

December 22, 2020

VIA HAND DELIVERY

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

RE: Application of Revolution Builders, Inc.
8901 Atlantic Avenue
(to be known as 14 S. Sumner Avenue)
Block 120, Lot 18
Margate, New Jersey
Our File No.: 11987-4

Dear Ms. Accardi:

Please be advised that I represent Revolution Builders, Inc. who is the Applicant to the City of Margate Planning Board for the development of a new flood-compliant two and a half story single-family home at the above-referenced address within the S-40 zoning district.

The existing site is a buildable lot of record, the dimensions of which are 50' x 82.22' for a total area of 4,111 SF. The Applicants submit that there is no detriment to either the neighboring properties or the zone plan and zoning ordinance of the City of Margate, since the new house will in all respects be a marked improvement over the former structure and will be completely flood compliant.

Of particular importance is the overall general compliance of the house - - front yard setbacks (house and porch) are being met or exceeded on Sumner Avenue. Building coverage is less than permitted by code. Overall landscaping is greater than required.

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. (18) – Signed and seal copies of a Variance Plan prepared by Michael W. Kolchins, Architect, dated September 28, 2020, consisting of one (1) sheet;

3. (18) – completed Staff Committee Applications and City of Margate Staff Committee Action Report;
4. (1) – Deed with respect to ownership of the property; and
5. (1) – Original certification of paid water, sewer and taxes.

Finally, enclosed is a check payable to the City of Margate which represents the application fee in the amount of \$250.00. Please note that we have requested a 200' property owners' list and will provide it under separate cover when we are in receipt.

Should you have any further questions or require any additional documentation in advance of the hearing date, please do not hesitate to contact me.

Thank you.

Very truly yours,

NEHMAD PERILLO DAVIS & GOLDSTEIN, P.C.

BY: 

ERIC S. GOLDSTEIN

ESG:jrw
Enclosures
c: Revolution Builders, Inc.

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** December 22, 2020

2. **Zoning District:**

S-60	Single Family Residential	MF	Multi-Family Residential
S-50	Single Family Residential	CBD	Central Business District
S-40	<input checked="" type="checkbox"/> 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) 14 S. Sumner Avenue/ 8901 Atlantic Avenue
Block Number 120 Lot No(s) 18
Total Area (in square feet) 4,111 S.F.
Frontage: 50 FT
Depth: 82.22 FT

4. **Information about the Applicant:**

Full name(s) Revolution Builders Inc.
If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)
Scott Becker, sole owner
Local Residence Address 14 S. Sumner Avenue/8901 Atlantic Ave. Zip 08402
Other Residence Address P.O. Box 466, Newtown, PA Zip 18940
Business Address _____ Zip _____
Phone Number(s) (include area code);
Local Residence _____ Other Residence _____
Business _____ Fax _____ 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 October 2, 2020

___ 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 N/A

Phone No. (include area code);

Res. _____

Bus. _____

Fax _____

Cell _____

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

C Variance(s)

D Variance(s)

Minor Site Plan Action

Major Site Plan Action

Minor Subdivision

Major Subdivision

Conditional Use Permit

Appeal (A)

Interpretation (B Variance)

Other (Explain)

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

Fax 609-926-9721 Cell _____

Architect: Name Michael W. Kolchins Phone 856-322-6476

Address 6021 Third Street, Mays Landing, New Jersey 08330

Fax _____ Cell _____

___ Surveyor Name _____ Phone _____

Address _____

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)?

-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)
N/A	_____ x _____	_____ S.F.
_____	_____ x _____	_____ S.F.
_____	_____ x _____	_____ S.F.

-Purpose of the Subdivision

To sell lot(s)

To build and sell homes (or other buildings)

Other (please explain): _____

12. If Variances are Required:

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

-Current use of lot(s) and building(s): The existing site is a buildable lot of record. The lot is vacant land -the house has been demolished.

-Proposed use: Construction of a 2 1/2 Story Single Family Home.

-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
Dwelling - Setback (Atlantic Ave)	15.60' FT	N/A	12.75 FT +/-
Porch - Setback (Atlantic Ave)	14.40' FT	N/A	6.50 FT +/-
Third Floor Area	Less than 572 SF	N/A	659 SF
_____	_____	_____	_____

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.

The Applicants propose the development of a new flood-compliant two and a half story single-family home at the above-referenced address within the S-40 zoning district. The proposed structure will include 4 off-street parking spaces and requires a variance for the Atlantic Avenue dwelling and porch setback. A variance is also requested for the third floor area.

