



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 3, 2023

VIA HAND DELIVERY

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

RE: Application of Esther and Marc Kaplin
20 S. Cedar Grove Avenue
Block 124, Lot 218
Margate, Atlantic County, New Jersey
Our File No. 13149-001

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 in order to extend the fence on the right side of the home approximately three feet toward Cedar Grove Avenue, and for the relocation of the steps from the right side of the home into the side yard where the pool is located at the existing property located at 20 S. Cedar Grove Avenue.

The proposal is not to change any of the existing dimensions of the home itself but rather to extend the fence on the right side of the home by approximately three feet toward Cedar Grove Avenue to match-up with the newly constructed fence of the property directly to the right of the home, and for the relocation of steps from the right side of the home into the side yard where the pool is located.

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) copies of the survey prepared by Arthur W. Ponzio, Jr., PP, PLS, dated April 5, 2023;

3. Eighteen (18) copies each of two (2) photographs of the property;
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 November 3, 1993 and recorded on November 10, 1993 in the Atlantic County Clerk's Office as Instrument Number 0010416;
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, and I will thereafter provide the required public notice in advance of the April 27, 2023 planning board meeting.

Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

By: 
ERIC S. GOLDSTEIN

ESG/lmm
Enclosures

c: Esther and Marc Kaplin (w/encl. via e-mail)
13149-001/43308

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** April 3, 2023

2. **Zoning District:**

S-60	<input checked="" type="checkbox"/> 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	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) 20 S. Cedar Grove Avenue

Block Number 124 Lot No(s) 218

Total Area (in square feet) 7,875 sf.

Frontage: 63 ft.

Depth: 125 ft.

4. **Information about the Applicant:**

Full name(s) Esther Kaplin & Marc Kaplin

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

Local Residence Address 20 S. Cedar Grove Avenue, Margate, NJ Zip 08402

Other Residence Address _____ Zip _____

Business Address _____ Zip _____

Phone Number(s) (include area code);

Local Residence _____ Other Residence _____

Business (609) 927-1177 Fax c/o egoldstein@ndglegal.com Cell Phone _____

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 November 3, 1993

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: 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 _____ Phone _____
 Address _____
 Fax _____ Cell _____

Surveyor: Name Arthur W. Ponzio, Jr., PP, PLS Phone (609) 344-8194
 Address 400 North Dover Avenue, Atlantic City, NJ 08401
 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)

10. If Site Plan Action is Required:

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

N/A

-How will this be changed?

11. If Subdivision Action is Required:

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

Lot No(s)	Dimension(s)	Area(s)
_____	_____ 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): 2 story single-family home

-Proposed use: 2 story single-family home

-If a "D" or "Use" Variance is required, please explain: N/A

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

Variance	Requirement of District	Present Condition	Proposed Condition
Fence location (front yard)	Not permitted	Fence in side yard	Fence in front yard
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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:

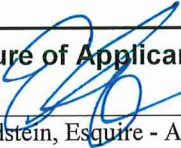
N/A

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 an existing single-family home, with a fence that surrounds a pool in the right side yard. The Existing front portion of the fence does not protrude past the front wall of the house. It is "lined-up" exactly with the front wall of the house presently.

The purpose of this application is to bump out the fence on the right side of the house a few feet closer to Cedar Grove Avenue to exactly match the fence of the neighboring property at 18 South Cedar Grove Avenue, so both fences align with each other, and for the relocation of steps from the right side of the subject home into the side yard where the pool is located. Based upon the newly constructed fence at the neighboring property, the applicant contends that the requested variance relief of the fence location shall have no negative impact on any of the neighboring properties, nor will it have a negative impact on the Zone Plan of the City of Margate. The newly constructed proposed fence will extend slightly further toward Cedar Grove Avenue than the front of the subject existing house, which requires a variance to have a portion of the fence located in the front yard. However, the proposed section of fence in the front yard shall not exceed further past the neighboring property's fence at all.

16. Signature of Applicant(s):



Eric S. Goldstein, Esquire - Attorney for Applicant

Date 4/3/23

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:

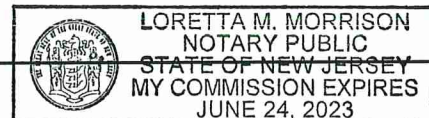
State of New Jersey } ss.

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 3rd
day of April 2023.

