

PMB&B

PERSKIE MAIRONE BROG BARRERA & BAYLINSON

A PROFESSIONAL CORPORATION

COUNSELLORS AT LAW

CORNERSTONE COMMERCE CENTER

1201 NEW ROAD, SUITE 204, LINWOOD, NJ 08221

609-601-1775 FAX: 609-601-8440

PHILIP J. PERSKIE*
STEVEN J. BROG**
CHRISTOPHER M. BAYLINSON***
RICHARD S. MAIRONE*
ALEXANDER J. BARRERA*

COUNSEL TO THE FIRM
STEVEN P. PERSKIE*

*MASTER OF LAWS TAXATION
**ALSO MEMBER OF NY BAR
***CERTIFIED CIVIL TRIAL ATTORNEY

REPLY TO LINWOOD OFFICE

January 8, 2021

Via Hand Delivery

Palma Accardi, Secretary
Margate Planning Board
9001 Winchester Avenue
Margate, NJ 08402

Re: Application of Iris Boci and Kozma Gjika
22 South Coolidge Avenue
Block 132, Lot 204
Margate, New Jersey
Our File No.: 12342-1

Dear Ms. Accardi:

We represent Iris Boci and Kozma Gjika with respect to their application to the Margate Planning Board scheduled to be heard on January 28, 2021. Ms. Boci and Mr. Gjika submit the within application requesting "c" variance relief for front yard landscape, lot landscaping, rear yard setback and front yard setback in order to raise the existing home and expand the second floor in order to make the bedrooms larger and add two new bathrooms. In support of the application, the following is enclosed for the Planning Board's review and consideration:

1. (18) – Application for Action by Planning Board with Addendum and Checklist;
2. (18) – Architectural plan prepared by Peter C. Weiss, R.A. dated 12/31/20, consisting of one sheet (Sheet No. A-1);
3. (18) – Property Survey prepared by Arthur W. Ponzio Co. & Associates, Inc. dated 5-20-20;
4. (18) – Staff Committee Application and Action;
5. (18) – Photographs of the subject property;
6. (1) – 200 foot property owners' lists (*Margate list enclosed, Longport list to be provided*);

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Palma Accardi, Secretary
Margate Planning Board
January 8, 2021
Page 2 of 2

7. (1) – Confirmation of paid taxes, water and sewer;
8. (1) – Applicants' check in the amount of \$250 representing the application fee.

Should you require any further information in advance of the January 28th hearing date, please do not hesitate to contact me.

Thank you as always for your kind attention and usual courtesies.

Very truly yours,

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON, P.C.

BY: 
CHRISTOPHER M. BAYLINSON
cmbaylinson@pmbb.com

CMB:dbm
Enclosures

c: Iris Boci and Kozma Gjika (via email) (w/ Application)
Peter C. Weiss, R.A. (via email) (w/ Application)

S:\B\Boci, Iris (12342)\Mat 1 - Margate Planning Bd. - 22 S. Coolidge\Accardi (applic. submission) 1-8-21 CMB ltr.docx

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>a. ✓</p> <p>b. Margate list enclosed; Longport list TBP</p> <p>✓</p> <p>d. N/A</p> <p>e. ✓</p> | |
| 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. | ✓ | |
| 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>a. ✓</p> <p>b. N/A</p> <p>c. N/A</p> <p>d. N/A</p> | |
| 4. | Ten (10) folded copies of a plot plan, map or survey. | ✓ | |
| <p>Checklist prepared by: <u>Christopher M. Baylinson, Esq.</u></p> <p>Checklist reviewed by City: _____</p> <p>Application found complete on: _____</p> <p>Application found incomplete on: _____</p> | | <p>Date: <u>1/8/2021</u></p> <p>_____</p> <p>Date: _____</p> <p>_____</p> | |

Application of Iris Boci and Kozma Gjika
 22 South Coolidge Avenue
 Block 132, Lot 204
 Margate, New Jersey

N/A Not applicable
 TBP To be provided

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** January 8, 2021

2. Zoning District:

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

3. Subject Parcel:

Street Address(es) 22 South Coolidge Avenue

Block Number 132 Lot No(s) 204

Total Area (in square feet) 2,207 sq. ft.

Frontage: 35 ft.