The existing site is a buildable lot of record, the dimensions of which are 50' x 82.22' for a total area of 4,111 SF. The Applicants submit that there is no detriment to either the neighboring properties or the zone plan and zoning ordinance of the City of Margate, since the new house will in all respects be a marked improvement over the former house and will be completely flood compliant.

Of particular importance is the overall general compliance of the house - - front yard setbacks (house and porch) are being met or exceeded on Sumner Avenue. Building coverage is less than permitted by code. Overall landscaping is greater than required.

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

Date December 22, 2020

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
1/4/2021

By: Patricia Accorcia

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 22nd
day of December



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

Office Use Only:	Date Submitted: _____ Paid: _____ Check/Receipt #: _____	Received By: _____ Board Administrator or Zoning Officer
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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 cannot, however, fill out these forms for you.

1. Date of Application: 10/29/20
2. Submitted by – Name: Revolution Builders Phone No.: _____
Address: P.O. Box 466, Newtown, PA 18940
Email Address: c/o egoldstein@npdlaw.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, 4030 Ocean Heights Avenue, EHT, NJ 08234
Email Address: egoldstein@npdlaw.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: N/A Phone No.: _____
Address: _____

6. Proposed Action is Located as Follows: Street Address: <u>14 S. Sumner Avenue/ 8901 Atlantic Avenue</u> Block: <u>120</u> Lot(s): <u>18</u> Zoning District: <u>S-40</u>

7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)
The existing site is a buildable lot of record, for a total lot area of 4,111 Square Feet. An older house currently sits on the property.

8. Answer the following as to:	<u>Existing Condition</u>	<u>Proposed Condition</u>
a. Size and Dimension of Lot:	<u>N/A</u>	<u>4,111 S.F.</u>
b. Size, Dimensions of Buildings:	<u>N/A</u>	<u>1,144 S.F.</u>
c. Height of Buildings (Feet):	<u>N/A</u>	<u>50 Ft. above 1st Floor</u>
d. Height of Buildings (Stories):	<u>N/A</u>	<u>2.5 stories</u>
e. % of Coverage on Land:	<u>N/A</u>	<u>27.83%</u>
f. Front Yard Setback:	<u>N/A</u>	<u>22.50 Ft</u>
g. Rear Yard Setback:	<u>N/A</u>	<u>N/A</u>
h. Side Yard Setbacks:	<u>N/A</u>	<u>21.5 Ft & 8 Ft, 29.5 Ft. comb.</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)

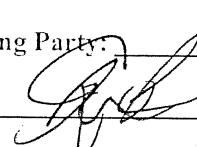
The applicant proposes to demolish the existing older property at the subject premises and construct a new home. The building lot coverage is 27.83%. A variance is requested for the Atlantic Avenue dwelling and porch setback and for the third floor area, which is 57.60% of the second floor area.

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

- | | |
|---|---|
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Site Plan |
| <input checked="" type="checkbox"/> C-Variance(s) | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> D-(Use) Variance | <input type="checkbox"/> Other: _____ |

11. Which variances are needed, if any? Atlantic Avenue dwelling and porch setback and third floor area, which is 57.60% of the second floor area.

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

Print or Type Name: _____



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

Block	Lot	Applicant Name
120	18	Revolution Builders
	District	Address of Subject Application
	S-40	14 South Sumner Avenue

Dear (Name of Submitting Party) Eric S. Goldstein, 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 reviewed the application and agree with the variances requested and possibly 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:
 meeting will be virtual as state of emergency is still expected to be in play.

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

DEED

This Deed is made on 10/2, 2020,

BETWEEN Kenneth P. Koretsky and Karen Koretsky, whose address is 1082 Temperance Lane, Richboro, PA 18954, referred to as the Grantors,

AND

Revolution Builders, Inc., whose address is P.O. Box 466, Newtown, PA 18940, referred to as the Grantee.

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

1. **Transfer of Ownership.** The Grantors grant and convey (transfer ownership of) the property described below to the Grantee. This transfer is made for the sum of One Million Two Hundred Thousand Dollars (\$1,200,000.00). The Grantors acknowledge receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality: City of Margate, Block No. 120, Lot 18 Qualifier

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

(x) Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable).

BEING of the same lands and premises which became vested in Kenneth P. Koretsky and Karen Koretsky, by deed from Nicholas Niglio by his attorney-in-fact, Millie Chan n/k/a Millie Niglio and Millie Chan n/k/a Millie Niglio, individually, dated March 18, 2003 and recorded March 24, 2003 in the Atlantic County Clerk's Office as Instrument No. 3031179.

Subject to any and all easements and restrictions of record.

The street address of the Property is: 8901 Atlantic Avenue, Margate, NJ 08402.