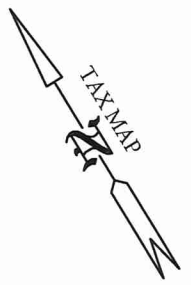
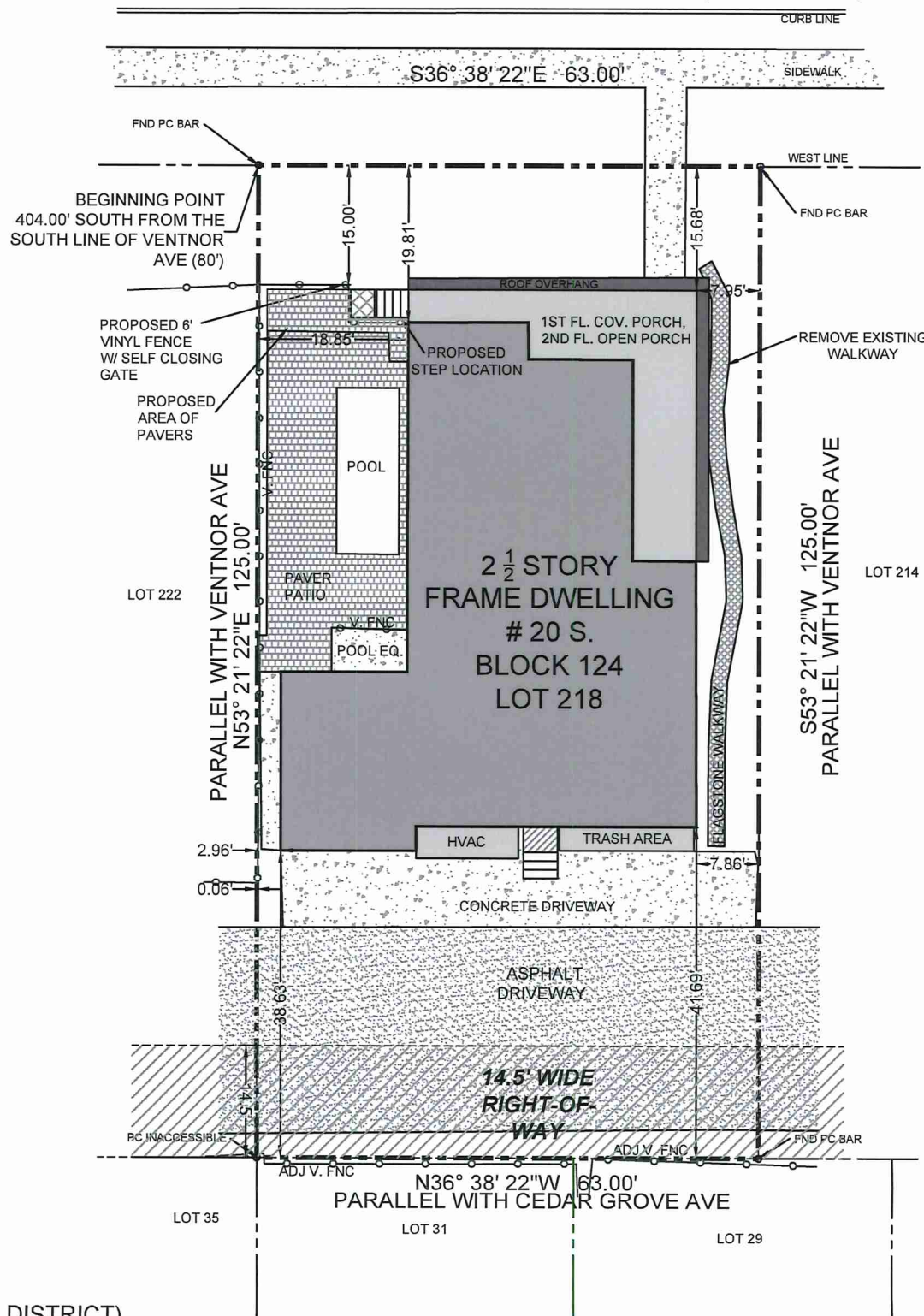


LAND USE

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>X</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>	X	
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>11/3/93</p> <p>Single-Family Home Owner</p> <p>No</p>	
4.	<p>Ten (10) folded copies of a plot plan, map or survey.</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>3/3/23</u></p> <p>_____</p> <p>Date: _____</p> <p>_____</p>	

