

March 2, 2020

Via Hand Delivery

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

Re: Walter (Matt) Skilton and Molly Skilton
9515 Winchester Avenue (Unit A)
Block 329, Lot 52.01 Qualifier CA
Margate, New Jersey
Our File No.: 12342-1

Dear Ms. Accardi:

Please be advised that I represent Mr. & Mrs. Walter and Molly Skilton, the new owners of the above-referenced property which they purchased in the summer of 2019. As you may be aware, the subject property is one of the three condominiums located in the MAD-WIN Condominium Association which is on the corner of Madison and Winchester Avenues in the City of Margate. The project is in the MF-Zoning District, and approximately four years ago the other two-unit property owners filed for certain variance relief to construct slightly larger decks off the front of their homes as they face Winchester Avenue.

At that time, the property owner who eventually sold the unit to Mr. & Mrs. Skilton did not wish to build the larger decks.

Four years later, Mr. & Mrs. Skilton were so impressed with the work that was done along the Winchester Avenue units, that they wish to construct the same deck extension on their single unit that faces Madison Avenue.

The subject application requires variance relief for setbacks to the new proposed deck and for landscaping coverage.

In support of the proposed application, I submit the following for Planning Board's review:

1. An original and seventeen (17) copies of the City of Margate Planning Board Application and Variance Application Checklist;

2. Eighteen (18) copies of the completed Staff Committee Application and Action Report;
3. Eighteen (18) signed and sealed copies of architectural plans prepared by Peter C. Weiss, Architect, dated December 26, 2020 consisting of one (1) sheet;
4. Eighteen (18) copies of the property survey prepared by Daniel J. Ponzio, Sr., dated November 22, 2019 consisting of one (1) sheet;
5. One (1) copy of the 200' Property Owners' List from the City of Margate;
6. One (1) copy of the Deed for the subject property; and
7. One (1) original Certification of paid water, sewer and taxes.

Finally, attached is a check payable to the City of Margate in the amount of \$250.00 which represents the application filing fee.

Should you have any further questions or concerns relating to this application, or should you require any further information from my office prior to the date of the Planning Board meeting, please do not hesitate to contact me. I will, of course, provide the appropriate public notices and publications in accordance with New Jersey Municipal Land Use Law prior to the Planning Board meeting on March 26, 2020.

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

Very truly yours,

NEHMAD PERILLO DAVIS & GOLDSTEIN, P.C.

BY: 

ERIC S. GOLDSTEIN

ESG:ch

Enclosures

- c. Matthew Skilton (Via E-mail)
Peter C. Weiss, Architect (Via E-mail)

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. Date of Application: March 3, 2020

2. Zoning District:

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

3. Subject Parcel:

Street Address(es) 9515 Winchester Avenue (Unit A)
 Block Number 329 Lot No(s) 52.01 - Qual A
 Total Area (in square feet) 5,625'
 Frontage: 90' (Winchester)
 Depth: 62.5' (Madison)

4. Information about the Applicant:

Full name(s) Walter (Matt) Skilton and Molly Skilton
 If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

 Local Residence Address _____ Zip _____
 Other Residence Address 303 A. Brown Street, Philadelphia, PA Zip 19123
 Business Address _____ Zip _____
 Phone Number(s) (include area code);
 Email Address miskilton78@hotmail.com
 Business _____ Fax _____ Cell Phone 267-664-6247

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 July 30, 2019

By other interest in law (describe):

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

Name(s) N/A

Address _____

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

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

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

8. Application Made To: Planning Board Other

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

Attorney: Name Eric S. Goldstein, Esq. Phone 609-927-1177
 Address Nehmad Perillo & Davis, PC, 4030 Ocean Heights Ave., EHT, NJ 08234
 Fax 609-926-9721 Cell _____ Email egoldstein@npdlaw.com

Architect: Name Peter C. Weiss, Architect Phone 609-822-9616
 Address 101 N. Washington Ave., Suite 8, Margate, NJ 08402
 Fax _____ Cell _____ Email _____

Engineer: Name Arthur W. Ponzio Co. & Associates, Inc. Phone 609-344-8194
 Address 400 N. Dover Ave., Atlantic City, NJ 08401
 Fax _____ Cell _____ Email _____

Preparer of Subdivision or Site Plan (if different from above)
 Name _____ Phone _____
 Address _____
 Fax _____ Cell _____

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

<p>10. If Site Plan Action is Required:</p> <p>-What is the present use of the site and building(s)?</p> <p style="text-align: center;">N/A</p> <hr/> <hr/> <p>-How will this be changed?</p> <hr/> <hr/> <hr/>	<p>11. If Subdivision Action is Required:</p> <p>-After conferring with the City Tax Assessor, provide lot numbers of new lot(s), dimensions, and area of each: (use extra pages, if necessary)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Lot No(s)</td> <td style="width: 33%;">Dimension(s)</td> <td style="width: 33%;">Area(s)</td> </tr> <tr> <td>N/A</td> <td style="text-align: center;">x</td> <td style="text-align: right;">S.F.</td> </tr> <tr> <td></td> <td style="text-align: center;">x</td> <td style="text-align: right;">S.F.</td> </tr> <tr> <td></td> <td style="text-align: center;">x</td> <td style="text-align: right;">S.F.</td> </tr> </table> <p>-Purpose of the Subdivision</p> <p><input type="checkbox"/> To sell lot(s)</p> <p><input type="checkbox"/> To build and sell homes (or other buildings)</p> <p><input type="checkbox"/> Other (please explain): _____</p>	Lot No(s)	Dimension(s)	Area(s)	N/A	x	S.F.		x	S.F.		x	S.F.
Lot No(s)	Dimension(s)	Area(s)											
N/A	x	S.F.											
	x	S.F.											
	x	S.F.											

12. If Variances are Required:

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

-Current use of lot(s) and building(s): Three unit condominium development.

