

September 4, 2023

VIA HAND DELIVERY

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

RE: Application of Mr. and Mrs. John F. Amodeo and Luann Amodeo
8213 Amherst Avenue
Block 510.03, Lot 8.01
Margate, Atlantic County, New Jersey
Our File No. 13304-001

Dear Ms. Shiles:

Please be advised that I represent the above-referenced property owners with regard to their application to the City of Margate Planning Board for certain “c” variance relief for the construction of a garage, adjacent to their existing two-story single-family home.

The applicants seek variances through the present application for a new garage.

The property spans the width of two (2) streets and has frontage on both streets but faces Amherst Avenue. The property is also irregularly shaped. The applicant seeks variances for accessory structure in the front, although it is the rear yard from Amherst Avenue; accessory garage size in the rear; and garage height.

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 Robert Kiejdan, RA of Robert Kiejdan Architecture & Construction consisting of one (1) sheet;

3. Eighteen (18) copies of the survey prepared by Robert Kiejdan, RA of Robert Kiejdan Architecture & Construction, dated August 27, 2023, and based upon the Survey prepared by James R. Boney, PLS dated October 21, 2020;

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 August 23, 2013 and recorded on August 26, 2013 in the Atlantic County Clerk's Office as Instrument Number 2013053498;

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.

Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

By: 

ERIC S. GOLDSTEIN

ESG/Imm
Enclosures

c: Mr. John F. Amodeo (w/encl. via e-mail)
13304-001/52719

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** September 4, 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) 8213 Amherst Avenue

Block Number 510.03 Lot No(s) 8.01

Total Area (in square feet) 9,500 sf.

Frontage: 87.33 ft.

Depth: 80.25 ft.

4. **Information about the Applicant:**

Full name(s) John F. Amodeo & Luann Amodeo

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

Local Residence Address 8213 Amherst Avenue Avenue, Margate, NJ Zip 08402

Other Residence Address _____ Zip _____

Business Address _____ Zip _____

Phone Number(s) (include area code);

Local Residence _____ Other Residence _____

Business _____ Fax _____ Cell Phone (609) 513-3114

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 August 23, 2013
- ___ By other interest in law (describe):

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

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

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

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> C Variance(s) | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Interpretation (B Variance) |
| <input 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 Robert Kiejdan, Architect Phone (609) 641-4510
 Address 809 Tilton Road, Northfield, New Jersey
 Fax (609) 641-8622 Cell _____
- Surveyor:** Name James R. Boney, PLS Phone (609) 788-8013
 Address 13 Stone Mill Court, Egg Harbor Township, NJ 08234
 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)? <u>N/A</u> <hr/> <hr/> <hr/></p> <p>-How will this be changed? <u>N/A</u> <hr/> <hr/> <hr/></p>	<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="border-bottom: 1px solid black;">Lot</td> <td style="border-bottom: 1px solid black;">No(s)</td> <td style="border-bottom: 1px solid black;">Dimension(s)</td> <td style="border-bottom: 1px solid black;">Area(s)</td> </tr> <tr> <td style="border-bottom: 1px solid black;"><u>N/A</u></td> <td style="border-bottom: 1px solid black;"><u> </u></td> <td style="border-bottom: 1px solid black;"><u> </u> x <u> </u></td> <td style="border-bottom: 1px solid black;"><u> </u> S.F.</td> </tr> <tr> <td style="border-bottom: 1px solid black;"><u> </u></td> <td style="border-bottom: 1px solid black;"><u> </u></td> <td style="border-bottom: 1px solid black;"><u> </u> x <u> </u></td> <td style="border-bottom: 1px solid black;"><u> </u> S.F.</td> </tr> <tr> <td style="border-bottom: 1px solid black;"><u> </u></td> <td style="border-bottom: 1px solid black;"><u> </u></td> <td style="border-bottom: 1px solid black;"><u> </u> x <u> </u></td> <td style="border-bottom: 1px solid black;"><u> </u> 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): <u> </u></p>	Lot	No(s)	Dimension(s)	Area(s)	<u>N/A</u>	<u> </u>	<u> </u> x <u> </u>	<u> </u> S.F.	<u> </u>	<u> </u>	<u> </u> x <u> </u>	<u> </u> S.F.	<u> </u>	<u> </u>	<u> </u> x <u> </u>	<u> </u> S.F.
Lot	No(s)	Dimension(s)	Area(s)														
<u>N/A</u>	<u> </u>	<u> </u> x <u> </u>	<u> </u> S.F.														
<u> </u>	<u> </u>	<u> </u> x <u> </u>	<u> </u> S.F.														
<u> </u>	<u> </u>	<u> </u> x <u> </u>	<u> </u> 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): 2 story single-family home.

