

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** October 18, 2023

2. **Zoning District:**

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

3. **Subject Parcel:**

Street Address(es) 8107 Atlantic Ave.
Block Number 109.02 Lot No(s) 1
Total Area (in square feet) 2,762 sq. ft.
Frontage: 42.5'
Depth: 65'

4. **Information about the Applicant:**

Full name(s) Richard & Jodi Gorodesky
If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)
n/a
Local Residence Address 8107 Atlantic Ave., Margate, NJ Zip 08402
Other Residence Address 2101 Market St., Unit 3506, Phila., PA. Zip 19103
Business Address n/a Zip _____
Phone Number(s) (include area code);
Email Address rgorodesky@gmail.com
Business n/a Fax n/a Cell Phone 215-460-5857

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 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: X Planning Board Other

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

____ Attorney: Name James P. Swift Phone 609-484-3300
 Address 1335 Tilton Road, Northfield, NJ 08225
 Fax 609-484-3303 Cell 609-442-5700 Email jimswift@swiftlawfirm.com

____ Architect: Name Terri J. Cummings, AIA Phone 609-927-7094
 Address 102 Arbor Court West, Linwood, NJ 08221
 Fax 609-927-7095 Cell 609-927-7094 Email terri@tjcarchitect.com

____ Engineer: Name n/a Phone _____
 Address _____
 Fax _____ Cell _____ Email _____

____ Preparer of Subdivision or Site Plan (if different from above)
 Name n/a 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) n/a

Lot No(s)	Dimension(s)	Area(s)
_____	_____ 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): Single family residential home.

-Proposed use: Same, single family residential 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
<u>See attached</u>	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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):

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.

Applicants and homeowners, Richard and Jodi Gorodesky, are seeking board approval to elevate and perform overall improvements to their single family residential home. The comprehensive plans and upgrades will bring the property into compliance with FEMA guidelines.

16. Signature of Applicant(s):

James P. Swift
 _____ Date 10-18-23
 James P. Swift, Attorney for Richard and Jodi Gorodesky
SWIFT LAW FIRM, LLC
James P. Swift, Esquire _____ Date _____
 1335 Tilton Road
 Northfield, NJ 08225

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 }
Jennifer Swift, 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 18
 day of October
Jennifer Swift

JENNIFER SWIFT
 NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires June 20, 2026

GORODESKY RESIDENCE

8107 ATLANTIC AVE.

MARGATE CITY ZONING REQUIREMENTS

BLOCK 109.2 LOT 1 ZONING DISTRICT S-25

	REQUIRED	EXISTING	PROPOSED	VARIANCE REQ'D
LOT AREA	2500 SF	2762 SF	2762 SF	NO
LOT WIDTH	40.0 FT	42.5 FT	42.5 FT	NO
<u>SETBACKS</u>				
FRONT YARD				
BUILDING				
ATLANTIC AVE.	5.0 FT	5.0 FT	5.0 FT	NO
HAVERFORD AVE.	8.2 FT	8.2 FT	8.2 FT	NO
DECK ATLANTIC AVE.	5.0 FT	5.0 FT	5.0 FT	NO
REAR YARD	8.5 FT	10.5 FT	10.5 FT	NO
SIDE YARD	10.0 FT	11.5 FT	11.5 FT	NO
BUILDING HEIGHT				
ABV FIN 1ST FL	30.0 FT	28.0 FT	28.0 FT	NO
HABITABLE STORIES	2.5	2.5	2.5	NO
BUILDING COVERAGE	40%	38.6%	43.6%	YES
40%=1106 SF MAX	1106 SF	1068 SF	1206 SF	
NEW SPACE UNDER EXIST DECK				
LOT COVERAGE	65%	66.5%	64.4%	
65%=1796 SF MAX	1796 SF	1832 SF	1778 SF	NO
LANDSCAPING TOTAL	35%	33.7%	35.6%	
35% MIN=966 SF	966 SF	930 SF	984 SF	NO
FRONT LANDSCAPING				
325 SFx60%	60%	90%	96%	
MIN=195 SF	195 SF	300 SF	312 SF	NO
PARKING	5 SPOTS	5 SPOTS	5 SPOTS	NO
TOP FLOOR DECKS	----	----	350 SF	YES
ELEVATOR REAR SETBACK	----	----	5.0 FT	YES

16.5' NAVD 1988 FINISHED FIRST FLOOR



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

Block	Lot	Applicant Name
109.02	1	Richard and Jodie Gorodesky
District	Address of Subject Application	
S-25	8107 Atlantic Avenue	

Dear (Name of Submitting Party) James P. Swift, Esq.

Your submittal was considered at the Staff Committee meeting of Wednesday, October 11, 2023

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

staff committee agree with the veriances and other likley exist. 2 large third floor decks are not in compliance with the City's ordinances.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, November 16, 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 gauranteed.

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

Label streets on plot plan.

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 Admistrative 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 25, 2023

Palma Accardi
Planning Board Administrator
Wednesday, October 11, 2023

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

Office Use Only:	Date Submitted: _____	Received By: _____
	Paid: _____ Check/Receipt #: _____	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: 10-3-23
2. Submitted by – Name: James P. Swift-Attorney at Law Phone No.: 609-484-3300
Address: 1335 Tilton Road, Northfield, New Jersey 08225
Email Address: jimswift@swiftlawfirm.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: Richard and Jodie Gorodesky Phone No.: 215-460-5857
Address: 8107 Atlantic Ave., Margate, New Jersey 08402
Email Address: rgorodesky@gmail.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>8107 Atlantic Ave.</u> Block: <u>109.02</u> Lot(s): <u>1</u> Zoning District: <u>S-25</u>
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7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)
This is a single family residential home.