4. **Promises by Grantors.** The Grantors promise that the Grantors have 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 Grantors have 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 Grantors).

Prepared by:
John Scott Abbott, Esq.

SCHEDULE C
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

LAND AND PREMISES situate in the City of Margate City, County of Atlantic and State of New Jersey as follows:

BEGINNING at the Northwesterly corner of Atlantic and Sumner Avenues; and extending thence

1. Northwardly along the Westerly line of Sumner Avenue 50 feet; thence
2. Westwardly at right angles to Sumner Avenue, 80 feet; thence
3. Southwardly, parallel with Sumner Avenue, 52.78 feet to the Northerly line of Atlantic Avenue; thence
4. Eastwardly along the Northerly line of Atlantic Avenue 80.05 feet to the place of Beginning.

TAX NOTE: Being known as Block 120, Lot 18 on the official tax map (For informational purposes only).

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

State of New Jersey
Nonresident Seller's Tax Declaration

(Print or type)

Seller's Information

Name(s)
Kenneth P. Koretsky and Karen Koretsky

Current Street Address:
1082 Temperance Lane

City, Town, Post Office Box Richboro	State Pennsylvania	ZIP Code 18954
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Property Information

Block(s) 120	Lot(s) 18	Qualifier
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Street Address:
8901 Atlantic Avenue

City, Town, Post Office Margate City	State New Jersey	ZIP Code 08402
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Seller's Percentage of Ownership 100.00%	Total Consideration \$1,200,000.00	Owner's Share of Consideration \$1,200,000.00	Closing Date October 2, 2020
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Seller's Declaration

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

10/2/20 Date		Indicate if Power of Attorney or Attorney in Fact
10/2/20 Date		Indicate if Power of Attorney or Attorney in Fact

Cut along dotted line

<p>NJ-1040-ES GIT/REP-1 Calendar Year</p> <p><small>1 - OFFICIAL USE ONLY</small></p> <p><small>Be sure to include your Social Security number on your check or money order to ensure proper credit for this payment. Make Check Payable To: State of NJ - Division of Taxation</small></p>	<p>NJ Gross Income Tax Declaration of Estimated Tax</p>				
	<table border="1"> <tr> <td>Social Security Number (required) 002460960</td> <td>Spouse/CU Partner Social Security Number 795384701</td> </tr> </table>	Social Security Number (required) 002460960	Spouse/CU Partner Social Security Number 795384701		
Social Security Number (required) 002460960	Spouse/CU Partner Social Security Number 795384701				
<p>Last Name, First Name, Initial Koretsky Kenneth and Karen</p>					
<p>Home Address (Number and Street, including apartment number) 1082 Temperance Lane</p>					
<table border="1"> <tr> <td>City, Town, Post Office Richboro</td> <td>State PA</td> <td>ZIP Code 18954</td> </tr> </table>		City, Town, Post Office Richboro	State PA	ZIP Code 18954	
City, Town, Post Office Richboro	State PA	ZIP Code 18954			

Mail to: State of New Jersey
Division of Taxation
Revenue Processing Center
PO Box 222
Trenton, NJ 08646-0222

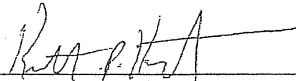
This payment is being made to:

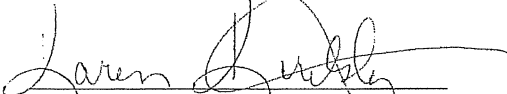
GIT/REP-1

Enter amount of payment here:

\$ [] [] [] [] [] [] [] [] [] []

5. Signatures. The Grantors signed this Deed as of the date at the top of the first page.

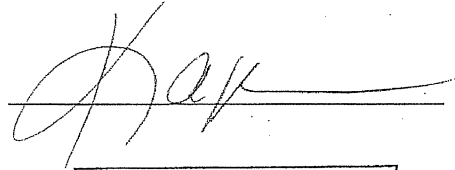

Kenneth P. Koretsky


Karen Koretsky

STATE OF new Jersey , COUNTY OF Atlantic , SS.:

I CERTIFY that on 10/2 , 2020, Kenneth P. Koretsky and Karen Koretsky, the Grantors herein, personally came before me and stated to my satisfaction that they (or if more than one, each person):

- (a) are the makers of this Deed;
- (b) they executed this Deed as their own act and deed; and
- (c) this Deed was made for \$1,200,000.00 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.



KAREN J. HUNTER
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAY 20, 2024

Record and Return To:



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: 12/18/20

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for 4th Qtr 2020

And the WATER & SEWER for 2020

Are paid on property located 8901 Atlantic Ave.