CEDAR GROVE AVENUE (79.196')



ZONING SCHEDULE (S-60 DISTRICT)

ITEM	REQUIRED	EXISTING	STATUS	PROPOSED	STATUS
LOT AREA	6,000 SF	7875 SF	C	7875 SF	C
LOT WIDTH	50 FT	90 FT	C	90 FT	C
COVERAGE					
BUILDING	30%	30.0%	C	30.0%	C
FRONT YARD	60%	91.0%	C	92.0%	V
TOTAL LANDSCAPE	35%	23.5%	ENC	23.2%	V
FENCE	FY. SETBACK/ 15.68'	N/A	N/A	15 FT	V

LEGEND:
 C - CONFORMING
 V - VARIANCE
 ENC - EXISTING NON-CONFORMING
 N/A - NOT APPLICABLE

VARIANCE/ PLOT PLAN

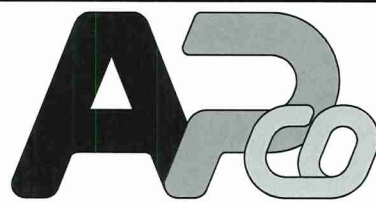
MARGATE CITY
 BLOCK 124 LOT 218
 ATLANTIC COUNTY, NEW JERSEY

- SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 7,875 SF
- PERMANENT MARKERS HAVE BEEN SET
- 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.
- 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.
- 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.
- 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.
- 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.
- THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

Arthur W Ponzio Jr. Digitally signed by Arthur W Ponzio Jr.
 Date: 2023.04.05 09:46:16 -04'00'

ARTHUR W. PONZIO, JR.

PROFESSIONAL PLANNER N.J. NO. 33LI00267600
 PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400



ARTHUR PONZIO CO.
 ENGINEERS ♦ SURVEYORS
 PLANNERS

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

DATE: 04/05/2023	DRAWN BY: WER
SCALE: 1" = 20'	PROJECT NO.: 40200







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

Block	Lot	Applicant Name
124	218	Esther and Marc Kaplan
District	Address of Subject Application	
S-60	20 South Cedar Grove Avenue	

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

Your submittal was considered at the Staff Committee meeting of Saturday, March 04, 1972

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

Staff committee reviewed the application and is familiar with the situation. Staff committee agrees with the variances being requested as well as possibly others.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, April 27, 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:

complete application, any waivers requested, etc.

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, April 05, 2023

Palma Accardi
Planning Board Administrator
Tuesday, March 07, 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

January 30, 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 Ester and Marc Kaplin
20 S. Cedar Grove Avenue
Block 124, Lot 218
Margate, Atlantic County, New Jersey
Our File No. 13149-001

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 certain "c" variance relief in order to extend the fence on the right side of the home a few feet toward Cedar Grove Avenue, and for the relocation of steps from the right side of the home into the side yard where the pool is located at the existing property located at 20 S. Cedar Grove Avenue.

I enclose the following information for staff committee review:

1. Original Staff Committee Review Application;
2. Survey of the subject property prepared by Arthur W. Ponzio, Jr., dated December 8, 2022, consisting of (1) sheet;
3. Two (2) photographs of the existing property depicting the location of the existing fence
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
January 30, 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: Esther and Marc Kaplin (w/encl. via e-mail)

13149-001/39490

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: January 30, 2023

2. Submitted by – Name: Esther Kaplin & Marc Kaplin Phone No.: _____

Address: 20 S. Cedar Grove Avenue, Margate, NJ 08402

Email Address: c/o 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: 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

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: N/A Phone No.: _____

Address: _____

6. Proposed Action is Located as Follows:		
Street Address: <u>20 S. Cedar Grove Avenue</u>	Block: <u>124</u>	Lot(s): <u>218</u>
Zoning District: <u>S-60</u>		

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

The subject property is an improved single-family house located at S. Cedar Grove Avenue with a pool on the right side of the home and mature, tasteful landscaping throughout the property. The site dimensions are 63 ft. wide along Cedar Grove Avenue with a depth of 125 ft. through the rear of the property which includes a 14.5 ft. right-of-way along the cart path in the rear.

