marked-up to indicate the location of the new constriction;
5. One (1) Elevation Certificate from James R. Boney, PLS, dated August 28, 2018 consisting of six (6) sheets;
6. One (1) photograph of the property taken from the street level from Douglas Avenue;
7. One (1) copy of the Deed for the subject property;
8. One (1) original Certification of paid water, sewer and taxes; and
9. One (1) 200' Property Owners' List from the City of Margate.

Finally, attached is a check payable to the City of Margate in the amount of \$250.00 which represents the application filing fee.

It is my understanding that this matter has been scheduled for the May 28, 2020 City of Margate Planning Board meeting which shall be conducted in accordance with the New Jersey Municipal Land Use Law and its directions on virtual "online" meetings. I will of course, provide the appropriate public notices and publications in accordance with the New Jersey Municipal Land Use Law prior to the Planning Board meeting and provide your office with the appropriate proof of notice of the same.

Very truly yours,

NEHMAD PERILLO DAVIS & GOLDSTEIN, P.C.

BY: 

ERIC S. GOLDSTEIN

egoldstein@npdlaw.com

ESG:jl
Enclosures

- c. Mr. and Mrs. Luke Duff (Via Email)
Ms. Beverly Crane (Via Email)

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** May 11, 2020

2. Zoning District:

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

3. Subject Parcel:

Street Address(es) 405 N. Douglas Avenue

Block Number 604.03 Lot No(s) 12

Total Area (in square feet) 4,680

Frontage: 60

Depth: 78

4. Information about the Applicant:

Full name(s) Luke Duff and Debbie Duff

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

Local Residence Address 405 N. Douglas Avenue, Margate NJ Zip 08402

Other Residence Address _____ Zip _____

Business Address _____ Zip _____

Phone Number(s) (include area code); _____

Email Address dnlduff@comcast.net

Business _____ Fax _____ Cell Phone 609-703-2229

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 _____

By other interest in law (describe):

Luke and Debbie Duff reside in the house owned by Debbie's mother, Beverly Crane.

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

Name(s) Beverly Crane

Address 405 N. Douglas Avenue, Margate, NJ 08402

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, Esq. Phone 609-927-1177

Address Nehmad Perillo Davis & Goldstein, PC, 4030 Ocean Heights Ave., EHT, NJ 08234

Fax 609-926-9721 Cell _____ Email egoldstein@npdlaw.com

Architect: Name Beverly Crane/Luke Duff Phone _____

Plan Preparer

Address 405 N. Douglas Avenue, Margate, NJ 08402

Fax _____ Cell 609-703-2229 Email dnlduff@comcast.net

Engineer: Name _____ Phone _____

Address _____

Fax _____ Cell _____ Email _____

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)?</p> <p style="text-align: center;">N/A</p> <hr/> <hr/> <p>-How will this be changed?</p> <hr/> <hr/> <hr/>	<p>11. If Subdivision Action is Required:</p> <p>-After conferring with the City Tax Assessor, provide lot numbers of new lot(s), dimensions, and area of each: (use extra pages, if necessary)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: left;">Lot No(s)</td> <td style="text-align: left;">Dimension(s)</td> <td style="text-align: left;">Area(s)</td> </tr> <tr> <td>N/A</td> <td style="text-align: center;">x</td> <td style="text-align: right;">S.F.</td> </tr> <tr> <td></td> <td style="text-align: center;">x</td> <td style="text-align: right;">S.F.</td> </tr> <tr> <td></td> <td style="text-align: center;">x</td> <td style="text-align: right;">S.F.</td> </tr> </table> <p>-Purpose of the Subdivision</p> <p><input type="checkbox"/> To sell lot(s)</p> <p><input type="checkbox"/> To build and sell homes (or other buildings)</p> <p><input type="checkbox"/> Other (please explain): _____</p>	Lot No(s)	Dimension(s)	Area(s)	N/A	x	S.F.		x	S.F.		x	S.F.
Lot No(s)	Dimension(s)	Area(s)											
N/A	x	S.F.											
	x	S.F.											
	x	S.F.											

12. If Variances are Required:

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

-Current use of lot(s) and building(s): Older fairly well-maintained single-family house.