8. Answer the following as to:

a. Size and Dimension of Lot:

Existing Condition

2,762 SF

Proposed Condition

Same

b. Size, Dimensions of Buildings:

See plans

See plans

c. Height of Buildings (Feet):

28 FT above fin 1st fl

Same

d. Height of Buildings (Stories):

2.5 habitable

Same

e. % of Coverage on Land:

Building Coverage 38.6%
Lot Coverage 66.5%

43.6%
64.4%

f. Front Yard Setback:

Atlantic Ave.
Haverford Ave.
Deck Atlantic Ave.

5 Ft.
8.2 Ft
5.0 Ft

same
same
same

g. Rear Yard Setback:

10.5 FT

10.5 FT

h. Side Yard Setbacks:

11.5 FT

11.5 FT

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)

Applicants and homeowners, Richard and Jodie Gorodesky, are seeking board approval to elevate and perform overall improvements to their single family residential home.

The comprehensive plans and upgrades will bring the property into compliance with FEMA guidelines.

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

Subdivision

Site Plan

C-Variance(s)

Conditional Use Permit

D-(Use) Variance

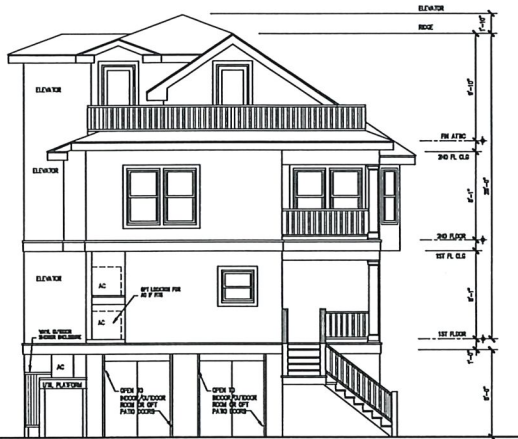
Other: _____

11. Which variances are needed, if any? C variance for building coverage, top floor decks & elevator rear setback.

12. IF THERE HAS BEEN ANY PREVIOUS STAFF COMMITTEE OR FORMAL BOARD APPLICATION AND/OR ACTION ON THIS PROPOSAL PROPERTY, PLEASE ATTACH RELEVANT DOCUMENTS, AND PROVIDE INFORMATION HERE: None.

Signature of Submitting Party:

Print or Type Name: James P. Swift, Attorney for Richard and Jodie Gorodesky



LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"

WINDOWS AND PATIO DOORS
WINDOWS AND PATIO DOORS TO BE
INSTALLED BY CONTRACTOR. MATERIAL
OR SPECIFY WINDOW OR DOOR IN PLAN.
WINDOWS TO BE OPERABLE UNLESS NOTED
OTHERWISE. WINDOWS TO HAVE INTERIOR
FINISHES MATCHING EXTERIOR AND COVER BY SHUTTERS.

CONSTRUCTION NOTE
CONTRACTOR TO VERIFY ALL STRUCTURE ELEMENTS
FOR SIZE AND LOCATION, AND ALL ROOF SURFACES
PRIOR TO COMMENCEMENT OF WORK.

STRUCTURAL NOTE
ALL NEW WORK TO BE SUPPORTED BY
A MINIMUM OF 4" DIA. COLUMNS. SUPPORT ALL BEAMS
AND COLUIMS WITH FLOOR JOISTS
TO BEARING ON FOUNDATION.

TRIM NOTES
ALL THE BEAMS, CORNER MOULDINGS
AND BRACKETS SHALL BE "ACE"
GRADE FOR THE IN EXTERIOR.
SEE NOTE 012.

DO NOT SCALE DRAWINGS

STRUCTURE DESIGNED TO WITHSTAND
120 MPH WIND SPEED

STRUCTURE DESIGNED TO MEET ALL REQUIREMENTS

BUILDING DATA
USE GROUP: R-5
CONSTRUCTION CLASS: SA
GRADE FLOOR AREA: 0 SF
EXISTING
FINISHED SQUARE FOOTAGE:
1ST FL: 1068 SF
2ND FL: 1068 SF
3RD FL: 478 SF
TOTAL FINISHED: 2582 FL
TOTAL DECKS: 342 SF
FOOTPRINT:
(HOUSE W/O DECKS): 1068 SF
(HOUSE W/ DECKS): 1240 SF
HT FROM 1ST FL: 28'-0"

SCHEME C
GRADE FLOOR AREA: 1208 SF
TOTAL DECKS: 692 SF
342+350 SF
ELEVATOR: 36 SF
HT FROM 1ST FL: 29'-10"
W/ ELEVATOR

SITE DATA
ALL ELEVATIONS IN 1988 DATUM
AVE GRADE = 7.2'
BASE FLOOD ELEVATION = 8.0'
EXIST FIN 1ST FL = 8.0'
MIN FINISHED 1ST FLOOR = 13.0'
PROPOSED FIN 1ST FLOOR = 13.5'