-Proposed use: Same, but with the enlargement of one deck that faces Madison Ave.

-If a "D" or "Use" Variance is required, please explain: _____

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

Variance	Requirement of District	Present Condition	Proposed Condition
Front Yard (Madison Deck)	8.9'	10.1'	5.1'
Landscape Area	35'	28'	28'
Front Yard Landscape Area (Madison)	60%	54%	49%

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".

Previously, the other two unit owners within the condominium building constructed the exact same decks facing Winchester Avenue.

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

Site Plan:

Subdivision:

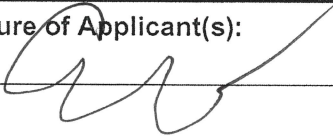
Other:

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

Previously, the owners of the two other units (of the three unit Condominium Association) within the MAD-WIN Commons Condominium Association applied for and obtained certain variance relief to enlarge the existing decks off of their first and second floor in the exact same manner being proposed by Mr. & Mrs. Skilton, although the Skilton property faces Madison Avenue.

Presently, the new owner of the unit which faces Madison Avenue (property was purchased in July 2019) which is to perform the exact same work along the Madison Avenue side of the building as was previously performed along the Winchester Avenue side of the building. The construction along the Winchester Avenue side of the building was seamless, and the finished product greatly enhances the streetscape along the Winchester Avenue corridor. The variances necessary for front yard setback to the deck along Madison Avenue and overall landscaped area and front yard landscaped area along Madison Avenue are de minimis in nature, and the aesthetic enhancements to the structure along Madison Avenue are substantial in nature and will not have any negative impact on any other property owner, or upon the Zone Plan of the City of Margate or the New Jersey Municipal Land Use Law.

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



Date March 3, 2020

Date _____

17. **This space for Board Administrator:**

-Staff Committee action took place

2/19/2020 and case assigned to the Planning Board for 3/24/2020 or

-This application received by the Planning Board Administrator on

March 4, 2020

By: Palma Accardi

18. **Notarized Statement by Applicant:**

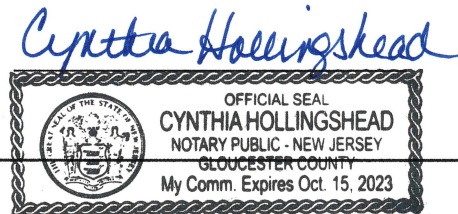
State of New Jersey } ss.

County of Atlantic }

Eric Goldstein, Esq., being duly

sworn according to law, deposes and says, that the statements contained in the above application and the statements contained in the papers submitted herewith are true.

Sworn to and subscribed before me this 3rd day of March, 2020.



Corporate Disclosure Form

(Corporation Name)

IN THE MATTER OF THE: MARGATE CITY PLANNING BOARD

APPLICATION OF _____
(print applicant name)

Property Location

Block () Lot ()

_____, of full age, hereby certified the following factual information:
(print applicant name)

- I am authorized to file this Certification on behalf of _____ the
(print corporation name)
owner of the property, which is the subject of this application.
- _____ is a _____ corporation organized
(print corporation name) (style of)
pursuant to the laws of the State of _____.
- The names and addresses of all persons having a 10% or greater ownership interest in
(print corporation name) are as follows:
 - _____
 - _____
 - _____
- There are no other persons or entities having a 10% or greater interest in

(print corporation name)

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

(signature)

(print name)

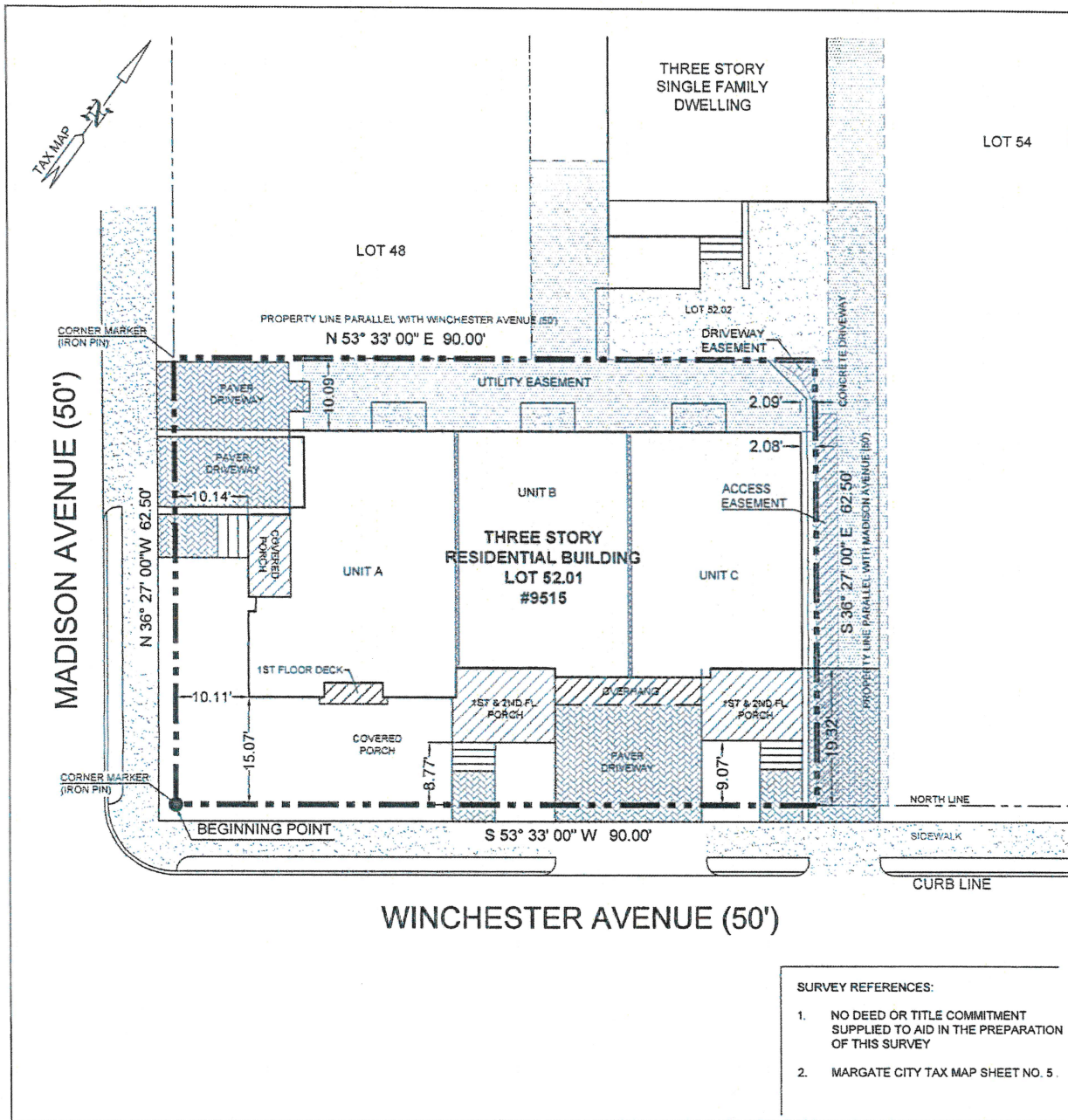
(title)