8. Answer the following as to:	Existing Condition	Proposed Condition
a. Size and dimension of lot	<u>7,875 sf.</u>	<u>7,875 sf.</u>
b. Size, dimensions of buildings	<u>See attached survey</u>	<u>See attached survey</u>
c. Height of bldgs. (feet)	<u>See attached survey</u>	<u>See attached survey</u>
d. Height of bldgs. (stories)	<u>See attached survey</u>	<u>See attached survey</u>
e. % of coverage on land	<u>See attached survey</u>	<u>See attached survey</u>
f. Front yard setback	<u>See attached survey</u>	<u>See attached survey</u>
g. Rear yard setback	<u>See attached survey</u>	<u>See attached survey</u>
h. Side yard setbacks	<u>See attached survey</u>	<u>See attached survey</u>

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 subject property is an existing single-family home, and the purpose of this Staff Committee Application is not to change any of the existing dimensions of the home itself but rather to extend the fence on the right side of the home a few feet toward Cedar Grove Avenue to match-up with the newly constructed fence of the property directly to the right of the home, and for the relocation of steps from the right side of the home into the side yard where the pool is located. Based upon the newly constructed fence at the neighboring property, the applicant contends that the requested variance relief of the fence location shall have no negative impact on any of the neighboring properties, nor will it have a negative impact on the Zone Plan of the City of Margate. The newly constructed proposed fence will extend slightly further toward Cedar Grove Avenue than the front of the subject existing house, which requires a variance to have a portion of the fence located in the front yard.

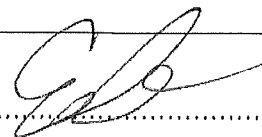
10. Although the Staff Committee will determine the correct legal steps, what are the actions requested. (check more than one, if applicable):

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

11. Which variances are needed, if any?

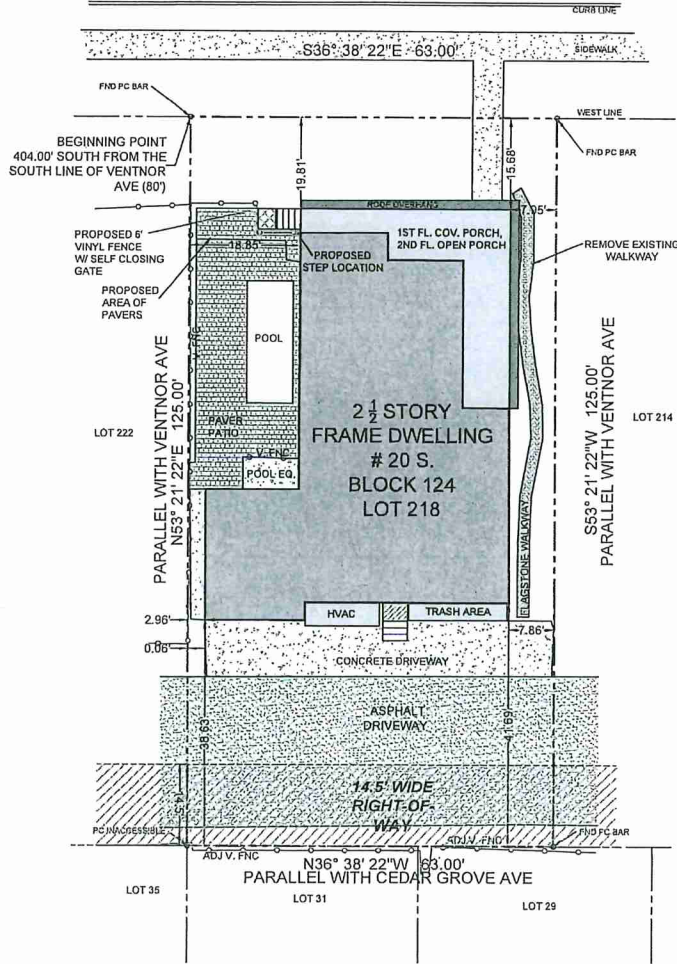
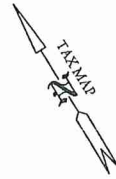
Fence location (front yard) for a portion of the fence surrounding the existing pool.

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

CEDAR GROVE AVENUE (79.196')



REVISED 12/16/22- PER CITY COMMENT

PLOT PLAN MARGATE CITY BLOCK 124 LOT 218 ATLANTIC COUNTY, NEW JERSEY

- SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 7,875 SF
- PERMANENT MARKERS HAVE BEEN SET
- 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.
- 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.
- 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.
- 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.
- 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.
- THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.