SCHEME C
09-15-23

GORODESKY RESIDENCE
8701 ATLANTIC AVE.
MARGATE CITY ZONING REQUIREMENTS
BLOCK 104.2 LOT 1 ZONING DISTRICT S-25

LOT AREA	REQUIRED	EXISTING	PROPOSED	VARIANCE RELYD
2200 SF	2782 SF	2782 SF	2782 SF	NO
60.0 FT	42.5 FT	42.5 FT	42.5 FT	NO

SETBACKS

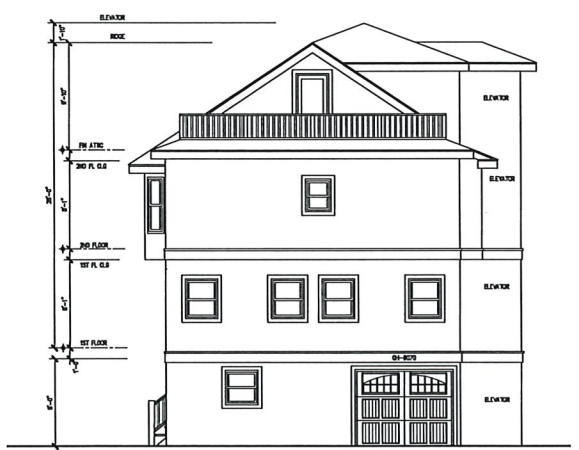
FRONT YARD	REAR YARD	SIDE YARD	REAR YARD	REAR YARD
5.0 FT	5.0 FT	5.0 FT	NO	NO
8.2 FT	8.2 FT	8.2 FT	NO	NO
5.0 FT	5.0 FT	5.0 FT	NO	NO
10.5 FT	10.5 FT	10.5 FT	NO	NO
11.5 FT	11.5 FT	11.5 FT	NO	NO

BUILDING HEIGHT
ANY FIN 1ST FL: 30.0 FT 28.0 FT 28.0 FT NO
HABITABLE STORIES: 2.5 2.5 2.5 NO
BUILDING COVERAGE: 40% 36.6% 43.6% YES
40%+10% SF MAX 1108 SF 1068 SF 1208 SF
NEW SPACE UNDER EXIST DECK

LOT COVERAGE
60% 64.2% 64.4% NO
60%+10% SF MAX 1794 SF 1832 SF 1772 SF
MIN-15% SF 195 SF 300 SF 312 SF NO
LANDSCAPING TOTAL 325 33.7% 35.6% NO
35% MIN-668 SF 668 SF 664 SF

FRONT LANDSCAPING
325 SPOTS 60% 60% 60% NO
MIN-15% SF 195 SF 300 SF 312 SF NO
PARKING 5 SPOTS 5 SPOTS 5 SPOTS NO
TOP FLOOR DECKS --- 350 SF YES
ELEVATOR REAR SETBACK --- 5.0 FT YES

13.5' NAVD 1988 FINISHED FIRST FLOOR



RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"

PROJECT NO. 2307

PROJECT NAME: GORODESKY RESIDENCE
8701 ATLANTIC AVE.
MARGATE, NJ 08402

ARCHITECT: [Signature]
TERRY L. COFFMAN, AIA, P.E., LEED AP
DATE: 09-15-23
SCALE: AS SHOWN
PROJECT NO. 2307

SHEET TITLE: REAR ELEVATION
LEFT ELEVATION
RIGHT ELEVATION

SHEET NO. A-2
OF 6 SHEETS

BUILDING DATA

USE GROUP CLASS R-0
 CONSTRUCTION CLASS 5A
 GRADE FLOOR AREA: 0 SF

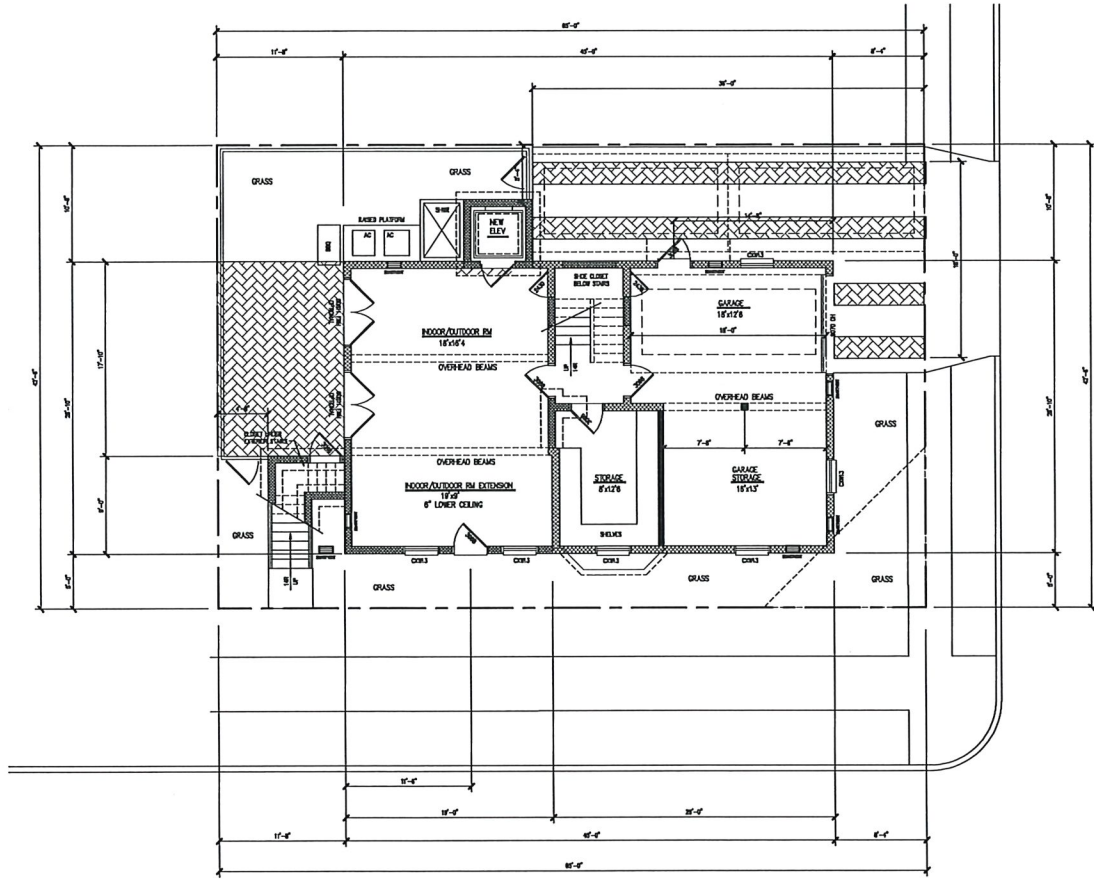
EXISTING
 FINISHED SQUARE FOOTAGE:
 1ST FL 1038 SF
 2ND FL 1058 SF
 3RD FL 478 SF
 TOTAL FINISHED: 2574 FTL
 TOTAL DECKS: 342 SF
 FOOTPRINT (HOUSE W/O DECKS): 1068 SF
 (HOUSE W/ DECKS): 1240 SF
 HIT FROM 1ST FL: 25'-0"