Dated: ()

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.	 xx N/A xx	 xx xx
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.	N/A	
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.	xx xx 3 NO NO	
4.	Ten (10) folded copies of a plot plan, map or survey.		
	Checklist prepared by: <u>ERIC S. GOLDSTEIN</u> Checklist reviewed by City: _____ Application found complete on: _____ Application found incomplete on: _____	Date: <u>3/2/2020</u> _____ Date: _____	



- SURVEY REFERENCES:**
1. NO DEED OR TITLE COMMITMENT SUPPLIED TO AID IN THE PREPARATION OF THIS SURVEY
 2. MARGATE CITY TAX MAP SHEET NO. 5

PROPERTY SURVEY

CITY OF MARGATE
 BLOCK 329 LOT 52.01
 ATLANTIC COUNTY, NEW JERSEY

1. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 6,250 SF.
2. PERMANENT MARKERS HAVE NOT BEEN SET.
3. OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
4. THIS PROPERTY IS SUBJECT TO 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.
5. SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.
6. THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
7. THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
8. THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

TO: MATT SKILTON

DANIEL J. PONZIO, SR.
 PROFESSIONAL LAND SURVEYOR N.J. NO. GS37603

ARTHUR W. PONZIO CO.
& ASSOCIATES
 SURVEYING-ENGINEERING-PLANNING



400 NORTH DOVER AVENUE
 ATLANTIC CITY, NEW JERSEY 08401
 PHONE (609) 344-8194 FAX (609) 344-1594
 NEW JERSEY AUTH. NO.: 24GA28001300

DATE: 11/22/19

SCALE: 1" = 15'

DRAWN BY: B. DANIELS

PROJECT NO.: 34956



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

Block	Lot	Applicant Name
329	52.01	Walter M Skilton
District		Address of Subject Application
MF		9515 Winchester Avenue Unit A

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

Your submittal was considered at the Staff Committee meeting of Wednesday, February 19, 2020

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

Staff committee reviewed the application and agreed with the variances being requested and that possibly others may be identified.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, March 26, 2020

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

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

to scale survey required, checklist required.

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: 1-13

You must also comply with the more detailed requirements of the Margate City Land Development Ordinance.

In order for you to be able to appear on the Board Agenda as per the above date, all application material must be submitted by 11:00am, Wednesday, March 04, 2020

Palma Accardi
Planning Board Administrator
Wednesday, February 19, 2020

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

By Board Administrator Or Zoning Official	Application Received:	Initial:
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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: January 14, 2020
2. Submitted by – Name: Walter M. (Matthew) Skilton Phone No.: 267-664-6247
Address: 303 A. Brown Street, Philadelphia, PA 19123
Email Address: mskilton78@hotmail.com

3. If the party submitting this form is other than the potential Applicant for Board action (attorney, architect, builder, engineer, etc.), then who would the APPLICANT be?

Name: Eric S. Goldstein, Esquire Phone No.: 609-927-1177
Address: Nehmad Perillo Davis & Goldstein, P.C., 4030 Ocean Heights Ave., Egg Harbor Twp., NJ 08234
Email Address: egoldstein@npdlaw.com

4. The applicant would be (Check one): Owner Renter: _____
Buyer under Agreement of Sale _____ Other: _____

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

Name: Walter (Matthew) Skilton Phone No.: 267-664-6247
Address: 303 A. Brown Street, Philadelphia, PA 19123

6. Proposed Action is Located as Follows: Street Address: <u>9515 Winchester Ave., Unit A</u> Block: <u>329</u> Lot(s): <u>52.01(A)</u> Zoning District: <u>MF</u>
--

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

The subject property is a recently constructed three unit condominium on the corner of Madison and Winchester Avenues. On the Winchester Avenue side, the two property owners have previously obtained the exact same variance that the currently property owner is seeking for the enlargement of his porch and deck. Units B & C are finished. The owner of Unit A now wishes to perform the exact same work at his unit as the unit owners B & C previously performed on their units.