Assessed to Kenneth & Karen Koretsky

And designated as
BLOCK 120, LOT 18; Tax Map of Margate City, N.J.

Tara J Mazza, CTC
Tax Collector

Per LH



Jessica R. Witmer

jwitmer@ndglegal.com

4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

t 609 927 1177

f 609 926 9721

December 29, 2020

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

RE: Application of Revolution Builders, Inc.
8901 Atlantic Avenue
(to be known as 14 S. Sumner Avenue)
Block 120, Lot 18
Margate, New Jersey
Our File No.: 11987-4

Dear Ms. Accardi:

Supplementing the application recently submitted concerning the above referenced matter, enclosed please find an updated Certified 200' list.

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

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

BY:

JESSICA R. WITMER

JRW:jls
Enclosure



Office of the Tax Assessor

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

RECEIVED

DEC 28 2020

James W. Manghan, CTA

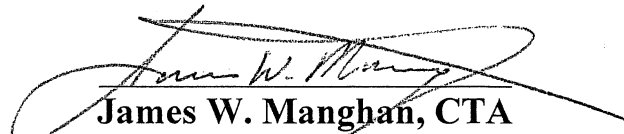
NE-MAD PERILLO DAVIS & GOLDSTEIN

**Jessica R. Witmer
NPD & G
4030 Ocean Heights Ave.
Egg Harbor Twp., NJ 08234**

Block 120 Lot 18

Location: 8901 Atlantic Ave

Date: December 16, 2020


**James W. Manghan, CTA
Tax Assessor**

Your file No.: 11987-4

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

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
19 1	8806 ATLANTIC AVE	2	COHN, STEPHEN L & IVY L 1632 LARK LANE VILLANOVA, PA	19085
19 2	103 S SUMNER AVE	2	AGUIAR, LICINIO S & ELLEN J 8 SPICE BUSH COURT MT. LAUREL, NJ	08054
19 3	105 S SUMNER AVE	2	SUSSMAN, ERIC & JILL 639 MONTGOMERY SCHOOL LN WYNNWOOD, PA	19096
19 10	8804 ATLANTIC AVE	2	KANEFSKY TRUST, EILEEN 16829 KNIGHTSBRIDGE LN DELRAY BEACH, FL	33484
19 11	102 S RUMSON AVE	2	BERGER, ERIC & JESSICA 516 FISHERS ROAD BRYN MAWR, PA	19010
20 1	8902 ATLANTIC AVE	2	BATASTINI, AMELIA 32 WILLARD AVE CHERRY HILL, NJ	08034
20 2	103 S THURLOW AVE	2	ROSS TRUST, HELENE @ R. ROSS 440 S BROAD ST #2501 PHILADELPHIA, PA	19146
20 3	105 S THURLOW AVE	2	WIGRIZER, STEVEN G & DEBBIE B 1933 PINE STREET PHILADELPHIA, PA	19103
20 10	8900 ATLANTIC AVE	2	VIZZI, LYN BATASTINI 115 PEARLCRAFT ROAD CHERRY HILL, NJ	08034
20 11	102 S SUMNER AVE	2	ZUCKERMAN, JEROME A & KAREN H 10818 RED BARN LANE POTOMAC, MD	20854
21 10.01	100 S THURLOW AVE 10	2	DE PHILLIPO, JOHN R 100 S THURLOW AVE MARGATE, NJ	08402
119 4	5 S SUMNER AVE	2	SCHIEBER, CHERYLANN 127 EDGEHILL RD BALA CYNWYD, PA	19004
119 5	7 S SUMNER AVE	2	FRIDY, ROSS A & RISA L 7 S SUMNER AVE MARGATE, NJ	08402
119 6	9 S SUMNER AVE	2	LITWIN, PAUL & BRENDA, TITUNIK TRUST, M 303 RADNOR ST MEDIA, PA	19063