SCHEME C
 GRADE FLOOR AREA: 1008 SF
 TOTAL DECKS: 899 SF
 342+350 SF
 ELEVATOR: 38 SF
 HIT FROM 1ST FL: 22'-10"
 W/ ELEVATOR

SITE DATA

ALL ELEVATIONS IN 1988 DATUM
 AVG GRADE = 7.8'
 BASIC FLOOD ELEVATION = 9.0'
 EXIST FM 1ST FL = 8.7'
 MAX FINISHED 1ST FLOOR = 13.0'
 PROPOSED FM 1ST FLOOR = 18.0'

SCHEME C
 09-15-23



GROUND FLOOR PLAN
 SCALE: 1/8"=1'-0"

THOMAS J. GORODESKY, AIA
 DATE: 08-18-23
 PROJECT NO. 2307



SHEET TITLE: GROUND FLOOR PLAN

PROJECT NO. 2307

PROJECT NAME: GORODESKY RESIDENCE
 8107 ATLANTIC AVE.
 MARGATE, NJ 08409

SHEET NO. A-3
 OF 8 SHEETS

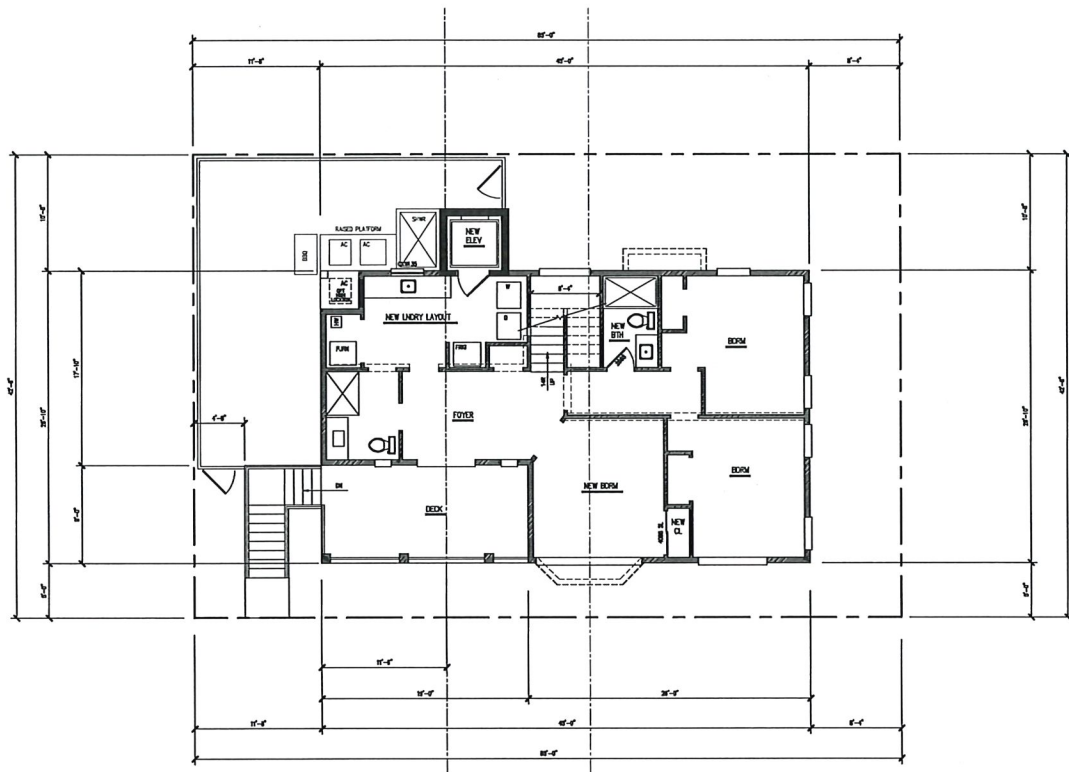
BUILDING DATA

USE GROUP R-3
 CONSTRUCTION CLASS SA
 GRADE FLOOR AREA: 0 SF
EXISTING
 FINISHED SQUARE FOOTAGE:
 1ST FL: 1036 SF
 2ND FL: 1068 SF
 3RD FL: 478 SF
 TOTAL FINISHED: 2582 FL
 TOTAL DECKS: 342 SF
 FOOTPRINT
 (HOUSE W/D DECKS): 1068 SF
 (HOUSE W/F DECKS): 1240 SF
 HT FROM 1ST FL: 28'-0"
SCHEME C
 GRADE FLOOR AREA: 1206 SF
 TOTAL DECKS: 492 SF
 342+150 SF
 ELEVATOR: 38 SF
 HT FROM 1ST FL: 29'-10"
 W/ ELEVATOR