8. Answer the following as to:	Existing Condition	Proposed Condition
a. Size and dimension of lot	90 x 62.5	Same
b. Size, dimensions of buildings	2-1/2 story condominium	Same
c. Height of bldgs. (feet)	26' 8-1/2" over base flood elevation 13	Same
d. Height of bldgs. (stories)	2-1/2	Same
e. % of coverage on land	46%	Same
f. Front yard setback	8.9 to porch	5.1 to porch
g. Rear yard setback	N/A	N/A
h. Side yard setbacks	10.1/15.1	Same

9. According to the Administrative Regulations, a scaled drawing must accompany this Application. If available, a survey would be appreciated. In addition, use this space to provide a detailed narrative description of the proposed action. Attach additional paper, if necessary:

(THIS SECTION MUST BE COMPLETED)

The applicant owns Unit A in the condominium complex located at the corner of Madison and Winchester Avenues. Applicant proposes to enlarge the existing first and second floor decks 5-feet each toward Winchester Avenue. The original construction of the complex included first and second floor decks for each unit, which are barely enough for an upright chair. The expansion of the decks will trigger variances for front yard setbacks for the decks only, as no additional expansion of the principal structure is proposed. No other additional construction work is proposed as part of this application.

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

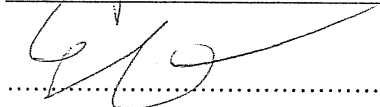
Subdivision
 C-Variance(s)
 D-(Use) Variance
 Site Plan
 Conditional Use Permit
 Other

11. Which variances are needed, if any?

Front yard setback to porch, landscape area and possibly others.

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: Yes, variance granted

for Units B & C to perform the same construction work in January, 2016.



Eric S. Goldstein

Signature of Submitting Party

Print or Type Name



Atlantic County Document Summary Sheet



INST # 2019041080
 RECD 08/16/2019 VOL 14651
 RCPT # 1492119 RECD BY TM (5 PGS)
 CDN \$630,000.00 RTF \$5,503.00
 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
 85432NF-01

Official Use Only

Submitting Company		Surety Title Company, LLC			
Document Date (mm/dd/yyyy)		08/02/2019			
Document Type		Deed			
No. of Pages of the Original Signed Document (Including the cover sheet)		5			
Consideration Amount (if applicable)		\$630,000.00			
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)	
	Seidel, Ilene Seidel, Jeffrey				
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)	
	Skilton, Walter M. Skilton, Molly				
Parcel Information <i>(Enter up to three entries)</i>	Municipality	Block	Lot	Qualifier	Property Address
	City of Margate	329	5291 C000A		9515 Winchester Avenue Unit A 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.

85432 NF

DEED

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

This Deed is made on July 30, 2019, and delivered on August 2, 2019

BETWEEN **ILENE SEIDEL and JEFFREY SEIDEL**
Wife and Husband

whose post office address is 11 Cathleen Dr. Richboro PA 18954

referred to as Grantor,

AND **WALTER M. SKILTON and MOLLY SKILTON, H/W**

whose post office address is 303A Brown Street
Philadelphia PA 19123

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 **SIX HUNDRED THIRTY THOUSAND (\$630,000.00) DOLLARS**. The Grantor acknowledges receipt of this money.

Tax Map Reference. City of Margate, Block 329, Lot 52.01 C000A

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:

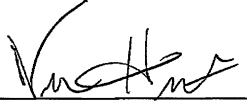
SEE ATTACHED LEGAL DESCRIPTION

BEING THE SAME LAND AND PREMISES granted and conveyed to Ilene Seidel and Jeffrey Seidel, wife and husband, as tenants by the entireties, by Quit Claim Deed from Ilene Seidel, a married woman, joined by her spouse, Jeffrey Seidel, dated September 5, 2012, recorded October 2, 2012, in the Atlantic County Clerk's Office in Book 13490, as Instrument No. 2012058811.

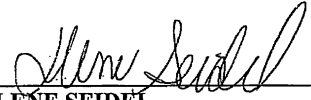
PREVIOUSLY BEING THE SAME LAND AND PREMISES granted and conveyed to Ilene Seidel, by deed from Yiota Holdings, LLC, dated December 30, 2010, recorded January 5, 2011, in the Atlantic County Clerk's Office in Book 13242, as Instrument No. 2011000610.

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

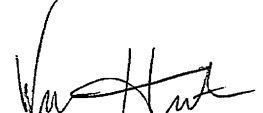
Signatures. The Grantor signs this Deed as of the date notarized below.



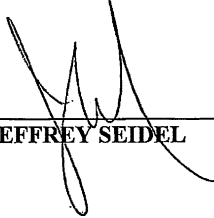
Witness



ILENE SEIDEL



Witness



JEFFREY SEIDEL

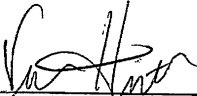
STATE OF Pennsylvania, COUNTY OF Bucks SS:

I CERTIFY that on July 30th, 2019, **ILENE SEIDEL and JEFFREY SEIDEL** 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 \$630,000.00 as the full and actual consideration paid or to be paid for the transfer of title.

Commonwealth of Pennsylvania - Notary Seal
Vivian Hunter, Notary Public
Bucks County
My commission expires October 24, 2022
Commission number 1286438

NOTARY PUBLIC Association of Notaries



Notary Public - Vivian Hunter
Commonwealth of PA
My commission expires 10/24/22

Record & Return To:

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

854321701

EXHIBIT "A"

LEGAL DESCRIPTION

File No: 85432NF-01

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

And other appurtenances thereto, in fee simple, subject to the provisions of the New Jersey Condominium Act (R.S. 46:8B-1 et seq.) as amended and to the provisions of that certain Master Deed of Madwin Commons Condominium, a Condominium, dated and recorded in the Office of the Register of Deeds of Atlantic County on 12/8/2010 in Instrument No. 2010072433, which real property is more particularly described as Unit No. A of said Condominium, together with other appurtenances to said Unit, which Unit and appurtenances have been more specifically defined in the Master Deed and including an undivided 36.26834 % fee interest in the general common elements of said Condominium appurtenant to said Unit, which Unit and appurtenant general common elements have been more specifically defined in the Master Deed and depicted on certain exhibits thereto.

BEING premises No. 9515 Winchester Avenue, Unit A .