-Proposed use: 2 story flood-compliant single-family home with new accessory garage in rear from Amherst Ave.

-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
Accessory Structure (Front)	<u>41.10 ft.</u>	<u>N/A</u>	<u>20 ft.</u>
Accessory Garage Size (Rear)	<u>33.32 ft.</u>	<u>N/A</u>	<u>11.42 ft.</u>
Garage Height	<u>12 ft.</u>	<u>N/A</u>	<u>20 ft</u>
<u> </u>	<u> </u>	<u> </u>	<u> </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".

N/A

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

Site Plan:
N/A

Subdivision:
N/A

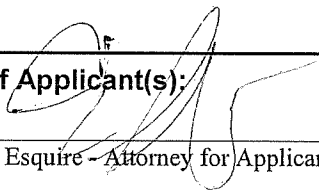
Other:
N/A

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 a two story single-family home. The property spans the width of two streets and has frontage on both streets, but faces Amherst Avenue.

The applicants seek to build a detached garage in the rear of their existing home, which is actually the front yard as it "fronts" Edgmar Circle. The subject application requires variance relief from accessory structure in front (although it is the rear yard from Amherst Ave.); accessory garage size (rear); and garage height.

16. Signature of Applicant(s):



Eric S. Goldstein, Esquire - Attorney for Applicant

Date 9/4/23

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:

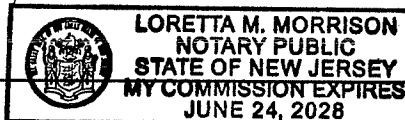
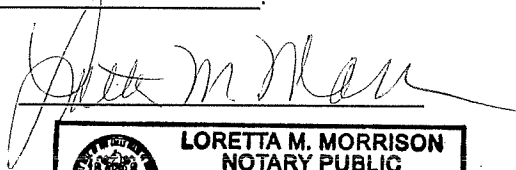
State of New Jersey } ss.

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 4th
day of September _____.

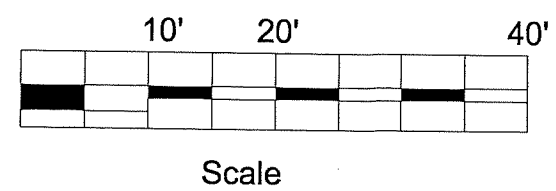
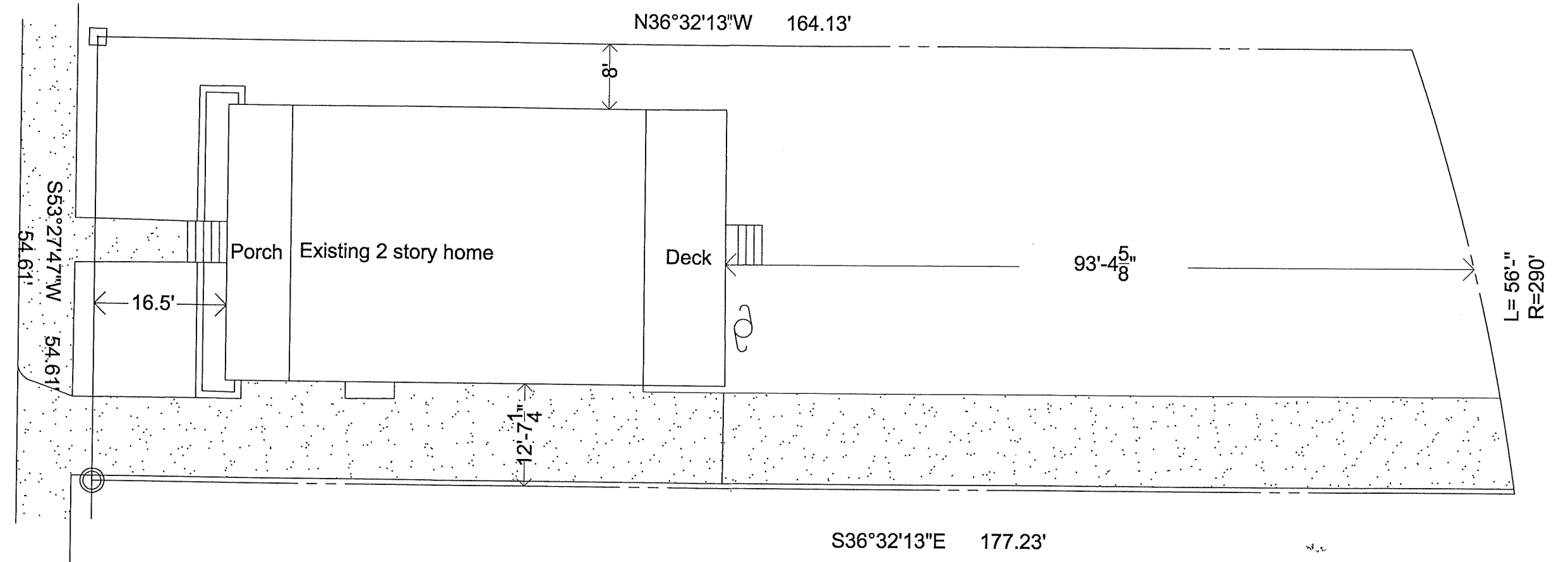


