

February 20, 2024

VIA HAND DELIVERY

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

RE: Application of Ronald and Chari Raphael
9408B Monmouth Avenue
Block 328, Lot 67.07
Margate, Atlantic County, New Jersey
Our File No. 12923-001

Dear Ms. Shiles:

Please be advised that this office represents the above-referenced property owners, Ronald and Chari Raphael, with regard to their application to the City of Margate Planning Board for certain “c” variance relief, along with possible amended site plan approval (and/or site plan waiver), for their request to install a new in-ground pool at their property located at 9408-B Monmouth Avenue – corner of Monmouth Avenue and Jefferson Avenue, within the City of Margate.

The subject property is one parcel which stands on its own within a larger previously created development for residential single-family use, and the property is owned by the applicant as a fee-simple “stand alone” property.

The subject property is the only parcel within the overall development which has a large adjacent area within which a pool could be installed. There is already a privacy fence enclosing the subject area adjacent to 9408-B Monmouth Avenue, as depicted on the attached photograph from September 2023.

The subject development of the entire property is such that each unit owner is 100% responsible for his/her/their unit, and there is no condominium documents or collective homeowner association documents that govern the day-to-day operation of the fourteen (14) residential properties. The parking for each of the individual units is accessed by the unit owners from an entrance to the development from Jefferson Avenue and there is a curb cut leading into the complex from Monmouth Avenue as well. For the reasons set forth in the attached

application, it is respectfully submitted that this particular unit within the overall development is uniquely situated due to the large side-yard in which the pool is proposed, so that the granting of the subject application shall not have any negative impact on the surrounding neighborhood (which is almost entirely multi-family development) or upon the zone code of the City of Margate pursuant to the Zoning Ordinances currently in effect, along with the State of New Jersey Municipal Land Use Law.

In February 2022, the applicants submitted an application for the installation of the pool at the property, which was denied by the City of Margate and, shortly thereafter, this office filed an initial City of Margate Staff Committee Action Application which is attached hereto as set forth below. As such, in furtherance of the applicants' application to the City of Margate Planning Board, I enclose the following documentation for review:

1. Original and seventeen (17) copies of the City of Margate Planning Board Application and Variance Application Checklist. This is being submitted with regard to necessary variances, as well as a possible amendment to the existing site plan which I would respectfully request be waived and that this matter be considered as a "c" variance application and not an application for amended site plan approval. However, based upon the request of the City of Margate, and with an abundance of caution, I am presently applying for the amended site plan approval as part of this application;
2. Eighteen (18) sets of the applicants' site plan/variance application plans prepared by Jason T. Sciullo, PE, PP dated October 11, 2023, consisting of one (1) sheet;
3. Eighteen (18) copies of the survey of the subject premises prepared by James R. Boney, PLS, dated December 23, 2021, consisting of one (1) sheet;
4. Eighteen (18) copies of the prior Staff Committee Action Report from the City of Margate, along with the prior City of Margate Zoning Permit Application which was denied by Mr. Roger McLarnon on February 7, 2022;
5. One (1) copy of the vesting Deed dated August 25, 2021 (please note there are no requirements for common ownership or for any homeowner's association referenced in the deed);
6. One (1) copy of the 200' Property Owners List;
7. One (1) original Proof of Paid Taxes, water and sewer (*to be provided under separate cover*); and
8. One (1) USB flash drive with electronic copies of all submission materials for the subject application; and

9. One (1) photograph of the subject property “fenced-in” with the proposed pool area being shown at the spot of the white vinyl fence.

Lastly, I enclose my firm’s checks made payable to the City of Margate in the amounts of \$250.00 for the “c” variance application, \$250.00 for the site plan review, and \$700.00 for the City of Margate Engineer escrow review fee.

I would ask that you please deem this application complete and notify me of the date for the next available Planning Board presentation for this matter, and my office will, of course, 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/lmm
Enclosures

c: Ronald and Chari Raphael (w/encl. via e-mail)
12923-001/66877

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** February 20, 2024

2. **Zoning District:**

S-60	Single Family Residential	MF	<input checked="" type="checkbox"/>	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) 9408B Monmouth Avenue

Block Number 328 Lot No(s) 67.07

Total Area (in square feet) 3,296 sf.

Frontage: 49.16 ft.

Depth: 67.05 ft.

4. **Information about the Applicant:**

Full name(s) Ronald and Chari Raphael

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

N/A

Local Residence Address _____ Zip _____

Other Residence Address 737 Eastwind Circle, Dresher, PA Zip 19025

Business Address N/A Zip _____

Phone Number(s) (include area code);

Email Address modernalloys@icloud.com

Business N/A Fax N/A Cell Phone (215) 880-9400

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 24, 2021

____ 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 checked="" type="checkbox"/> Minor Site Plan Action (Amendment)	<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 _____ Email egoldstein@ndglegal.com

____ Architect: Name N/A Phone _____
 Address _____
 Fax _____ Cell _____ Email _____

____ Engineer: Name Jason T. Sciallo, PE, PP Phone (609) 300-5171
 Address 137 S. New York Avenue, Suite 2, Atlantic City, NJ 08401
 Fax _____ Cell (609) 287-3027 Email jsciallo@scialloengineering.com

____ 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)?
 The applicants own through the fee-simple form of ownership the subject property within the larger overall parcel.

-How will this be changed?
 The applicants wish to construct a pool adjacent to their existing property.

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): Residential use, without pool.

-Proposed use: Proposed pool placement in the side yard of the property.

-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
§175 Attachment 1, Schedule B-1	35% of lot (25,142 sf.)	23.3% (5,867 sf.)	21.4% (5,383 sf.)
Overall Site Plan			
Minimum Front Yard	16.7 ft.	11.88 ft.	11.88 ft. (ENC)
Minimum Side Yard	8 ft.	0 ft.	0 ft. (ENC)

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:

Other:

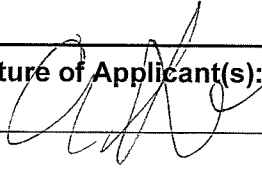
15. Space for Narrative: In this space you must provide a general narrative description of what is being proposed, as well as any information not otherwise set forth above which may be relevant to the application, including justifications, clarifications and extenuating circumstances. FAILURE TO PROPERLY COMPLETE THIS SPACE WILL CONSTITUTE AN INCOMPLETE APPLICATION.

