

Nehmad Perillo  
Davis & Goldstein



Nehmad Perillo Davis & Goldstein, PC  
Counselors at Law  
[www.npdlaw.com](http://www.npdlaw.com)

Eric S. Goldstein  
Partner

[egoldstein@npdlaw.com](mailto:egoldstein@npdlaw.com)

4030 Ocean Heights Avenue  
Egg Harbor Township, NJ 08234

t 609 927 1177

f 609 926 9721

May 12, 2020

**Via Hand Delivery**

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

Re: Proposed New Single Family Home Construction  
Our Client: Michael Neel and Rachel Neel  
8014 Monmouth Avenue  
Block 308, Lot 13  
Margate, New Jersey  
Our File No. 12377-1

Dear Ms. Accardi:

Please be advised that I represent the owners of the above-referenced property, Michael and Rachel Neel. My clients are desirous to obtain certain variance relief from the City of Margate Planning Board for the construction of a new flood compliant single-family home on the subject property following demolition of the existing house.

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 Checklist;
2. Eighteen (18) copies of the completed Staff Committee Application and Action Report by the City of Margate Zoning Officer;
3. Eighteen (18) sets of architectural plans prepared by Robert J. Lolio, RA, dated April 1, 2020 consisting of six (6) sheets;
4. Eighteen (18) copies of a property survey and 200' neighboring setback survey both prepared by Paul M. Koelling, PLS, dated March 13, 2020 consisting of one (1) sheet each;
5. One (1) copy of the Deed for the subject property;
6. One (1) original Certification of paid water, sewer and taxes; and

Palma Accardi,  
Planning Board Administrator  
May 12, 2020  
Page 2

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7. One (1) copy of the Neighboring Property Owners' 200' List from the City of Margate.

Lastly enclosed herein please find a check in the amount \$250.00 representing the required application fee.

It is my understanding that this application shall be heard by the Planning Board at its May 28, 2020 meeting. My office will, of course, provide the required public notice in advance of that hearing date. Please do not hesitate to contact me should you have any questions or require any additional documentation in order to deem this application complete. Thank you as always for your kind attention and usual courtesies.

Very truly yours,

NEHMAD PERILLO DAVIS & GOLDSTEIN, P.C.

BY: 

ERIC S. GOLDSTEIN

[egoldstein@npdlaw.com](mailto:egoldstein@npdlaw.com)

ESG:jl

Enclosures

- c. Mr. and Mrs. Michael Neel (Via Email)
- Robert J. Lolio, RA (Via Email)

S:\N\Neel, Michael\Mat 1 - 8014 Monmouth Avenue, Margate\Accardi, Palma 5-12-20 ESG ltr (PB Application).docx

APPLICATION FOR ACTION BY PLANNING BOARD  
MARGATE, NEW JERSEY

PLEASE  
TYPE OR  
PRINT

1. Date of Application: May 12, 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 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 checked="" 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) 8014 Monmouth Avenue  
 Block Number 308 Lot No(s) 13  
 Total Area (in square feet) 3,697.13  
 Frontage: 49.295  
 Depth: 75

4. Information about the Applicant:

Full name(s) Mr. and Mrs. Michael and Rachel Neel  
 If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate).  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Local Residence Address 307 Evergreen Avenue, West Mount, NJ Zip 08108  
 Other Residence Address \_\_\_\_\_ Zip \_\_\_\_\_  
 Business Address \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone Number(s) (include area code);  
 Email Address mike@mrneelplumbing.com  
 Business \_\_\_\_\_ Fax \_\_\_\_\_ Cell Phone 856-745-0768

**5. Interest in Subject Property:**  
 (Supply copies of relevant documents with this Application):

By lease dated \_\_\_\_\_

By Agreement of Sale dated \_\_\_\_\_

By Ownership of property since June 30, 2017

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:**  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 Robert J. Lolio, RA Phone 856-322-6476  
 Address 299 White Horse Pike, Atco, NJ 08004  
 Fax \_\_\_\_\_ Cell \_\_\_\_\_ Email \_\_\_\_\_

Surveyor: Name Paul M. Koelling, LS, PP Phone 609-927-0279  
 Address 2161 Shore Road, Linwood, NJ 08221  
 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)*

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

-What is the present use of the site and building(s)?

\_\_\_\_\_  
N/A  
\_\_\_\_\_

-How will this be changed?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

-Purpose of the Subdivision

- To sell lot(s)
- To build and sell homes (or other buildings)
- Other (please explain): \_\_\_\_\_

**12. If Variances are Required:**

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

-Current use of lot(s) and building(s): Non flood compliant single-family house.