LAND USE

Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	Submit the following documents with the Standard Development Application: a. Copy of an area map showing all lots within 200 feet of the property. 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. 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. d. Copies of subdivision, site plan or conditional use applications when applicable. e. Certification that taxes are paid.	X X X X X	
2.	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.	X	
3.	A statement containing the following information: a. Date of acquisition of property and from whom. b. The number of dwelling units in existing building(s). c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s). d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.	8/23/13 Single-Family Home Owner No	Family Home
4.	Ten (10) folded copies of a plot plan, map or survey.		
	Checklist prepared by: <u>Eric S. Goldstein, Esquire</u> Checklist reviewed by City: _____ Application found complete on: _____ Application found incomplete on: _____	Date: <u>8/29/23</u> _____ Date: _____	

SURVEY OF:
 BLOCK 510.03 LOT 8.01
 CITY OF MARGATE ATLANTIC COUNTY NEW JERSEY
 Date taken from survey prepared by
 JAMES R. BONEY
 Dated 10-21-20
 PROFESSIONAL LAND SURVEYOR NJ LICENSE No. 31264
 13 STONE MILL CT, E.H.T., NJ 08234 Ph: 609-788-8013



ROBERT KIEJDAN ARCHITECTURE & CONSTRUCTION
 NEW JERSEY REGISTERED ARCHITECT LICENSE NUMBER 11359
 809 TILTON ROAD NORTHFIELD NEW JERSEY
 609-641-4510 FAX 609 641-8622

Amodeo Residence
 8213 Amherst Ave Block 510.03 Lot 8.01

DATE: 9-27-23	FILE NO: 2303
SCALE: 1"=15'	DWG. NO.
DRAWN: Robert Kiejdan	S-1



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

Block 510.03	Lot 8.01	Applicant Name John F Amodeo
District S-25		Address of Subject Application 8213 Amherst Avenue

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

Your submittal was considered at the Staff Committee meeting of Thursday, September 28, 2023

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

Staff committee met and agreed upon the variances identified. One variance is clearly a hardship with 2 front yards opposite each other.

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

show any easements on the plans.

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, September 06, 2023

Palma Accardi
Planning Board Administrator
Wednesday, August 23, 2023



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 11, 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 John F. Amodeo
8213 Amherst Avenue
Block 510.03, Lot 8.01
Margate, Atlantic County, New Jersey
Our File No. 13304-001

Dear Mr. McLarnon:

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 renovation to the existing home located on the property located at 8213 Amherst Avenue.

I enclose the following information for staff committee review:

1. Original Staff Committee Review Application;
2. Architectural plans of the subject property prepared by Robert Kiejdan, RA, consisting of one (1) sheet;
3. Survey prepared by James R. Boney, PLS of James R. Boney & Assoc., LLC dated January 20, 2014, 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.

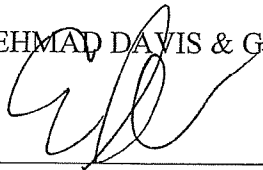
Roger D. McLarnon, PE, PP, CME, CFM, CPWM, QPA
City of Margate Planning Board
August 11, 2023
Page 2

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: Mr. John F. Amodeo (w/encl. via e-mail)
13304-001/51396

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

Office Use Only:	Date Submitted: <u>8/21/23</u>	Received By: <u>[Signature]</u>
	Paid: <u>\$25</u> Check/Receipt #: <u>57964</u>	Board Administrator or Zoning Officer <u>[Signature]</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 cannot, however, fill out these forms for you.

