

October 23, 2023

HAND DELIVERY

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

RE: Application of Marc J. Levine
4 N. Haverford Avenue
Block 209.02, Lot 30
Margate, Atlantic County, New Jersey
Our File No. 13316-001

Dear Ms. Shiles:

Please be advised that this office represents the above-referenced property owner with regard to his application to the City of Margate Planning Board for certain "c" variance relief for the construction of a new two and one-half story, flood-compliant, single-family home on the subject lot.

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

The lot is 40 feet wide.

The Applicant seeks variances through the present application for the construction of a new flood-compliant single-family home with four (4) off-street parking spaces at the property located at 4 N. Haverford Avenue.

The applicant is seeking variances for side-yard setback to walkway on the 2nd floor on the left side of the house. Although the principal structure meets the setback requirements for individual side yard setbacks and aggregate side yard setbacks, the walkway overhang on the left side of the house does not meet the setbacks.

The edge of the walkway overhang is 6.75 feet from the left side property line, which requires a variance.

Additionally, due to the Applicant's attempt to alleviate the parking issue on Haverford Avenue, the Applicant is requesting four (4) off street parking spaces, which take away from the front yard landscaping, thus requiring a landscape variance - - where the requirement is 60%, and 34.7% is proposed.

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 dated August 3, 2023, consisting of five (5) sheets;
3. Eighteen (18) copies of the survey prepared by Paul H. Koelling, dated September 4, 2023, and 200-foot setback survey from James Boney, dated November 30, 2021, each consisting of one (1) sheet;
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 September 3, 2008, and recorded on September 25, 2008 in the Atlantic County Clerk's Office as Instrument Number 2008072215;
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.

Palma Shiles, Planning Board Administrator
City of Margate Planning Board
October 23, 2023
Page 3

Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

By: 

ERIC S. GOLDSTEIN

ESG/lmm

Enclosures

c: Dr. Marc J. Levine (w/encl. via e-mail)
13316-001/57118

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** October 23, 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) 4 N. Haverford Avenue
Block Number 209.02 Lot No(s) 30
Total Area (in square feet) 2,700 sf.
Frontage: 40 ft.
Depth: 67.50 ft.

4. **Information about the Applicant:**

Full name(s) Marc J. Levine, M.D.
If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)
N/A
Local Residence Address 4 N. Haverford Avenue Zip 08402
Other Residence Address _____ Zip _____
Business Address _____ Zip _____
Phone Number(s) (include area code);
Local Residence _____ Other Residence _____
Business _____ Fax rkingllc@aol.com Cell Phone (609) 203-7975

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 September 3, 2008
- ___ By other interest in law (describe):

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

Name(s) N/A
 Address _____
 Phone No. (include area code);
 Res. _____
 Bus. _____
 Fax _____
 Cell _____

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

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

8. Application Made To: X Planning Board ___ Other

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

- Attorney: Name Eric S. Goldstein, Esquire Phone (609) 927-1177
 Address Nehmad Davis & Goldstein, PC - 4030 Ocean Heights Avenue, Egg Harbor Township, NJ 08234
 Fax (609) 926-9721 Cell _____
- Architect: Name John Obelenus, RA Phone (609) 501-4044
 Address 102 South Eighth Street, Vineland, NJ 08360
 Fax (609) 625-7136 Cell _____
- Surveyor: Name Paul H. Koelling & Assoc., LLC Phone (609) 927-0279
 Address 2161 Shore Road, Linwood, NJ 08221
 Fax _____ Cell _____
- Preparer of Subdivision or Site Plan(if different from above)
 Name _____ Phone _____
 Address _____
 Fax _____ Cell _____

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

<p>10. If Site Plan Action is Required:</p> <p>-What is the present use of the site and building(s)? N/A</p> <hr/> <hr/> <hr/> <p>-How will this be changed?</p> <hr/> <hr/> <hr/>	<p>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 non-flood-complaint, single-family home (to be demolished).

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

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

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

Variance	Requirement of District	Present Condition	Proposed Condition
Sideyard setback to building	37% lot width, 14.8 ft. / 5 ft. min.	N/A	6.75 on left side - - walkway
Minimum front yard landscape	60% 249.1 sf.	N/A	34.7% 144.2 sf.

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

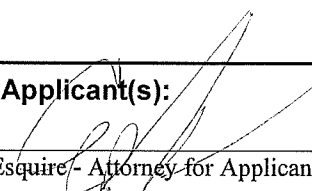
Other:
N/A

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 an older single-family home, which is not flood compliant.

The applicant proposes to demolish the existing non flood-compliant single-family home on the lot and construct a new 2 1/2 story flood-compliant single-family home with four (4) off-street parking spaces. The subject application requires variance relief for the sideyard setback to the left side walkway/overhang, and minimum front yard landscaping.

16. Signature of Applicant(s):


Eric S. Goldstein, Esquire - Attorney for Applicant

Date 10/23/23

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:

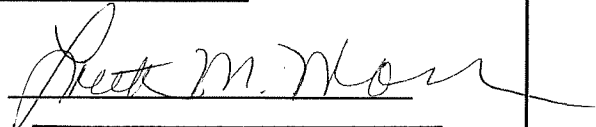
State of New Jersey } ss.

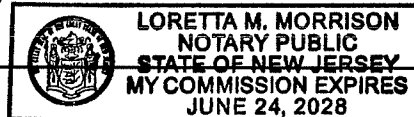
County of Atlantic }

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 23rd
day of October 2023.

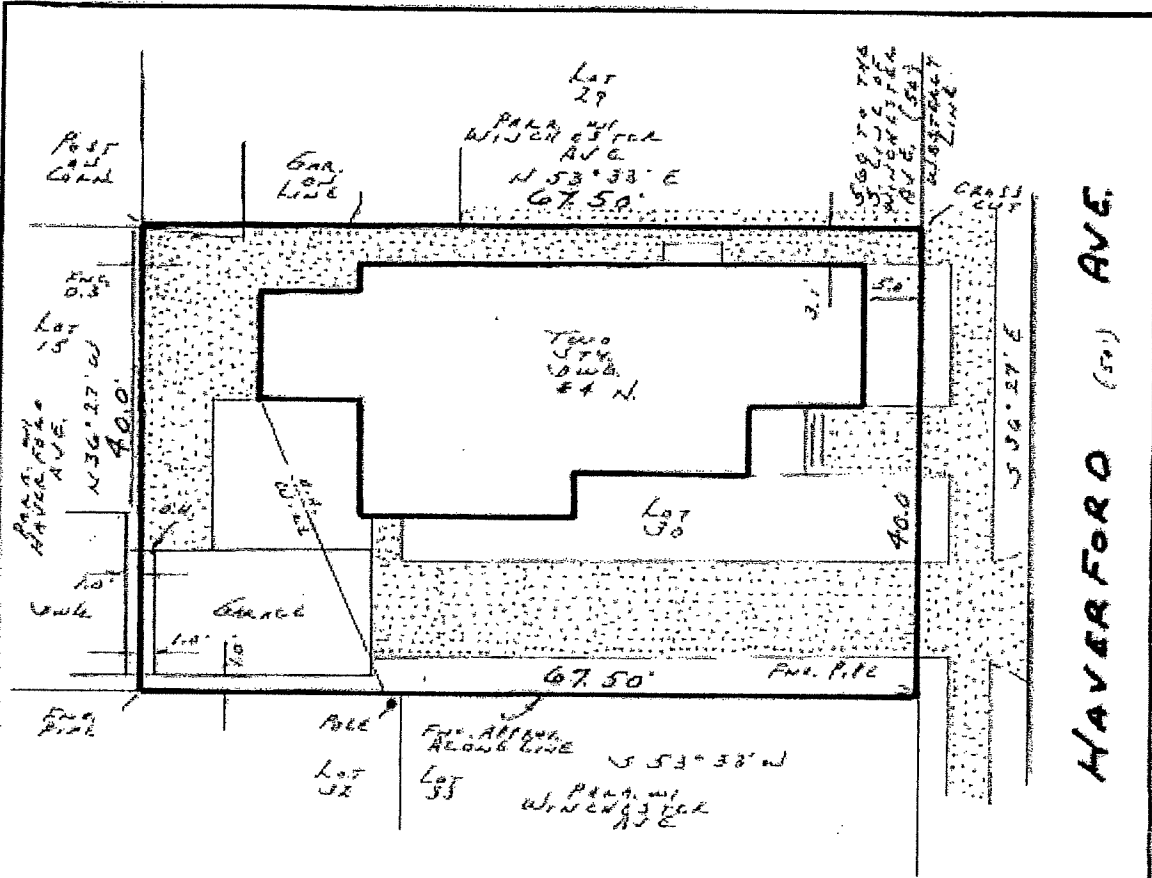




LAND USE

Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	<p>Submit the following documents with the Standard Development Application:</p> <p>a. Copy of an area map showing all lots within 200 feet of the property.</p> <p>b. List of names, addresses, lot and block numbers, as they appear on the official tax records of the City, of all owners of property within 200 feet of the property affected by the application and upon whom the notice must be served in the manner provided by law.</p> <p>c. Copy of professional survey at a scale not smaller than 1" = 100' nor larger than 1/8" = 1'; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines.</p> <p>d. Copies of subdivision, site plan or conditional use applications when applicable.</p> <p>e. Certification that taxes are paid.</p>	<p style="text-align: center;">X</p> <p style="text-align: center;">X</p> <p style="text-align: center;">X</p> <p style="text-align: center;">X</p> <p style="text-align: center;">X</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 style="text-align: center;">X</p>	
3.	<p>A statement containing the following information:</p> <p>a. Date of acquisition of property and from whom.</p> <p>b. The number of dwelling units in existing building(s).</p> <p>c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s).</p> <p>d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.</p>	<p>9/3/08 Single-Family Home Owner</p> <p>No</p>	<p>Home</p>
4.	Ten (10) folded copies of a plot plan, map or survey.		
	<p>Checklist prepared by: <u>Eric S. Goldstein, Esquire</u></p> <p>Checklist reviewed by City: _____</p> <p>Application found complete on: _____</p> <p>Application found incomplete on: _____</p>	<p>Date: <u>10/23/23</u></p> <p>_____</p> <p>Date: _____</p> <p>_____</p>	