-Proposed use: Demolish existing home and construct new 2.5 story flood compliant single-family house.

-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 building	16.7'	N/A	12.83' (to second floor)
front yard setback to porch	15'	N/A	5.5'
front yard landscaping	56.25%	N/A	47.75%

**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 single-family non-flood compliant home which shall be demolished.

The proposed new house to be built on the lot shall be a completely flood compliant home - 2.5 stories over parking, as shown on the attached architectural plans of Robert Lolio, Architect. Due to the limited number of other homes along this section of Monmouth Avenue (and the adjoining house that fronts Gladstone Avenue), the required setbacks to both the dwelling and the porch are fairly substantial.

However, the new home will include three off street parking spaces and will, in all respects, be a vast improvement of what exists at the property presently. The section of Monmouth Avenue on which the proposed home is located is one block away from Ross Elementary School in Margate and Tighe Intermediary School in Margate, and the house directly to the east of the property was recently constructed, along with the house directly across the street on the corner of Gladstone and Monmouth Avenues.

This lot is interestingly configured, as the house directly to the east faces Gladstone Avenue and the two houses to the west face Monmouth Avenue and Granville Avenue respectively, but this is the only property situated on this block of Monmouth Avenue which is not on a corner lot. As such, certain variance relief is hereby requested by the property owner for the construction of the house as shown on the attached plans.

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



Date May 12, 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 Accordi

18. **Notarized Statement by Applicant:**

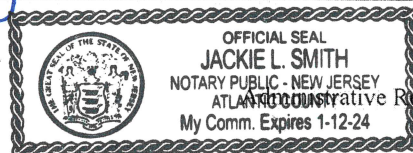
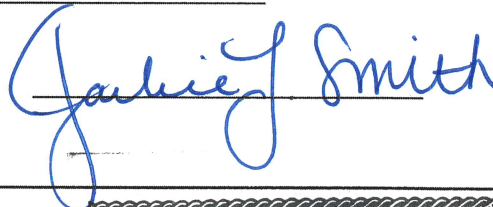
State of New Jersey } ss.

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 12th day of May 2020.



LAND USE

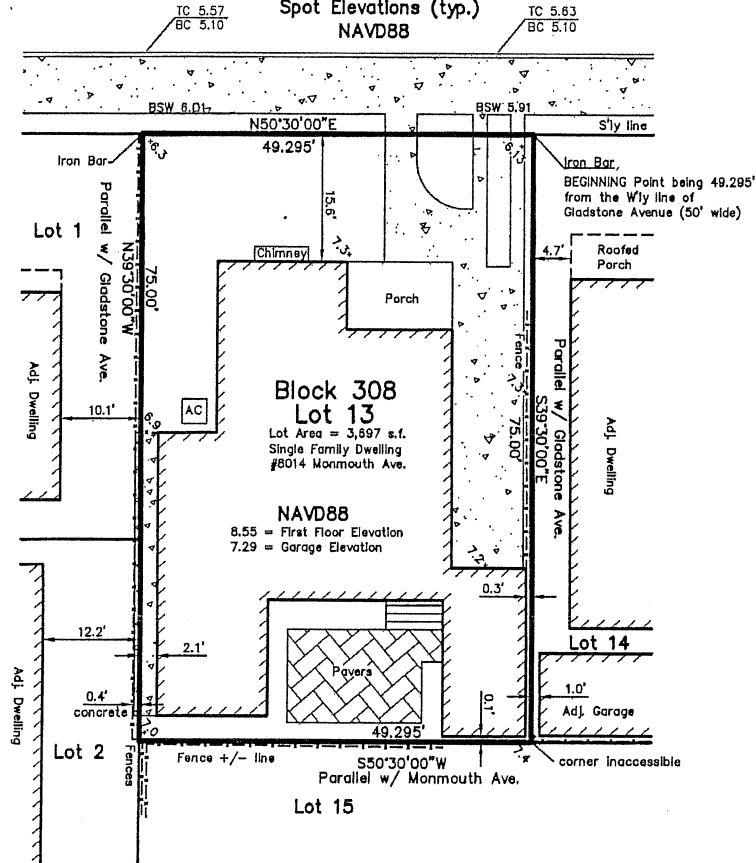
Variance Application Checklist

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>N/A</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>NO</p> <p>NO</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: 5/11/2020</p> <p>_____</p> <p>Date:</p> <p>_____</p>	

# MONMOUTH AVENUE

(50' wide)

Spot Elevations (typ.)  
NAVD88



Mike Neel

## GENERAL NOTES:

Offsets are shown only for checking compliance with deed restrictions and zoning regulations. Offsets shall not be used for any other purpose. Surveyor shall not have any responsibility or liability if the offsets shown are used other than as intended.