SITE DATA

ALL ELEVATIONS IN 1988 DATUM
 AVG GRADE = 7.2'
 BASE FLOOR ELEVATION = 8.0'
 EXIST FIN 1ST FL = 8.7'
 MAX FINISHED 1ST FLOOR = 10.5'
 PROPOSED FIN 1ST FLOOR = 14.5'

SCHEME C
 09-15-23



FIRST FLOOR PLAN
 SCALE 1/4"=1'-0"

THOMAS J. GORODESKY, AIA
 ARCHITECT
 1000 ATLANTIC AVE.
 MARLTON, NJ 08053
 TEL: 856-981-1111
 FAX: 856-981-1112



PROJECT NAME: GORODESKY RESIDENCE
 PROJECT NO.: 2307
 SHEET TITLE: FIRST FLOOR PLAN

PROJECT NO.: 2307

PROJECT NAME: GORODESKY RESIDENCE
 1000 ATLANTIC AVE.
 MARLTON, NJ 08053

SHEET NO.: A-4
 OF 4 SHEETS

BUILDING DATA

USE GROUP: R-5
 CONSTRUCTION CLASS: SA
 GRADE FLOOR AREA: 0 SF

EXISTING

FINISHED SQUARE FOOTAGE:
 1ST FL: 1036 SF
 2ND FL: 1058 SF
 3RD FL: 478 SF
 TOTAL FINISHED: 2582 FL

TOTAL DECKS: 342 SF
 FOOTPRINT:
 (HOUSE W/ DECKS): 1006 SF
 (HOUSE W/ DECKS): 1240 SF
 HT FROM 1ST FL: 28'-0"

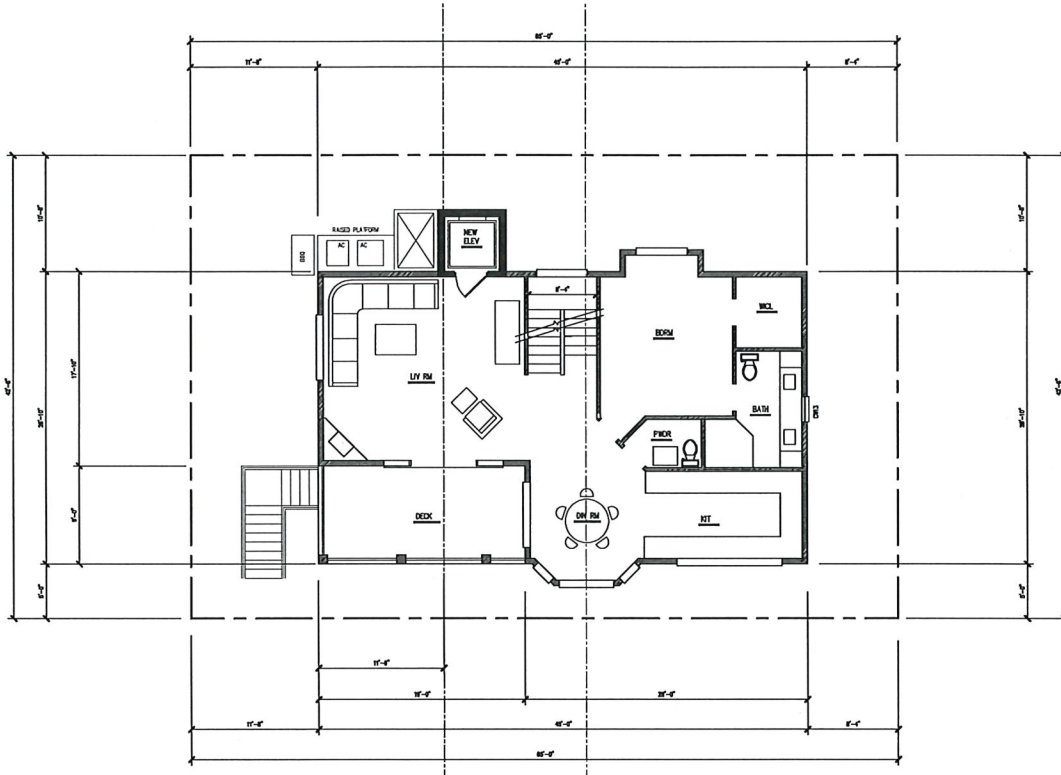
SCHEME C

GRADE FLOOR AREA: 1206 SF
 TOTAL DECKS: 692 SF
 342+350 SF
 ELEVATOR: 30 SF
 HT FROM 1ST FL: 28'-10"
 W/ ELEVATOR

SITE DATA

ALL ELEVATIONS IN 1988 DATUM
 AFD GRADE = 7.2'
 BASE FLOOR ELEVATION = 8.0'
 EXIST FIN 1ST FL = 8.0'
 NEW FINISHED 1ST FLOOR = 13.0'
 PROPOSED FIN 1ST FLOOR = 14.5'

SCHEME C
 09-15-23



SECOND FLOOR PLAN
 END 10'-0"