ARTHUR W. PONZIO, JR.

PROFESSIONAL PLANNER N.J. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400



ARTHUR PONZIO CO.
ENGINEERS ◊ SURVEYORS
PLANNERS

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

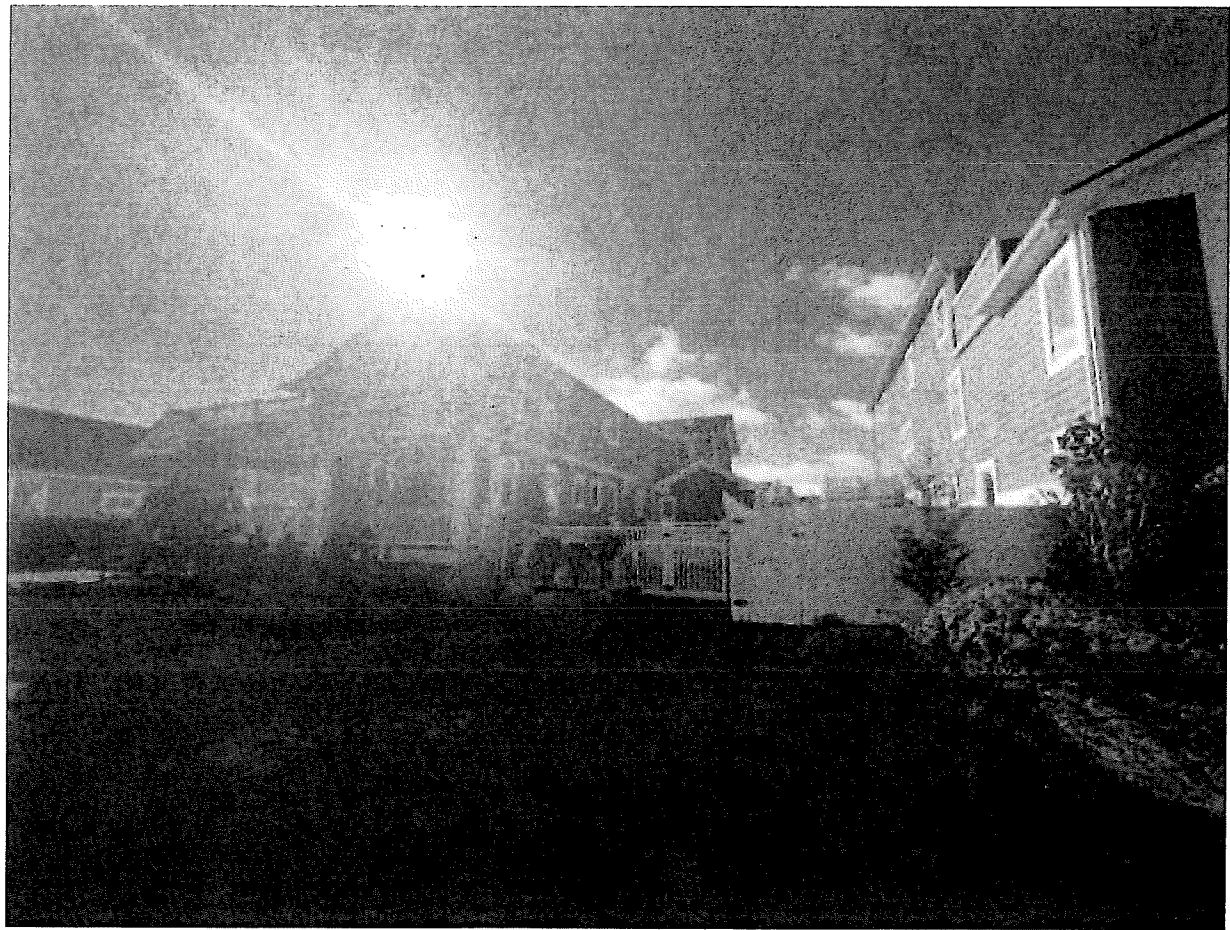
DATE: 12/08/2022

DRAWN BY: WER

SCALE: 1" = 20'