This property is subject to any documents of record, either recorded or unrecorded. Underground improvements, easements, property line agreements or other conditions unknown to the surveyor are not shown. Surveyor reserves the right to modify this survey should any such information become available.

Surveyor's signature and embossed seal signify that this survey was prepared in accordance with the current regulations adopted by the New Jersey State Board of Professional Engineers and Land Surveyors. Only signed and sealed copies of this survey shall be considered as true copies.

The illustration of riparian claims or regulated wetlands affecting subject property, if any, are not included as a part of surveyor's contract. Surveyor reserves the right to modify this survey should client specifically request these additional services.

This survey has been prepared only for the use of the named parties. Surveyor shall not have any responsibility or liability should this survey be used for resale of property, for use with survey affidavits, or for use by any other person or entity not specifically named, for any reasons other than as intended.

In consideration of the mutual covenants and promises contained in the agreement between the above named parties and the undersigned, the provisions of which are incorporated herein by reference, I declare that this plan is based on a field survey made on 03/11/2020 by me or under my immediate supervision in accordance with N.J.A.C. 13:40-5.1, and to the best of my professional knowledge, information and belief,

a) correctly represents the conditions found at and as of the date of the field survey, except such easements, if any, below the surface of the lands or on the surface of the lands and not visible,

b) except as shown on the plan, there are no discrepancies between the boundary lines of the subject property as shown on the plan and as described in the legal description of record.

Property is located in a F.E.M.A. FIRM  
ZONE "AE"; Base Flood Elevation 8 ft. (NAVD88)

  
**PAUL M. KOELLING**  
LAND SURVEYOR  
PLS; N.J. LICENSE NO. 24GS04328800

## SURVEY OF PREMISES

SITUATE IN  
CITY OF MARGATE  
COUNTY OF ATLANTIC, N.J.  
#8014 Monmouth Avenue

**BLOCK 308 LOT 13**

**PAUL KOELLING  
& ASSOCIATES, LLC**

PROFESSIONAL LAND SURVEYING  
2161 SHORE ROAD  
LINWOOD, NJ 08221

phone (609) 927-0279

CERTIFICATE OF AUTHORIZATION #24GA28256300

Date: March 13, 2020

by: KOMIS

Scale: 1" = 15'

Project No. 7855



**PAUL KOELLING & ASSOCIATES, LLC**

2161 Shore Road

Linwood, NJ 08221

phone 927-0279 fax 927-0188

Certificate of Authorization #24GA28256300

March 13, 2020

**NEIGHBORHOOD SETBACK REPORT - MARGATE, NJ**

**Block 308 Lot 13**

**#8014 Monmouth Avenue**

**SETBACKS (feet)**

<b><u>LOT</u></b>	<b><u>ADDRESS</u></b>	<b><u>DWELLING</u></b>	<b><u>FRONT PORCH</u></b>	<b><u>NOTE</u></b>
1	8016 Monmouth Avenue	16.8	17.4	(2nd dwelling overhang) (fronts Monmouth)
13	8014 Monmouht Avenue	15.6	15.6	Subject Property
14	122 North Gladstone Avenue	17.7	12.2	Dwelling fronts Gladstone Avenue

Note: Prevailing Setback to be calculated by Design Professional based on City of Margate Code as applicable to setback requirements of proposed improvements.



Paul M. Koelling, Land Surveyor  
N.J. License #24GS04328800



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

<b>Block</b>	<b>Lot</b>	<b>Applicant Name</b>
308	13	Michael Neel
<b>District</b>		<b>Address of Subject Application</b>
S-25		8014 Monmouth 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 reviewed the application and agrees with the variances listed being required.

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:  
 no conditions other than submission of entire application will be in pdf format and hard copies.

**APPLICATION FEES:**

<b>D Variance:</b>	\$0.00	<b>Court Reporter:</b>	\$0.00
<b>C Variance:</b>	\$250.00	<b>Other:</b>	\$0.00
<b>Site Plan:</b>	\$0.00		\$0.00
<b>Subdivision:</b>	\$0.00		\$0.00
<b>Conditional Use Permit:</b>	\$0.00		\$0.00

Applicant shall combine all application fees into one separate check made out to the City of Margate. Escrow fees shall be a separate check made out to the City of Margate. NOTE: If an Escrow deposit is requested, a W9 form must be submitted with the Escrow check. Any Escrow funds will be refunded to the name and address indicated on the W9 form.