The applicants seek certain "c" variance relief, along with possible amended site plan approval (and/or site plan waiver), for their request to install a new in-ground pool at their property located at 9408-B Monmouth Avenue – corner of Monmouth Avenue and Jefferson Avenue, within the City of Margate. The subject property is one parcel which stands on its own within a larger previously created development for residential single-family use, and the property is owned by the applicant as a fee-simple "stand alone" property.

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The subject development of the entire property is such that each unit owner is 100% responsible for his/her/their unit, and there is no condominium documents or collective homeowner association documents that govern the day-to-day operation of the fourteen (14) residential properties. The parking for each of the individual units is accessed by the unit owners from an entrance to the development from Jefferson Avenue and there is a curb cut leading into the complex from Monmouth Avenue as well. For the reasons set forth in the attached application, it is respectfully submitted that this particular unit within the overall development is uniquely situated due to the large side-yard in which the pool is proposed, so that the granting of the subject application shall not have any negative impact on the surrounding neighborhood (which is almost entirely multi-family development) or upon the zone code of the City of Margate pursuant to the Zoning Ordinances currently in effect, along with the State of New Jersey Municipal Land Use Law.

16. Signature of Applicant(s):



Date 2/20/24

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: _____

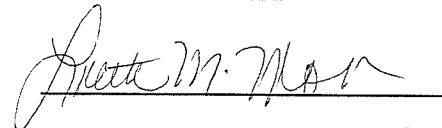
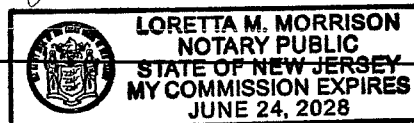
18. Notarized Statement by Applicant:

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.

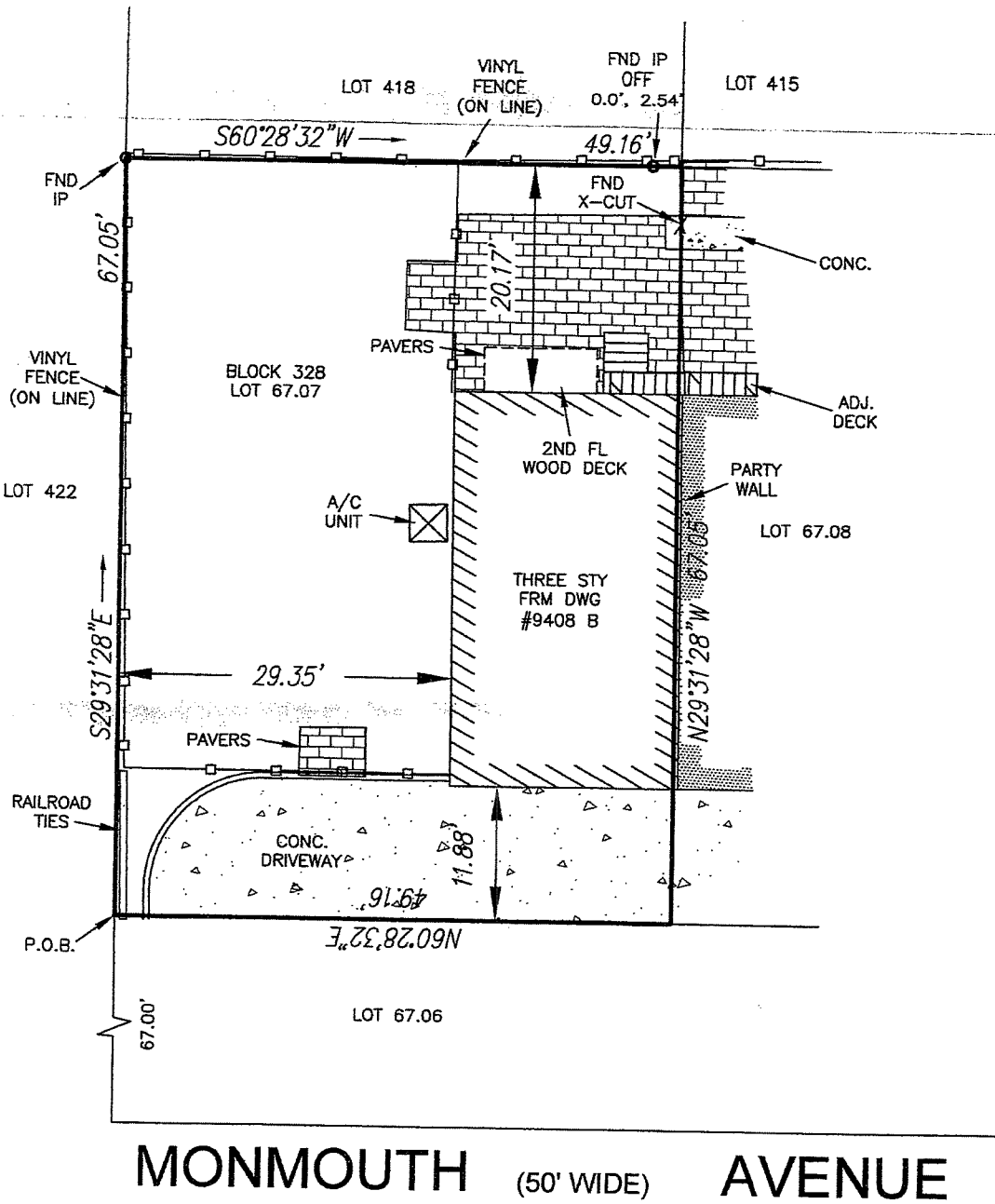
Sworn to and subscribed before me this 20th
day of February 2024.