-Proposed use: Renovated single-family house as shown in the attached drawing prepared by the homeowner.

-If a "D" or "Use" Variance is required, please explain: _____

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

Variance	Requirement of District	Present Condition	Proposed Condition
front yard setback to porch	15.75'	12.8'	7'
combined side yard setback	22'	21'	21'

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".

None.

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

Site Plan: _____

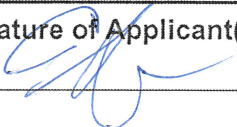
Subdivision: _____

Other: _____

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 an existing older well-maintained single-family home in which the applicants and their two teenage daughters and mother/mother-in-law reside. The house has become too small for the five family members who reside therein. The present proposal is for the front porch to be extended towards the street on Douglas Avenue and an addition to be constructed over the left portion of the house between the existing second story of the house and the chimney. Luke Duff is proposing to perform the construction work himself, and has prepared the renderings of the property with his mother-in-law, the property owner Beverly Crane. The overall construction project would be for the enlargement of the front porch, construction of an additional room over the single story portion of the left side of the house as well as covering the rear existing patio as it exists today.

16. Signature of Applicant(s):



Date May 11, 2020

Date _____

17. This space for Board Administrator:

-Staff Committee action took place
5/6/2020 and case assigned to
the Planning Board for 5/28/2020 or

-This application received by the
Planning Board Administrator on
May 13, 2020

By: Palma Accardi

18. Notarized Statement by Applicant:

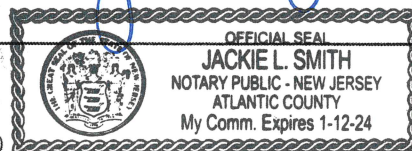
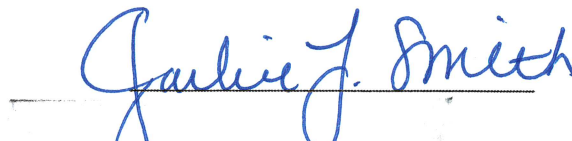
State of New Jersey } ss.

County of Atlantic }

Eric Goldstein, 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 11th
day of May 2020.



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>XX</p> <p>XX</p> <p>XX</p> <p>N/A</p> <p>XX</p>	<p>XX</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>XX</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>XX</p> <p>1</p> <p>N/A</p> <p>N/A</p>	
4.	<p>Ten (10) folded copies of a plot plan, map or survey.</p>		
<p>Checklist prepared by: <u>ERIC GOLDSTEIN</u></p> <p>Checklist reviewed by City: _____</p> <p>Application found complete on: _____</p> <p>Application found incomplete on: _____</p>		<p>Date: <u>5/11/2020</u></p> <p>Date: _____</p>	



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

Block	Lot	Applicant Name
604.03	12	Luke and Debbie Duff
District		Address of Subject Application
S-40		405 North Douglas Avenue

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

Your submittal was considered at the Staff Committee meeting of Wednesday, May 06, 2020

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

staff committee agrees with application and will need to provide additional information such as landscape coverage. Applicant will be subject to landscape requirements Margate requires such as trees and shrubs.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, May 28, 2020

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:

as noted above.

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: 1-13

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, May 06, 2020

Palma Accardi
Planning Board Administrator
Monday, May 11, 2020

April 15, 2020

VIA HAND DELIVERY
AND VIA EMAIL

Palma Accardi, Board Administrator
Margate City Hall
9001 Winchester Avenue
Margate, New Jersey 08402

Re: Proposed Addition to Existing Single-Family Home
Our Client: Luke & Debbie Duff (Beverly Crane)
405 N. Douglas Avenue
Block 604.03, Lot 12
Margate, New Jersey

Dear Ms. Accardi:

Please be advised that I represent the property owners of the above-referenced parcel, Luke & Debbie Duff. Mr. and Mrs. Duff live in the house at 405 N. Douglas Avenue with their two teenage daughters and Mrs. Duff's mother.

The property is located in the S-40 zoning district and my clients wish to build a second story addition on the left side of the house, along with an enlargement of their front and rear porches.

The proposed renovations require variances for front yard setbacks, and possibly others.