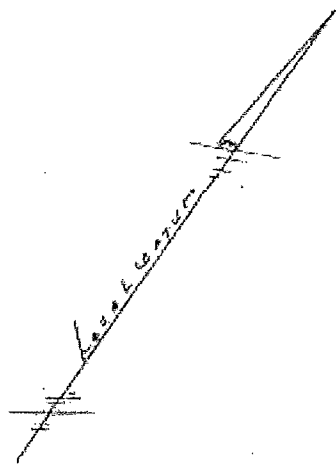


DEED DESCRIPTION

Description of a certain tract or parcel of land situated in the City of Margate, County of Atlantic, State of New Jersey, being designated as Lot 30 in Block 209.02 on the current official tax map and being more particularly described as follows:

Beginning at a point in the Westerly line of Haverford Ave. (50' wide) South 30 degrees 27 minutes East 680.0 feet from the southerly line of Winchester Ave. (50' wide) said Beginning point being in the division line between lots 29 and 30 Block 209.02 and from thence as follows:

1. South 30 degrees 27 minutes East along the Westerly line of Haverford Ave. 40.0 feet to a point in the division line between lots 30 and 31 Block 209.02; thence
2. South 53 degrees 33 minutes West along the division line between lots 30, 32, and 33 Block 209.02 and parallel with Winchester Ave. 67.50 feet to a point in the division line between lots 29 and 30 Block 209.02; thence
3. North 30 degrees 27 minutes West along last mentioned division line and parallel with Haverford Ave. 40.0 feet to a point in the division line between lots 29 and 30 Block 209.02; thence
4. North 01 degrees 33 minutes East along last mentioned division line and parallel with Winchester Ave. 67.50 feet to a point in the Westerly line of Haverford Ave. and the point and place of Beginning



Marc & Robin Levine
Executive Realty Transfer
Atlantic Pacific Mortgage
Its successors and or its assigns

GENERAL NOTES:

- 1. This map was drawn only for recording purposes and does not constitute and zoning regulations, and shall not be used for any other purpose. Surveyor shall not be responsible for existing or future zoning laws and regulations.
- 2. This property is subject to any easements of record, other recorded or unrecorded encumbrances, mortgages, liens, and other conditions of record. Surveyor reserves the right to modify this survey should any such information become available.
- 3. Surveyor's plan and dimensions and capacity that this survey was prepared in accordance with the current regulations established by the New Jersey State Board of Professional Engineers and Land Surveyors. Only typed and printed matter of this survey shall be admitted to this office.
- 4. The location of existing utilities or easements affecting adjacent property, if any, are not indicated on a part of a survey's contract. Surveyor reserves the right to locate and survey adjacent utility lines and easements, if any, as shown on the survey.
- 5. This survey has been prepared only for the use of the record parties. Surveyor shall not be responsible for any use of this survey for any other purpose or for any loss or damage, including consequential, special or punitive damages, arising from any such use.

In consideration of the several covenants and promises contained in the deed hereon, the survey shown herein and the certificate of the surveyor, the parties of this deed have agreed to accept the same as true and correct and to be bound by the same in all respects. In witness whereof, the parties of this deed have hereunto set their hands and seals on this 15th day of July, 2008.

SURVEY OF PREMISES

SITUATE IN
CITY OF PALM GATE
COUNTY OF ATLANTIC, N.J.

BLOCK 209.02 LOT 30

PAUL H. KOELLING & ASSOCIATES, LLC

SURVEYORS - PLANNERS
2101 SHORE ROAD
LIMWOOD, NJ 08221
Phone (908) 927-0276 Fax (908) 927-0680
CERTIFICATE OF AUTHORIZATION #2042033100
Date: **SEPT. 4, 2008** *SOKALSKI*
Scale: 1" = 10' Project No. 11649

Paul H. Koelling
PAUL H. KOELLING
PLS; N.J. LICENSE NO. 246802177100
PP; N.J. LICENSE NO. 33000200700

Property is located in a F.E.M.A. FIRM ZONE **A-B**
Surveyed in accordance with
Commitment No.

Here you go.
 4 N Haverford Ave
 Setbacks
 Block 209.02

Lot	Bldg	Porch
33	9.9	4.2
30	(4.9)	4.9
27	14.6	7.9
28	(16.9)	5.6
26	13.2	5.7
24.01	5.3	(4.1)
24.02	5.3	(8)
23	14	5.9
AVERAGE	10.38	5.70

PI &

$$\frac{62.3}{6} = 10.38$$

$$\frac{34.2}{6} = 5.70$$

Removed shaded numbers only.

Best Regards,
 Jim

James R. Boney & Assoc.
 13 Stone Mill Ct
 Egg Harbor Twp, NJ 08234
 (609) 788-8013

From: John Obelenus
Sent: Tuesday, November 30, 2021 9:30 AM
To: James Boney
Subject: 4 N Haverford

Good Morning:

Holidays have passed. Middle of Hanukkah. Any progress on 4 N Haverford Avenue setback survey for front yard?

Regards:

John Obelenus



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

Block 209.02	Lot 30	Applicant Name Marc J. Levine, MD
District S-25		Address of Subject Application 4 North Haverford Avenue

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

Your submittal was considered at the Staff Committee meeting of Monday, September 11, 2023

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

staff committee reviewed the application and agree with the variances and others may exist.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, October 26, 2023

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

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

complete application

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, October 04, 2023

Palma Accardi
Planning Board Administrator
Monday, September 11, 2023

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

Eric S. Goldstein
Managing Partner
egoldstein@ndglegal.com
4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234
t 609 927 1177
f 609 926 9721

August 23, 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 Marc J. Levine, M.D.
4 N. Haverford Avenue
Block 209.02, Lot 30
Margate, Atlantic County, New Jersey
Our File No. 13316-001

Dear Mr. Levine:

Please be advised that I represent the above-referenced property owner with regard to his application to the City of Margate Planning Board for certain "c" variance relief for the construction of a new single-family home.

I enclose the following information for staff committee review:

1. Original Staff Committee Review Application;
2. Architectural plans of the subject property prepared by Obelenus Architecture, LLC, dated August 3, 2023, consisting of five (5) sheets;
3. Survey from Paul H. Koelling, dated September 4, 2023, and 200 foot setback survey from James Boney, dated November 30, 2021, each consisting of one (1) sheet;
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 Planning Board
August 23, 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/lmm
Enclosures

c: Marc J. Levine, M.D. (w/encl. via e-mail)
13316-001/52224

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

Office Use Only:	Date Submitted: _____ Paid: _____ Check/Receipt #: _____	Received By: _____ 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: August 22, 2023
2. Submitted by – Name: Marc J. Levine, M.D. Phone No.: (609) 203-7975
Address: 4 N. Haverford Avenue, Margate, NJ 08402
Email Address: rkingllc@aol.com
3. If the party submitting this form is other than the potential Applicant for Board action (attorney, architect, builder, engineer, etc.), then who would the APPLICANT be?
Name: Eric S. Goldstein, Esquire Phone No.: (609) 927-1177
Address: Nehmad Davis & Goldstein, PC, 4030 Ocean Heights Avenue, Egg Harbor Township, NJ 08234
Email Address: egoldstein@ndglegal.com
4. The applicant would be (Check one):
 Owner Buyer under Agreement of Sale
 Tenant Other: _____
5. If the applicant for Board action would be Tenant or Buyer, who is the present OWNER?
Name: N/A Phone No.: _____
Address: _____

6. Proposed Action is Located as Follows: Street Address: <u>4 N. Haverford Avenue</u> Block: <u>209.02</u> Lot(s): <u>30</u> Zoning District: <u>S-25 Single Family Residential</u>

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

Older single family residential house, which is not flood compliant.

8. Answer the following as to:	<u>Existing Condition</u>	<u>Proposed Condition</u>
a. Size and Dimension of Lot:	40 x 67.5	40 x 67.5
b. Size, Dimensions of Buildings:	See attached survey	See attached proposed plans
c. Height of Buildings (Feet):	_____	30 ft.
d. Height of Buildings (Stories):	_____	2.5
e. % of Coverage on Land:	_____	39%
f. Front Yard Setback:	_____	10.38
g. Rear Yard Setback:	_____	13.5
h. Side Yard Setbacks:	_____	10 (left) 5 (right)

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 applicant proposes to demolish the existing non flood compliant single family house on the lot, and to construct a 2 1/2 story flood compliant house with 4 off-street parking spaces.