- Date of Application: 8/11/23
- Submitted by – Name: John F. Amodeo Phone No.: (609) 513-3114
Address: 8213 Amherst Avenue Avenue, Margate, NJ 08402
Email Address: _____
- 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 & Goldstin, PC, 4030 Ocean Heights Avenue, Egg Harbor Township, NJ 08234
Email Address: egoldstein@ndglegal.com
- The applicant would be (Check one):
 Owner Buyer under Agreement of Sale
 Tenant Other: _____
- If the applicant for Board action would be Tenant or Buyer, who is the present OWNER?
Name: N/A Phone No.: _____
Address: _____

Proposed Action is Located as Follows: Street Address: <u>8213 Amherst Avenue</u> Block: <u>510.03</u> Lot(s): <u>8.014</u> Zoning District: <u>S-25</u>

- Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)
The subject property is currently improved with a one and one half story single-family home
located on property. the property spans the width of two streets and has "frontage" on both
streets, but "faces" Amherst Avenue.

NEHMAD DAVIS & GOLDSTEIN, P.C.
Attorney Business Account
4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

OCEANFIRST BANK
TOMS RIVER, NJ 08753
55-7035/2312

57964

08/14/2023

PAY TO THE ORDER OF City of Margate

\$ ***25.00*

Twenty Five and 00/100*****

DOLLARS

City of Margate

PROTECTED AGAINST FRAUD

MEMO 13304-124

STAFF REVIEW FEE

⑈057964⑈ ⑆231270353⑆ 548066839⑈

NEHMAD DAVIS & GOLDSTEIN, P.C.

08/14/2023

City of Margate

57964

13304-001

Amodeo

8213 Amherst Avenue, ...

Staff Review Fee

\$25.00

Default Office Account

***25.00*

NEHMAD DAVIS & GOLDSTEIN, P.C.

08/14/2023

City of Margate

57964

Check No.

57964

13304-001

Amodeo

8213 Amherst Avenue, ...

Staff Review Fee

\$25.00

Default Office Account

***25.00*

PAYMENT RECORD



Prepared by:

John F. Amodeo



ATLANTIC COUNTY, NJ
EDWARD P. McGETTIGAN, COUNTY CLERK
RCPT # 1048037 RECD BY Laverne
REC FEE \$60.00 CDW \$1.00
RTF \$2.00 VOL 13645
RECD 08/26/2013 10:56:16 AM
INST # 2013053498

Deed

This Deed is made on **AUGUST 23**, 2013

BETWEEN **JOHN F. AMODEO and LUANN AMODEO, husband and wife**

whose post office address is **8213 Amherst Avenue, Margate, New Jersey 08402**

referred to as the Grantor,

AND **JOHN C. AMODEO, single, as to a fifty percent (50%) interest, tenants in common, and JOHN F. AMODEO and LUANN AMODEO, husband and wife, as to a fifty percent (50%) interest, tenants in common**

whose post office address is **8215 Amherst Avenue, Margate, New Jersey 08402**

referred to as the Grantee.

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

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the grantee. This transfer is made for the sum of

ONE and 00/100 DOLLARS (\$1.00)-----

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N. J. S. A.. 46:15-1.1) Municipality of the **CITY OF MARGATE**
Block No. **510.03** Lot No. **8.03 (formerly a portion of 8.01)** Qualifier No. Account No.

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:

Beginning in the Northwest line of Amherst Avenue (50 feet wide), at a point that is North 53 degrees 27 minutes 47 seconds East, 160 feet from the intersection of the Northeast line of Jasper Avenue (50 feet wide) with the said Northwest line of Amherst avenue, if said lines were extended, and extending thence by true meridian courses:

(1) North 36 degrees 32 minutes 13 seconds West, parallel with Jasper Avenue, 74.33 feet; thence

(2) North 53 degrees 27 minutes 47 seconds East, 45.39 feet; thence

(3) South 36 degrees 32 minutes 13 seconds East, 74.33 feet to a point at the first mentioned Northwest line of Amherst Avenue; thence

(4) South 53 degrees 27 minutes 47 West, along same, 45.39 feet to the point and place of beginning.

Pursuant to Public Laws of 1992, Chapter 157, (N.J.S.A. 46:15-1.1-a-(6)-c), the above described premises is or will be known as Lot 8 in Block 510.03, as shown on the official Tax Map of the City of Margate, when next revised.