In support of the application, the following documentation is enclosed for the City of Margate Planning Board Staff Committee Review:

1. Original and one (1) copy of the Staff Committee Review application;
2. Drawings/plans prepared by Luke Duff, dated April 6, 2020 consisting of twelve (12) sheets;
3. Photograph of the house taken from the street on Douglas Avenue;
4. Surveys (2) of the property from James R. Boney, dated August 16, 2019;
5. Flood Elevation Certificate from James R. Boney, dated August 18, 2019.

6. My firm's check payable to the City of Margate in the amount of \$25.00 representing the Staff Committee application fee.

I am submitting this application and documentation at the present time in order to be placed on the Staff Committee's next available agenda. I understand that the Staff Committee will meet, review the enclosures, and determine and advise of any additional submission requirements and thereafter confirm with me as to the date of the public hearing for the application before the City of Margate Planning Board.

Due to the ongoing COVID-19 crisis, I am submitting this information electronically as well as via hand delivery to the City of Margate City Hall building.

Thank you for your kind cooperation and attention to this matter. Please do not hesitate to contact me if you have any further questions or require any further documentation.

Very truly yours,

NEHMAD PERILLO DAVIS & GOLDSTEIN, P.C.

BY: 

ERIC S. GOLDSTEIN

ESG:km

Enclosures

c: Luke Duff (w/enclosures)

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

Office Use Only:	Date Submitted: <u>4/20/2020</u>	Received By: <u>Pulma</u>
	Paid: <u>\$25</u> Check/Receipt #: <u>56687</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.

1. Date of Application: 4/15/2020
2. Submitted by – Name: Eric Goldstein, Esq. Phone No.: 609-927-1177
Address: 4030 Ocean Heights Avenue, Egg Harbor Twp., NJ 08234
Email Address: egoldstein@npdlaw.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: Luke Duff Phone No.: 609-703-2229
Address: 405 N. Douglas Avenue, Margate, NJ 08402
Email Address: dnlduff@comcast.net
4. The applicant would be (Check one):
 Owner Buyer under Agreement of Sale
 Tenant Other: Co-Owner
5. If the applicant for Board action would be Tenant or Buyer, who is the present OWNER?
Name: Beverly Crane Phone No.: _____
Address: 405 N. Douglas Avenue, Margate, NJ 08402

Proposed Action is Located as Follows: Street Address: <u>405 N. Douglas Avenue</u> Block: <u>604.03</u> Lot(s): <u>12</u> Zoning District: <u>S-40</u>
--

7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)
Presently, the property is a well maintained 2 story house in which the applicant and his wife
reside, along with their 2 teenage daughters and Mrs. Duff's mother, Beverly Crane. A photo of
exterior of the house is attached hereto.

8. Answer the following as to:

	<u>Existing Condition</u>	<u>Proposed Condition</u>
a. Size and Dimension of Lot:	<u>60 x 78</u>	<u>Same</u>
b. Size, Dimensions of Buildings:	<u>See attached survey</u>	<u>See attached proposed plans</u>
c. Height of Buildings (Feet):	<u>24 feet</u>	<u>24 feet</u>
d. Height of Buildings (Stories):	<u>2</u>	<u>2</u>
e. % of Coverage on Land:	<u>Unknown</u>	<u>To be determined</u>
f. Front Yard Setback:	<u>12.8</u>	<u>10.5</u>
g. Rear Yard Setback:	<u>28.5</u>	<u>21</u>
h. Side Yard Setbacks:	<u>10.1 / 10.9</u>	<u>Same</u>

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

(THIS SECTION MUST BE COMPLETED)

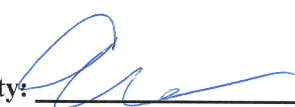
The property owner proposes an addition on the left side of the house over the existing one story portion of the house next to the chimney. In addition, an expansion of the front porch and rear porch are also proposed. See attached plans prepared by the applicant, which show the size and dimensions of the proposed addition.