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
119 7	11 S SUMNER AVE	2	WEINER, JEFFREY M 1003 MARSH ROAD WILMINGTON, DE	19803
119 9	15 S SUMNER AVE	2	LAWRENCE, GERALD 100 FRONT ST #520 W CONSHOCKEN, PA	19428
119 13	12 S RUMSON AVE	2	MURPHY, JOHN L & CHERYL L 42 OLD MILL DR VOORHEES, NJ	08043
119 16	14 S RUMSON AVE	2	14 S RUMSON, LLC @ FRED G WHITE 324 HUNTERS WOOD DR WRIGHTSTOWN, PA	18940
119 18	16 S RUMSON AVE	2	BALDI JR, VICTOR L & JOAN 16 S RUMSON AVE MARGATE, NJ	08402
120 1	8902 VENTNOR AVE	15D	MARGATE COMMUNITY CHURCH 8900 VENTNOR AVE MARGATE, NJ	08402
120 5	9 S THURLOW AVE	2	PIGLIACELLI, DENISE N 2715 S COLORADO STREET PHILADELPHIA, PA	19145
120 6	11 S THURLOW AVE	2	LEVY, DAVID H & JAIMI C 50 S 16TH ST #4804 PHILADELPHIA, PA	19102
120 7	15 S THURLOW AVE	2	BUCKLEY, JEREMIAH & DONNA 634 MARYDELL DR WEST CHESTER, PA	19380
120 8	17 S THURLOW AVE	2	SILVERMAN, RONALD & NATALIE 17 S THURLOW AVE MARGATE, NJ	08402
120 9	19 S THURLOW AVE	2	FOX, JULIE R & STEPHEN A 27-28 THOMSON AVE #810 LONG ISLAND CITY, NY	11101
120 14	8 S SUMNER AVE	2	BERSTEIN, MURRAY & MARIE IRENE 247 CRUM CREEK ROAD MEDIA, PA	19063.1643
120 16	10 S SUMNER AVE	2	SHERMAN, MATTHEW J & JULIE R 2 FAIRFIELD TERRACE SHORT HILLS, NJ	07078
120 17	12 S SUMNER AVE	2	HURWITZ, GEOFFREY B & NATIVIDAD G 11459 WASHINGTON PLAZA W RESTON, VA	20190

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
120 18	8901 ATLANTIC AVE	2	KORETSKY, KENNETH P & KAREN 1082 TEMPERANCE LANE RICHBORO, PA 18954
121 15	12 S THURLOW AVE	2	GOTTLIEB, KEVIN & VICKI 112 S 19TH ST #1006 PHILADELPHIA, PA 19103
121 17	14 S THURLOW AVE	2	FANELLE FAMILY, LLC 616 WARWICK ROAD HADDONFIELD, NJ 08033
121 18	16 S THURLOW AVE	2	MILLER, LISA 1122 PENSHURST LANE PENN VALLEY, PA 19072
121 19	18 S THURLOW AVE	2	ROSIN, RICHARD E & BARBARA B 120 W MEADE STREET PHILADELPHIA, PA 19118
121 20	20 S THURLOW AVE 8905 ATLANTIC	2	DESOTO TRUST, MATTHEW GRADY 650 W MARKET ST GRATZ, PA 17030

UTILITIES TO BE NOTIFIED WITH TAXLIST

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

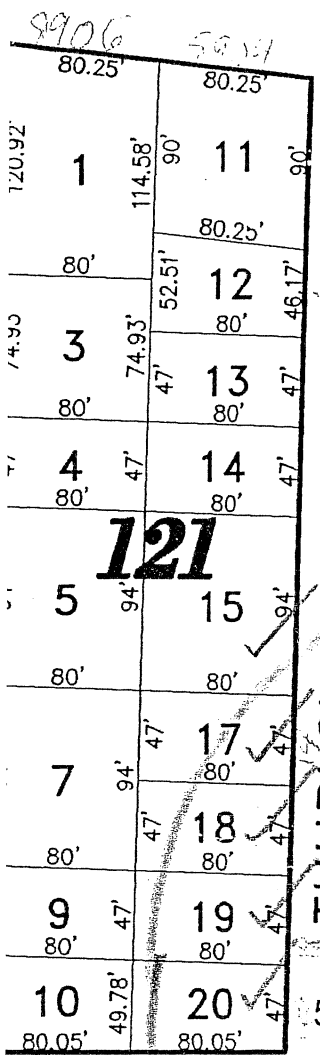
SOUTH JERSEY GAS COMPANY
VP CONSTRUCTION
1 SOUTH JERSEY PLAZA, RT. 54
FOLSOM, NJ 08037