PROJECT NO.: 40200





CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPIING

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

REPUBLIC BANK
PHILADELPHIA, PA 19102
3-224/360

3338

02/06/2023

City of Margate

***25.00*
\$

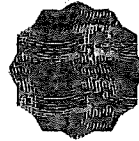
PAY TO THE
ORDER OF

Twenty Five and 00/100

DOLLARS

City of Margate

PROTECTED AGAINST FRAUD



EB



MEMO 13149-1 CM

⑈003338⑈ ⑆036002247⑆ 904 122 2⑈

Details on Back Intuit® CheckLock™ Secure Check

NEHMAD DAVIS & GOLDSTEIN, P.C. City of Margate

3338

13149-001	Kaplin	Zoning / Land Use	Staff Review Fee	\$25.00
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Republic Bank Checking Account

***25.00*

NEHMAD DAVIS & GOLDSTEIN, P.C. City of Margate

Check No. 3338

13149-001	Kaplin	Zoning / Land Use	Staff Review Fee	\$25.00
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Republic Bank Checking Account

***25.00*

PAYMENT RECORD



6050

DEED

Prepared by: (Print signature name below signature)

Frank P. Mancino
Frank P. Mancino, Esq.

This Deed is made on November 3, 1993

BETWEEN DANIEL R. BRENNA and JUDITH K. BRENNA, his wife,
and EILEEN J. BURKE and JOSEPH C. BURKE, her husband,
and MARY ANNE MIDURA and RONALD S. MIDURA, her husband

whose address is c/o Daniel R. Brenna, 340 Hamilton Avenue, Trenton, New Jersey 08609
referred to as the Grantor,

AND MARC KAPLIN and ESTHER KAPLIN, his wife

whose post office address is P.O. Box 1115, Blue Bell, Pa. 19422
referred to as the Grantee.
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of \$178,000.00

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Margate City
Block No. 124 Lot No. 218 Account No.
 No property tax identification number is available on the date of this Deed. (Check box if applicable).

Property. The property consists of the land and all the buildings and structures on the land in the City of Margate of Atlantic County and State of New Jersey. The legal description is:

BEING commonly designated No. 20 South Cedar Grove Avenue, and which said premises are more fully described in Schedule "A" appended hereto and made a part hereof.

CONSIDERATION: \$ 178000.00 EMENT CODE:

TOTAL 665.88
M.P.R.L.F. 42.00
FEE 444.88
DATE: 11/10/1993
MAY

010416

EXHIBIT

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

Beginning at a point in the Westerly line of Cedar Grove Avenue distant 404 feet south from the Southerly line of Ventnor Avenue and extending thence

1. Southwardly along the Westerly line of Cedar Grove Avenue 63 feet
2. Westwardly parallel with Ventnor Avenue 125 feet to the Division line between Lots #22 and #23 in the Division of Inside and Sand Hills Beaches by David B. Somers, et al, Commissioners
3. Northwardly along the said Division Line and parallel with Cedar Grove Avenue 63 feet
4. Eastwardly parallel with Ventnor Avenue 125 feet to the place of beginning.

BEING known as #20 South Cedar Grove Avenue, Margate City, New Jersey.

Subject to the rights of adjoining owners, tenants and their mortgagees in common with the Grantors, in and over the most rear 14.5 feet used as an alleyway.

IN compliance with Chapter 157, Laws of 1977 premises herein are known as Lot 218, in Block 124, on the official tax map of Margate, New Jersey.

DB5573P299

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).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

Frank P. Mancino
Frank P. Mancino, As To
All Signatories

Daniel R. Brenna (Seal)

Judith K. Brenna (Seal)

Eileen J. Burke (Seal)

Joseph C. Burke (Seal)

Mary Anne Midura (Seal)

Ronald S. Midura (Seal)

SS.:

STATE OF NEW JERSEY, COUNTY OF MERCER

I CERTIFY that on November 3, 1993,

Daniel R. Brenna and Judith K. Brenna, his wife, Eileen J. Burke and Joseph C. Burke, her husband, and Mary Anne Midura and Ronald S. Midura, her husband personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached deed;
- (b) executed this deed as his or her own act; and,
- (c) made this Deed for \$ 178,000.00 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.)

Frank P. Mancino
(Print name and title below signature)
Frank P. Mancino
Attorney at Law of New Jersey

049178
F237467L

DEED

Dated: November 3, 1993

Daniel R. Brenna
Eileen J. Burke
Mary Anne Midura

Grantor,

TO
Mack Kaplin and
Esther Kaplin, h/w

Grantee.