Depth: 63.067 ft.

4. Information about the Applicant:

Full name(s) Iris Boci and Kozma Gjika

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

Local Residence Address _____ Zip _____

Other Residence Address 417 Williams Road, Wynnewood, PA Zip 19096

Business Address _____ Zip _____

Phone Number(s) (include area code); _____

Email Address _____

Business _____ Fax _____ Cell Phone (215) 776-3942

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 6/2020; purchased from Anna Berbecaru
- 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 Christopher M. Baylinson, Esquire Phone (609) 601-1775
 Address 1201 New Road, Suite 204, Linwood, NJ 08221
 Fax (609) 601-8440 Cell _____ Email cbaylinson@pmbb.com

___ Architect: Name Peter C. Weiss, R.A. Phone (609) 822-9616
 Address 101 N. Washington Avenue, Suite 8, Margate, NJ 08402
 Fax (609) 822-9364 Cell _____ Email _____

___ Engineer: Name _____ Phone _____
 Address _____
 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)

10. If Site Plan Action is Required:

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

-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): Single family home

-Proposed use: Raise existing home and expand second floor

-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 |
|----------------------|-------------------------|-------------------|--------------------|
| Front yard landscape | 60% | 26% | 34% |
| Lot landscaping | 35% | 22% | 29% |
| Rear yard setback | 20 ft. | 0 ft. | 9.65 ft. |
| Front yard setback | 12.7 ft. | 7.0 ft. | 10.7 ft. |

13. Prior Action: Please detail any prior hearing and/or decision relevant to this application. Supply date, name of Board, and results. (IF YOU ARE NOT SURE PLEASE CHECK WITH EITHER BOARD ADMINISTRATOR.) If no prior action, write "none".

None.

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

Site Plan:

N/A

Subdivision:

N/A

Other:

N/A

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

Please see attached Addendum to Application.

16. Signature of Applicant(s):



Christopher M. Baylinson, Esq. - Attorney for Applicant(s)
Date 1/8/2021

Date _____

17. This space for Board Administrator:

-Staff Committee action took place
11/23/2020 and case assigned to
the Planning Board for 1/28/2021 or

-This application received by the
Planning Board Administrator on
Jan 8, 2021

By: Prisma Accardi

18. Notarized Statement by Applicant:

State of New Jersey } ss.
County of Atlantic }
_____, 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 _____
day of _____.

ADDENDUM TO APPLICATION

**Application of Iris Boci and Kozma Gjika
22 South Coolidge Avenue
Block 132, Lot 204
Margate, New Jersey**

Iris Boci and Kozma Gjika (“Applicants”) are the owners of property located at 22 South Coolidge Avenue in Margate, identified on the tax map as Lot 204 in Block 132. The property is 35 feet wide, 63.67 feet deep with 2,207 square feet of lot area. Although situated in the Multi-Family zone, the property is improved with an existing non-conforming single family home with three bedrooms.

With this application to the Planning Board, Applicants seek variance relief in order to raise the existing house and expand the second floor in order to make the bedrooms larger and add two new bathrooms total. In order to do so, the following variances are being requested:

| | <u>Required</u> | <u>Existing</u> | <u>Proposed</u> |
|-------------------------|-----------------|-----------------|-----------------|
| 1. Front yard landscape | 60% | 26% | 34% |
| 2. Lot landscaping | 35% | 22% | 29% |
| 3. Rear yard setback | 20 ft. | 0 ft. | 9.65 ft. |
| 4. Front yard setback | 12.7 ft. | 7.0 ft. | 10.7 ft. |

Although the renovation proposed requires variances, in each instance there is an improvement over the existing condition. For instance, front yard landscaping is currently deficient at 26% and is being increased to 34%. The same applies to total landscaping, currently there is 22% lot landscaping which will increase to almost 30%; however, since the amount of landscaping is still below the required 35%, a variance is required. Both conditions are an improvement over the existing conditions.

The plan proposes to reduce the size of the existing building at the first floor in the rear yard providing a rear yard setback of 9.65 feet where a 0 foot setback exists. In the front yard where the existing setback is 7 feet to the house and improves to 10.7 feet, an increase of more than 3 feet in the front yard. Despite the improvement, a front yard setback variance is required as the average on the street is 12.7 feet.