COMCAST CABLE, GREG SMITH, PM
901 LEEDS AVENUE
ABSECON, NJ 08201

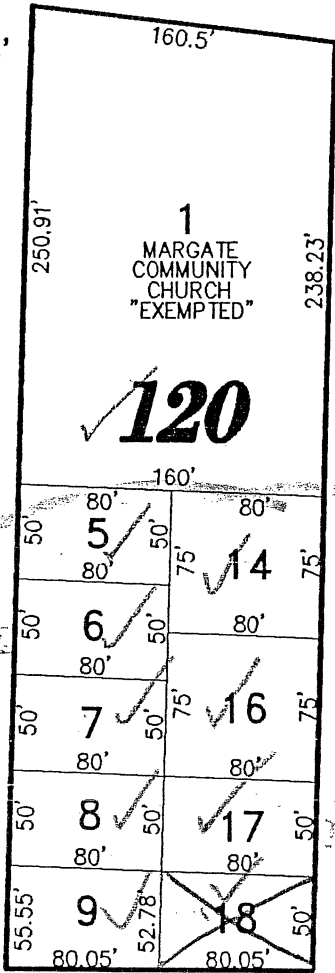
ATLANTIC COUNTY PLANNING BOARD
RT 9 & DOLPHIN RD
PO BOX 719
NORTHFIELD, NJ 08225