Scale: 1/8" = 1'-0"
 Title: SECOND FLOOR PLAN
 Date: 09-15-23
 Project No: 2307



PROJECT TITLE: SECOND FLOOR PLAN
 PROJECT NO: 2307

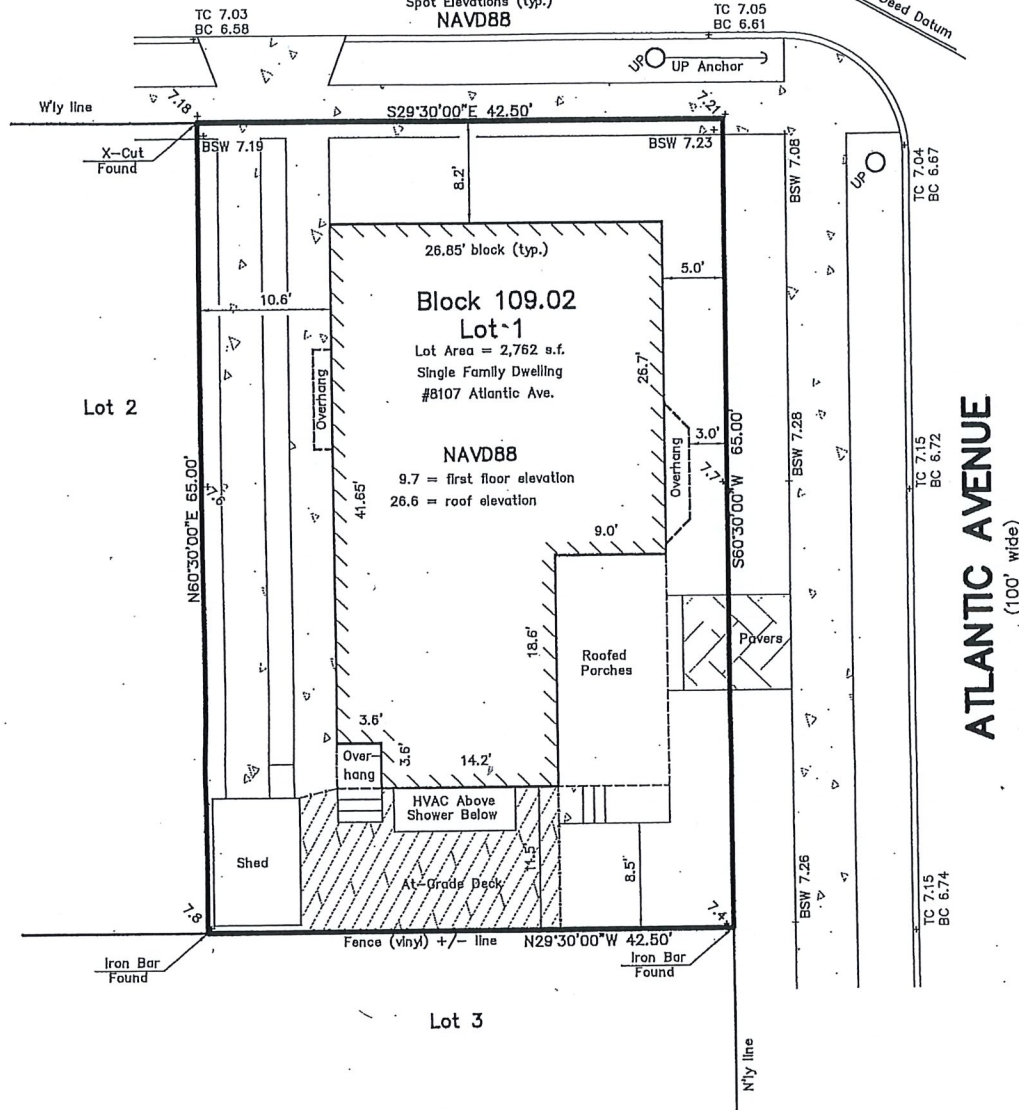
PROJECT NAME:
 GORODESKY RESIDENCE
 8107 ATLANTIC AVE.
 MARGATE, NJ 08402

SHEET NO.
 A-5
 OF 8 SHEETS

HAVERFORD AVENUE

(40' wide)

Spot Elevations (typ.)
NAVD88



GENERAL NOTES:

Offsets are shown only for checking compliance with deed restrictions and zoning regulations. Offsets shall not be used for any other purposes. 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 officials, or for use by any other person or entity not specifically named, for any reasons other than as intended.

Richard Gorodesky

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 08/16/2023 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 this 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.

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

Date Revision

SURVEY OF PREMISES

SITUATE IN
CITY OF MARGATE
COUNTY OF ATLANTIC, N.J.
#8107 Atlantic Avenue

BLOCK 109.02 LOT 1

**PAUL KOELLING
& ASSOCIATES, LLC**

PROFESSIONAL LAND SURVEYING
2161 SHORE ROAD
LINWOOD, NJ 08221
phone (609) 927-0279

CERTIFICATE OF AUTHORIZATION #24GA28256300.

Date: August 17, 2023 by: KOMIS
Scale: 1" = 10'

Property is located in a F.E.M.A. FIRM
ZONE "AE"; Base Flood Elevation 10 ft. (NAVD88)

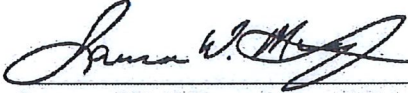


Office of the Tax Assessor
Municipal Building
9001 Winchester Ave.
Margate City, NJ 08402
PHONE 609-822-1950
FAX 609-487-1142