Block: 329, Lot: 52.01 (C000A)

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Commitment for Title Insurance
Adopted 08-01-2016 Technical Corrections 04-02-2018

NEW JERSEY LAND TITLE
INSURANCE RATING BUREAU

NJRB 3-09
Last Revised: 7/1/18



State of New Jersey
NONRESIDENT SELLER'S TAX DECLARATION

GIT/REP-1
 (09-18)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)
 Ilene Seidel and Jeffrey Seidel, wife and husband

Current Street Address:
 11 Cathleen Drive

City, Town, Post Office Box Richboro	State PA	Zip Code 18954
---	-------------	-------------------

PROPERTY INFORMATION

Block(s) 329	Lot(s) 520 C000A	Qualifier
-----------------	---------------------	-----------

Street Address:
 9515 Winchester Avenue Unit A

City, Town, Post Office Box City of Margate,	State NJ	Zip Code 08402
---	-------------	-------------------

Seller's Percentage of Ownership 100%	Total Consideration \$630,000.00	Owners Share of Consideration \$630,000.00	Closing Date 8/2/2019
---	-------------------------------------	---	--------------------------

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 sellers(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

7/30/19
 Date
7-30-19
 Date

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



Office of The Tax Assessor

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

James W. Manghan, CTA

RECEIVED

FEB 24 2020

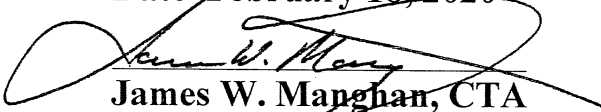
REMOVED PER 100 04.13.17 BY 100 08787

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

Block 329 Lot 52.01 C000A

Location 9515 Winchester Ave.

Date February 18, 2020


James W. Manghan, CTA
Tax Assessor

Your File No.: 12342-1

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

ADJACENT PROPERTY LISTING
 TAXING DISTRICT 16 MARGATE CITY

APPLICANT: 9515 Winchester Ave. 2-18-20
 COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
229 57	9504 WINCHESTER AVE	2	RICCI, JOSEPH P & FLORENCE 1 EVERINGTON ROAD MARLTON, NJ 08053
229 59	9502 WINCHESTER AVE	2	RICCI, DAVID M & RICCI-LEFEBVRE, R 46 E MAPLE AVE MOORESTOWN, NJ 08057
229 61	9500 WINCHESTER AVE	2	BYRNE, MATTHEW G & JOAN M 227 NESHAMING ROAD CROYDON, PA 19021
229 315 C000A	19-21 N MADISON AVE	2	STERN, LOUIS & SUSAN 19 N MADISON AVENUE MARGATE, NJ 08402
229 315 C000B	19-21 N MADISON AVE	2	CANTWELL, LAWRENCE & ANN 403 PROVIDENCE DRIVE MOORESTOWN, NJ 08057
229 316	18-20 N JEFFERSON AVE	2	CACCIATORE SEASHORE TRUST, %L STAUFF 9652 BERWOOD ST PHILADELPHIA, PA 19115
229 322	24 N JEFFERSON AVE	2	MARQUES, J M & C F & SORTINO, C I & J J 315 VALLEY RD CLARK, NJ 07066
229 324	26 N JEFFERSON AVE	2	FRYE, JAMES 26 N JEFFERSON AVE MARGATE, NJ 08402
230 33	9612 WINCHESTER AVE	2	GARAY, JOHN 9612 WINCHESTER AVE MARGATE, NJ 08402
230 37	9606 WINCHESTER AVE	2	DOLINSKY, NEIL & SHARI L 9 SILVER MAPLE DR DOYLESTOWN, PA 18901
230 41	24 N MADISON AVE	2	ERRICHETTI, ROBERT & VIRGINIA 134 S MANSFIELD BLVD CHERRY HILL, NJ 08034
230 43	26 N MADISON AVE	2	ZRADA, STEPHEN E & FERN B 221 COUNTRY CLUB DR MOORESTOWN, NJ 08057
230 318 C000A	20 N MADISON AVE	2	GENKIN, MARIAN & BARRY 100 ST GEORGES RD #G-3 ARDMORE, PA 19003
230 318 C000B	20 N MADISON AVE	2	KLEINER, WENDY R 52 BROWNSTONE DRIVE EAST NORRITON, PA 19401
329 48	103 N MADISON AVE	2	SPARTA, JOHN A & HELEN M 103 N MADISON AVE MARGATE, NJ 08402
329 52.01 C000A	9515 WINCHESTER AVE 46,52	2	SKILTON, WALTER M & MOLLY 303A BROWN ST PHILADELPHIA, PA 19123
329 52.01 C000B	9515 WINCHESTER AVE 46,52	2	LIPNER, JONATHAN & MARCY 319 WHITEMARSH DRIVE FLOURTOWNM PA 19031
329 52.02	9513 WINCHESTER AVE 46,52	2	COFFEY, TIMOTHY F & LORI MARCUS 686 CHERRYDALE DRIVE LAFAYETTE HILL, PA 19444