The right side yard setback is currently non-conforming at 4.2 feet where 5 feet is required. This setback is also being brought into compliance at 6.3 feet.

As can be seen from the proposed plan, there are significant benefits to the property owner and the community by improving upon many non-conforming aspects of zoning. The zoning

improvements are consistent with the purpose and intent of Margate's Master Plan as well as New Jersey's Municipal Land Use Law ("MLUL"). The MLUL provides that one of the most basic concepts of good zoning is to bring those non-conforming properties more into compliance with the Zoning Ordinance. In this instance, both landscaping requirements are improving, rear yard setback is improving dramatically, front yard setback is improving and side yard setback is being brought into conformance.

The positive criteria under the MLUL is met by bringing the property into compliance with the state and local flood hazard ordinance by raising it to comply with the mandatory minimum first floor elevation along with the dramatic aesthetic improvement proposed. While the bulk of the project is raising the house and expanding the second floor, the entire property is being renovated to look as if Applicants built a new home, certainly a benefit to the area.

The negative criteria is easily met based on the multiple zoning improvements outlined herein bringing the property more into conformance with the Ordinance. There are no detriments to the Zoning Ordinance or the public good by this application, the proposed plan benefits the neighborhood, the Master Plan, the Zoning Ordinance and the City of Margate.

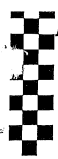
Application of Iris Boci and Kozma Gjika
22 South Coolidge Avenue
Block 132, Lot 204
Margate, New Jersey

Photographs of Property









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

James W. Manghan, CTA
Tax Assessor

Christopher M. Baylinson
Perskie Mairone
Brog Barrara & Baylinson
1201 New Road Ste. 201
Linwood, NJ 08221

PREPARED FOR AS 11/5/21 mmll

Block 132 Lot 204
Location: 22 S Coolidge Ave

Date: January 4, 2021

James W. Manghan, CTA
Tax Assessor

Your file No.:12342-1

** You ALSO NEED A LOW POINT LIST*

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

www.margate-nj.com

TAXING DISTRICT 16 ADJACENT PROPERTY LISTING
MARGATE CITYAPPLICANT: 22 S Coolidge Avenue
COUNTY 01 ATLANTIC

PAGE 1

| PROPERTY ID | PROPERTY LOCATION | CLASS | OWNERS NAME & ADDRESS |
|--------------|----------------------------------|-------|---|
| 31.02 7.1 | 101 S COOLIDGE AVE | 2 | DA SILVA, FERNANDO, T. & VERA 7909 FARNSWORTH STREET PHILADELPHIA, PA. 19152 |
| 31.02 7.2 | 101 S COOLIDGE AVE | 2 | NELSON, DONNA L & NELSON, BRANDI L 18 ARBOR COURT NORRISTOWN, PA 19403 |
| 31.02 7.3 | 101 S COOLIDGE AVE | 2 | GIAMPAOLO, S & NEGUERRA 427 JONATHAN PLACE PHILADELPHIA, PA 19115 |
| 31.02 7.4 | 101 S COOLIDGE AVE | 2 | POLLIN, MELISSA F 22 DUNDEE MEWS MEDIA, PA 19063 |
| 32.02 1 | 9800 PACIFIC AVE | 2 | PUNGITORE JOSEPH 1711 W PORTER STREET PHILADELPHIA, PA 19145 |
| 131 7 | 3 S COOLIDGE AVE | 2 | MARCUS, SCOTT & MONA 3 S COOLIDGE AVENUE MARGATE CITY, NJ 08042 |
| 131 8 | 25 S COOLIDGE AVE | 1 | THE COLONADE CONDO ASSO @ M PODEL 440 S BROAD ST #1801 PHILADELPHIA, PA 19146 |
| 131 10.01 | 9717 PACIFIC AVE | 2 | MICHELS, DAMON C & REBECCA A 1314 PROSPECT HILL RD VILLANOVA, PA 19085 |
| 131 10.02 | 9715 PACIFIC AVE | 2 | RANDEL, HARRY & PAMELA FELD- 228 N BOWMAN AVE MERION STATION, PA 19066 |
| 131 11 | 9708-9710 VENTNOR AVE L,13,15 | 4A | DLP 51 LLC 12 MILL LANE LINWOOD, NJ 08221 |
| 131 16.1 | 9707A PACIFIC AVE | 2 | VICTOR, SAUL 433 KISSMET TERRACE PHILADELPHIA, PA 19115 |
| 131 16.2 | 9707B PACIFIC AVE | 2 | WATT, SAMUEL & PHYLLIS 9707B PACIFIC AVENUE MARGATE, NJ 08402 |
| 131 18.3 | 9703 PACIFIC AVE | 2 | MELTZER, ARTHUR & BARBARA C 4307 CENTENNIAL STATON WARMINSTER, PA 18974 |
| 131 18.4 | 9703 PACIFIC AVE | 2 | PEDUTO, ELSIE J 1420 LOCUST ST #311 PHILADELPHIA, PA 19102 |