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>X</p> <p>X</p> <p>X</p> <p>X</p> <p>TBS</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>X</p>	
3.	<p>A statement containing the following information:</p> <p>a. Date of acquisition of property and from whom.</p> <p>b. The number of dwelling units in existing building(s).</p> <p>c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s).</p> <p>d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.</p>	<p>8/24/21</p> <p>Single-Family Home Owner</p> <p>No</p>	<p></p>
4.	<p>Ten (10) folded copies of a plot plan, map or survey.</p>	<p>X</p>	
	<p>Checklist prepared by: <u>Eric S. Goldstein, Esquire</u></p> <p>Checklist reviewed by City: _____</p> <p>Application found complete on: _____</p> <p>Application found incomplete on: _____</p>	<p>Date: <u>2/20/24</u></p> <p>_____</p> <p>Date: _____</p> <p>_____</p>	



MONMOUTH (50' WIDE) AVENUE

ATHAEL

ERATION OF THE FEE PAID FOR MAKING THE SURVEY;
 CERTIFY TO ITS ACCURACY (EXCEPT FOR SUCH EASEMENTS
 BE LOCATED BELOW THE SURFACE OF THE LAND AND NOT
 3 AN INDUCEMENT FOR ANY INSURER OF TITLE TO INSURE THE
 HE LANDS AND PREMISES SHOWN THEREON.

THE BUILDING OFFSET
 DISTANCES SHOWN WERE
 MEASURED FROM THE
 FINISHED SIDING.

EXISTING CONDITIONS SURVEY OF PROPERTY:

BLOCK 328 LOT 67.07

CITY OF MARGATE ATLANTIC COUNTY NEW JERSEY

James R. Boney
JAMES R. BONEY

PROFESSIONAL LAND SURVEYOR

DATE: 12-23-21

SCALE: 1"= 20'

DRN.BY: MJE

PROJ: 21-1657

REV:



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

Block	Lot	Applicant Name
328	67.07	Ronald and Chari Raphael
District		Address of Subject Application
MF		9408B Monmouth Avenue

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

Your submittal was considered at the Staff Committee meeting of Monday, May 09, 2022

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

Staff committee reviewed the application and zoning denial as the entire 14 unit subdivision/ site plan needs to be looked at as a whole application as the area to be used as a pool was counted as the overall landscape coverage. Landscape coverage variance and possibly others are required. Only 2 of the 14 properties have any yard.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, June 23, 2022

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:

copy of entire site plan, survey is required.

APPLICATION FEES:

D Variance:	\$0.00	Court Reporter:	\$0.00
C Variance:	\$250.00	Other:	\$0.00
Site Plan:	\$250.00	engineering escrow	\$700.00
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, June 01, 2022

Palma Accardi
Planning Board Administrator
Monday, May 09, 2022

Nehmad NDG
Davis & Goldstein

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

Eric S. Goldstein
Managing Partner

egoldstein@ndglegal.com

4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

t 609 927 1177

f 609 926 9721

April 1, 2022

Via Hand-Delivery

Roger D. McLarnon, PE, PP, CME, CFM, CPWM
Planning Engineering Zoning and Purchasing
City of Margate
Margate Planning and Zoning Board
Municipal Building
9001 Winchester Avenue
Margate, NJ 08402

Re: Application of Ronald and Chari Raphael
9408B Monmouth Ave
Block 328; Lot 67.07
Margate, New Jersey
Our File No.: 12923-01

Dear Mr. McLarnon:

Please be advised that I represent the above referenced property owners with regard to their application to the City of Margate Planning Board for amended site plan approval for placement of a pool.

As such, in support of this application, I enclose the following information for staff committee review:

1. Original Staff Committee Review Application on behalf of the Applicant;
2. Two (2) surveys prepared by James R. Boney, P.L.S., dated December 23, 2021;
3. Two (2) copies of the Zoning Permit Application dated February 4, 2022;
4. Two (2) copies of the Refusal of Zoning Permit issued by the Department of Building Inspection on February 9, 2022; and

Roger D. McLarnon, PE, PP, CME, CFM, CPWM
April 1, 2022
Page 2

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

I would ask that you please process the within application, and inform me of the date of the Planning Board hearing, as to when this matter may be listed for a public meeting. At such time, I will submit a full application to the City of Margate Planning Board and prepare proper notices for the hearing in order to begin construction of this new and interesting development within the City of Margate.

Thank you for your kind cooperation and attention to this matter.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

BY:


ERIC S. GOLDSTEIN

ESG:sak
Enclosures
c: Ronald and Chari Raphael

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

By Board Administrator Or Zoning Official	Application Received:	Initial:
--	-----------------------	----------

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 1, 2022
2. Submitted by – Name: Eric S. Goldstein, Esquire Phone No.: 609-927-1177
Address: Nehmad Davis & Goldstein, PC, 4030 Ocean Heights Ave., Egg Harbor Twp., NJ 08234
Email Address: egoldstein@ndglegal.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: Ronald and Chari Raphael Phone No.: 609-457-2383
Address: 737 Eastwind Circle, Dresher, PA 19025
Email Address: _____

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: _____ Phone No.: _____
Address: _____

6. Proposed Action is Located as Follows:

Street Address: 9408B Monmouth Ave Block: 328 Lot(s): 67.07
Zoning District: MF

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

There currently exists a single-family home on the lot.

8. Answer the following as to:	Existing Condition	Proposed Condition
a. Size and dimension of lot	N/A	N/A
b. Size, dimensions of buildings	N/A	N/A
c. Height of bldgs. (feet)	N/A	N/A
d. Height of bldgs. (stories)	N/A	N/A
e. % of coverage on land	N/A	N/A
f. Front yard setback	N/A	N/A
g. Rear yard setback	N/A	N/A
h. Side yard setbacks	N/A	N/A

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)

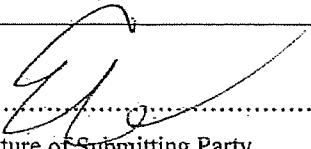
The Applicants seek amended site plan for placement of the pool on the residential lot.