Please note that in proceeding further with the formal Board Application, you are responsible for satisfying all of the checklist particulars in the appropriate section(s) of the Administrative Regulations. The instructions and checklist for your particular application can be found on the following pages of this booklet: 1-13

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 14, 2020

**VIA HAND DELIVERY**  
**AND VIA EMAIL**

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

Re: Proposed New Single Family Home Construction  
Our Client: Michael Neel  
8014 Monmouth Avenue  
Block 308, Lot 13  
Margate, New Jersey  
Our File No. 12377-1

Dear Ms. Accardi:

Please be advised that I represent the property owner of the above-referenced parcel, Michael Neel. The property is located in the S-25 zoning district and currently consists of a non-flood compliant, single-family home which Mr. Neel recently purchased in 2017. My client wishes to demolish the existing house at the property and to build a new flood compliance single-family home in its place. Due to the limited number of other homes within 200 feet of the subject property, the proposed new home requires variances for front yard setbacks, as well as for front landscape coverage.

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. Architectural drawings/plans prepared by Robert Lowlio, dated April 1, 2020 consisting of six (6) sheets; and
3. 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,

Palma Accardi, Board Administrator  
April 14, 2020  
Page 2

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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: Robert Lowlio, Architect (via email)  
Michael Neel (via email)

S:\N\Neel, Michael\Mat 1 - 8014 Monmouth Avenue, Margate\Accardi 4-14-20 ESG ltr.docx

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

By Board Administrator Or Zoning Official	Application Received: <u>4/20/2020</u>	Initial: <u>PA</u>
--	---	-----------------------

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

1. Date of Submittal: April 14, 2020

2. Submitted by – Name: Michael Neel Phone No.: \_\_\_\_\_

Address: 307 Evergreen Avenue, Haddon Township, NJ 08108

Email Address: mike@mrneelplumbing.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 Perillo Davis & Goldstein, PC, 4030 Ocean Heights Ave., Egg Harbor Twp., NJ 08234

Email Address: egoldstein@npdlaw.com

4. The applicant would be (Check one): Owner  Renter: \_\_\_\_\_

Buyer under Agreement of Sale \_\_\_\_\_ Other: \_\_\_\_\_

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

Name: Applicant is Owner. Phone No.: \_\_\_\_\_

Address: \_\_\_\_\_

6. Proposed Action is Located as Follows: Street Address: <u>8014 Monmouth Avenue</u> Block: <u>308</u> Lot(s): <u>13</u> Zoning District: <u>S-25</u>
--

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

The subject property is located on a 49.29 foot wide property which is 75 feet deep in the area of Margate between the Ross Elementary School and the Tighe Middle School, on Monmouth Avenue. The existing house is a slightly renovated modern-looking home which is not flood compliant and which was damaged in Superstorm Sandy.

	Existing Condition	Proposed Condition
a. Size and dimension of lot	49.29 x 75	Same
b. Size, dimensions of buildings	Exact dimensions unknown	See attached plans
c. Height of bldgs. (feet)	18 ft.	29 ft. 11 inches over base flood elevation
d. Height of bldgs. (stories)	1	2.5
e. % of coverage on land	Unknown	33.2%
f. Front yard setback	Unknown	12.83 ft. to second floor
g. Rear yard setback	Unknown	15 ft.
h. Side yard setbacks	Unknown	18.3 ft. total

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 home and construct a new flood-compliant single-family home with architectural amenities and other numerous qualities that satisfy the zone plan of the City of Margate and the purposes of zoning set forth in the New Jersey Municipal Land Use Law. The proposed structure will include 3 off-street parking spaces and requires variances for front yard setback to the second floor structure front yard setback to the porch and front yard landscaping.

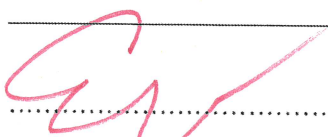
10. Although the Staff Committee will determine the correct legal steps, what are the actions requested. (check more than one, if applicable):

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

11. Which variances are needed, if any?

Front yard setback to second floor, front yard setback to porch, 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: No

  
 Signature of Submitting Party

Eric S. Goldstein, Esquire

Print or Type Name

**DEED**

Prepared By: STEVEN M. ABRAMOFF, ESQUIRE

This Deed is made on June 30, 2017,

**BETWEEN**                     **MICHAEL FISCHER and KATHLEEN FISCHER**  
  **Husband and Wife**

whose post office address is 3 Sutton Court  
  Mendham NJ 07945

referred to as Grantor,

**AND**                                     **<sup>R.</sup>**  
  **MICHAEL NEEL and RACHEL NEEL, h/w**

whose post office address is 307 Evergreen Avenue  
  Westmont NJ 08108

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 **TWO HUNDRED NINETY-FIVE THOUSAND (\$295,000.00) DOLLARS**. The Grantor acknowledges receipt of this money.