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 yard setback to porch, combined side yard setback, possible landscape coverage

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

Signature of Submitting Party: 

Print or Type Name: Eric Goldstein

COUNTY OF ATLANTIC
\$ 40,000.
DATE 11-25-75 BY [Signature]

This Indenture, MADE THE

24th day of *NOVEMBER* in the year
of our Lord one thousand nine hundred and seventy-five (1975)

Between MORTON KRAMER and BETTY KRAMER, husband and wife, of
405 North Douglas Avenue, Margate City, New Jersey, party

of the first part, and STEPHEN CRANE and BEVERLY CRANE, husband and wife,
of 201 North Coolidge Avenue, Margate City, New Jersey, party

of the second part:

Witnesseth. That the said party of the first part, for and in consideration of
the sum of Forty thousand (\$40,000.00) dollars

lawful money of the United States of America

well and truly paid by the said party of the second part to the said party of the first part, at and before the en- sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part, heirs and assigns, ALL certain lot, tract or parcel of land and premises, situate, in the City of Margate City, County of Atlantic and State of New Jersey bounded and described as follows:

BEGINNING in the Easterly line of Douglass Avenue (Narrowed to 52 feet) 120 feet Northwardly from Northerly line Fremont Avenue, and extending thence

- (1) Eastwardly parallel with Fremont Avenue 78 feet; thence
- (2) Northwardly parallel with Douglass Avenue 60 feet; thence
- (3) Westwardly parallel with Fremont Avenue 78 feet to the Easterly line of Douglass Avenue; thence
- (4) Southwardly along same 60 feet to Beginning.

BEING KNOWN AS #405 North Douglass Avenue. Being Lot 12 Block 604C on Tax Map.

Together with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging or in any wise appertaining and the reversion and reversions, remainder and remainders, rents, issues, and the profits thereof, and of every part and parcel thereof: **And also,** all the estate, right, title, interest, property, possession, claim, and demand whatsoever, both in law and equity, of the said party of the first part, of, in and to the said premises, with the appurtenances:

To have and to hold the said premises, with all and singular the appurtenances, unto the said party of the second part, their heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns forever.

AND the said party of the first part, for themselves,

their heirs, executors and administrators **do** by these presents covenant, grant and agree to and with the said party of the second part, their heirs and assigns, that they the said party of the first part,

their heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended to be so, with the appurtenances unto the said party of the second part, their heirs and assigns, against them, the said party of the first part, their heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof,

SHALL and WILL WARRANT and forever DEFEND.

In Witness Whereof, the said party of the first part to these presents have hereunto set their hands and seals dated the day and year first above written.

SIGNED, SEALED AND DELIVERED }
IN THE PRESENCE OF

Morton Kramer (SEAL)
Morton Kramer

Betty Kramer (SEAL)
Betty Kramer

STATE OF NEW JERSEY) ss.
COUNTY OF ATLANTIC

BE IT REMEMBERED, That on this 4th day of DECEMBER in the year of our Lord one thousand nine hundred and SEVENTY-FIVE (1975) before me the subscribing authority, personally appeared

BETTY KRAMER

who, I am satisfied IS the grantor(s) mentioned in the above deed or conveyance and acknowledged that SHE signed, sealed and delivered the same as HER act and deed. All of which is hereby certified. The full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c 49, Sec. 1(C) is \$49,000.-

Patricia K. Turnier

PATRICIA K. TURNIER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Dec. 5th, 1979

BOOK 2389 PAGE 202

STATE OF FLORIDA }
COUNTY OF DADE } 88.

Be it Remembered, that on this 24th day of November in the year of our Lord one thousand nine hundred and seventy-five (1975) before me, a Notary Public of Florida

personally appeared Morton Kramer and ~~Betty Crane~~, husband ~~and wife~~,

who, I am satisfied are the grantors mentioned in the above deed or conveyance and acknowledged that they signed, sealed and delivered the same as their act and deed. The full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P. L. 1968, c. 49, Sec. 1(c), is \$ 40,000.00. All of which is hereby certified.

Shirley Jones
Notary Public of Florida

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAR. 24, 1978
BONDED THRU GENERAL INSURANCE UNDERWRITERS

In compliance with statute I have presented an abstract of the within to all assessors of the taxing district therein mentioned.