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

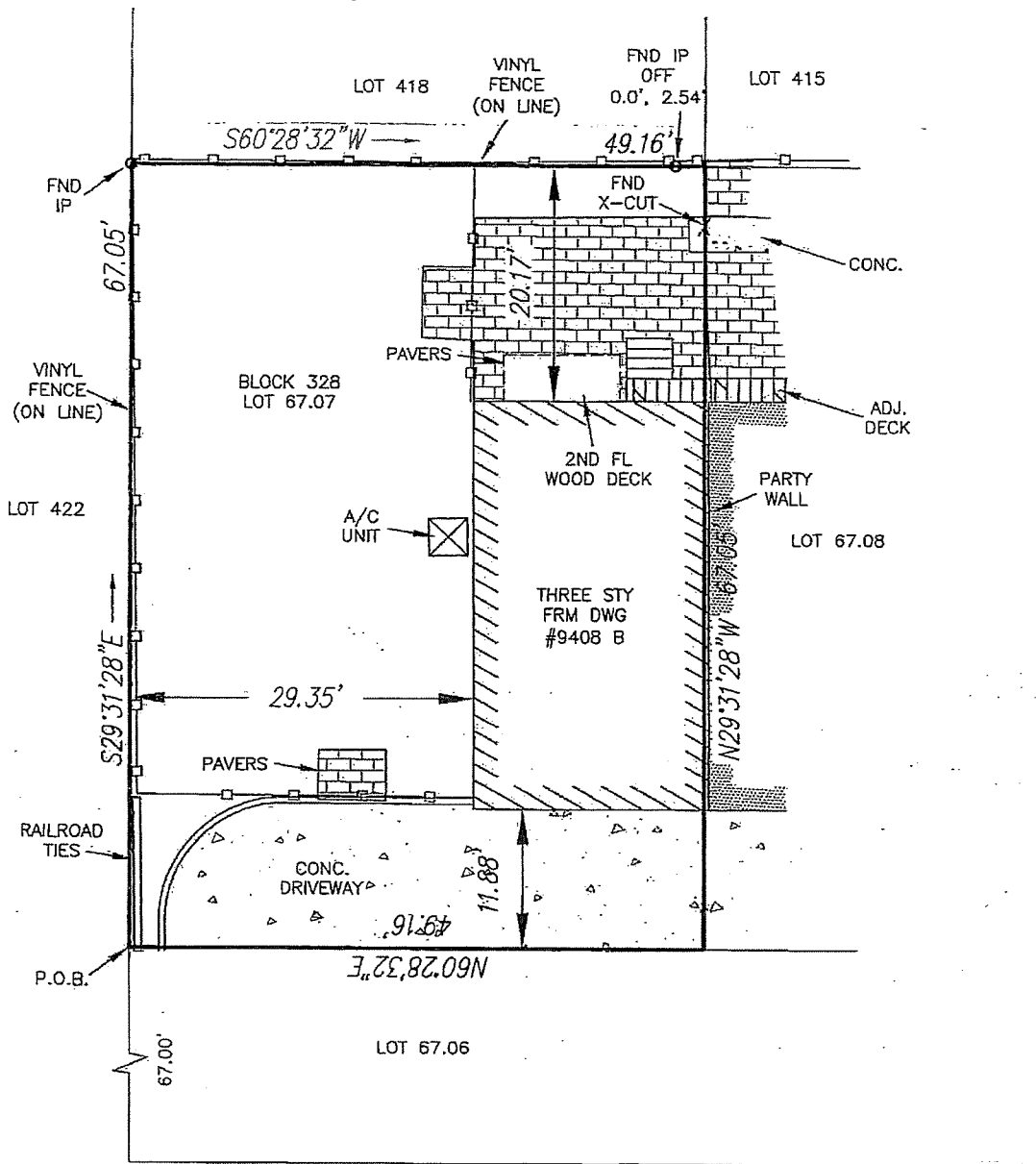
Subdivision
 C-Variance(s)
 D-(Use) Variance
 Site Plan
 Conditional Use Permit
 Other

11. Which variances are needed, if any?
 N/A

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


 Signature of Submitting Party

Eric S. Goldstein, Esquire
 Print or Type Name



MONMOUTH (50' WIDE) AVENUE

H.A.E.L.

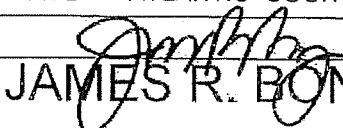
STATEMENT OF THE FEE PAID FOR MAKING THE SURVEY,
 I CERTIFY TO ITS ACCURACY (EXCEPT FOR SUCH EASEMENTS
 AS ARE LOCATED BELOW THE SURFACE OF THE LAND AND NOT
 AN INDUCEMENT FOR ANY INSURER OF TITLE TO INSURE THE
 EASEMENTS AND PREMISES SHOWN THEREON.

THE BUILDING OFFSET
 DISTANCES SHOWN WERE
 MEASURED FROM THE
 FINISHED SIDING.

EXISTING CONDITIONS SURVEY OF PROPERTY:

BLOCK 328 LOT 67.07

CITY OF MARGATE ATLANTIC COUNTY NEW JERSEY


JAMES R. BONEY
 PROFESSIONAL LAND SURVEYOR

DATE: 12-23-21

SCALE: 1"= 20'

DRN. BY: MJE

PROJ: 21-1657

REV:



CITY OF MARGATE CITY
ZONING PERMIT APPLICATION

Date Submitted: 2/4/2022
Zoning Permit # 22040-328-67.07
Zoning Control # 1548

ZONING REVIEW - FOR MUNICIPAL USE ONLY
Date Received by Zoning: 2/10/22
Condition/Comments: Need covered hot tub area with vinyl cover for entire hot tub
Authorization: Roger D. McLarnon, Zoning Officer
REVISIONS - FOR MUNICIPAL USE ONLY
PAYMENT - FOR MUNICIPAL USE ONLY
Paid: \$50.00
Check/Receipt #: 1512

FEES: PAYMENT IS DUE AT THE TIME A ZONING PERMIT IS SUBMITTED. Per § 175-42, the following fees apply:
New/Major* Construction Plan Review: \$300.00
All others (fences, sheds, signs, additions, etc.): \$50.00