Record and return to:

RECORD AND RETURN TO:
COMMONWEALTH LAND TITLE
INSURANCE CO.
650 NEW ROAD
LINWOOD, NJ 08221
ACCT # 126

① C/A # 126

RECORDED
ATLANTIC COUNTY

1993 NOV 10 PM 3 26

Lori Mooney
COUNTY CLERK

In compliance with statute I have presented
an abstract of the within to all assessors of
the taxing district therein mentioned.

LORI MOONEY, Clerk

DB5573P301



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

RECEIVED
MARCH 2023
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: 124 Lot: 218
Location: 20 S Cedar Grove
Date: March 8, 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.: 13149-001

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

www.margate-nj.com

ADJACENT PROPERTY LISTING APPLICANT: NDG
TAXING DISTRICT 16 MARGATE CITY COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
123 205	9007 ATLANTIC AVE	2	ATLAS, JENNIFER & ORIN 2 MANOR HOUSE CT CHERRY HILL, NJ	08003
123 207	9009 ATLANTIC AVE	2	HYMAN, MYRA 9009 ATLANTIC AVENUE MARGATE, NJ	08402
123 209	29 S CEDAR GROVE AVE	2	COHEN, CHARLES & DEENA 29 S CEDAR GROVE MARGATE, NJ	08402
123 211	27 S CEDAR GROVE AVE	2	FISHER TRUST, AMY R 1277 DOGWOOD DR JAMISON, PA	18929
123 213	25 S CEDAR GROVE AVE	2	LEFTON, HARVEY & PAULETTE 559 LONG LANE HUNTINGTON VALLEY, PA	19006
123 215	23 S CEDAR GROVE AVE	2	KING, ABBY M 130 S 18TH STREET PHILADELPHIA, PA	19103
123 217	21 S CEDAR GROVE AVE	2	ISDANER, KENNETH & BETH 6 PRESWICK DR VOORHEES, NJ	08043
123 219	19 S CEDAR GROVE AVE	2	KRAUSE, AARON & STEPHANIE 7 GARABALDI DRIVE VOORHEES, NJ	08043
123 221	17 S CEDAR GROVE AVE	2	GORDON, DAVID B & BARBARA I 1121 JEFFERSON LANE HUNTINGDON VALLEY, PA	19006
123 233	15 S CEDAR GROVE AVE	2	WEINSTEIN, FREDRIC B & CAROL G 15 S CEDAR GROVE AVE MARGATE, NJ	08402
124 27 C01	33 S BENSON AVE	2	ROSEN, LAWRENCE W & MAXINE J 4016 JOSHUA RD LAFAYETTE HILL, PA	19444
124 27 C02	33 S BENSON AVE	2	QUERZE, RAOUL & LORRAINE 145 E LEVERING MILL ROAD BALA CYNWYD, PA	19004
124 29	31 S BENSON AVE	2	HIGHBLOOM, RICHARD Y & FRANCINE H 1134 TIMBERGATE DR RYDAL, PA	19046
124 31	29 S BENSON AVE	2	FUSCO, RITA 29 S BENSON AVE MARGATE, NJ	08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
124 35	27 S BENSON AVE	2	CHACK, BENJAMIN & JANIS 10 TIMBER KNOLL DR WASHINGTON CROSSING, PA	18977
124 37	25 S BENSON AVE	2	25 S BENSON AVE LLC 5025 COLLINS AVE #1807 MIAMI BEACH, FL	33140
124 39	23 S BENSON AVE	2	SCHECTER, STEPHEN & MARY C 23 S BENSON AVE MARGATE, NJ	08402
124 43	21 S BENSON AVE	2	FORMAN, LOUIS & GWEN 21 S BENSON AVENUE MARGATE, NJ	08402
124 45	19 S BENSON AVE	2	RUDOLPH, RENEE & LIEBERMAN, DAVID 508 TEA ROSE LANE CHERRY HILL, NJ	08003
124 47	17 S BENSON AVE	2	STEIN, STEPHEN & SHEILA 115 SPRING FLOWER CT HUNTINGDON VALLEY, PA	19006
124 49	15 S BENSON AVE	2	GREENFIELD, STEPHEN E & LYNN 7500 PERSIMMON TREE LANE BETHESDA, MD	20014
124 214	22 S CEDAR GROVE AVE	2	SAFER, SHELLEY ROSE 22 S CEDAR GROVE AVE MARGATE, NJ	08402
124 218	20 S CEDAR GROVE AVE	2	KAPLIN, MARC & ESTHER PO BOX 3037 BLUE BELL, PA	19422.0765
124 222	18 S CEDAR GROVE AVE	2	ABRAMS, STEVEN & TRACY 18 S CEDAR GROVE AVE MARGATE, NJ	08402
124 228	16 S CEDAR GROVE AVE	2	AVART, MARK D & ABBE B 840 ROSCOMMON RD BRYN MAWR, PA	19010
124 234	14 S CEDAR GROVE AVE	2	SAGEN, FRANK T & MARINA 14 S CEDAR GROVE AVE MARGATE, NJ	08402
124 238	12 S CEDAR GROVE AVE	2	GENOVESI, EDWARD & BONNIE 94 EDWARDS DR CHURCHVILLE, PA	18966
125 30	30 S BENSON AVE	2	HERMAN, SCOTT & CHERYL 84 FIVE PONDS CIRCLE WARMINISTER, PA	18974