Carl Valore, Clerk

PREPARED BY THE GRANTOR

DEED-PLAIN WARRANTY (29) 10-25-C-1887

31-20, 16 78
Deed 513

MORTON KRAMER and
BETTY KRAMER, husband
and wife
to
STEPHEN CRANE and
BEVERLY CRANE, husband
and wife

Dated Nov. 24th 1975

Received in the Clerk's

office of the County of Atlantic

on the 5th day of Dec.

A. D. 1975 at 10:08 o'clock in

the fore noon, and recorded in Book

2989 of DEEDS

for said County, on pages 259 &c.

Carl Valore, cl

Prepared by:
Bertram M. Saxe, Esquire
407-8 Schwehm Building
Atlantic City, New Jersey

THE TITLE COMPANY OF JERSEY
Northfield, New Jersey 08225

1975 DEC -5 AM 10:08
ATLANTIC COUNTY
CLERK'S OFFICE



Office of the Tax Assessor

Municipal Building
9001 Winchester Avenue
Margate City, NJ 08402
609-822-1950
609-487-1142 Fax

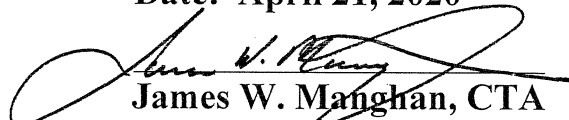
James W. Manghan, CTA

Eric S. Goldstein, Esq.
4030 Ocean Heights Ave.
Egg Harbor Twp., NJ 08234

Block 604.03 Lot 12

Location: 405 N. Douglas Ave.

Date: April 21, 2020


James W. Manghan, CTA
Tax Assessor

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

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
504.03 1	311 N DOUGLAS AVE	2	CITTA, RONALD M & STACEY J 311 N DOUGLAS AVE MARGATE, NJ	08402
504.03 10	308 N DELAVAN AVE	2	MORAN, S L, C A & MORAN TRUST 308 N DELAVAN AVE MARGATE, NJ	08402
505.01 7	310 N DOUGLAS AVE	2	CASASANTO, STEPHEN J 310 N DOUGLAS AVE MARGATE, NJ	08402
604.02 8	409 N DELAVAN AVE	2	BAILIN, DEBRA M & DORI L 6797 WOOD DUCK COURT FREDERICK, MD	21703
604.02 9	407 N DELAVAN AVE	2	MC GINLEY, DAVID G 407 N DELAVAN AVE MARGATE, NJ	08402
604.02 10	405 N DELAVAN AVE	2	FINNAN, WILLIAM 405 N DELAVAN AVE MARGATE, NJ	08402
604.02 11	403 N DELAVAN AVE	2	JACOVINI III, WILLIAM F 403 N DELAVAN AVE MARGATE, NJ	08402
604.02 12	401 N DELAVAN AVE	2	MOONEY TRUST, % J J MOONEY TRUSTEE 11728 N SUNSET VISTA DR FOUNTAIN HILLS, AZ	85628
604.02 16	400 N CLERMONT AVE	2	SPINA JR, JAMES, SPINA, D, & SPINA, J 817 MOORE STREET PHILADELPHIA, PA.	19148
604.02 18	404 N CLERMONT AVE	2	CONNOR, PATRICIA 404 N CLERMONT AVE MARGATE, NJ	08402
604.02 19	406 N CLERMONT AVE	2	LECKERMAN ET AL, ALBERT 406 N CLERMONT AVE MARGATE, NJ	08402
604.02 20	408 N CLERMONT AVE	2	RATZ, KARL & KATHLEEN 408 N CLERMONT AVE MARGATE, NJ	08402
604.03 7	415 N DOUGLAS AVE	2	REILERT, ROBERT E & CAROL 415 N DOUGLAS AVE MARGATE, NJ	08402
604.03 9	411 N DOUGLAS AVE	2	HUFFNAGLE, JOHN & CHERYL 411 N DOUGLAS AVE MARGATE, NJ	08402
604.03 10	409 N DOUGLAS AVE	2	BIFSON ESTATE, LILLIAN D 409 N DOUGLAS AVE MARGATE, N J	08402
604.03 11	407 N DOUGLAS AVE	2	KUGEL EST, MURIEL S & GREER, THOMAS C P.O. BOX 612 SOMERS POINT, NJ	08244
604.03 12	405 N DOUGLAS AVE	2	CRANE, BEVERLY 405 N DOUGLAS AVE MARGATE, N J	08402
604.03 13.01	403 N DOUGLAS AVE	2	CAPONE, JAMES V & MARIA 802 CASA ROAD DEPTFORD, NJ	08096