ADJACENT PROPERTY LISTING
 TAXING DISTRICT 16 MARGATE CITY

APPLICANT: 9515 Winchester Ave. 2-18-20
 COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
329 54	9511 WINCHESTER AVE	2	COLMAN, TONAGEE 604 N SOMERSE AVE VENTNOR, NJ	08406
329 60	9505 WINCHESTER AVE	2	GEANEOTES WINCHESTER LLC 6850 STELLA CIRCLE COOPERSBURG, PA	18036
329 62	102 N JEFFERSON AVE	2	FURGIONE, DENNIS 100 N JEFFERSON AVE MARGATE, NJ	08402
329 64	104 N JEFFERSON AVE	2	GIAMPORCARO, VINCENT & JANE 510 FERN AVENUE CHERRY HILL, NJ	08034
329 401	105 N MADISON AVE	2	REINER, FRANK E & LAURA A 577 GODSHALL ROAD TELFORD, PA	18969
329 402 C000A	106 N JEFFERSON AVE	2	ZUCKER, JORDAN CRAIG & GABRIELLE ROSE 34 SOUTHWOOD DR CHERRY HILL, NJ	08002
329 402 C000B	106 N JEFFERSON AVE	2	DUBIN, MICHAEL F & ANDREA B 709 KING OF PRUSSIA RD RADNOR, PA	19087
329 403	107 N MADISON AVE	2	TROPEA, L, CAPETOLA, M & SQUILLACE, G 107 N MADISON AVE MARGATE, NJ	08402
329 406 C000A	110 N JEFFERSON AVE	2	HELLINGER, STEVEN & FERN 74 FIVE PONDS CIRCLE WARMINSTER, PA	18974
329 406 C000B	110 N JEFFERSON AVE	2	LASKY, TODD A & JAMIE Z 415 RGHTERS MILL ROAD PENN VALLEY, PA	19072
329 407 C0001	111 N MADISON AVE	2	CUTLER, ADAM B & WENDY 841 FAIRVILLE ROAD CHADDS FORD, PA	19317
329 407 C0002	111 N MADISON AVE	2	MC DONALD, JOSEPH & TRACI 111 N MADISON AVE #2 MARGATE, NJ	08402
329 407 C0003	111 N MADISON AVE	2	HERRON, JOHN R 111 N MADISON AVE MARGATE, NJ	08402
329 409 C0001	113 N MADISON AVE 411	2	COMERICA BANK & TRUST - MAREN PELOSI 55 MADISON AVE, STE 400 MORRISTOWN, NJ	07960
329 409 C0002	113 N MADISON AVE 411	2	BEGLEITER TRUST, DIANE 6561 LANDINGS CT BOCA RATON, FL	33496
329 409 C0003	113 N MADISON AVE 411	2	BARNET, MICHAEL & DEBRA PO BOX 3212 MARGATE, NJ	08402
329 412 C000A	114-116 N JEFFERSON AVE	2	TALVACCHIA, JOSEPH & KATHLEEN 410 LAUREL CREEK BLVD MOORESTOWN, NJ	08057
329 412 C000B	114-116 N JEFFERSON AVE	2	STAROMINSKY, DIMITRY & TAISIYA 172 GLENIFFER HILL RD RICHBORO, PA	18954

ADJACENT PROPERTY LISTING
 TAXING DISTRICT 16 MARGATE CITY

APPLICANT: 9515 Winchester Ave 2-18-20
 COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
329 412 C000C	114-116 N JEFFERSON AVE	2	CHUD, SHELDON & PHYLLIS 2677 FOXGLOVE LANE PHILADELPHIA, PA	19116
329 412 C000D	114-116 N JEFFERSON AVE	2	KISZKA, ROBERT & MARTA 5 OLD CABIN RD NEWTOWN PA	18940
330 34.01 C000A	9611 WINCHESTER AVE	2	STACY, BRIAN L & BEVERLY A 76 ENGERT AVE #8B BROOKLYN, NY	11222
330 34.01 C000B	9611 WINCHESTER AVE	2	ZILBERMAN, MAXIM & LILIAN 64 NELSON DRIVE CHURCHVILLE, PA	18966
330 34.02 C000A	9609 WINCHESTER AVE	2	LASKE, DOUGLAS W & RITA ANN 117 MINFFORD ROAD BALA CYNWYD, PA	19004
330 34.02 C000B	9609 WINCHESTER AVE	2	FUSARO, MARIO V & BECKWITH, CHRISTINE A 44 MILBURN ST APT 2108 BRONXVILE, NY	10708
330 34.03 C000A	9607 WINCHESTER AVE	2	RINGOLD, MICHAEL S & DEBORAH 10 CARRIAGE HOUSE CT CHERRY HILL, NJ	08003
330 34.03 C000B	9607 WINCHESTER AVE	2	GIBBONS, FREDERIC & KAREN 1551 E COBBLESTONE CIRCLE WARRINGTON, PA	18976
330 42	100 N MADISON AVE	2	DEL PRETE, DINO, ROSALIE & BARBARA A 100 N MADISON AVE MARGATE, NJ	08402
330 401	109 N MONROE AVE	2	KALISER, JEFFREY 230 DRESHERTOWN ROAD FT. WASHINGTON, PA	19034
330 402 C000A	106 N MADISON AVE	2	BLOCK, ROBERT & LINDA 106 N MADISON AVE #A MARGATE, NJ	08402
330 402 C000B	106 N MADISON AVE	2	ETKIN, MURIEL AND RONALD 6 FOREST HILL DR CHERRY HILL, NJ	08003
330 402 C000C	106 N MADISON AVE	2	ZANGRILLI, MICHAEL S & LAUREN M 508 WOLFE DR FLORENCE, NJ	08518
330 402 C000D	106 N MADISON AVE	2	SCHNEIDER, ERIC & JUDY L 1710 OAKWOOD TERRACE #4E PENN VALLEY, PA	19072
330 402 C000E	106 N MADISON AVE	2	DELSON, GARY W & SHARON S 62 HALS DRIVE LANGHORNE, PA	19053.1520
330 408	110 N MADISON AVE	2	CUNDIFF, WILLIAM & LISA 114 N. PEMBROKE AVE. MARGATE, NJ	08402
330 412	112 N MADISON AVE	2	CIOFFI, ALEXANDER R & EILEEN R 118 N NASSAU AVE MARGATE, NJ	08402