| PROPERTY ID | PROPERTY LOCATION | CLASS | OWNERS NAME & ADDRESS |
|---------------------|------------------------|-------|--|
| 131 22.01 | 22 S MONROE AVE | 2 | FIORDIMONDO, JUSTIN & MARISSA 3215 S 18TH ST PHILADELPHIA, PA 19145 |
| 131 203 C000A | 23 S COOLIDGE AVE | 2 | STEIN, MITCHELL & BRANDT, BARI M 1115 PEBBLE SPRING DRIVE BERWYN, PA 19312 |
| 131 203 C000B | 23 S COOLIDGE AVE | 2 | PODEL, LOUIS & MARSHA 440 S BROAD ST #1801 PHILADELPHIA, PA 19146 |
| 131 203 C000C | 23 S COOLIDGE AVE | 2 | HARAD, MICHAEL L & VICKI L 1214 CHERMAR LANE PENN VALLEY, PA 19075 |
| 131 203 C000D | 23 S COOLIDGE AVE | 2 | JULIAN, GARY T & CAROL A 420 IMPERIAL COURT BENSALEM, PA 19020 |
| 131 204 | 14 S MONROE AVE 206 | 2 | WILLIAMS TRUST, PATRICIA A 76 SARATOGA RD STRATFORD, NJ 08084 |
| 131 208 | 12 S MONROE AVE | 2 | WILLIAMS TRUST, PATRICIA A 76 SARATOGA ROAD STRATFORD, NJ 08084 X |
| 131 210 C000A | 10 S MONROE AVE | 2 | GERBER, LAURIE A & IRA L 1324 PEAR TREE CT DELRAN, NJ 08075 |
| 131 210 C000B | 10 S MONROE AVE | 2 | LICHTER, JEFFREY & RHONDA 3 AZALEA CIRCLE NEWTOWN, PA 18940 |
| 131 211 | 11 S COOLIDGE AVE | 2 | BECK, FRANCIS D 11 S COOLIDGE AVE MARGATE, NJ 08402 |
| 131 215 | 9 S COOLIDGE AVE | 2 | LEVINSTEIN, GENE & INNA 17 OXFORD DR IVYLAND, PA 18974 |
| 131 216 C000A | 8 S MONROE AVE | 2 | FEIG, PHILIP & SHARON 87 DILLON WAY WASHINGTON CROSSING, PA 18977 |
| 131 216 C000B | 8 S MONROE AVE | 2 | GOLDFIELD, MITCHELL LEE & PATRICIA 9 STOCKTON DRIVE VOORHEES, NJ 08043 |
| 131 217 | 7 S COOLIDGE AVE | 2 | TORJMAN, MARC C & GAYLE B 1120 DEER RUN COURT SOUTHAMPTON, PA 18966 |

ADJACENT PROPERTY LISTING APPLICANT: 22 S Coolidge Avenue
 TAXING DISTRICT 16 MARGATE CITY COUNTY 01 ATLANTIC

| PROPERTY ID | PROPERTY LOCATION | CLASS | OWNERS NAME & ADDRESS |
|-------------|-------------------|-------|--|
| 132 212 | 16 S COOLIDGE AVE | 2 | FRANTZ, MICHAEL & JULIE 544 WINCHESTER DRIVE YARDLEY, PA 19067 |
| 132 214 | 14 S COOLIDGE AVE | 2 | MOORE, ANDREW & CONNOLLY, CHRISTINE 904 ANDORRA RD LAFAYETTE HILL, PA 19444 |
| 132 218 | 4 S COOLIDGE AVE | 2 | O'DONNELL, D, O'DONNELL C&O'DONNELL K 123 CAROUSEL CIRCLE NEW BRITAIN, PA 18901 |