**Tax Map Reference.** City of Margate, Block 308, Lot 13.

**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:

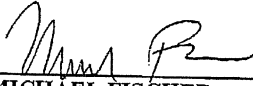
**SEE ATTACHED LEGAL DESCRIPTION**

**BEING THE SAME LAND AND PREMISES** granted and conveyed to Michael Fischer and Kathleen Fischer, husband and wife, by deed from Lawrence J. Naame, Executor of the Estate of Edith C. Naame, deceased, dated December 19, 2011, recorded December 22, 2011, in the Atlantic County Clerk's Office in Book 13370, as Instrument #2011070944.

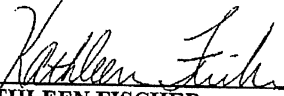
**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property.

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

Witness

  
MICHAEL FISCHER

Witness

  
KATHLEEN FISCHER

STATE OF NEW JERSEY, COUNTY OF ATLANTIC

SS:

I CERTIFY that on June 30, 2017, MICHAEL FISCHER and KATHLEEN FISCHER personally came before me and acknowledged under oath, to my satisfaction, that they:

- (a) are named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as their own act and deed; and
- (c) made this Deed for \$295,000.00 as the full and actual consideration paid or to be paid for the transfer of title.

  
NOTARY PUBLIC

LAURA ANNE WIDGRANTZ  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires April 16, 2018

\*\*\*\*\*

**Record & Return To:**

**Record & Return to  
Surety Title  
1555 Zion Road  
Northfield, NJ 08225**



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**File No: 66128NF-01**

**ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in the City of Margate, Atlantic County, and State of New Jersey being more particularly described as follows:**

**BEGINNING at a point in the Southeasterly line of Monmouth Avenue (50 feet wide) said point being South 50 degrees 30 minutes West 49.295 feet from the Southwesterly line of Gladstone Avenue (50 feet wide), said beginning point being at the division line of Lots 13 and 14, Block 308 of the City of Margate Tax Maps and extending; thence**

**1.) South 39 degrees 30 minutes 00 seconds East along the last mentioned division line and parallel with Gladstone Avenue a distance of 75.00 feet to a point in the division line of Lots 13 and 15, said Block and Map; thence**

**2.) South 50 degrees 30 minutes 00 seconds West along the last mentioned division line and parallel with Monmouth Avenue 49.295 feet to a point in the division line of Lots 2 and 13, said Block and Map; thence**

**3.) North 39 degrees 30 minutes 00 seconds West along the last mentioned division line and along the division line of Lots 1 and 13, said Block and Map and parallel with Gladstone Avenue a distance of 75.00 feet to a point in the Southeasterly line of Monmouth Avenue; thence**

**4.) North 50 degrees 30 minutes 00 seconds East along the Southeasterly line of Monmouth Avenue a distance of 49.295 feet to the point and place of Beginning.**