A. IDENTIFICATION:
Subject Property - Address: 9408B Monmouth Ave Block: 328 Lot: 67.07
Applicant's Name: Alexander Sivert Phone: 609-289-6567
Address: 238 Sea Pine Ave EHT NJ 08234
E-mail Address: alex.as.pools@aol.com
Owner's Name: Ronald Raphael Phone: 215-880-9400
Address: 9408B Monmouth Ave Margate NJ 08402
E-mail Address: modernallure@gmail.com

- B. TYPE OF APPLICATION: Check all that apply.
New Construction
Addition/Alteration
Home Elevation*
Swimming Pool
Hot Tub/Spa
Deck/Porch
Shed
Garage
Generator
HVAC
Fence
Outdoor Shower Enclosure
Parking Area
Pavers
Sign
Ramp
Solar
Other:

Use of Property/Buildings - Existing: Proposed: Zoning District:
Has the proposed project been subject to an application to the Planning Board? Yes or No
Please attach the Board resolution and signed, approved plans. Date of Approval: Resolution #:

C. CERTIFICATION IN LIEU OF OATH:
I hereby certify that I have read this application, that the information provided is correct, and that I am the (authorized agent of) owner in fee of the property listed, as such hereby agree to comply with the applicable requirements of the Code of the City of Margate City, County of Atlantic and The State of New Jersey.
Applicant Signature: Date:

ALL ZONING PERMIT APPLICATIONS MUST BE SUBMITTED TO THE MARGATE CITY BUILDING DEPARTMENT LOCATED AT 9001 WINCHESTER AVENUE. PLEASE SUBMIT THE COMPLETED APPLICATION WITH A PLOT PLAN SHOWING LOT SIZE, EXISTING STRUCTURES AND PROPOSED STRUCTURES AS WELL AS PROPERTY LINE SETBACKS.



REFUSAL OF ZONING PERMIT
DEPARTMENT OF BUILDING INSPECTION
CITY OF MARGATE CITY

Date: 02/09/2022
Application #: 1548

To:
RAPHAEL, RONALD & CHARI
737 EASTWIND CIRCLE
DRESHER PA 19025

Receipt#:	
Check #:	1512
Amount collected	\$50.00

Your application for a permit to:
INSTALLATION OF INGROUND SWIMMING POOL

on the property at **9408B MONMOUTH AVE MARGATE Block : 328 Lot : 67.07**
has been denied for noncompliance with provisions of the City of Margate Land Use Ordinance for the following reasons:

- 1) MUST PROVIDE AMENDED SITE PLAN AS OPEN AREA COUNTED AS LANDSCAPE COVERAGE FOR ENTIRE SITE**

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from the Planning Board Administrator. It should be noted that under State Statute, notice of appeal of this decision must be filed with this office no later than twenty (20) days from the date of this notice.

If you have any technical questions about the items listed above, please contact the City of Margate Zoning Officer at [mclarnon_roger\(a\)margate-nj.com](mailto:mclarnon_roger(a)margate-nj.com). NOTE: All revisions must be submitted directly to the Building Department for processing.

Denied by: Roger D. McLarnon
Zoning Officer

CC: Roger D. McLarnon, Zoning Officer
G. James Galantino, Construction Code Official



CITY OF MARGATE CITY
ZONING PERMIT APPLICATION

Date Submitted: 2/4/2022
Zoning Permit # 22040-328-67.07
Zoning Control # 1548

ZONING REVIEW - FOR MUNICIPAL USE ONLY
Date Received by Zoning: 2/4/22
Condition/Comments: Need oversized lot plan for open area
Authorization: Roger D. McLarnon, Zoning Officer
REVISIONS - FOR MUNICIPAL USE ONLY
PAYMENT - FOR MUNICIPAL USE ONLY
Paid: \$500
Check/Receipt #: 1512
Date: 2/4/22
Clerk: Jena

FEES: PAYMENT IS DUE AT THE TIME A ZONING PERMIT IS SUBMITTED. Per § 175-42, the following fees apply:
New/Major* Construction Plan Review: \$300.00
All others (fences, sheds, signs, additions, etc.): \$50.00

A. IDENTIFICATION:

Subject Property - Address: 9408B Monmouth Ave Block: 328 Lot: 62.07
Applicant's Name: Alexander Swigert Phone: 609-289-6567
Address: 238 Sea Pine Ave EHT NJ 08234
E-mail Address: teri.as.pools@aol.com
Owner's Name: Ronald Raphael Phone: 215-880-9400
Address: 9408B Monmouth Ave Margate NJ 08402
E-mail Address: modernallouise@gmail.com

B. TYPE OF APPLICATION: Check all that apply-

- New Construction
Addition/Alteration
Home Elevation*
Swimming Pool
Hot Tub/Spa
Deck/Porch
Shed
Garage
Generator
HVAC
Fence
Outdoor Shower Enclosure
Parking Area
Pavers
Sign
Ramp
Solar
Other:

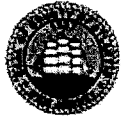
Use of Property/Buildings - Existing: Proposed: Zoning District:
Has the proposed project been subject to an application to the Planning Board? Yes or No
Please attach the Board resolution and signed, approved plans. Date of Approval: Resolution #:

C. CERTIFICATION IN LIEU OF OATH:

I hereby certify that I have read this application, that the information provided is correct, and that I am the (authorized agent of) owner in fee of the property listed, as such hereby agree to comply with the applicable requirements of the Code of the City of Margate City, County of Atlantic and The State of New Jersey.

Applicant Signature [Signature] Date

ALL ZONING PERMIT APPLICATIONS MUST BE SUBMITTED TO THE MARGATE CITY BUILDING DEPARTMENT LOCATED AT 9001 WINCHESTER AVENUE. PLEASE SUBMIT THE COMPLETED APPLICATION WITH A PLOT PLAN SHOWING LOT SIZE, EXISTING STRUCTURES AND PROPOSED STRUCTURES AS WELL AS PROPERTY LINE SETBACKS.