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? Total side yard setback, and left side setback (2nd level walkway) and minimum front yard landscaping

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



Signature of Submitting Party:  _____

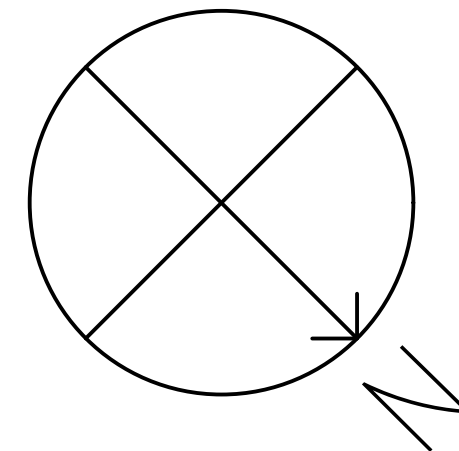
Print or Type Name: Eric S. Goldstein, Esquire - Attorney for Applicant

4 N Haverford Ave	5-25 Zoning District	Block 219.02 Lot 30		
regulation	required	existing	proposed	action
min lot area	2,500 SF	2,700 SF	2,700 SF	
min lot width	40'	40'	40'	
building coverage	40% 1,080 SF		39.0% 1,054 SF	
front yard setback: building	5' or prevailing: 10.38'		10.38'	
front yard setback: porch	5' or prevailing: 5.7'		5.7'	
side yard setback: building	37% lot width, 14.8' / 5' min		10.0' / 5.0'	walkway variance 6.75'
rear yard setback	20% lot depth: 13.5'		13.5'	
min front yard landscape	60% 249.1 SF		34.7% 144.2 SF	variance
min total lot landscape	35% 945 SF		38.7% 1,046 SF	
max building height	30' above 16.5' navd88		30' above 16.5' navd88	
min roof pitch	5 on 12 min		5 on 12 6 on 12	
parking	4 bedrooms 2 cars		4 cars	
third floor deck				

lot	dwelling	porch
33	9.9	4.2
30	4.9	4.9
27	14.6	7.9
28	16.9	5.6
26	13.2	5.7
24.01	5.3	4.1
24.02	5.3	8.0
23	14.0	5.9

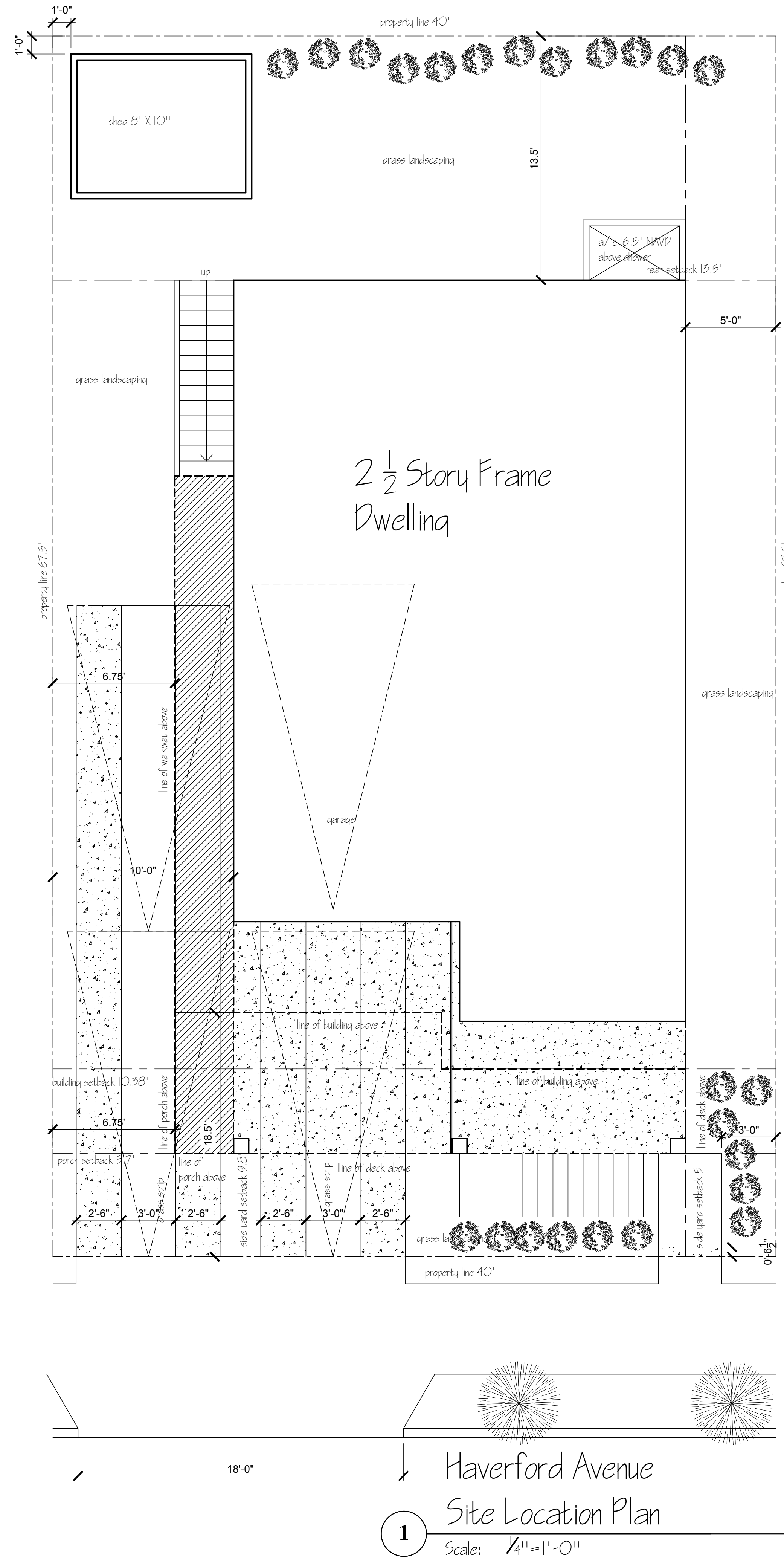
10.38 5.70

-  day lilies: 2 gals
-  arborvitae: 3 1/2 ft
-  pfitzer junipers: 18 - 24 inches (3 gals)
-  blue girl holly: 18 - 24 inches
-  Sycamore Maple 3 1/2" caliper 2 Total 2 trees



Note: Survey provided by:
Paul Koelling & Assoc., LLC
Land Surveyors
Dated Sept. 4, 2008

Note: Front Yard Average Survey
provided by:
James Boney & Assoc.,
Land Surveyors
Dated Nov. 30, 2021



Board Chairperson _____

Board Administrator _____

City Engineer _____

Zoning Officer _____

Construction Official _____

City Clerk _____



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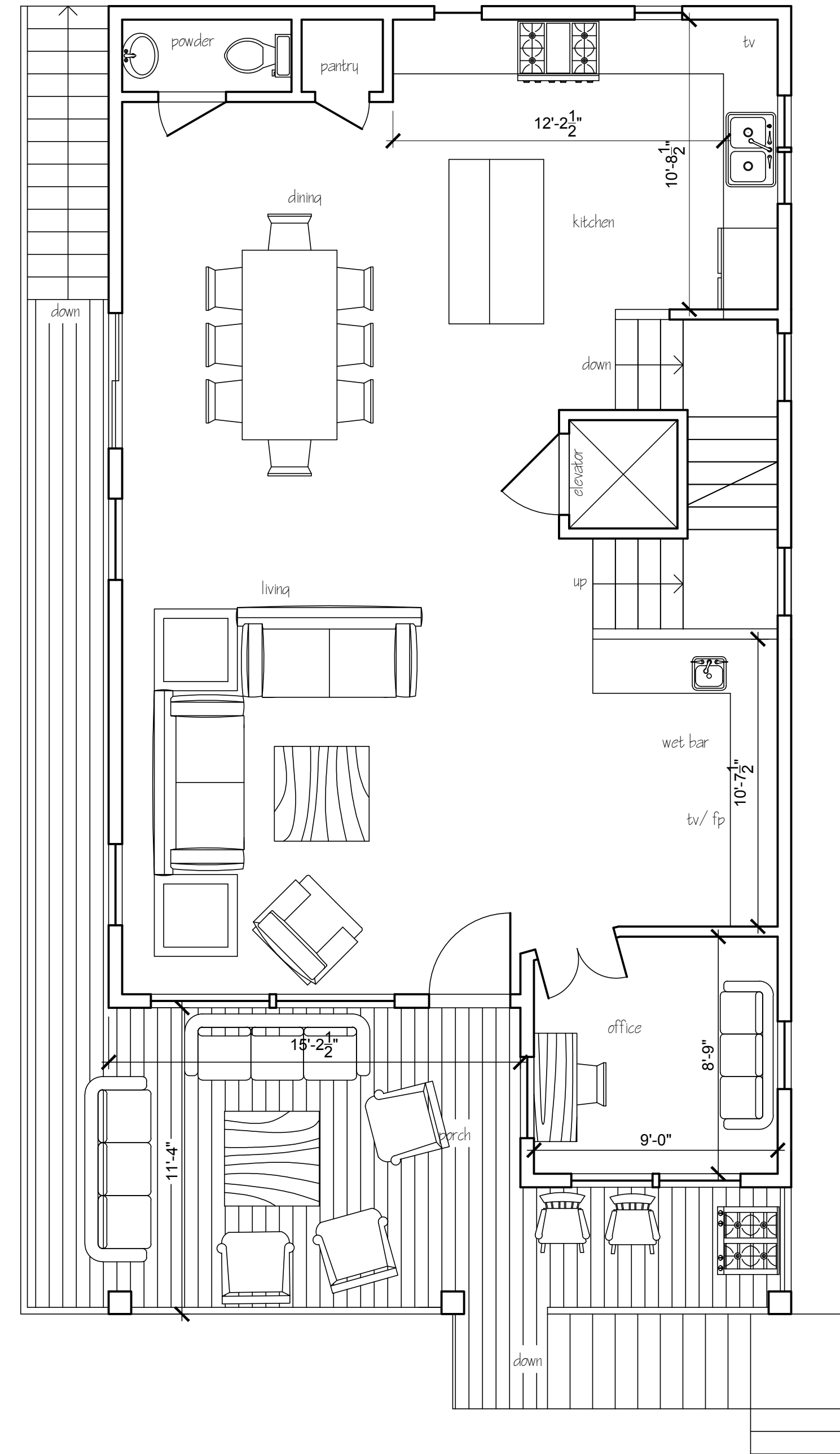
New Jersey License 11576
New York License 16151
Delaware License 07200
Florida License Pending