James W. Manghan, CTA
Tax Assessor

James P. Swift
Swift Law Firm, LLC
1335 Tilton Road
Northfield, NJ 08225

Block: 109.02 Lot: 1
Location: 8107 Atlantic Ave
Date: October 18, 2023


James W. Manghan, CTA
Tax Assessor

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
8	8100 ATLANTIC AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
2	8100 BEACH SENIOR BLDG.	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
9	8200 ATLANTIC AVE	2	ROSEWALD TRUST, BARBARA B 839 FOX CHASE ROAD JENKINTOWN, PA	19046
1	8200 ATLANTIC AVE	2	ROSEWALD TRUST, BARBARA B 839 FOX CHASE ROAD JENKINTOWN, PA	19046
9	8228 ATLANTIC AVE	2	ALTMAN TRUST, PAUL 247 LANDIS WAY SOUTH WILMINGTON, DE	19803
3	8228 ATLANTIC AVE	2	ALTMAN TRUST, PAUL 247 LANDIS WAY SOUTH WILMINGTON, DE	19803
109.01	20 S GRANVILLE AVE	2	COOPER, NEIL A & SUSAN HASS 151 E HECTOR ST APT 407 CONSHOHOCKEN, PA	19428
1	20 S GRANVILLE AVE	2	COOPER, NEIL A & SUSAN HASS 151 E HECTOR ST APT 407 CONSHOHOCKEN, PA	19428
109.01	8103 ATLANTIC AVE	2	BASS, MICHAEL S & DEBBI L PO BOX 2114 CHERRY HILL, NJ	08034
2	8103 ATLANTIC AVE	2	BASS, MICHAEL S & DEBBI L PO BOX 2114 CHERRY HILL, NJ	08034
109.01	19 S HAVERFORD AVE	2	HORN, ABRAHAM & PAULINE 1605 CROWN POINT LN CHERRY HILL, NJ	080032704
3	19 S HAVERFORD AVE	2	HORN, ABRAHAM & PAULINE 1605 CROWN POINT LN CHERRY HILL, NJ	080032704
109.01	17 S HAVERFORD AVE	2	BUCKNER, MARGARET 17 S HAVERFORD AVE MARGATE, NJ	08402
4	17 S HAVERFORD AVE	2	BUCKNER, MARGARET 17 S HAVERFORD AVE MARGATE, NJ	08402
109.01	15 S HAVERFORD AVE	2	BRIAN, MAXINE P & STEPHANIE M 92 STEEPLE CHASE DRIVE MEDIA, PA	19063
5	15 S HAVERFORD AVE	2	BRIAN, MAXINE P & STEPHANIE M 92 STEEPLE CHASE DRIVE MEDIA, PA	19063
109.01	13 S HAVERFORD AVE	2	POSNER, ERNEST & GRETTEL 101 BOYCE LN #409 KING OF PRUSSIA, PA	19406
6	13 S HAVERFORD AVE	2	POSNER, ERNEST & GRETTEL 101 BOYCE LN #409 KING OF PRUSSIA, PA	19406
109.01	11 S HAVERFORD AVE	2	GOODMAN, DAVID C & BERDINE 2001 HAMILTON ST#P506 PHILADELPHIA, PA	19130
7	11 S HAVERFORD AVE	2	GOODMAN, DAVID C & BERDINE 2001 HAMILTON ST#P506 PHILADELPHIA, PA	19130
109.01	12 S GRANVILLE AVE	2	BRESSI, STEPHEN A & DENISE M 4 CHARLES AVE BLACKWOOD, NJ	08012
19	12 S GRANVILLE AVE	2	BRESSI, STEPHEN A & DENISE M 4 CHARLES AVE BLACKWOOD, NJ	08012
109.01	14 S GRANVILLE AVE	2	ZIMMER, DAWN M 4359 SE BAY SHORE TERRACE STUART, FL	349976901
20	14 S GRANVILLE AVE	2	ZIMMER, DAWN M 4359 SE BAY SHORE TERRACE STUART, FL	349976901

Block Lot	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
109.01 21	16 S GRANVILLE AVE	2	MEIR-LEVI, DAVID & ROBIN 835 N 38TH STREET ALLENTOWN, PA	18104
109.01 22	18 S GRANVILLE AVE	2	LEVIN, BARRY & AUDREY 1555 BEECHNUT CR MAPLE GLEN, PA	19002
109.02 1	8107 ATLANTIC AVE	2	GORODESKY, RICHARD & JODI 2101 MARKET ST #3506 PHILADELPHIA, PA	19102
109.02 2	20 S HAVERFORD AVE	2	MC GOWAN, CAROLE 201 W EVERGREEN AVE 1015 PHILADELPHIA, PA	19118
109.02 3	8111 ATLANTIC AVE	2	AXELROD TRUST @J HORWITZ 213 GYPSY LANE KING OF PURSSIA, PA	19406
109.02 4	17 S HUNTINGTON AVE	2	KLUGMAN MD, JEFFREY 17 S HUNTINGTON AVENUE MARGATE, NJ	08402
109.02 5	15 S HUNTINGTON AVE	2	ROBERTS, JOSHUA & SHANNON MCCLURE- 2033 BRANDYWINE ST PHILADELPHIA, PA	19130
109.02 6	13 S HUNTINGTON AVE	2	MINTZER, JAY & JANET 50 CAMEO DRIVE CHERRY HILL, NJ	08003
109.02 7	11 S HUNTINGTON AVE	2	STEINBERG, ROBERT A & CAROL G 201 MANOR ROAD LAFAYETTE HILL, PA	19444
109.02 19	12 S HAVERFORD AVE	2	KRAMER TRUSTS, MARK D & HEATHER 4 BARNEY LANE VOORHEES, NJ	08043
109.02 20	14 S HAVERFORD AVE	2	COOPER, HOWARD B & YVONNE R 422 HIALEAH DRIVE CHERRY HILL, NJ	08002
109.02 21	16 S HAVERFORD AVE	2	SPIEGEL, MARYJO & ALAN 16 S HAVERFORD AVENUE MARGATE, NJ	08402
109.02 22	18 S HAVERFORD AVE	2	GITLIN TRUST, PHYLLIS 1723 BENJAMIN DRIVE AMBLER, PA	19002