UTILITIES TO BE NOTIFIED WITH TAXLIST

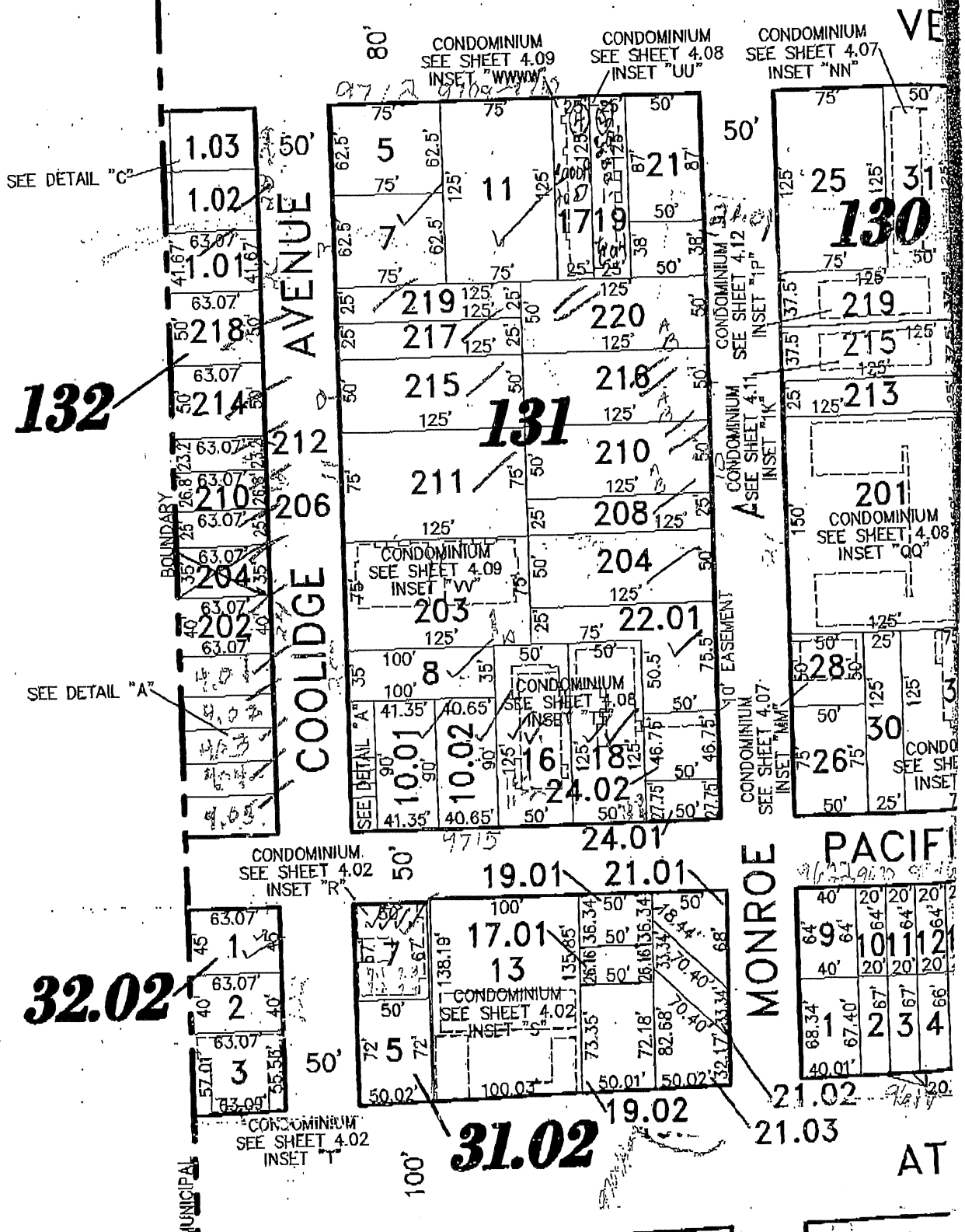
ATLANTIC CITY ELECTRIC
 5100 HARDING HIGHWAY, SUITE 399
 MAYS LANDING, NJ 08330