John Obelenus
John Obelenus
Architect

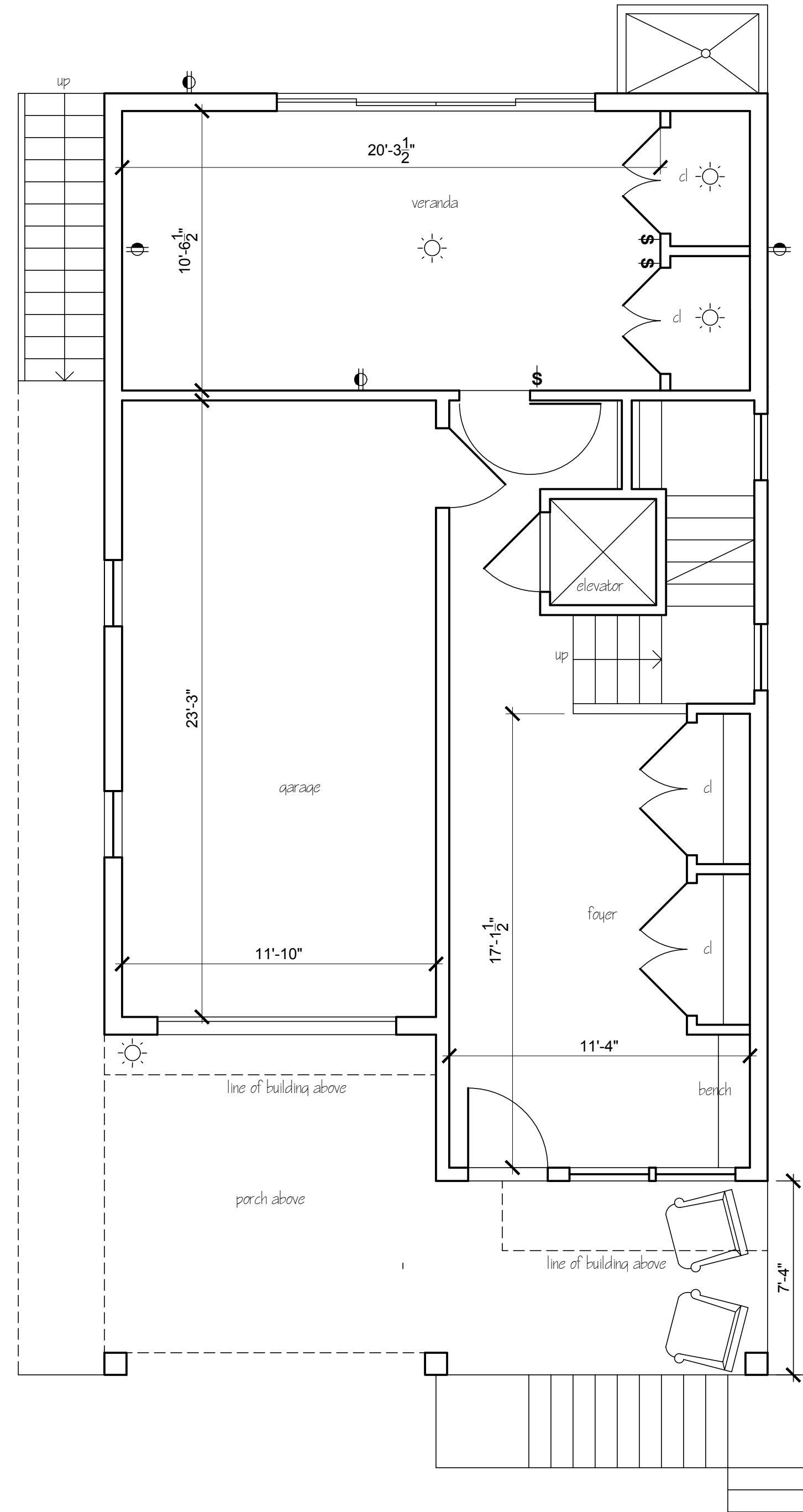
102 South Eighth Street
Vineland, New Jersey 08360
609 501 4044
obelenusarchllc@comcast.net

Levine
New Residence
4 N. Haverford Avenue
Margate, New Jersey
Block 209.02 Lot 30

REVISIONS	
DATE:	COMMENT:
SHEET NUMBER:	A1
DRAWN BY:	
CHECKED BY:	
BLOCK LOT:	
SCALE:	
DATE: 3 AUGUST 2023	
PROJECT NUMBER:	



2 First Floor Plan: 998 SF
Scale: 1/4" = 1'-0"



1 Ground Level Plan
Scale: 1/4" = 1'-0"

Board Chairperson _____
 Board Administrator _____
 City Engineer _____
 Zoning Officer _____
 Construction Official _____
 City Clerk _____



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 Florida License Pending
 John Obelenus
 Architect

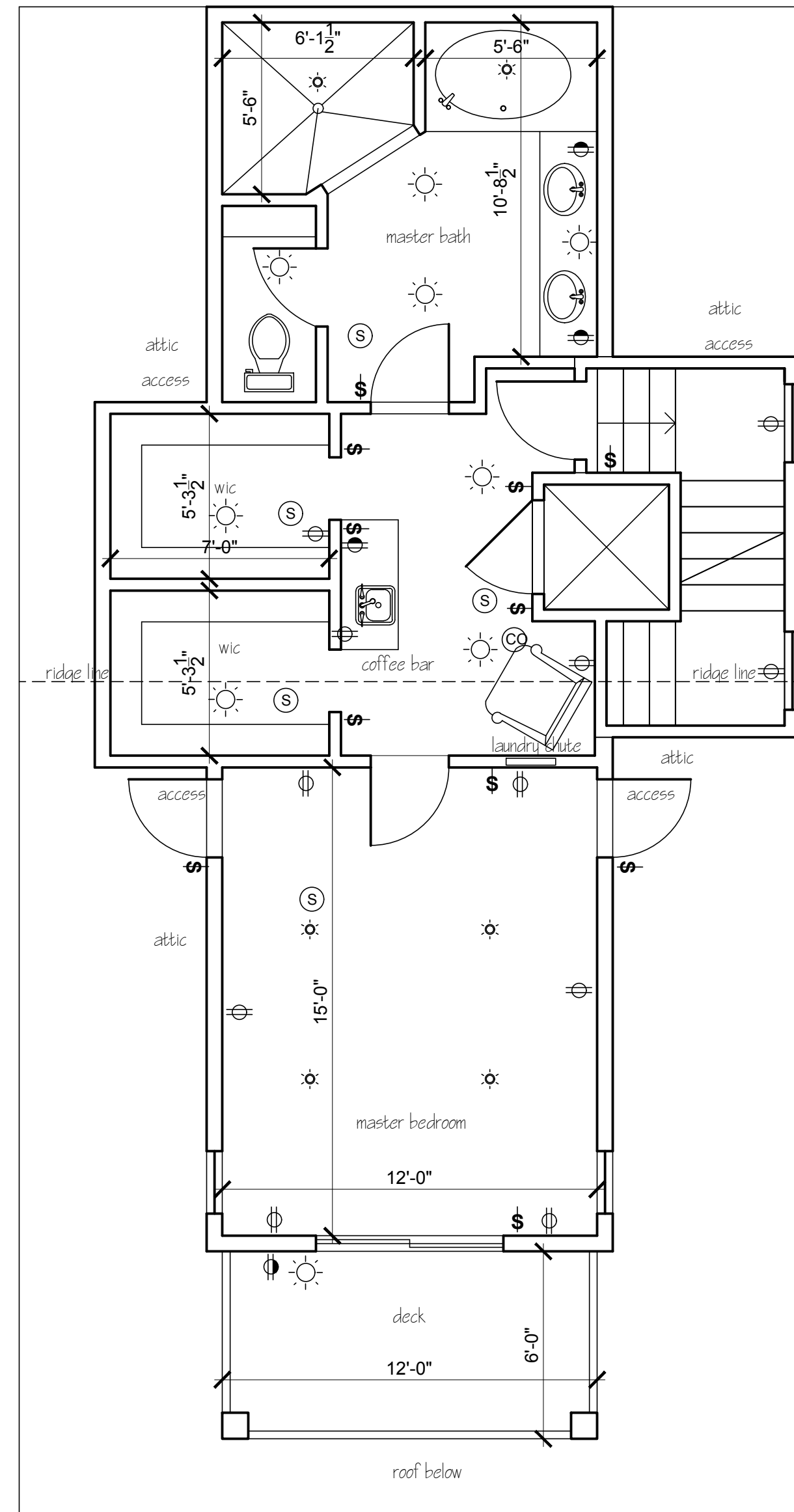
Levine
 New Residence
4 N. Haverford Avenue
 Margate, New Jersey
 Block 209.02 Lot 30