**BEING premises No. 8014 Monmouth Avenue .**

**BEING Block: 308, Lot: 13**



**Office of the Tax Assessor**

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

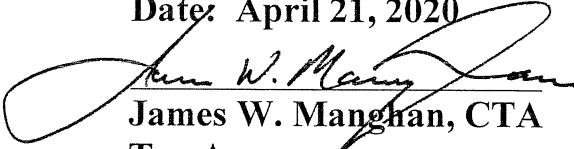
**James W. Manghan, CTA**

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

**Block 308 Lot 13**

**Location: 8014 Monmouth 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	
307.02 19	114 N FRONTENAC AVE	2	FREESE, DAVID W & CHRISTINE 114 N FRONTENAC AVE MARGATE, NJ	08402
307.02 33	116 N FRONTENAC AVE	2	CAHILL, JAMES J 116 N FRONTENAC AVE MARGATE, NJ	08402
307.02 34	118 N FRONTENAC AVE	2	CARBONE, LEWIS BRYAN 118 N FRONTENAC AVE MARGATE, NJ	08402
307.02 41	113 N GLADSTONE AVE	2	BRILL, DAVID R & RUTH 113 N GLADSTONE AVE MARGATE, NJ	08402
307.02 42	115 N GLADSTONE AVE	2	KANE, BERNICE M & KANE, LAUREN H 3900 FORD ROAD STE 7L PHILADELPHIA, PA	19121
307.02 43	117 N GLADSTONE AVE	1	BULL INVESTMENTS LLC 8 KNOLL CT SEWELL, NJ	18080
307.02 45	119 N GLADSTONE AVE	2	CALABRESE, ELIZABETH R 119 N GLADSTONE AVE MARGATE, NJ	08402
307.02 46	121 N GLADSTONE AVE	2	HAAS, MARGOT & FAMILY TRUST 121 N GLADSTONE AVE MARGATE, NJ	08402
307.02 47	123 N GLADSTONE AVE	2	FRUCHTER, I, DURON, A F & FRUCHTER, D 234 CHANNING AVE MALVERN, PA	19355
307.02 48	8010 MONMOUTH AVE	2	SOKALSKY, BRIAN 8010 MONMOUTH AVE MARGATE, NJ	08402
308 1	8016 MONMOUTH AVE	2	ROSENBERG, JERRY & ROBIN 149 SAWGRASS DR BLUE BELL, PA	19422
308 2	121 N GRANVILLE AVE	2	SMITH, RANDY J & IRIS LEVY- 2 ESSEX CT MARGATE, NJ	08402
308 3	119 N GRANVILLE AVE	2	TTK INVESTMENTS LLC A DE LLC 207 SHORE RD SOMERS POINT, NJ	08244
308 4	117 N GRANVILLE AVE	2	DALE, MICHAEL K & REMEDIOS 311 VANSANT AVENUE LINWOOD, NJ	08221
308 5	115 N GRANVILLE AVE	2	DI PILLA, MICHAEL & GESILDA R 610 PINE ST PHILADELPHIA, PA	19106
308 6	113 N GRANVILLE AVE	2	AGOSTINI ESTATE, MARY 7373 RIDGE AVE APT 335 PHILADELPHIA, PA	19128
308 7 C000A	111 N GRANVILLE AVE	2	LEEDS, EDWARD 427 N DOUGLAS AVE MARGATE, NJ	08402
308 7 C000B	111 N GRANVILLE AVE	2	LASHLEY, ROBERT C & ROSEMARY C 4003 MEADOWLAND DR PROSPECT, KY	40059

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
308 13	8014 MONMOUTH AVE	2	NEEL, MICHAEL R & RACHEL 307 EVERGREEN AVE WESTMONT, NJ	08108
308 14	122 N GLADSTONE AVE	2	CHODOFF, LOUIS L & SUSAN C 1009 MOUNT PLEASANT WAY CHERRY HILL, NJ	08034
308 15	120 N GLADSTONE AVE	2	CALHOUN, AUGUST & JENNIFER 106 PANCOAST PL MULLICA HILL, NJ	08062
308 16	116 N GLADSTONE AVE	2	ZARETT, STEVEN F & CAROLYN PENNA- 28 CROSS CREEK LANE CHADDS FORD, PA	19317
308 17	114 N GLADSTONE AVE	2	SCHWARTZ, DR. JOSHUA & ROBIN 608 STAMFORD DR MT LAUREL, NJ	08054
308 18	112 N GLADSTONE AVE	2	FALKOW REVOCABLE TRUST, BERNARD H 3980OAKS CLUBHOUSE DR#502 POMPANO BEACH, FL	33069
308 19	110 N GLADSTONE AVE	2	SHANKEN, IRWIN & ELAINE 138 STETSON DRIVE CHALFONTE, PA	18914
308 21	108 N GLADSTONE AVE 20	2	REDDING ESTATE, ELEANOR 115 W POSSUM HOLLOW ROSE VALLEY, PA	19083
309.01 1	8103 WINCHESTER AVE	15A	BOARD OF EDUCATION 8103 WINCHESTER AVE MARGATE NJ	08402
407.02 36	207 N GLADSTONE AVE	2	BERMAN, BRADLEY 207 N GLADSTONE AVE MARGATE, NJ	08402
407.02 38	203 N GLADSTONE AVE	2	RILEY, JOSEPH R & NOREEN M 5 WYCKLOW DRIVE ROBBINSVILLE, NJ	08691
407.02 39	8009 MONMOUTH AVE	2	REALE, CHARLES J 8009 MONMOUTH AVE MARGATE, NJ	08402
408 7	207 N GRANVILLE AVE	2	MALAGOLI, ROBERT V & PAULA J 39 WOODVIEW DRIVE GARNET VALLEY, PA	19060
408 8	205 N GRANVILLE AVE	2	IANNACO, JOHN & LINDALEE 120 EHRKE ROAD WATERFORD, NJ	08089
408 9	203 N GRANVILLE AVE	2	DORTCH, MARLENE 46 TRAINOR CIRCLE BORDENTOWN, NJ	08505
408 10	8015 MONMOUTH AVE	2	DAVIDSON, KENNETH R 8015 MONMOUTH AVE MARGATE, NJ	08402
408 17	208 N GLADSTONE AVE	2	DESCH, AIDEN C & ANGELA V 208 N GLADSTONE AVE MARGATE, NJ	08402
408 18	206 N GLADSTONE AVE	2	FIVES, ARLENE 206 N GLADSTONE AVE MARGATE, NJ	08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
408 19	204 N GLADSTONE AVE	2	RAIVITCH, M & HOFFMAN, S 204 N GLADSTONE AVE MARGATE, NJ 08402
408 21	200 N GLADSTONE AVE	15F	CALLAHAN, NANCY, CHARLES & KATHERINE 200 N GLADSTONE AVE MARGATE, NJ 08402
409.01 10	8103 MONMOUTH AVE	2	FREEDMAN MITCHELL, DONNA A 8103 MONMOUTH AVE MARGATE, NJ 08402
409.01 18	204 N GRANVILLE AVE	2	ADLER, RITA L 204 N GRANVILLE AVE MARGATE, N J 08402
409.01 19	202 N GRANVILLE AVE	2	STOEN, PHYLLIS J & COLASANTI, CONSTANCE 202 N GRANVILLE AVE MARGATE, N J 08402
409.01 20	8101 MONMOUTH AVE	2	BOCHIS, KENNETH J & JOAN A 8101 MONMOUTH AVE MARGATE, NJ 08402