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..... 48

BOROUGH OF LONGPORT

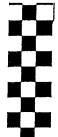


132

131

32.02

31.02



REVENUE and FINANCE DEPARTMENT
Office of the Tax Collector
City of Margate City
9001 Winchester Avenue
Margate City, New Jersey 08402
609-822-2508

Date: January 8, 2021

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for year 2020;

And the WATER & SEWER for year 2020;

Are paid on property located 22 S Coolidge Avenue;

Assessed to Kozma Gjika and Iris Boci;

And designated as
BLOCK 132, LOT 204; Tax Map of Margate City, N.J.

Tara J Mazza, CTC
Tax Collector

Per TM



City of Margate City
Staff Committee Action - Planning Board

| | | |
|-----------------------|-------------------|---|
| Block 132 | Lot 204 | Applicant Name Iris Boci and Kozma Gjika |
| District MF | | Address of Subject Application 22 South Coolidge Avenue |

Dear (Name of Submitting Party) Christopher M Baylinson, Esq.
 Your submittal was considered at the Staff Committee meeting of Monday, November 23, 2020
 The action(s) required prior to building permit are:
 Staff committee met and discussed application and agreed to variances identified and the possibility of others.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Tuesday, January 28, 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:
 Due to the continued state of emergency due to covid a virtual hearing is anticipated for the January hearing.

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, January 06, 2021

Palma Accardi
 Planning Board Administrator
 Monday, November 23, 2020

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

| | | |
|-------------------------|---|--|
| Office Use Only: | Date Submitted: <u>10/19/2020</u> Paid: <u>\$25</u> Check/Receipt #: <u>4723</u> | Received By: <u>Palma</u> Board Administrator or Zoning Officer |
|-------------------------|---|--|

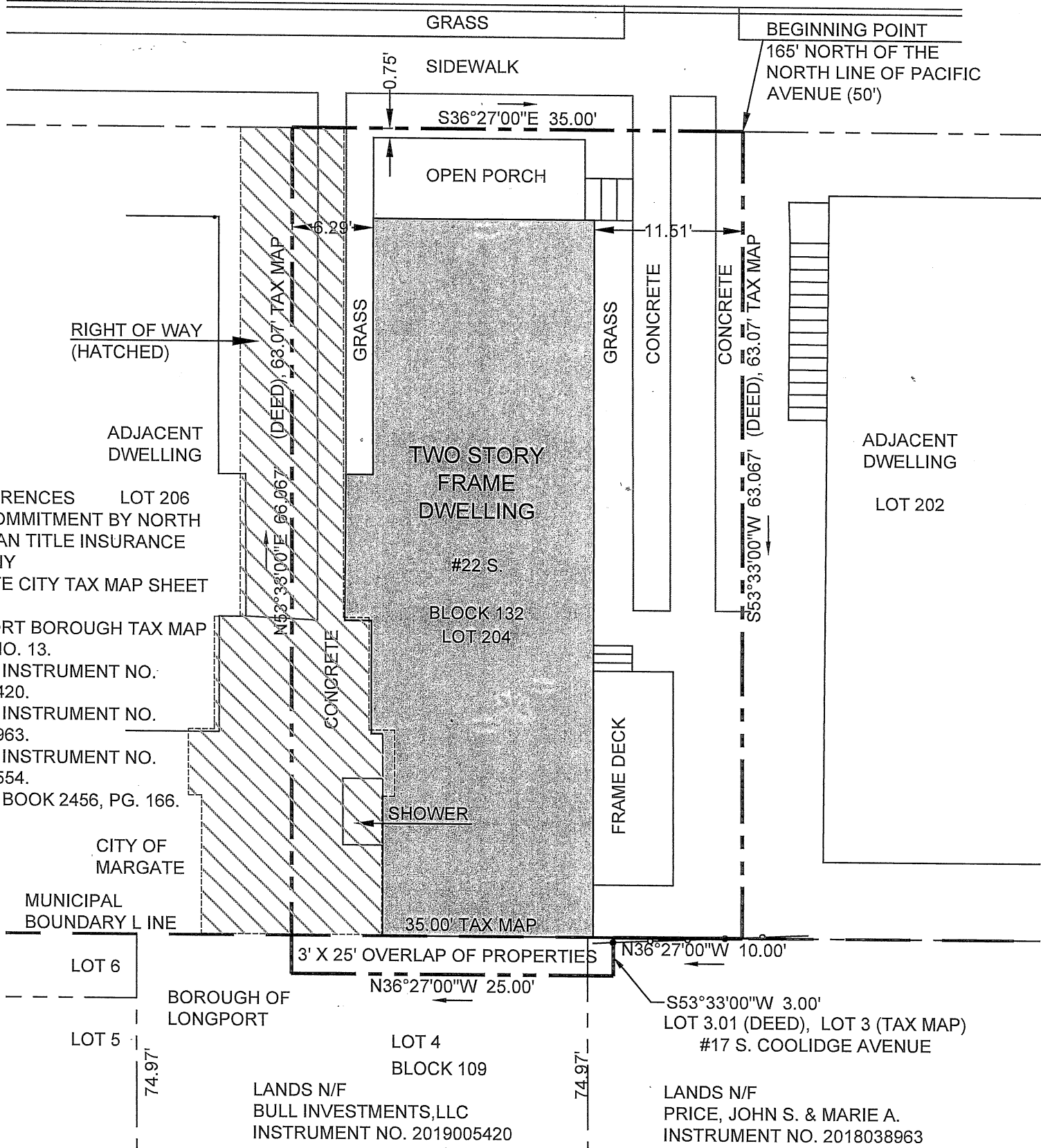
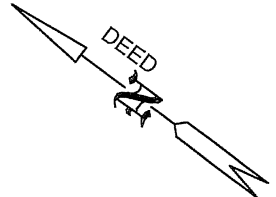
Staff Committee meetings are held as needed. Contents must comply in all particulars with the Administrative Regulations for Processing Planning Board Applications, sections on Staff Committee Review. The Board Administrator and other City Hall staff will answer reasonable questions regarding this procedure. They cannot, however, fill out these forms for you.