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	ZIP Code
110.01 1.01	32 S HUNTINGTON	2	32S HUNTINGTON LLC 123 E MAPLE AVE MOORESTOWN, NJ	08057
110.01 1.02	34 S HUNTINGTON	2	FOX, MINDY JOY & HEIFLER, MICHAEL J 31080 TREMONT LANE BEVERLY HILLS, MI	48025
110.01 1.03	36 S HUNTINGTON AVE	2	DENENBERG, BRUCE & DEBBIE 312 JOCELYN DRIVE PLYMOUTH MEETING, PA	19462
110.01 3	8203 ATLANTIC AVE	1	LEES EST, J & LEES J & PANICO, J & J 8203 ATLANTIC AVENUE MARGATE, NJ	08402
110.01 5	15 S HANOVER AVE	2	LEES TRUST, JAMES J 15 S HANOVER AVENUE MARGATE, NJ	08402
110.01 6	13 S HANOVER AVE	2	WILDSTEIN, MARK A 1030 BROADMOOR ROAD BRYN MAWR, PA	19010
110.01 19	28 S HUNTINGTON AVE	2	LANG, JOSEPH J 701 ROUTE 73 N SUITE 2 MARLTON, NJ	08053
110.01 20	30 S HUNTINGTON AVE	2	MILLER, SUSAN & JULES 66 BELLWOOD DRIVE LANGHORNE, PA	19053

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.....37



TARA J. MAZZA, CTC
TAX COLLECTOR

OFFICE OF THE TAX COLLECTOR

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

Date: October 16, 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 8107 Atlantic Ave.

Assessed to Richard & Jodi Gorodesky

Designated as BLOCK 109.02 Lot 1 Tax Map of Margate City, N.J.

This certification expires on October 31, 2023

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

Per *TJM*

DEED

FROM: STUART R. LUNDY and TRACY T. LUNDY, H/W
TO: RICHARD GORODESKY and JODI GORODESKY, H/W
PREMISES: 8107 Atlantic Avenue
Margate, New Jersey 08402

**SEND TAX BILLS TO
THE ADDRESS OF THE ABOVE-NAMED GRANTEE:
1496 Greenawalt Road
Huntington Valley, PA 19006**

**RETURN DEED TO:
EQUITY PLUS LAND TRANSFER
600 New Road, Second Floor
Northfield, NJ 08225
Title #1611-1330**

**ADDRESS OF GRANTEE:
1496 Greenawalt Road
Huntington Valley, PA 19006**

Prepared By: Stuart R. Lundy, Esquire
Return To: Lundy, Beldecos & Milby, P.C.
450 N. Narberth Avenue, Suite 200
Narberth, PA 19072



ATLANTIC COUNTY, NJ
EDWARD P. McGETTIGAN, COUNTY CLERK
RCPT # 1306999 RECD BY Lisa
REC FEE \$100.00 COM \$1,200,000.00
RTF \$23,995.00
RECD 04/04/2017 10:20:06 AM
INST # 2017020372 VOL 14224

Block 109.02, Lot 1, Margate Tax Map

This Indenture

Made the 23 day of JAN, 2017

Between **STUART R. LUNDY** and **TRACY T. LUNDY, H/W**, (hereinafter referred to as the "Grantor"), of the one part,

And **RICHARD GORODESKY** and **JODI GORODESKY, H/W** (hereinafter referred to as the "Grantee"), of the other part.

1496 Greenwalt Road, Huntingdon Valley, PA. 19006 (circled)

Witnesseth, That the said Grantor for and in consideration of the sum of **ONE MILLION TWO HUNDRED THOUSAND DOLLARS 00/100 (\$1,200,000.00)** lawful money of the United States of America, unto Grantor well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, in fee:

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

- 1. Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) 8107 Atlantic Avenue, City of Margate, Atlantic County, New Jersey a/k/a Block 109.02, Lot 1 on the City of Margate Tax Map (the "Property"), which Property is described below, to the Grantee. This Transfer is made for the sum of **ONE MILLION TWO HUNDRED THOUSAND DOLLARS (\$1,200,000.00)**. The Grantor acknowledges receipt of this money.

SCANNED IN CONDITION AS PRESENTED FOR RECORDING

2. **Tax Map Reference.** (N.J.S.A. 46:15:1.1) Municipality of the City of Margate,
Block No. 109.02 Lot No. 1
 No property tax identification number is available on the date of this Deed.
(Check box if applicable)
3. **Property.** The Property consists of the land and all the buildings and structures on the land in the
City of Margate, County of Atlantic, and State of New Jersey. The legal description is:
 Please see attached Legal Description annexed hereto and made a part hereof.
(check box if applicable)

LEGAL DESCRIPTION ATTACHED

BEING the same land with improvements thereon erected deeded by 8107 Atlantic Avenue LLC, a New Jersey limited liability company, as Grantor, to Stuart R. Lundy and Tracy T. Lundy, H/W, as Grantee, dated August 18, 2016, and recorded August 25, 2016 in the Clerk's Office of the County of Atlantic, New Jersey, as Instrument #2018051318.

4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to Grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).
5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
 IN THE PRESENCE OF US:

Jodi A. Manning
 Name: Jodi A. Manning

J. Lafont
 Name: J. Lafont

Stuart R. Lundy {SEAL}
 Name: STUART R. LUNDY

Tracy T. Lundy {SEAL}
 Name: TRACY T. LUNDY







STOP