Being a part of the same premises conveyed to John F. Amodeo and Luann Amodeo, husband and wife, by Deed from John F. Amodeo and Luann Amodeo, husband and wife, dated January 31, 2013 and recorded February 5, 2013 in Deed Book 13543, Instrument No. 2013006612 in the Atlantic County Clerk's Office.



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)

Names(s) JOHN F. AMODEO, LUANN AMODEO

Current Resident Address:

Street: 8213 AMHERST AVE NEW
City, Town, Post Office State Zip Code
MARGATE CITY NEW JERSEY 08402

PROPERTY INFORMATION (Brief Property Description)

Block(s) 510.03 Lot(s) 8.03 Qualifier

Street Address: 8215 AMHERST AVE
City, Town, Post Office State Zip Code
MARGATE NEW JERSEY 08402

Seller's Percentage of Ownership 50% Consideration ONE DOLLAR (\$1.00) Closing Date

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and 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: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.
9. The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

8/26/2013
Date

John F. Amodeo
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

8/26/2013
Date

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

THIS CONVEYANCE IS MADE UNDER AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

The street address of the Property is: **8215 Amherst Avenue**
City of Margate, New Jersey 08402

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.)

Witnessed By:

Yma Chea

John F. Amodeo (Seal)
JOHN F. AMODEO

Luann Amodeo (Seal)
LUANN AMODEO

STATE OF NEW JERSEY, COUNTY OF ATLANTIC SS:
I CERTIFY that on August 23, 2013

John F. Amodeo and Luann Amodeo

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and,
- (c) made this Deed for \$1.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

RECORD AND RETURN TO:

Sandra M. Lamcken
(Print name and title below signature)

Sandra M. Lamcken
New Jersey Notary Public
My Commission expires
December 16, 2013



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

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

Block: 510.03 Lot: 8.01
Location: 8213 Amherst Ave
Date: August 28, 2023

A handwritten signature in dark ink, appearing to read "James W. Manghan", is written over a horizontal line.

James W. Manghan, CTA
Tax Assessor

Your File No.: 13304-001

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

www.margate-nj.com

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
410.01 1	219 N HANOVER AVE	2	SIMAN, CRAIG T & MAUREEN P 219 N HANOVER AVENUE MARGATE, NJ	08402
410.01 2	217 N HANOVER AVE	2	HORNIG, CHRIS A & FINERAN, LISA P 217 N HANOVER AVE MARGATE, NJ	08402
410.02 1	217 N IROQUOIS AVE	2	HITCHNER, EARLE & NANCY 217 N IROQUOIS AVE MARGATE, NJ	08402
410.02 2	215 N IROQUOIS AVE	2	ZOKS, LISA A & STEIGER, MAX A 1518 MT. VERNON ST #3 PHILADELPHIA, PA	19130
410.02 4	213 N IROQUOIS AVE	2	RUBENSTEIN, MARC 213 N IROQUOIS AVE MARGATE, NJ	08402
410.02 5	211 N IROQUOIS AVE	2	BIERIG, SAMUEL 533 HEARTWOOD RD CHERRY HILL, NJ	08003
410.02 11	8204 AMHERST AVE	2	ROMOLINI, JENNIFER 8204 AMHERST AVENUE MARGATE, NJ	08402
410.02 12	216 N HANOVER AVE	2	LONDON, LOUIS & PAULA 216 N. HANOVER AVE MARGATE, NJ	08402
410.02 13	212 N HANOVER AVE	2	FELS, ERIC C/O ESTATE OF W.FELS 1718 PENNS CROSSING ALLENTOWN, PA	18104
411 1	215 N JASPER AVE	2	RICCIOTTI SR, JAMES W & GRACE 215 N JASPER AVE MARGATE, NJ	08402
411 2	213 N JASPER AVE	2	GORDON, JILL S & DAVID L 295 DUNHILL WAY YARDLEY, PA	19067
411 4	211 N JASPER AVE	2	CHAPMAN, WAYNE & JANET 211 N JASPER AVE MARGATE, NJ	08402
411 11	216 N IROQUOIS AVE	2	RICCIOTTI, CHRISTOPHER 216 N IROQUOIS AVE MARGATE, NJ	08402