1. Date of Application: October 15, 2020
2. Submitted by – Name: Christopher M. Baylinson, Esq. Phone No.: (609) 601-1775
Address: 1201 New Road, Suite 204, Linwood, NJ 08221
Email Address: cbaylinson@pmbb.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: Iris Boci and Kozma Gjika Phone No.: (215) 776-3942
Address: 417 Williams Road, Wynnewood, PA 19096
Email Address: irisboci@yahoo.com
4. The applicant would be (Check one):
 Owner Buyer under Agreement of Sale
 Tenant Other: _____
5. If the applicant for Board action would be Tenant or Buyer, who is the present OWNER?
Name: _____ Phone No.: _____
Address: _____

| |
|--|
| 6. Proposed Action is Located as Follows: Street Address: <u>22 South Coolidge Avenue</u> Block: <u>132</u> Lot(s): <u>204</u> Zoning District: <u>MF</u> |
|--|

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

COOLIDGE AVENUE (50')



- SURVEY REFERENCES** LOT 206
1. TITLE COMMITMENT BY NORTH AMERICAN TITLE INSURANCE COMPANY
 2. MARGATE CITY TAX MAP SHEET NO. 4
 3. LONGPORT BOROUGH TAX MAP SHEET NO. 13.
 4. DEED IN INSTRUMENT NO. 2019005420.
 5. DEED IN INSTRUMENT NO. 2018038963.
 6. DEED IN INSTRUMENT NO. 2010044554.
 7. DEED IN BOOK 2456, PG. 166.

PROPERTY SURVEY
 MARGATE CITY
 BLOCK 132 LOT 204
 ATLANTIC COUNTY, NEW JERSEY

1. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 2,282.35± SF. PER DEED
2. PERMANENT MARKERS HAVE BEEN SET OR FOUND AS NOTED.
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.

KOZMA GJIKA, IRIS BOCI
 NORTH AMERICAN TITLE INSURANCE COMPANY

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



ARTHUR W. PONZIO, JR.
 PROFESSIONAL PLANNER N.J. NO. 33LI00267600
 PROFESSIONAL SURVEYOR N.J. NO. 24GS02831400

DATE: 5-20-20 DRAWN BY: WJP
 SCALE: 1" = 10' PROJECT NO.: 35174