ITEMS PRINTED.....38

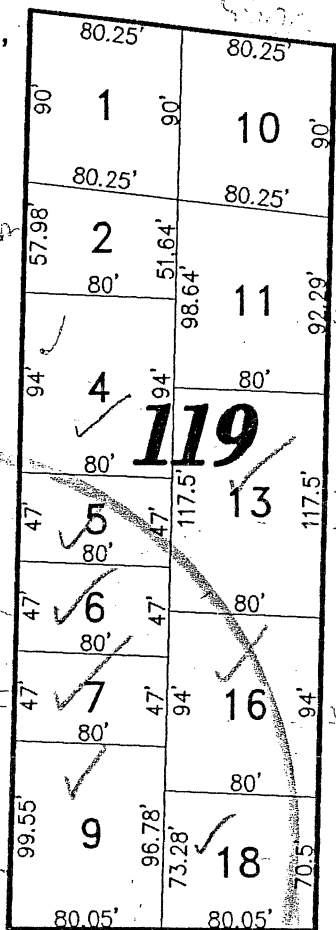
AVENUE



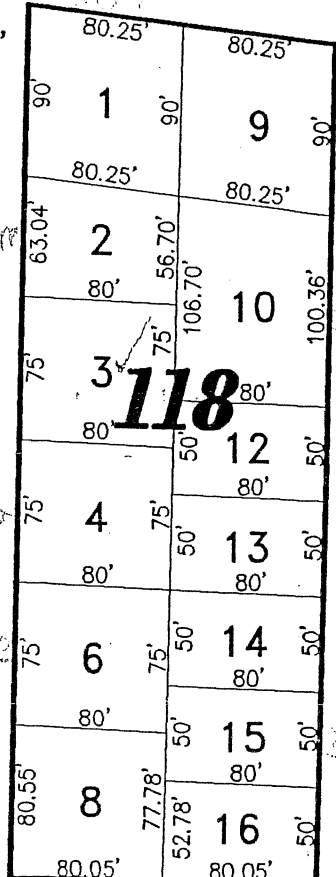
THURLOW AVENUE



SUMMER AVENUE

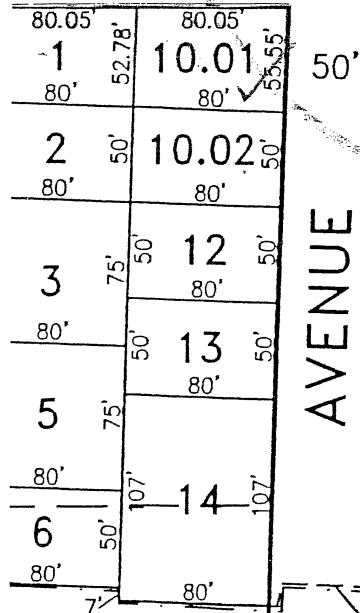


RUMSON AVENUE

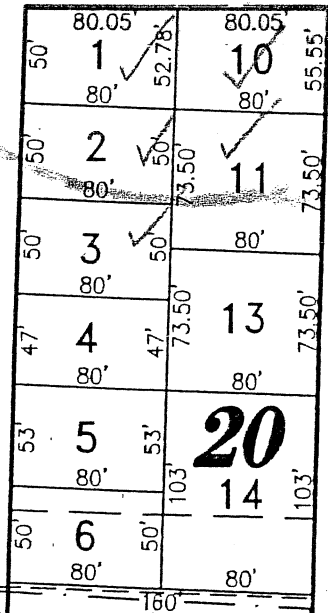


QUINCY AVENUE

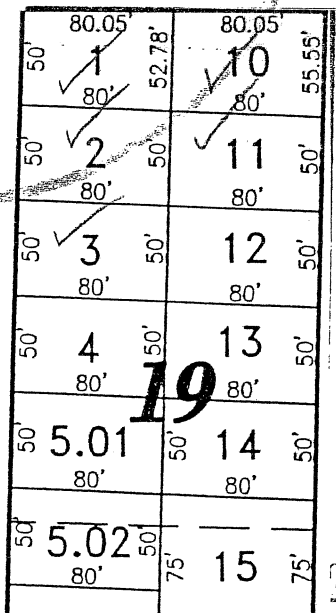
ATLANTIC



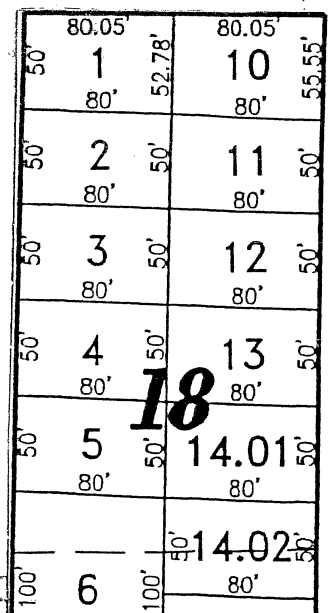
THURLOW AVENUE



SUMMER AVENUE



RUMSON AVENUE



QUINCY AVENUE

UPPER LIMIT LINE OF N.J.D.E.P. PERPETUAL BEACH STORM DAMAGE REDUCTION EASEMENT

185'

100'

PAUL KOELLING & ASSOCIATES, LLC

2161 Shore Road

Linwood, NJ 08221

phone 927-0279 fax 927-0188

Certificate of Authorization #24GA28256300

July 24, 2020

NEIGHBORHOOD SETBACK REPORT - MARGATE, NJ

Block 120 Lot 16

#10 South Sumner Avenue

SETBACKS (feet)

<u>LOT</u>	<u>ADDRESS</u>	<u>DWELLING</u>	<u>FRONT PORCH</u>	<u>NOTE</u>
9	#19 South Thurlow Ave	13.8 (bay window)	15.8	dwelling fronts Thurlow Ave
18	#8901 Atlantic Avenue	14.8	14.8	front door faces Atlantic and Sumner Avenues
17	#12 South Sumner Ave	18.2	9.2	
16	#10 South Sumner Ave	20.3	13.0	
14	#8 South Sumner Ave	16.1	17.9	

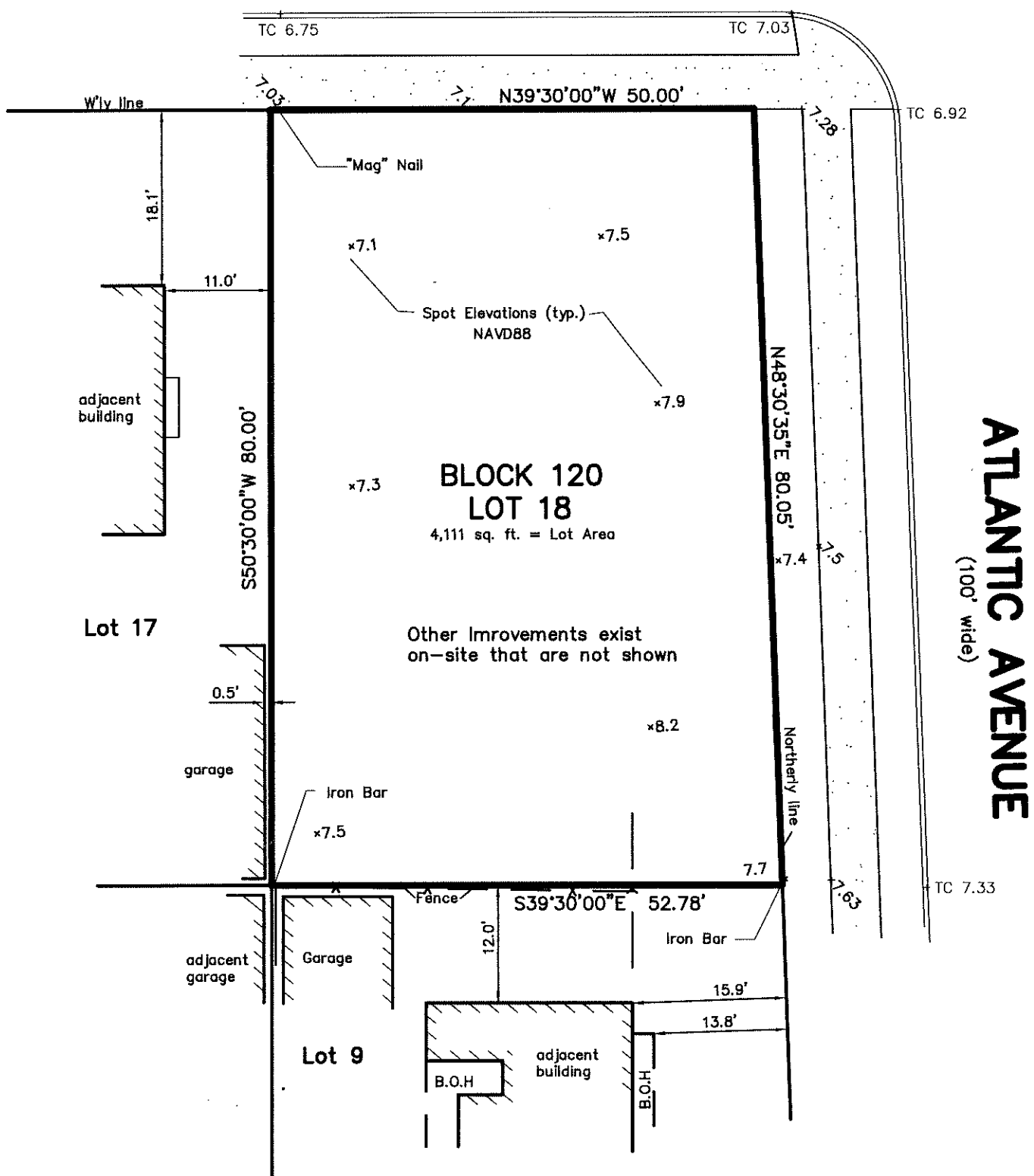
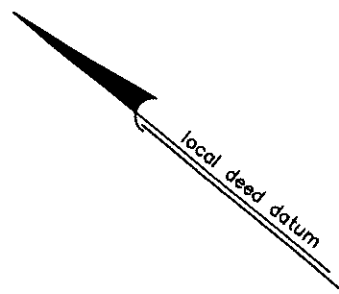
Note: Prevailing Setback to be calculated by Design Professional based on City of Margate Code as applicable to setback requirements of proposed improvements.