REVISIONS	
DATE:	COMMENT:
1 Aug 2023	Owner Changes

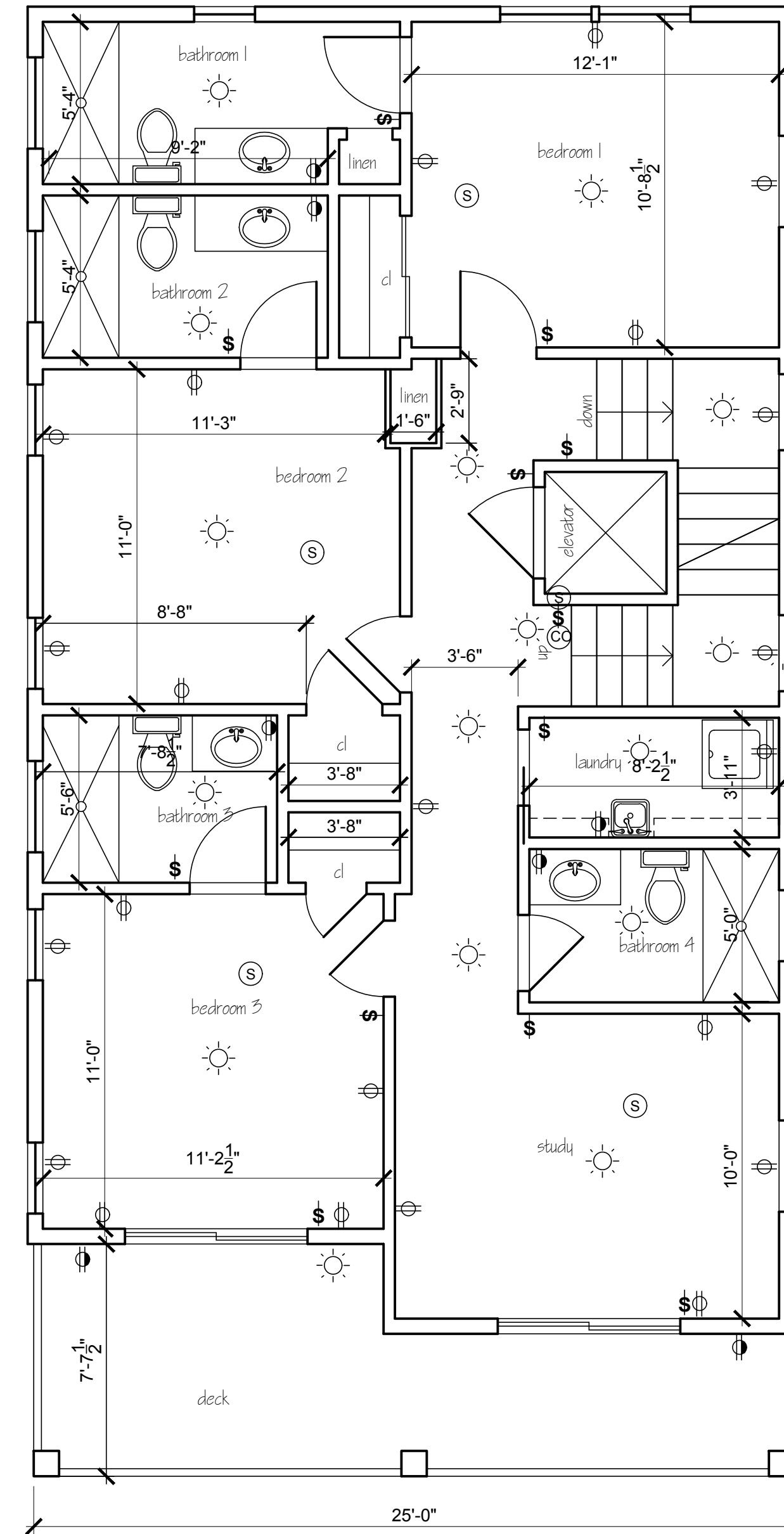
SHEET NUMBER:

A2

DRAWN BY:
 CHECKED BY:
 BLOCK, LOT:
 SCALE:
 DATE: 3 AUGUST 2023
 PROJECT NUMBER:



2 Third Floor Plan: 540 SF
Scale: 1/4" = 1'-0"



1 Second Floor Plan I, 1,080 SF
Scale: 1/4" = 1'-0"

Board Chairperson _____

Board Administrator _____

City Engineer _____

Zoning Officer _____

Construction Official _____

City Clerk _____



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Delaware License 07200
Florida License Pending

John Obelenus
John Obelenus
Architect

Levine
New Residence
4 N. Haverford Avenue
Margate, New Jersey
Block 209.02 Lot 30

REVISIONS

DATE:	COMMENT:
1 Aug 2023	Owner Changes

SHEET NUMBER:

A3

DRAWN BY:
CHECKED BY:
BLOCK: LOT:
SCALE:
DATE: 3 AUGUST 2023
PROJECT NUMBER:



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Florida License Pending
John Obelenus
John Obelenus
Architect

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

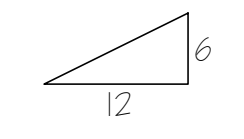
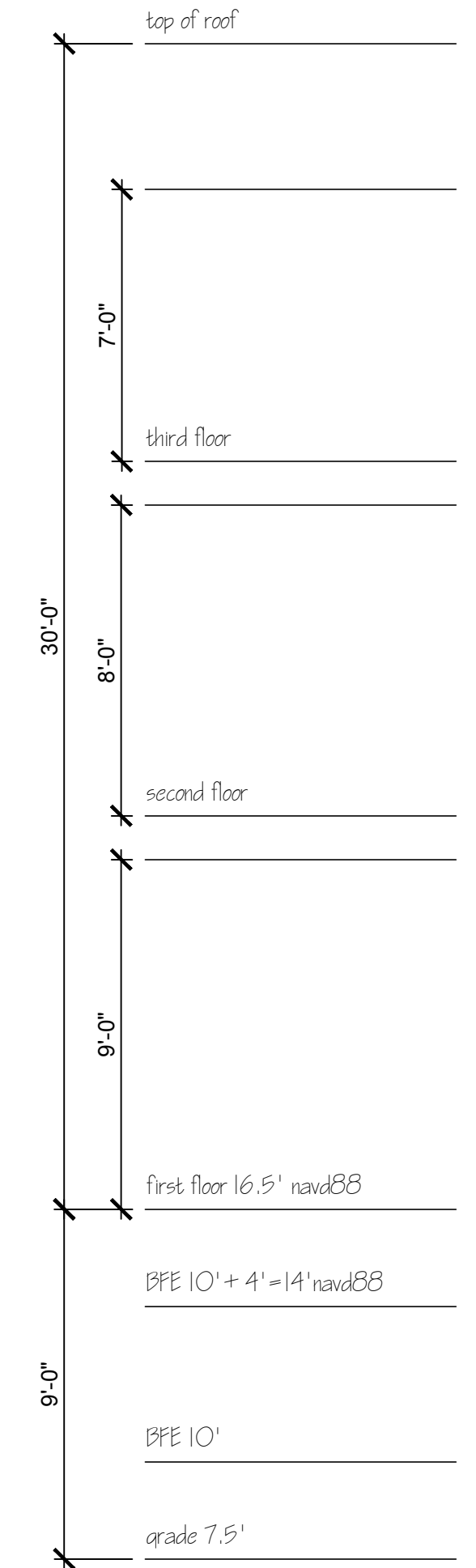
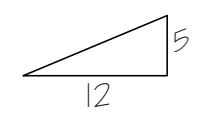
Levine
New Residence
4 N. Haverford Avenue
Margate, New Jersey
Block 209.02 Lot 30

REVISIONS	
DATE:	COMMENT:

SHEET NUMBER:

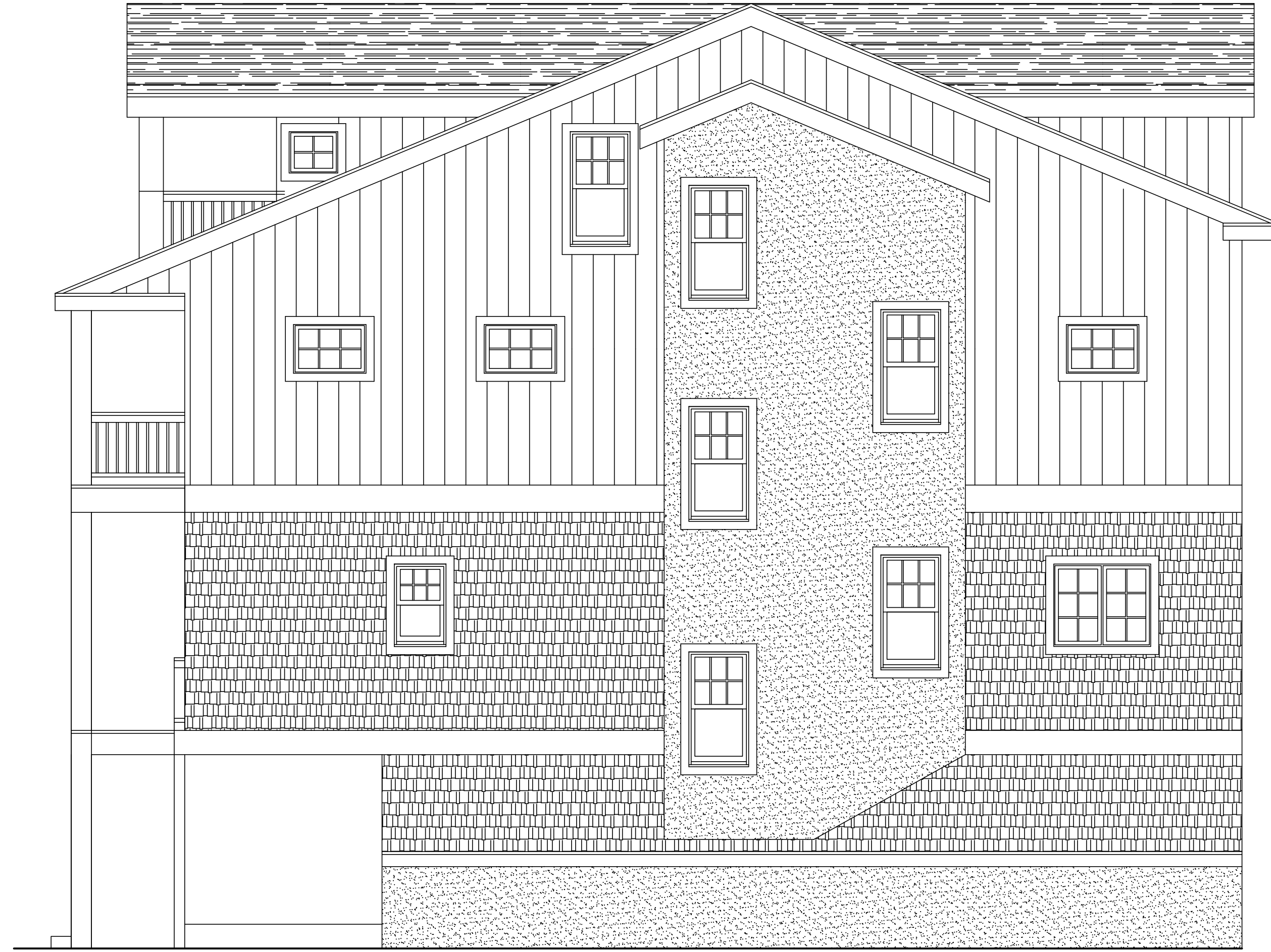
A4

DRAWN BY:
CHECKED BY:
BLOCK: LOT:
SCALE:
DATE: 3 AUGUST 2023
PROJECT NUMBER:



1 Front Elevation
Scale: 1/4" = 1'-0"

Board Chairperson _____
Board Administrator _____
City Engineer _____
Zoning Officer _____
Construction Official _____
City Clerk _____



2 Right Side Elevation
Scale: 1/4" = 1'-0"



3 Rear Elevation
Scale: 1/4" = 1'-0"

Board Chairperson _____

Board Administrator _____

City Engineer _____

Zoning Officer _____

Construction Official _____

City Clerk _____



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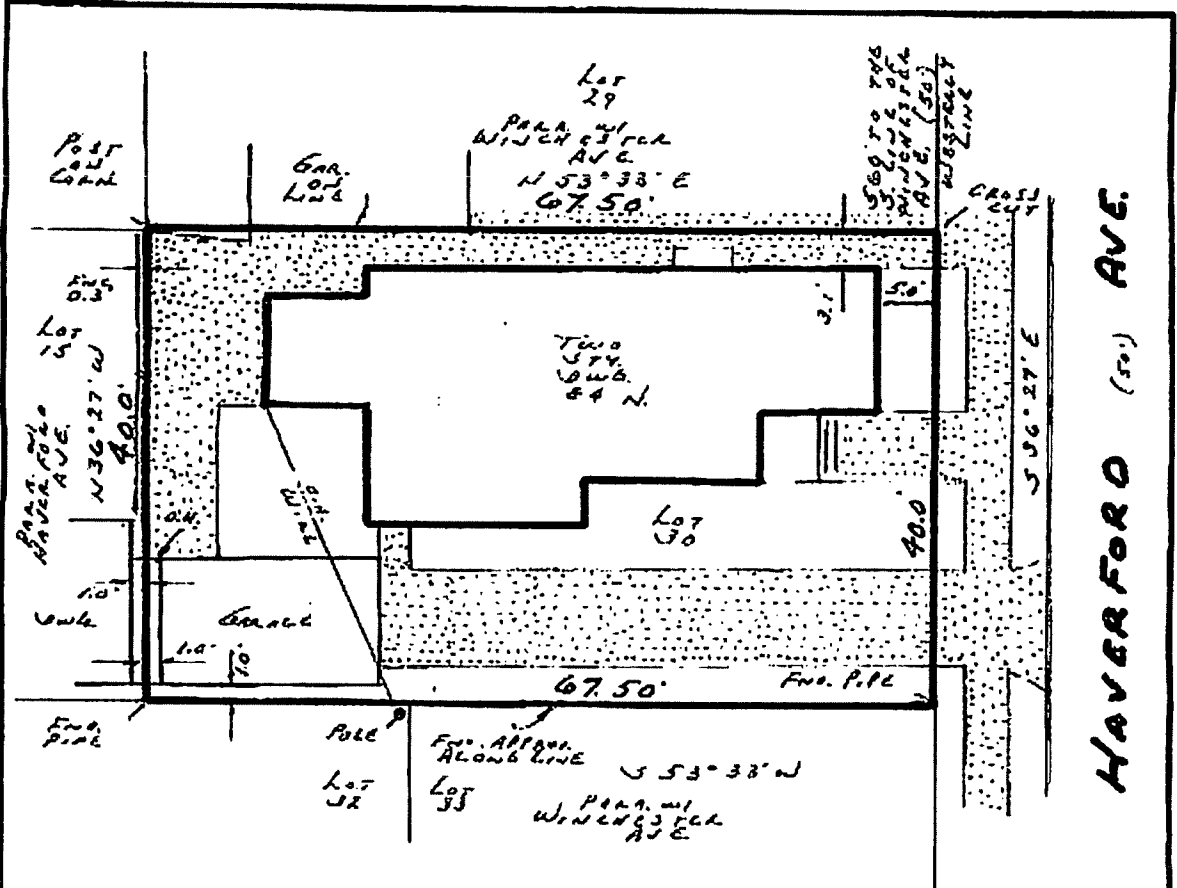
New Jersey License 11576
New York License 16151
Delaware License 07200
Florida License Pending
John Obelenus
John Obelenus
Architect

Levine
New Residence
4 N. Haverford Avenue
Margate, New Jersey
Block 209.02 Lot 30

REVISIONS	
DATE:	COMMENT:

SHEET NUMBER:
A5

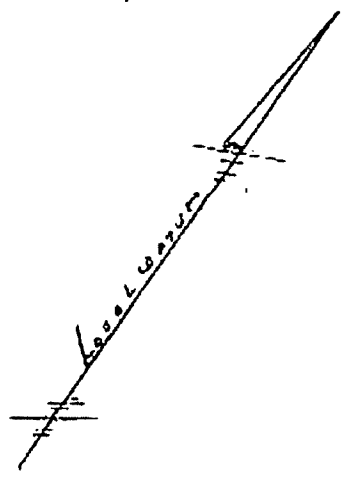
DRAWN BY:
CHECKED BY:
BLOCK: LOT:
SCALE:
DATE: 3 AUGUST 2023
PROJECT NUMBER:



DEED DESCRIPTION

Description of a certain tract or parcel of land situated in the City of Margate, County of Atlantic, State of New Jersey, being designated as Lot 30 in Block 2020.02 on the current official tax map and being more particularly described as follows:

1. South 38 degrees 27 minutes East along the Westerly line of Haverford Ave. 40.0 feet to a point in the division line between lots 33 and 30 block 2020.02; thence
2. South 53 degrees 33 minutes West along the division line between lots 33, 32, and 30 block 2020.02 and parallel with Winchester Ave. 67.50 feet to a point in the division line between lots 30 and 30 block 2020.02; thence
3. North 30 degrees 27 minutes West along east mentioned division line and parallel with Haverford Ave. 40.0 feet to a point in the division line between lots 29 and 30 block 2020.02; thence
4. North 63 degrees 33 minutes East along east mentioned division line and parallel with Winchester Ave. 67.50 feet to a point in the Westerly line of Haverford Ave. and the point and place of Beginning



Marc & Robin Lovino
 Executive Realty Transfer
 Atlantic Pacific Mortgage
 Its successors and/or its assigns

GENERAL NOTES:

- 1. This survey was prepared for the purpose of recording the same and is not to be construed as a warranty of any kind by the Surveyor or the State of New Jersey.
- 2. The Surveyor is not responsible for the accuracy of the data furnished to him by the client.
- 3. The Surveyor is not responsible for the accuracy of the data furnished to him by the client.
- 4. The Surveyor is not responsible for the accuracy of the data furnished to him by the client.