Block Lot Ouel	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
411 13	214 N IROQUOIS AVE	2	SKIBA, SCOTT F 214 N IROQUOIS AVE MARGATE, NJ	08402
411 14	212 N IROQUOIS AVE	2	SUSSKIND, STEVEN P & HILARIE M 7 JAMESTOWN COURT EAST BRUNSWICK, NJ	08816
412.01 1	8300 AMHERST AVE	2	ACKERMAN, KENNETH J & KERKER, AMY 410 MONROE AVE LINWOOD, NJ	08221
510.03 3	8205 AMHERST AVE	2	HAHN, GEORGE R & DAWN 1255 S MONTGOMERY AVE WYNNWOOD, PA	19096
510.03 4	8207 AMHERST AVE	2	JENNINGS, SHARON & JOSEPH T 8207 AMHERST AVE MARGATE, NJ	08402
510.03 5	8209 AMHERST AVE	2	LONDON, NORMAN R & SHERYL 8209 AMHERST AVE MARGATE, NJ	08402
510.03 7	8211 AMHERST AVE	2	HILL 3RD, JAMES P 8217 AMHERST AVE MARGATE, NJ	08402
510.03 8.01	8213 AMHERST AVE 8.02	2	AMODEO, JOHN F & LUANN 8213 AMHERST AVE MARGATE, NJ	08402
510.03 8.03	8215 AMHERST AVE 8.02, 8.01ML	2	AMODEO, JOHN C, 8215 AMHERST AVE MARGATE, NJ	08402
510.03 8.04	EDGMAR CIRCLE 8.02	1	AMODEO, JOHN F & LUANN 8213 AMHERST AVE MARGATE, NJ	08402
510.03 11	8217 AMHERST AVE	2	HILL III, JAMES P 8217 AMHERST AVE MARGATE, NJ	08402
510.03 57	2 EAST EDGMAR CIRCLE	2	GOLLOTTO, JAMIE C & ROBIN H 34 FOAL TRAIL SEWELL, NJ	08080
510.03 58	4 EDGMAR CIRCLE	2	KAPNECK, DEAN & ROTHMAN, DINA 7439 NW 26TH WAY BOCA RATON, FL	33496

Submitt

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
510.03 59	6 EDGMAR CIRCLE	1	SIEGEL, JONATHAN & SHERI 605 POMONA AVENUE HADDONFIELD, NJ	08033
510.03 60	EDGMAR CIRCLE	1	HILL 3RD, JAMES P 8217 AMHERST AVE MARGATE, N J	08402
510.03 61	EDGMAR CIRCLE	1	HILL 3RD, JAMES P 8217 AMHERST AVE MARGATE, N J	08402
510.03 64	12 EDGMAR CIRCLE	2	WEAVER, CAROL 12 EDGEMAR CIR MARGATE CITY, NJ	08402
510.05 97.01	JEROME AVE	15C	CITY OF MARGATE 9100 WINCHESTER 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.....34



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

August 23, 2023

To Whom It May Concern:

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

And the WATER and SEWER charges for the year 2023

Are paid on property located at 8213 Amherst Avenue;

Assessed to Amodeo, John F & Luann;

Designated as BLOCK 510.03, LOT 8.01, 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 *J.M.*

A handwritten signature in black ink, appearing to be "JM" or similar initials, written over a faint circular stamp.

NEHMAD DAVIS & GOLDSTEIN, P.C.
Attorney Business Account
4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

OCEANFIRST BANK
TOMS RIVER, NJ 08753
55-7035/2312

58045

09/05/2023

PAY TO THE ORDER OF City of Margate

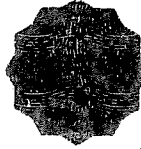
\$ ***250.00*

Two Hundred Fifty and 00/100*****

DOLLARS

City of Margate

PROTECTED AGAINST FRAUD



MEMO

MP

13304-1 (2m)

⑈058045⑈ ⑆231270353⑆ 548066839⑈

NEHMAD DAVIS & GOLDSTEIN, P.C.

58045

09/05/2023

City of Margate

Matter No.	Client	Matter Description	Reason	Amount
13304-001	Amodeo	8213 Amherst Avenue, ...	Application Fee	\$250.00

Default Office Account

***250.00*

NEHMAD DAVIS & GOLDSTEIN, P.C.

58045

09/05/2023

City of Margate

Check No.

58045

Matter No.	Client	Matter Description	Reason	Amount
13304-001	Amodeo	8213 Amherst Avenue, ...	Application Fee	\$250.00

PAYMENT RECORD

Default Office Account

***250.00*