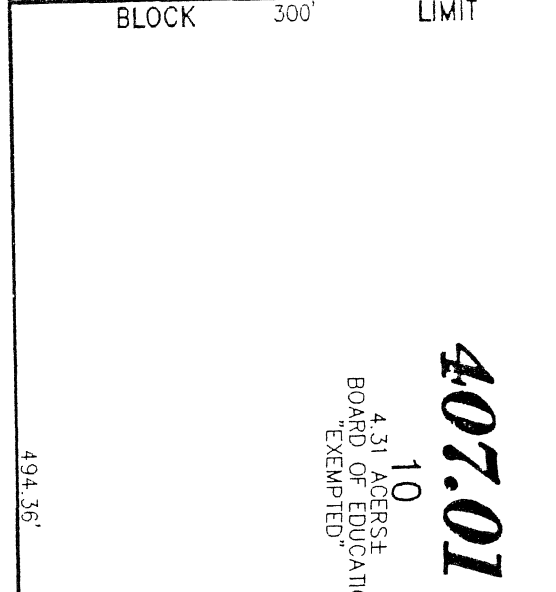
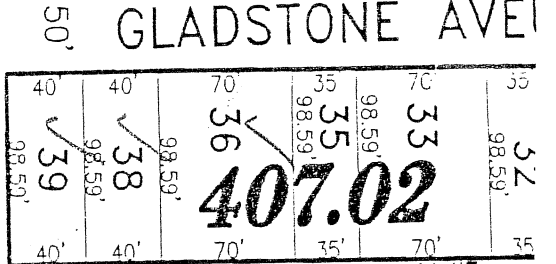
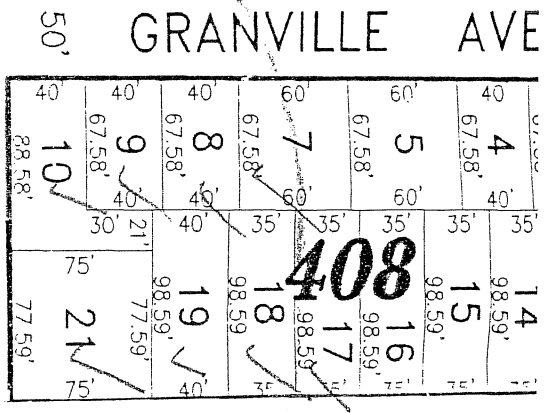
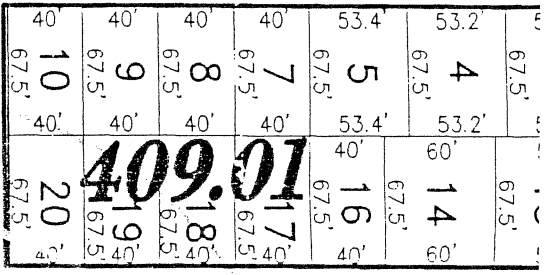
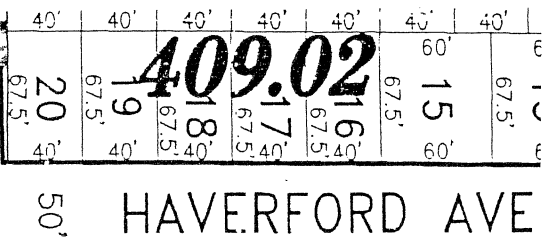
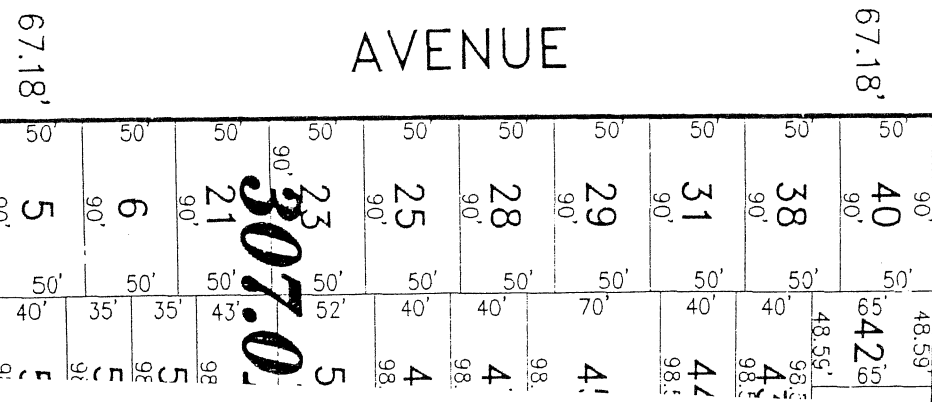