Atlantic County Document Summary Sheet



INST # 2021057993
 RECD 09/29/2021 VOL 15097
 RCPT # 1625902 RECD BY RC (5 PGS)
 CON \$555,000.00 RTF \$4,708.00
 EDWARD P. McGETTIGAN, COUNTY CLERK
 ATLANTIC COUNTY, NJ

ATLANTIC COUNTY CLERK
 5901 MAIN ST
 MAYS LANDING, NJ 08330

Return Name and Address

Surety Title Company, LLC
 1555 Zion Road
 Northfield, NJ 08225
 127899NF-01

Official Use Only

Submitting Company		Surety Title Company, LLC			
Document Date (mm/dd/yyyy)		08/25/2021			
Document Type		Deed			
No. of Pages of the Original Signed Document (Including the cover sheet)		5			
Consideration Amount (if applicable)		\$555,000.00			
First Party <i>(Grantor or Mortgagor or Assignor)</i> <i>(Enter up to five names)</i>	Name(s)	<i>Last Name First Name Middle Initial Suffix</i> <i>(or Company Name as written)</i>		Address (Optional)	
	Della Guardia, John R Della Guardia, M. Colette A.				
Second Party <i>(Grantee or Mortgagee or Assignee)</i> <i>(Enter up to five names)</i>	Name(s)	<i>Last Name First Name Middle Initial Suffix</i> <i>(or Company Name as written)</i>		Address (Optional)	
	Raphael, Ralph Raphael, Chari				
Parcel Information <i>(Enter up to three entries)</i>	Municipality	Block	Lot	Qualifier	Property Address
	City of Margate	328	67.07		9408B Monmouth Avenue Margate, NJ 08402
Reference Information <i>(Enter up to three entries)</i>	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date

DO NOT REMOVE THIS PAGE
 DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF ATLANTIC COUNTY FILING RECORD, RETAIN THIS PAGE FOR FUTURE REFERENCE.

127899 NFD1

DEED

Prepared By: **STEVEN M. ABRAMOFF, ESQUIRE**

This Deed is made on 8/24, 2021, *and delivered 8/25/21*

BETWEEN **JOHN R. DELLA GUARDIA and
M. COLETTE A. DELLA GUARDIA
Husband and Wife**

whose post office address is 11 Kings Court
Boothwyn, PA 19061

referred to as Grantor,

AND **RONALD RAPHAEL and CHARI RAPHAEL** ,

whose post office address is *Husband and wife*
737 Eastwind Circle
Dresher, PA 19025

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 **FIVE HUNDRED FIFTY-FIVE THOUSAND (\$555,000.00) DOLLARS**. The Grantor acknowledges receipt of this money.

Tax Map Reference. City of Margate, Block 328, Lot 67.07

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 John R. Della Guardia and M. Colette A. Della Guardia, husband and wife, by deed from Bernard Lipton and Shirley Lipton, married to each other, dated October 21, 1994, recorded October 25, 1994, in the Atlantic County Clerk's Office in Deed Book 5715, Page 107.

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.

Austin Fungell
Witness

John R. Della Guardia
JOHN R. DELLA GUARDIA

[Signature]
Witness

M. Colette A. Della Guardia
M. COLETTE A. DELLA GUARDIA

STATE OF Pennsylvania, COUNTY OF Delaware SS:

I CERTIFY that on AUGUST 24, 2021, JOHN R. DELLA GUARDIA and M. COLETTE A. DELLA GUARDIA 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 \$555,000.00 as the full and actual consideration paid or to be paid for the transfer of title.

Ashley Love Bailey
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
ASHLEY LOVE BAILEY - Notary Public
Delaware County
My Commission Expires Mar 27, 2022
Commission Number 1327915

Record & Return To:

SURETY TITLE
1555 ZION ROAD
NORTHFIELD, NJ 08225

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 127899NF-01

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

BEGINNING at a point lying 67.00 feet South of the Southerly line of Monmouth Avenue, (50.00 feet wide), and 137.34 feet East of Jefferson Avenue, (50 feet wide), when measured at right angles to both Streets respectively, and extending from said beginning point; thence

- 1. North 53 degrees 33 minutes 00 seconds East, parallel with Monmouth Avenue, distance of 49.16 feet; thence**
- 2. South 63 degrees 27 minutes 00 seconds East, parallel with Jefferson Avenue, a distance of 67.05 feet; thence**
- 3. South 53 degrees 33 minutes 00 seconds West, parallel with Monmouth Avenue, a distance of 49.16 feet; thence**
- 4. North 36 degrees 27 minutes 00 seconds West, parallel with Jefferson Avenue, and in part through a party wall, a distance of 67.05 feet to the point and place of BEGINNING.**

SUBJECT TO AND TOGETHER WITH a 24.00 foot wide easement for ingress, egress and utilities.

**FOR INFORMATIONAL PURPOSES ONLY:
BEING premises No. 9408B Monmouth Avenue.**

BEING Tax Block: 328, Tax Lot: 67.07

GIT/REP-1
(8-19)

State of New Jersey
Nonresident Seller's Tax Declaration

(Print or type)

Seller's Information

Name(s) **[Redacted]**
John R. Della Guardia and M. Colette A. Della Guardia, husband and wife
Current Street Address
11 King Court

City, Town, Post Office Boothwyn State PA ZIP Code 19061

Property Information

Block(s) 328 Lot(s) 67.07 Qualifier

Street Address
9408B Monmouth Avenue
City, Town, Post Office City of Margate State NJ ZIP Code 08402

Seller's Percentage of Ownership 100% Total Consideration \$555,000.00 Owner's Share of Consideration \$555,000.00 Closing Date 8/25/2021

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 may 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.