In consideration of the several covenants and promises contained in the agreement between the above named parties and the undersigned, the undersigned hereby certifies that the above described premises are the property of the above named parties and that the same are being conveyed to the above named parties as shown on the map and plat attached hereto and that the same are being conveyed to the above named parties as shown on the map and plat attached hereto and that the same are being conveyed to the above named parties as shown on the map and plat attached hereto.

SURVEY OF PREMISES

SITUATE IN
 CITY OF MARGATE
 COUNTY OF ATLANTIC, N.J.

BLOCK 2020.02 LOT 30

PAUL H. KOELLING & ASSOCIATES, LLC

SURVEYED - PLANNED
 2161 SHORE ROAD
 LINWOOD, NJ 08221
 phone (908) 627-0270 fax (908) 627-0258
 CERTIFICATE OF AUTHORIZATION #2002033700

Date: *SEP 4, 2008* *Johanna*
 Scale: 1" = 10' Project No. 11647

PAUL H. KOELLING
 PLS: N.J. LICENSE NO. 246502177100
 PP: N.J. LICENSE NO. JSU000200700

Property is located in a F.E.M.A. FIRM ZONE *A-B*.

Surveyed in accordance with
 Commitment No.

Here you go.
 4 N Haverford Ave
 Setbacks
 Block 209.02

Lot	Bldg	Porch
33	9.9	4.2
30	(4.9)	4.9
27	14.6	7.9
28	(16.9)	5.6
26	13.2	5.7
24.01	5.3	(4.1)
24.02	5.3	(8)
23	14	5.9
AVERAGE	10.38	5.70

PI &

$$\frac{62.3}{6} = 10.38$$

$$\frac{34.2}{6} = 5.70$$

Removed shaded numbers only.

Best Regards,
 Jim

James R. Boney & Assoc.
 13 Stone Mill Ct
 Egg Harbor Twp, NJ 08234
 (609) 788-8013

From: John Obelenus
 Sent: Tuesday, November 30, 2021 9:30 AM
 To: James Boney
 Subject: 4 N Haverford

Good Morning:

Holidays have passed. Middle of Hanukkah. Any progress on 4 N Haverford Avenue setback survey for front yard?

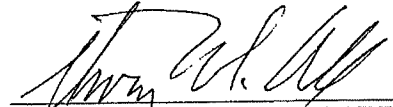
Regards:

John Obelenus

ATLANTIC COUNTY, NJ
EDWARD P. McGETTIGAN, COUNTY CLERK
RCPT # 750677 RECD BY denise
REC FEE 80.00 CDW 405,000.00
MARGINAL NOTATION 0.00
RTF 1,516.50 VOL 12895
RECD 09/25/2008 08:37:29 AM
INST # 2008072215

DEED

Prepared By:


STEVEN M. ABRAMOFF, ESQUIRE

This Deed is made on September 3, 2008,

BETWEEN

HARRIET ALLAN, a/k/a HARRIETT ALLAN

whose post office address is, 4 North Haverford Avenue
Margate, NJ 08402

referred to as Grantor,

AND

MARC J. LEVINE and ROBIN LEVINE
Husband and Wife

whose post office address is 120 Tinari Drive
Richboro, PA 18954

referred to as Grantee.

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

Transfer of Ownership. The Grantor grants and conveys the property described below to the Grantee. This transfer is made for the sum of **FOUR HUNDRED FIVE THOUSAND (\$405,000.00) DOLLARS**. The Grantor acknowledges receipt of this money.

Tax Map Reference. City of Margate, Block 209.02, Lot 30

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:

SEE ATTACHED LEGAL DESCRIPTION

BEING THE SAME LAND AND PREMISES granted and conveyed to Harriett Allan, by Deed from Rudy Allan and Harriett Allan, his wife, dated April 24, 1983, and recorded July 13, 1983, in the Office of the Atlantic County Clerk in Deed Book 3812, Page 33.

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR TRACT OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE CITY OF MARGATE CITY, COUNTY OF ATLANTIC AND STATE OF NEW JERSEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF HAVERFORD AVENUE, 560 FEET SOUTHWARDLY OF WINCHESTER AVENUE; AND EXTENDING THENCE;

(1) WESTWARDLY PARALLEL WITH WINCHESTER AVENUE, 67.5 FEET; THENCE

(2) SOUTHWARDLY PARALLEL WITH HAVERFORD AVENUE, 40 FEET; THENCE

(3) EASTWARDLY PARALLEL WITH WINCHESTER AVENUE, 67.5 FEET TO THE WESTERLY LINE OF HAVERFORD AVENUE; THENCE

(4) NORTHWARDLY ALONG THE SAME, 40 FEET TO THE POINT AND PLACE OF BEGINNING.

NOTE: FOR INFORMATIONAL PURPOSES ONLY: BEING LOT 30, BLOCK 209.02, TAX MAP OF THE CITY OF MARGATE CITY, COUNTY OF ATLANTIC.

BEING THE SAME PREMISES WHICH RUDY ALLAN AND HARRIETT ALLAN, HIS WIFE, BY DEED DATED 04-24-83 AND RECORDED 07-13-83 IN THE OFFICE OF THE COUNTY CLERK IN AND FOR THE COUNTY OF ATLANTIC IN DEED BOOK 3812 PAGE 33, GRANTED AND CONVEYED UNTO HARRIETT ALLAN.

State of New Jersey

Seller's Residency Certification/Exemption

(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (see Instructions, page 2):

Name(s) Harriet Allan

Current Resident Address 4 North Haverford Avenue

City, Town, Post Office Margate

State NJ

Zip Code 08402

PROPERTY INFORMATION (Brief Property Description):

Block(s) 209.02

Lot(s) 30

Qualifier _____

Street Address 4 North Haverford Avenue

City, Town, Post Office Margate

State NJ

Zip Code 08402

Seller's Percentage of Ownership 100% Consideration \$405,000.00

Closing Date 9-15-08

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents):

- 1. I am a resident taxpayer (individual, estate or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
- 2. The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
- 3. I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- 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 as such not required to make an estimated payment pursuant to N.J.S.A.54A:5-1-1 et seq.
- 6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
- 7. The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION.) If such 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 (see instructions).
- No non-like kind property received.
- 8. Transfer 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.

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.

9-3-08

Date

Harriet Allan
Signature

Harriet Allan

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

Date

Signature

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

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 OF ATLANTIC } SS. County Municipal Code
Municipality of Property Location: Margate City

FOR RECORDER'S USE ONLY
Consideration \$ _____
RTF paid by seller \$ _____ †
Date _____ By _____

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

(1) **PARTY OR LEGAL REPRESENTATIVE** (See Instructions 3 and 4 attached)
Deponent, Harriet Allan, being duly sworn according to law upon his/her oath deposes
(Name)
and says that he/she is the Grantor in a deed dated 9/3/2008
(Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
transferring real property identified as Block No. 209.02 Lot No. 30 located at
4 North Haverford Avenue, Margate City and annexed thereto.
(Street Address, Town)

(2) **CONSIDERATION:** \$ _____ (See Instructions 1 and 5)
(3) Property transferred is Class 4A 4B 4C (circle one). If Class 4A, calculation in Section 3A is required.
(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS: (see Instructions 5A and 7)

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 value.

(4) **FULL EXEMPTION FROM FEE:** (see Instruction 8)
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 the exemption symbol is insufficient. Explain in detail. _____

(5) **PARTIAL EXEMPTION FROM FEE:** (see Instruction 9) 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 the State's portion of the Basic Fee, Supplemental Fee and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1976; C. 113, P.L. 2004 and C. 66, P.L. 2004 for the following reason(s): _____

- A. SENIOR CITIZEN** (see Instruction 9)
- Grantor(s) 62 years of age or over.*
 - One- or two-family residential premises.
 - Resident of the State of New Jersey.
 - Owned and occupied by grantor(s) at time of sale.
 - Owners as joint tenants must all qualify.
- B. BLIND** (see Instruction 9)
- Grantor(s) legally blind.*
 - One- or two-family residential premises.
 - Owned and occupied by grantor(s) at time of sale.
 - Owners as joint tenants must all qualify.
 - Resident of the State of New Jersey.
- DISABLED** (see Instruction 9)
- Grantor(s) permanently and totally disabled.*
 - Receiving disability payments.*
 - Not gainfully employed.*
 - One- or two-family residential premises.
 - Owned and occupied by grantor(s) at time of sale.
 - Owners as joint tenants must all qualify.
 - Resident of the State of New Jersey.
- * IN THE CASE OF HUSBAND AND WIFE/CIVIL UNION PARTNERS, ONLY ONE GRANTOR NEEDS TO QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY.

- C. LOW AND MODERATE INCOME HOUSING** (see Instruction 9)
- Affordable according to HUD standards.
 - Meets income requirements of region.
 - Reserved for occupancy.
 - Subject to resale controls.