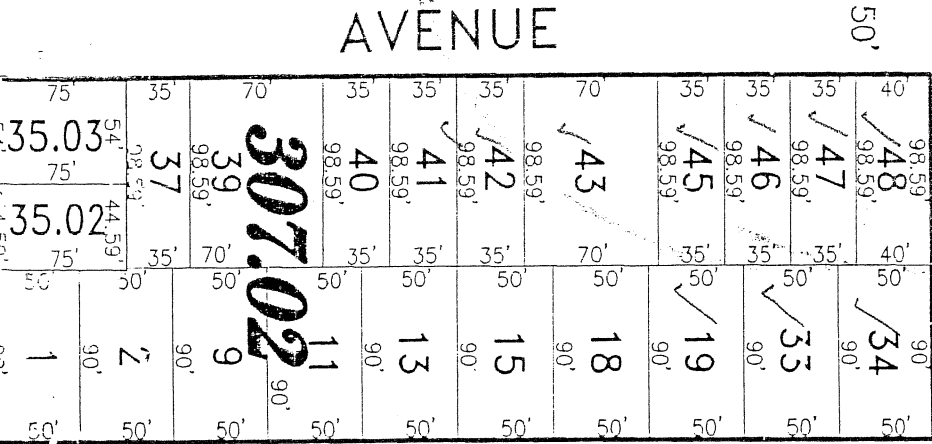
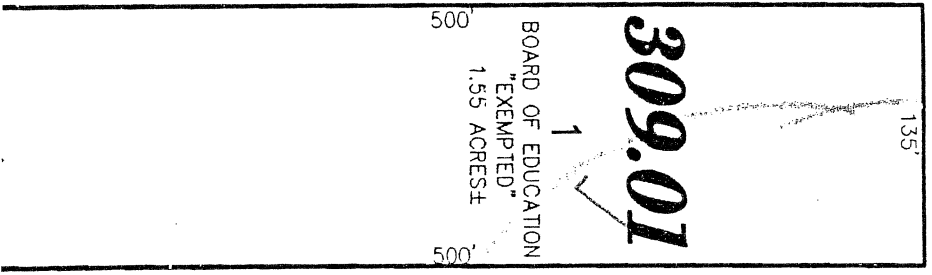
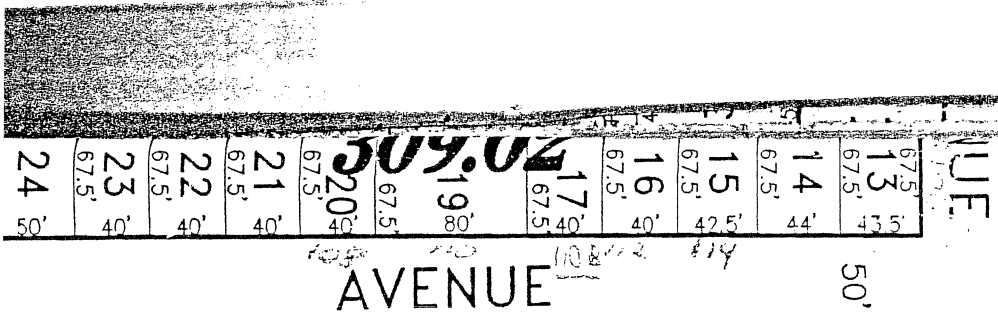
UTILITIES TO BE NOTIFIED WITH TAXLIST

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..... 45



407.01  
10  
BOARD OF EDUCATION  
"EXEMPTED"