8/24/2021 Date

Signature (Seller)

8/24/2021 Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Indicate if Power of Attorney or Attorney in Fact

Cut Along Dotted Line



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

RECEIVED
FEB 01 2024
NDG LEGAL

James W. Manghan, CTA
Tax Assessor

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

Block: 328 Lot: 67.07
Location: 9408-B Monmouth Ave
Date: January 29, 2024

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

James W. Manghan, CTA
Tax Assessor

Your File No.: 12923-001

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

www.margate-nj.com

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
327 85.01	129 N ADAMS AVE	2	MILSTEIN, MARK 22 HONEY LOCUST COURT LAFAYETTE HILL, PA	19444
327 85.02	127 N ADAMS AVE	2	CONTI SR, ROBERT 127 N ADAMS AVE MARGATE, NJ	08402
327 85.03	125 N ADAMS AVE	2	KING-CAVALIER, JOANN M 510 TRINITY CHURCH CT BLUE BELL, PA	19422526
327 89	9312 MONMOUTH AVE	2	IANOALE, JOSEPH C 224 KENNEDY BLVD BELLMAWR, NJ	08031
327 407 C000A	113 N ADAMS AVE	2	KAPLAN JARED & ASHLEY 1030 OAK RIDGE DR BLUE BELL, PA	19422
327 407 C000B	111 N ADAMS AVE	2	GOLD, SIDNEY L & JOAN S 1600 ARCH STR #1612 PHILADELPHIA, PA	19103
327 411 C000A	115 N ADAMS AVE	2	AVELLINO, CARMINE 115 N ADAMS AVE #A MARGATE, NJ	08402
327 411 C000B	115 N ADAMS AVE	2	18TH STREET %MARIA LERNER 115 N ADAMS AVE UNIT B MARGATE, NJ	08402
327 413	117 N ADAMS AVE	2	BUEMI, CHRISTOPHER J & LISA RIOS- 3943 WREXHAM CT BENSALEM, PA	19020
327 415 C000A	119 N ADAMS AVE	2	TOMICH, MATTHEW J & LAUREN O'BRIEN 116 W MAPLE AVE MOORESTOWN, NJ	08057
327 415 C000B	119 N ADAMS AVE	2	O'BRIEN TRUST, ROBERT P & LINDA 15 FULTON DR MT LAUREL, NJ	08054
327 417 C0001	121 N ADAMS AVE	2	GLADWELL, GARY & ANNE VIDUNAS- 202 VERNON RD MORRISVILLE, PA	19067
327 417 C0002	121 N ADAMS AVE	2	GOLDMAN, CURTIS A & SANDRA L 6 WINDROSE CIRCLE DOYLESTOWN, PA	18901

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
328 67	9420A MONMOUTH AVE	2	WEISS, JILL D & RICHARD B 114 STALLION CIRCLE UPPER HOLLAND, PA	19053
328 67.01	9418A MONMOUTH AVE	2	DIDONATO, ALLEN A & JOANNE M 9 BOOTHBY DRIVE MT LAUREL, NJ	08054
328 67.02	9416A MONMOUTH AVE	2	FRIEL, ANNE 9416A MONMOUTH AVE MARGATE, NJ	08402
328 67.03	9414A MONMOUTH AVE	2	FLASTER, CHARLES I & HARRIET I 9414A MONMOUTH AVE MARGATE, NJ	08402
328 67.04	9412A MONMOUTH AVE	2	PAVLOW, DAVID & SUSAN 138 DORAL DRIVE BLUE BELL, PA	19422
328 67.05	9410A MONMOUTH AVE	2	KAPLAN, MARK JAY & SUSAN ELLEN 1747 RENAISSANCE BLVD YARDLEY, PA	19067
328 67.06	9408A MONMOUTH AVE	2	DISCOUNT, STUART & EDYE B 9408A MONMOUTH AVENUE MARGATE, NJ	08402
328 67.07	9408B MONMOUTH AVE	2	RAPHAEL, RONALD & CHARI 737 EASTWIND CIRCLE DRESHER, PA	19025
328 67.08	9410B MONMOUTH AVE	2	STAFFIN, ALVIN & ANDREA 13 AMARYLLIS LANE NEWTOWN, PA	18940
328 67.09	9412B MONMOUTH AVE	2	FELDMAN, ROSTISLAV & MARINA 3399 WOODLAND CIRCLE HUNTINGDON VALLEY, PA	19006
328 67.10	9414B MONMOUTH AVE	2	LAPIDES, BARRY 812 MANCHESTER DRIVE MAPLE GLEN, PA	19002
328 67.11	9416B MONMOUTH AVE	2	PRUSHINSKI, JOANN & SCOTT 1036 VALLEY CROSSING DR LITITZ, PA	17543
328 67.12	9418B MONMOUTH AVE	2	PALMIERI, PATRICIA 9418 B MONMOUTH AVE MARGATE, NJ	08402

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
328 67.13	9420B MONMOUTH AVE	2	MERCALDO, FREDERICK D & VIRGINIA N 1007 WILDE AVE DREXEL HILL, PA	19026
328 403	105 N JEFFERSON AVE	2	RUCKLE, JOHN B & DEBORAH 413 REITNOUR ROAD SPRING CITY, PA	19475
328 404 C000A	108 N ADAMS AVE	2	OSTACH, HERBERT & SANDRA 108 N ADAMS AVE #A MARGATE, NJ	08402
328 404 C000B	108 N ADAMS AVE	2	KELLEY, DANIEL E & ROBIN S 106 PENNSYLVANIA AVE BRYN MAWR, PA	19010
328 404 C000C	108 N ADAMS AVE	2	NOZZOLIO, JOSEPH B & ANNE D 108 N ADAMS AVE #C MARGATE, NJ	08402
328 404 C000D	108 N ADAMS AVE	2	MOODY, LARRY F & MARGARET ELIA 2446 SKYVIEW AVE LANGHORNE, PA	19053
328 405 C0001	111 N JEFFERSON AVE	2	PAUSON, ANDREW & ANDREA 3213 AYR LANE DRESHER, PA	19025
328 405 C0002	111 N JEFFERSON AVE	2	FRANKS, DONNA & CRAIG 111 N JEFFERSON AVE #2 MARGATE, NJ	08402
328 405 C0003	111 N JEFFERSON AVE	2	PERCASSI, JENNIFER & FOX, KEITH E 308 N CHURCH STREET WEST CHESTER, PA	19380
328 409	115 N JEFFERSON AVE	2	QUINN, JOS T & KLEES, ALMA SEMON 2247 CHARLES ST GLENVIEW, PA	19038
328 410 C000A	114 N ADAMS AVE	2	SILVER, ROBERT & ZAIDMAN, JANIS 440 ROARKS TRAIL WARMINSTER, PA	18974
328 410 C000B	114 N ADAMS AVE 410	2	JAFFE, BRIAN SHANE & GERI D 2928 HAMILTON CT BENSALEM, PA	19020
328 412	116 N ADAMS AVE 414	2	ADAMS, JOHN & MARYANN 116 N ADAMS AVE MARGATE, NJ	08402