Paul M. Koelling, Land Surveyor
N.J. License #24GS04328800

SUMNER AVENUE

(50' wide)



To: Revolution Builders LLC

GENERAL NOTES:

Offsets are shown only for checking compliance with deed restrictions and zoning regulations. Offsets shall not be used for any other purposes. Surveyor shall not have any responsibility or liability if the offsets shown are used other than as intended.

This property is subject to any 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 embossed seal signify that this survey was prepared in accordance with the current regulations adopted by the New Jersey State Board of Professional Engineers and Land Surveyors. Only signed and sealed copies of this survey shall be considered as true copies.

The illustration of riparian claims or regulated wetlands affecting subject property, if any, are not included as a part of surveyor's contract. Surveyor reserves the right to modify this survey should client specifically request these additional services.

This survey has been prepared only for the use of the named parties. Surveyor shall not have any responsibility or liability should this survey be used for resale of property, for use with survey affidavit, or for use by any other person or entity not specifically named, for any reasons other than as intended.

In consideration of the mutual covenants and promises contained in the agreement between the above named parties and the undersigned, the provisions of which are incorporated herein by reference, I declare that this plan is based on a field survey made on 07-24-2020 by me or under my immediate supervision in accordance with N.J.A.C. 13:40-5.1, and to the best of my professional knowledge, information and belief,

a) correctly represents the conditions found at and as of the date of the field survey, except such easements, if any, below the surface of the lands or on the surface of the lands and not visible,

b) except as shown on the plan, there are no discrepancies between the boundary lines of the subject property as shown on the plan and as described in the legal description of record.

This plan is made to provide information to the title insurer so that it may insure title to the lands shown herein and the mortgage holder named above. This declaration is given solely to the above named parties for this transaction only and is not transferable, except as provided herein.

Date Revision

SURVEY OF PREMISES

SITUATE IN
CITY OF MARGATE
COUNTY OF ATLANTIC, N.J.
#8901 Atlantic Avenue
BLOCK 120 LOT 18


PAUL KOELLING & ASSOCIATES, LLC

PROFESSIONAL LAND SURVEYING
2161 SHORE ROAD
LINWOOD, NJ 08221
phone (609) 927-0279

CERTIFICATE OF AUTHORIZATION #24GA28256300

Date: July 24, 2020 by: KOELLING
Scale: 1" = 15'

Property is located in a F.E.M.A. FIRM
ZONE "AE"; Base Flood Elevation 10 ft. (NAVD88)


PAUL M. KOELLING
LAND SURVEYOR
PLS; N.J. LICENSE NO. 24GS04328800