229 25 N MADISON AVE 2 MADISON HOUSE CONDO ASSOC.
45 %1520 MAIN STREET
PLEASANTVILLE, NJ 08232

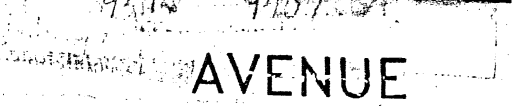
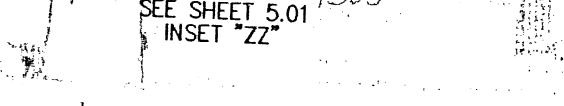
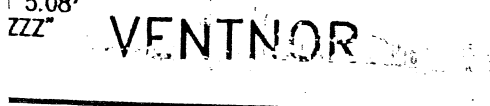
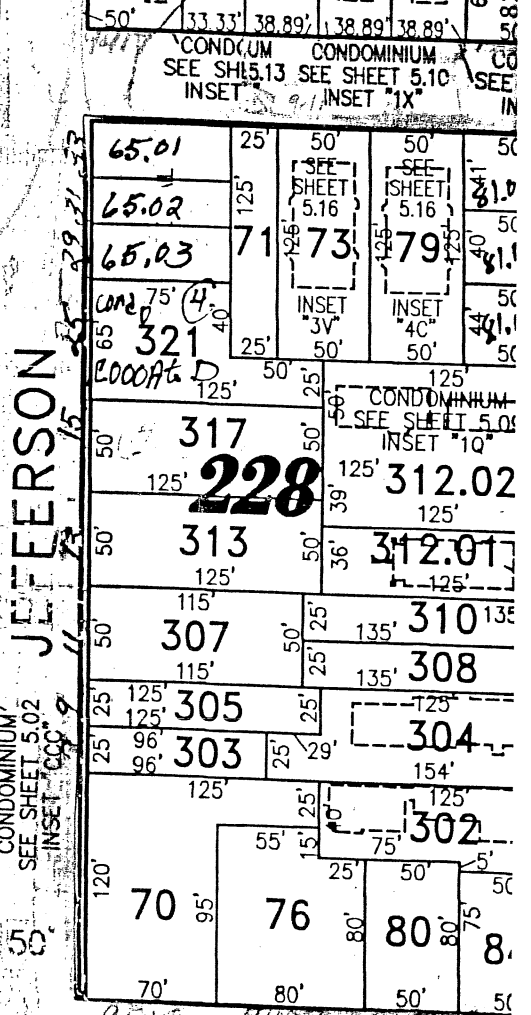
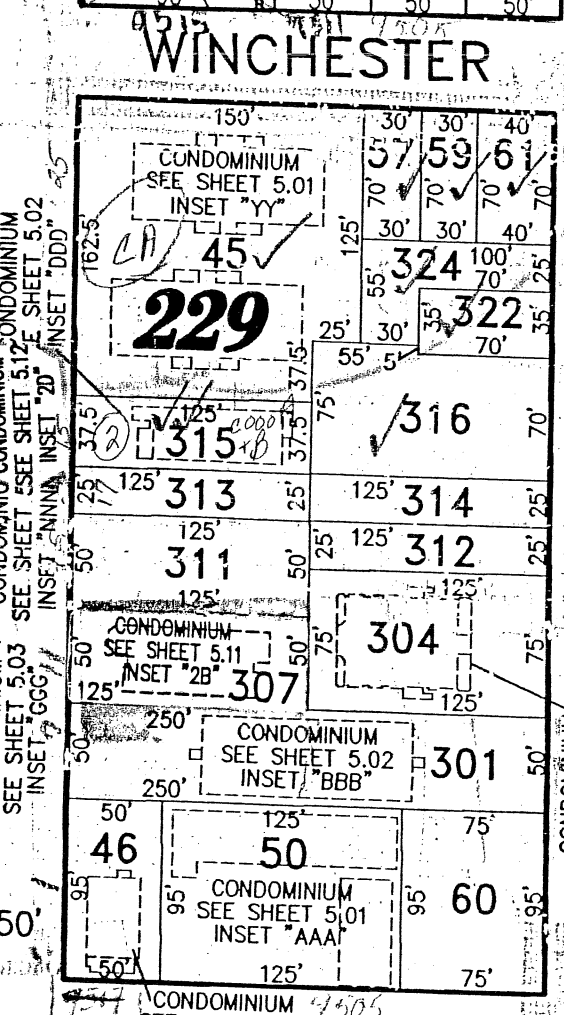
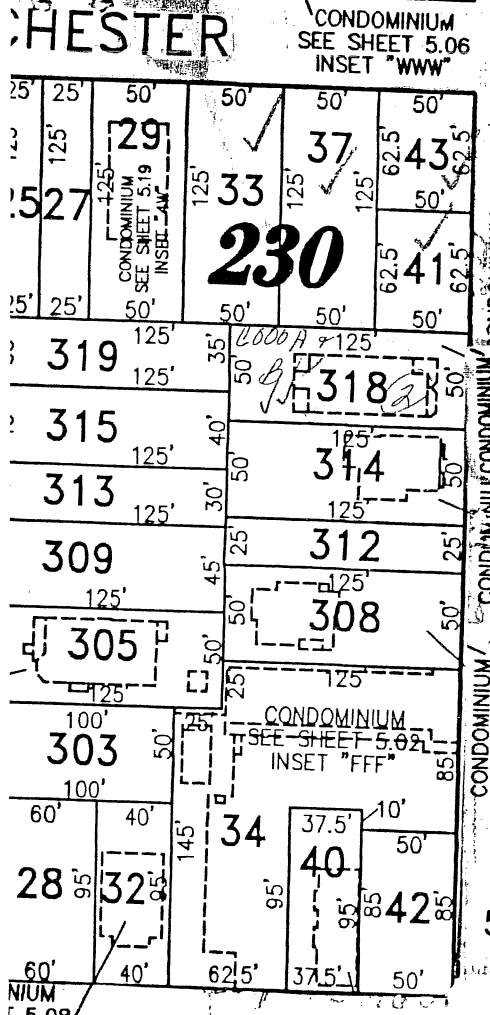
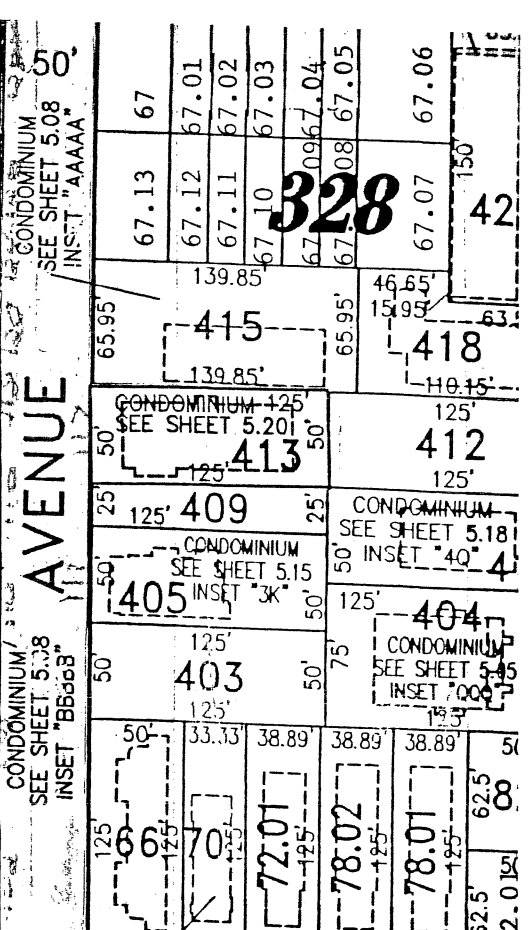
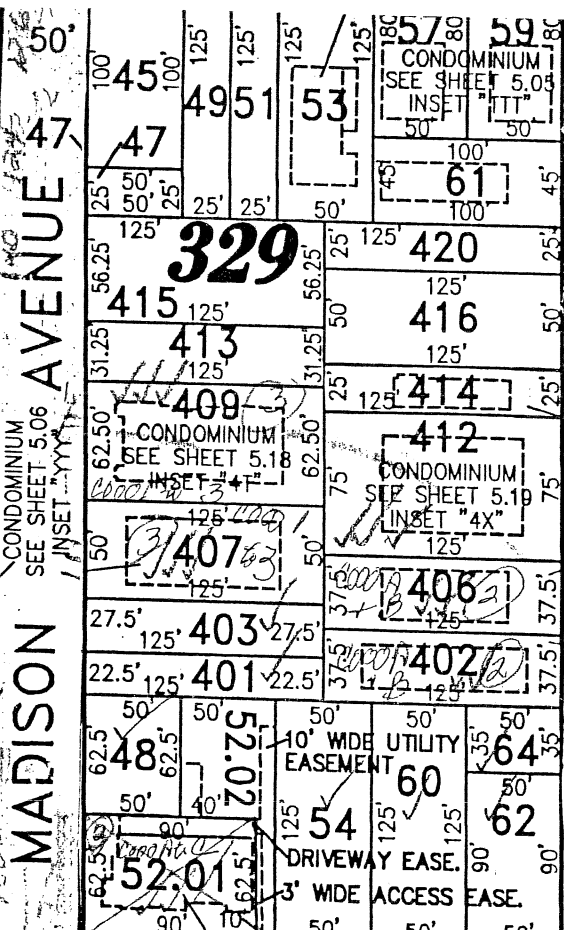
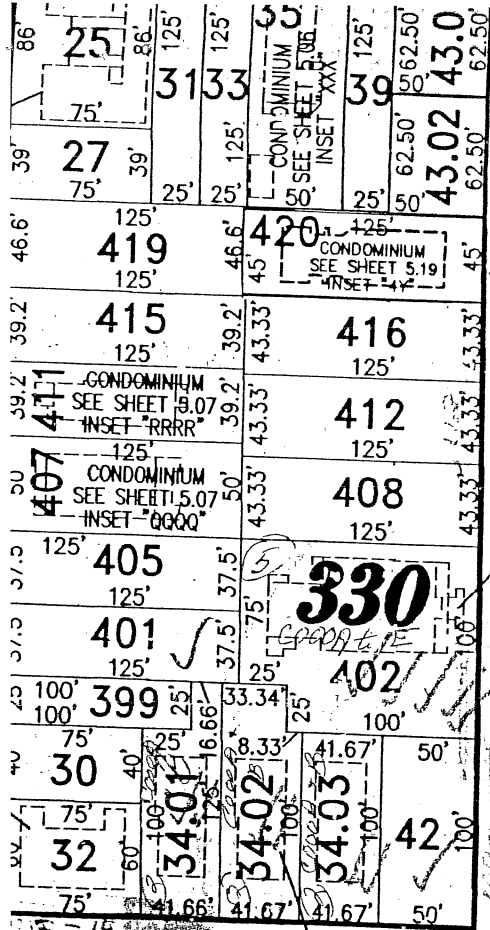
UTILITIES TO BE NOTIFIED WITH TAXLIST

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.....57



MADISON AVENUE

JEFFERSON AVENUE

WINCHESTER AVENUE

JEFFERSON AVENUE

VENTNOR AVENUE

VENTNOR AVENUE

328

330

229

228

5.08

5.01

5.13

5.16

5.01

ZZZ

ZZ

9.11

9.10

5.01



Linda Morgan
Tax Collector

REVENUE and FINANCE DEPARTMENT
City of Margate
9001 Winchester Ave
Margate City, New Jersey 08402
609-822-2508

RECEIVED

FEB 24 2020

NEHMAD PERILLO DAVIS & GOLDSTEIN

Date: February 20, 2020

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX & WATER for 1ST QTR 2020/CURRENT W/S
is paid on property located at 9515 WINCHESTER AVENUE,
assessed to SKILTON, WALTER & MOLLY
and designated as BLOCK 329, LOT 52.01 C000A, Tax Map of Margate City, NJ.

Linda Morgan, CTC
Tax Collector

Per _____