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
328 413 C0001	117 N JEFFERSON AVE	2	HOFFMAN, KENNETH S & SHERRI L 3114 BEACHVIEW LANE PHILADELPHIA, PA	19125
328 413 C0002	117 N JEFFERSON AVE	2	LEVINSON, BRIAN & STEPHANIE 105 INVERRARY DRIVE BLUE BELL, PA	19422
328 413 C0003	117 N JEFFERSON AVE	2	RUTMAN, ABE 89102 SPRUCE POND CIRCLE PLAINVIEW, NY	11803
328 415 C000A	119 N JEFFERSON AVE	2	GORDON, GREGORY R & ROBERTA M 22 BRIDLE PATH HOLLAND, PA	18966
328 415 C000B	119 N JEFFERSON AVE	2	TRAVAGLINE, JOSEPH T & MICHELLE D 119 N JEFFERSON AVE B MARGATE, NJ	08402
328 415 C000C	119 N JEFFERSON AVE	2	MAGNER, DENNIS & KATHLEEN 119 N JEFFERSON AVE MARGATE, NJ	08402
328 415 C000D	119 N JEFFERSON AVE	2	COHEN, MARK M & KAREN L 15 AZALEA CIRCLE LAFAYETTE HILL, PA	19444
328 418 C000A	122 N ADAMS AVE	2	COMETZ, ROSALIE 122 N ADAMS AVE #A MARGATE, NJ	08402
328 418 C000B	122 N ADAMS AVE	2	122 N ADAMS AVE CO 14 MAGNOLIA CT HAMMONTON, NJ	08037
329 59.A	128-A N JEFFERSON AVE	2	WIENER & COMPANY, INC #314 1636 N CEDAR CREST BLVD ALLEN TOWN, PA	18104
329 59.B	128-B N JEFFERSON AVE	2	NORTON, CHRISTOPHER L & BRITTANY M 4584 RIVERSIDE WAY PHILADELPHIA, PA	19127
329 61.A	126-A N JEFFERSON AVE	2	GUARDJANI, DIANE & STEVEN 3178 DENFIELD PL PHILADELPHIA, PA	19145
329 61.B	126-B N JEFFERSON AVE	2	MANTELL TRUST, MARTIN & CELIA 220 DOVER GREEN STATEN ISLAND, NJ	10312

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
329 414 C000A	118 N JEFFERSON AVE	2	RAJAGOPALAN, D & KADABA L S 30 RIDGEVIEW RD NEWTOWN SQUARE, PA	19073
329 414 C000B	118 N JEFFERSON AVE	2	WAINWRIGHT II, RICHARD C & KRISTINA 130 HORSESHOE LANE NORTH WALES, PA	19454
329 416	120 N JEFFERSON AVE	2	ASHENBRENER, COLEEN M 120 N JEFFERSON AVE MARGATE, NJ 08402	19124
329 420	124 N JEFFERSON AVE	2	WEXLER, JERRY & AMY 48 HOPE RD HOLLAND, PA	18966
427.02 88	9317 MONMOUTH AVE	2	WILLIAMS TRUST, PATRICIA A 76 SARATOGA RD STRATFORD, NJ	08084
427.02 90 C000A	9315 MONMOUTH AVE	2	PINTO, MICHAELANGELO A & JACQUELINE 222 LAKE TERRACE HAMMONTON, NJ	08037
427.02 90 C000B	9315 MONMOUTH AVE	2	DURAN, ANTHONY J & MICHELLE T 102 CHARLESTOWN HUNT DR PHOENIXVILLE, PA	19460
428 66.01	201A N JEFFERSON AVE	2	BELL, JASON & MICHELLE 6 GABRIELLE CIRCLE WOOLWICH TWP, NJ	08085
428 66.02	201B N JEFFERSON AVE	2	CURTIS, JONATHAN A & JUDITH M 2 RICHLAND DRIVE MT LAUREL, NJ	08054
428 70 C000A	9415 MONMOUTH AVE	2	WAGMAN, ALAN & HARA 65 DALTON WAY HOLLAND, PA	18966
428 70 C000B	9415 MONMOUTH AVE	2	DORFMAN, JERRY A & ABBE L 12586 KETTLE RIVER PASS BOYNTON BEACH, FL	33473
428 78 C00A	9409 MONMOUTH AVE	2	BEAUCHAMP, GAIL 30885 AL JAN DRIVE LAUREL, DE	19956
428 78 C00B	9409 MONMOUTH AVE	2	DRAPER, MICHAEL S & KATHLEEN 9409 MONMOUTH AVE, UNIT B MARGATE, NJ	08402

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
428 78 C00C	9409 MONMOUTH AVE	2	DETTITO, ANTHONY & JOANNE 9409 MONMOUTH AVE #C MARGATE, NJ	08402
428 82.01	204 N ADAMS AVE	2	KELLNER, MARIA P & FRIDY, SCOTT W 231 PAPERBIRCH DR COLLEGEVILLE, PA	19426
428 82.02	202 N ADAMS AVE	2	HOHENSTEIN, JASON S & AMANDA 15 PLEASANT DR MT LAUREL, NJ	08054

CONDO ASSOCIATIONS TO BE NOTIFIED WITH TAXLIST

BEACON CONDO ASSOCIATION
THOMPSON REALTY
1613 ATLANTIC AVE
ATLANTIC CITY, NJ 08401
BLOCK: 328 LOT: 422

MONMOUTH CONDO ASSOCIATION
B. FATTORE
9411 MONMOUTH AVE
MARGATE, NJ 08402
BLOCK: 428 LOT: 74

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.....73

Google Maps 9411 Monmouth Ave

Margate City, New Jersey

Google Street View

Sep 2023

See more dates



Image capture: Sep 2023 © 2024 Google