(6) **NEW CONSTRUCTION** (see Instructions 2, 10 and 12)

- Entirely new improvement.
- Not previously used for any purpose.
- Not previously occupied.
- "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

(7) Deponent makes this Affidavit to induce the 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 3rd
day of September, 2008

Steven M Abramoff
Notary Public
STEVEN M ABRAMOFF
Attorney At Law

Harriet Allan
Signature of Deponent
4 North Haverford Avenue
Margate, NJ 08402
Deponent Address

Harriet Allan
Grantor Name
4 North Haverford Avenue
Margate, NJ 08402
Grantor Address at Time of Sale

XXX-XX-X 9427
Last 3 digits in Grantor's Social Security No. Name/Company of Settlement Officer

This form is prescribed by the Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the 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/lpt/localtax.htm.

FOR OFFICIAL USE ONLY
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.
State of New Jersey - Division of Taxation, P.O. Box 251, Trenton, NJ 08695-0251, Attention: Realty Transfer Fee Unit

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.

Signatures. The Grantor signs this Deed as of the date notarized below.



Witness

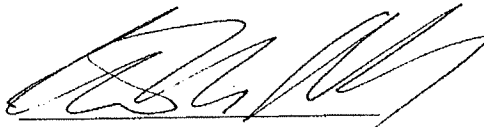


HARRIET ALLAN, a/k/a HARRIETT ALLAN

STATE OF NEW JERSEY, COUNTY OF ATLANTIC SS:

I CERTIFY that on September 3, 2008, HARRIET ALLAN, a/k/a HARRIETT ALLAN personally came before me and acknowledged under oath, to my satisfaction, that she:

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as her own act and deed; and
- (c) made this Deed for \$405,000.00 as the full and actual consideration paid or to be paid for the transfer of title.



STEVEN M ABRAMOFF
Attorney At Law
State Of New Jersey

Record & Return To:

EXECUTIVE REALTY TRANSFER, INC.
1431 Sandy Circle
Narberth, PA 19072
Tel (610) 668-9301
Fax (610) 668-9302



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

RECEIVED
SEP 25 2023
NDG LEGAL

James W. Manghan, CTA
Tax Assessor

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

Block: 209.02 Lot: 30
Location: 4 N Haverford Ave
Date: September 20, 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.: 13316-001

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

www.margate-nj.com

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
109.01 12	1 S HAVERFORD AVE	2	WILLIAMSON, EDWARD & NORINE 25 NATHANIEL ROAD HOLLAND, PA	18966
109.02 12	8112 VENTNOR AVE	2	DONAHUE, GERARD & MARCIA 920 LINDHURST ST PHILADELPHIA, PA	19116
109.02 13	8110 VENTNOR AVE	2	COHLER, MICHAEL & ABBY N 1232 LIBERTY BELL DRIVE CHERRY HILL, NJ	08003
109.02 14	2 S HAVERFORD AVE	2	KLEIN, DAVID & MICHELE 11736 GAINSBOROUGH ROAD POTOMAC, MD	20854
209.01 10	13 N HAVERFORD AVE	2	ERLICH, STEPHEN & CAROLYN 5323 W 141ST STREET HAWTHORNE, CA	30250
209.01 11	11 N HAVERFORD AVE	2	SHLANSKY-GOLDBERG, R D & P R 325 MEADOW LANE MERION, PA	19066
209.01 12	9 N HAVERFORD AVE	2	JAFFEE, LISA & LEE 24 IROQUOIS RD RICHBORO, PA	18954
209.01 13	7 N HAVERFORD AVE	2	GOLDENBERG TRST, MICHAEL A & CAROL J 7 N HAVERFORD AVENUE MARGATE, NJ	08402
209.01 14	5 N HAVERFORD AVE	2	GOLDHAMMER, JOEL & EVELYN 8302 OLD YORK RD #B45 ELKINS PARK, PA	19027
209.01 15	3 N HAVERFORD AVE	2	KATZ, MARTIN I & WILMA C 233 S 6TH STREET #1701 PHILADELPHIA, PA	19106
209.01 25	12 N GRANVILLE AVE	2	GRANATO, JANICE V & JEFFREY D 1163 RENWICK DRIVE WEST CHESTER, PA	19382
209.01 27	8 N GRANVILLE AVE	2	GEARHART, JAMES & SUSAN 108 SANSOM WALK PHILADELPHIA, PA	191063075
209.01 28	6 N GRANVILLE AVE	2	KAINS, STEVEN & MICHELLE 6 N GRANVILLE AVENUE MARGATE, NJ	08402

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
209.01 29	4 N GRANVILLE AVE	2	LAZAR, BENNETT D & ELLEN D 738 PENFIELD AVE HAVERTOWN, PA	19083
209.01 30	2 N GRANVILLE AVE	2	NEHMAD, MARLENE 2 N GRANVILLE AVE MARGATE, N J	08402
209.01 31.01	1A N HAVERFORD AVE	2	COHEN, MICHAEL & JOANNA 612 GARDEN ST HOBOKEN, NJ	07030
209.01 31.02	1B N HAVERFORD AVE	2	1BNH, LLC 120 SIBLEY AVENUE #102 ARDMORE, PA	19003
209.01 33	8101 VENTNOR AVE	2	GERHARD-LYNN TRUST, CAROL 728 HILLCREST AVE GLENESIDE, PA	19038
209.02 9	13 N HUNTINGTON AVE	2	ARONOW, ANDREW & DARA 744 SIGNAL HILL RD DRESHER, PA	19025
209.02 11	9 N HUNTINGTON AVE	2	MARKOWSKI, CYNTHIA & THOMAS S, -3RD 9 N HUNTINGTON AVE MARGATE CITY, NJ	084021756
209.02 12	7 N HUNTINGTON AVE	2	TRACHTENBERG FAMILY TRUST 10046 SW CORAL TREE CIRC PORT ST LUCIE, FL	34987
209.02 13	5-A N HUNTINGTON AVE	2	SCOTT, CHARLES A & CHERYL W 1120 BUTTONWOOD DRIVE CHERRY HILL, NJ	08003
209.02 14	5 N HUNTINGTON AVE	2	HAMPTON, JEFFREY C & JILL C 1469 SCHIRRA DR AMBLER, PA	190024042
209.02 15	3 N HUNTINGTON AVE	2	DI GIOVANNA, GIOVANNA 3 N HUNTINGTON AVE MARGATE, NJ	08402
209.02 24.01	14 N HAVERFORD AVE	2	SUSSKIND, JEFFREY R & SHARI-BETH 34 BAXTER LANE WEST ORANGE, NJ	07052
209.02 24.02	16 N HAVERFORD AVE	2	NEWMAN, EDWARD & ROBIN 516 N CHURCH STREET WEST CHESTER, PA	19380

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
209.02 26	12 N HAVERFORD AVE	2	GILMAN TRUST, MICHAEL A 12 N HAVERFORD AVENUE MARGATE, NJ	08402
209.02 27	6 N HAVERFORD AVE	2	BEIDEMAN, ROBERT & LAURA 804 MARKET ST WEST CHESTER, PA	19382
209.02 28	8 N HAVERFORD AVE	2	ZOLTAK, JACK 8 N HAVERFORD AVE MARGATE, NJ	08402
209.02 30	4 N HAVERFORD AVE	2	LEVINE, MARC J & ROBIN 120 TINARI DRIVE RICHBORO, PA	18954
209.02 31	8111 VENTNOR AVE	2	LIOS, PETER 609 NEW ROAD SOMERS POINT, NJ	08224
209.02 32	8109 VENTNOR AVE	2	PRUZAN, PAULA 8109 VENTNOR AVENUE MARGATE, NJ	08402
209.02 33	2 N HAVERFORD AVE	2	FRANKEL, LAWRENCE S & JOAN E 2 N HAVERFORD AVE MARGATE, NJ	08402
210.01 13	7 N HANOVER AVE	2	LUKOFF, RICHARD & SHELLY 107 GAINSBORO RD CHERRY HILL, NJ	08003
210.01 14	5 N HANOVER AVE	2	RUGNETTA, CLARA ET AL 3207 S 17TH STREET PHILADELPHIA, PA	19145
210.01 15	3 N HANOVER AVE	2	VINCI JR, GEORGE M & CAROL S 308 SOUTH 2ND ST PHILADELPHIA, PA	19106
210.01 26	12 N HUNTINGTON AVE	1	GREGOV, RONALD R & SHARON M 14 ATKINSON LANE NEWTOWN, PA	18940
210.01 27	10 N HUNTINGTON AVE	2	HAVERSON TRUST@MARC J & MARILYN 10 N HUNTINGTON AVENUE MARGATE, NJ	08402
210.01 28	8 N HUNTINGTON AVE	2	DEMPESEY, BRYAN & MICHELLE 2 HUNTERS LANE GLENN MILLS, PA	19342

VARIANCE REPORT

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
210.01 30	4 N HUNTINGTON AVE	2	GRANT, JAMES S & MARTHA E 4 N HUNTINGTON AVE MARGATE, NJ	08402
210.01 31	1 N HANOVER AVE	2	BYCK, LAUREEN B(LE) & BYCK TRUST 32 MERRYTON STREET VOORHEES, NJ	08043
210.01 33	8201 VENTNOR AVE	2	WILKIN, THOMAS 259 S MOUNTAIN AVE MONTCLAIR, NJ	07042

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.....45



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: September 12, 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 4 N. Haverford

Assessed to Marc & Robin Levine

Designated as BLOCK 209.02 Lot 30 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 