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
125 32	28 S BENSON AVE	2	TOREN, MITCHELL D PO BOX 416 RICHBORO, PA	18954
125 34 C0001	26 S BENSON AVE	2	DOSSICK, MARK A & JOAN E 931 EDGEWOOD LANE LANGHORNE, PA	19053
125 34 C0002	21 S DECATUR AVE	2	ROVNER, MARC & LAURIE 140 WOODBROOK ROAD WHITE PLAINS, NY	10605
125 38 C0020	20-22 S BENSON AVE	2	ZELINGER, STEPHEN & DEBORAH 20 S BENSON AVE MARGATE, NJ	08402
125 38 C0022	20-22 S BENSON AVE	2	HUTTNER, JAY A & WENDI 485 WORTHINGTON MILL RD RICHBORO, PA	18954
125 40	16-18 S BENSON AVE	2	SELLECCHIA JR, A&R&SELLECCHIA, SR A&D 85 RADBURN RD HUNTINGDON VALLEY, PA	19006
125 43	14 S BENSON AVE	2	WEINER, HAROLD M 39 SUGAR MAPLE LANE LAFAYETTE HILL, PA	19444

CONDO ASSOCIATIONS TO BE NOTIFIED WITH TAX LIST

SEA HORSE CONDO ASSOCIATION
HAWKEYE PROPERTY MANAGEMENT
PO BOX 3182
MARGATE, NJ 08402
BLOCK(S): 124 & 125 LOT(S): 23 & 28

CEDAR GROVE CONDO ASSOCIATION
HAWKEYE PROPERTY MANAGEMENT
PO BOX 3182
MARGATE, NJ 08402
BLOCK: 124 LOT: 204

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.....40



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

RECEIVED
MAR 17 2023
NDG LEGAL

Date: March 8, 2023

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for Q1 due February 1st, 2023;

And the WATER and SEWER charges for the year 2022

Are paid on property located at 20 S. Cedar Grove Ave.

Assessed to Esther & Marc Kaplin

Designated as BLOCK 124 Lot 218, Tax Map of Margate City, N.J.

This certification expires on May 1, 2023

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

Per *T.M.*

NEHMAD DAVIS & GOLDSTEIN, P.C.

Attorney Business Account
4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

REPUBLIC BANK
PHILADELPHIA, PA 19102
3-224/360

3563

04/04/2023

PAY TO THE ORDER OF City of Margate

\$ 250.00*

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

DOLLARS

PROTECTED AGAINST FRAUD

City of Margate



[Handwritten Signature]

MEMO

MP

13149-1 (Lm)

⑈003563⑈ ⑆036002247⑆ 904 122 2⑈

NEHMAD DAVIS & GOLDSTEIN, P.C.

3563

04/04/2023

City of Margate

Matter No.	Client	Matter Description	Reason	Amount
13149-001	Kaplin	Zoning / Land Use	Application Fee	\$250.00

Republic Bank Checking Account

***250.00*

NEHMAD DAVIS & GOLDSTEIN, P.C.

3563

04/04/2023

City of Margate

Check No.

3563

Matter No.	Client	Matter Description	Reason	Amount
13149-001	Kaplin	Zoning / Land Use	Application Fee	\$250.00

PAYMENT RECORD

Republic Bank Checking Account

***250.00*