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
604.03 13.02	400 N DELAVAN AVE	2	KRESTON, JAMES & LISA 400 N DELAVAN AVENUE MARGATE, NJ	08406
604.03 14.01	401 N DOUGLAS AVE	2	RICHARDSON, ROBERT W & ROSE ANN 401 N DOUGLAS AVE MARGATE, N J	08402
604.03 14.02	402 N DELAVAN AVE	2	SAVITCH, LORI & KONAT, GREGORY 366 LAWNVIEW DRIVE MORGANTOWN, WV	26505
604.03 15	404 N DELAVAN AVE	2	GOTTLIEB, BENJAMIN & ELISE 404 N DELAVAN AVE MARGATE, N. J.	08402
604.03 16	406 N DELAVAN AVE	2	CAVALIER, CAROLE & CAMP, JAMES J 332 PORTSMOUTH ROAD CAPE MAY, NJ	08204
604.03 17	408 N DELAVAN AVE	2	FANE, JESSICA 408 N DELAVAN AVE MARGATE, NJ	08402
604.03 18	410 N DELAVAN AVE	2	BARR, JENNIFER BROECK 410 N DELAVAN AVE MARGATE, NJ	08402
605.01 8	409 N ESSEX AVE	2	GUMBRECHT, CAROL P 409 N ESSEX AVE MARGATE, N J	08402
605.01 9	407 N ESSEX AVE	2	TONER, SHEILA E 407 N ESSEX AVE MARGATE, NJ	08402
605.01 10	405 N ESSEX AVE	2	KLEIN-CHAST, M & MAXWELL, D R 405 N ESSEX AVE MARGATE, NJ	08402
605.01 11	403 N ESSEX AVE	2	GURBARG TRUST, DEBORAH B 497 LONG LANE HUNTINGDON VALLEY, PA	19006
605.01 12	401 N ESSEX AVE	2	PARRA-WEINSTEIN, JEAN C 401 N ESSEX AVE MARGATE, NJ	08402
605.01 31	412 N DOUGLAS AVE	2	MACKLER, KENNETH & SANDRA 412 N DOUGLAS AVE MARGATE, NJ	08402
605.01 32	410 N DOUGLAS AVE	2	DANSKY, EILEEN 410 N DOUGLAS AVE MARGATE, NJ	08402
605.01 33	408 N DOUGLAS AVE	2	THALASSINOS, PANAGIOTIS 408 N DOUGLAS AVE MARGATE, N J	08402
605.01 34	406 N DOUGLAS AVE	2	LOWRY TRUST, ARTHUR B 2507 S LAMBERT ST PHILADELPHIA, PA	19145
605.01 35	404 N DOUGLAS AVE	2	MARCIANTE, FRANCIS J & CHERYL A 404 N DOUGLAS AVE MARGATE, NJ	08402
605.01 36	402 N DOUGLAS AVE	2	QUITEL, TOBY & PATERSON, MELISSA QUITEL 402 N DOUGLAS AVE MARGATE, NJ	08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
605.01 37	400 N DOUGLAS AVE	2	YOUNGBLOOD III, JOSEPH L 400 N DOUGLAS AVE MARGATE, NJ 08402

UTILITIES TO BE NOTIFIED WITH TAXLIST

ATLANTIC CITY ELECTRIC
5100 HARDING HIGHWAY, SUITE 399
MAYS LANDING, NJ 08330

SOUTH JERSEY GAS COMPANY
VP CONSTRUCTION
1 SOUTH JERSEY PLAZA, RT. 54
FOLSOM, NJ 08037

COMCAST CABLE, GREG SMITH, PM
901 LEEDS AVENUE
ABSECON, NJ 08201

ITEMS PRINTED..... 40

