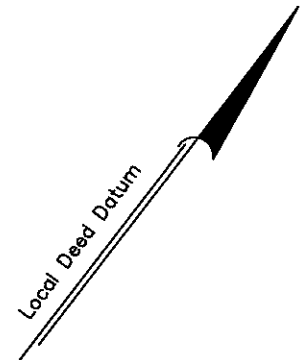
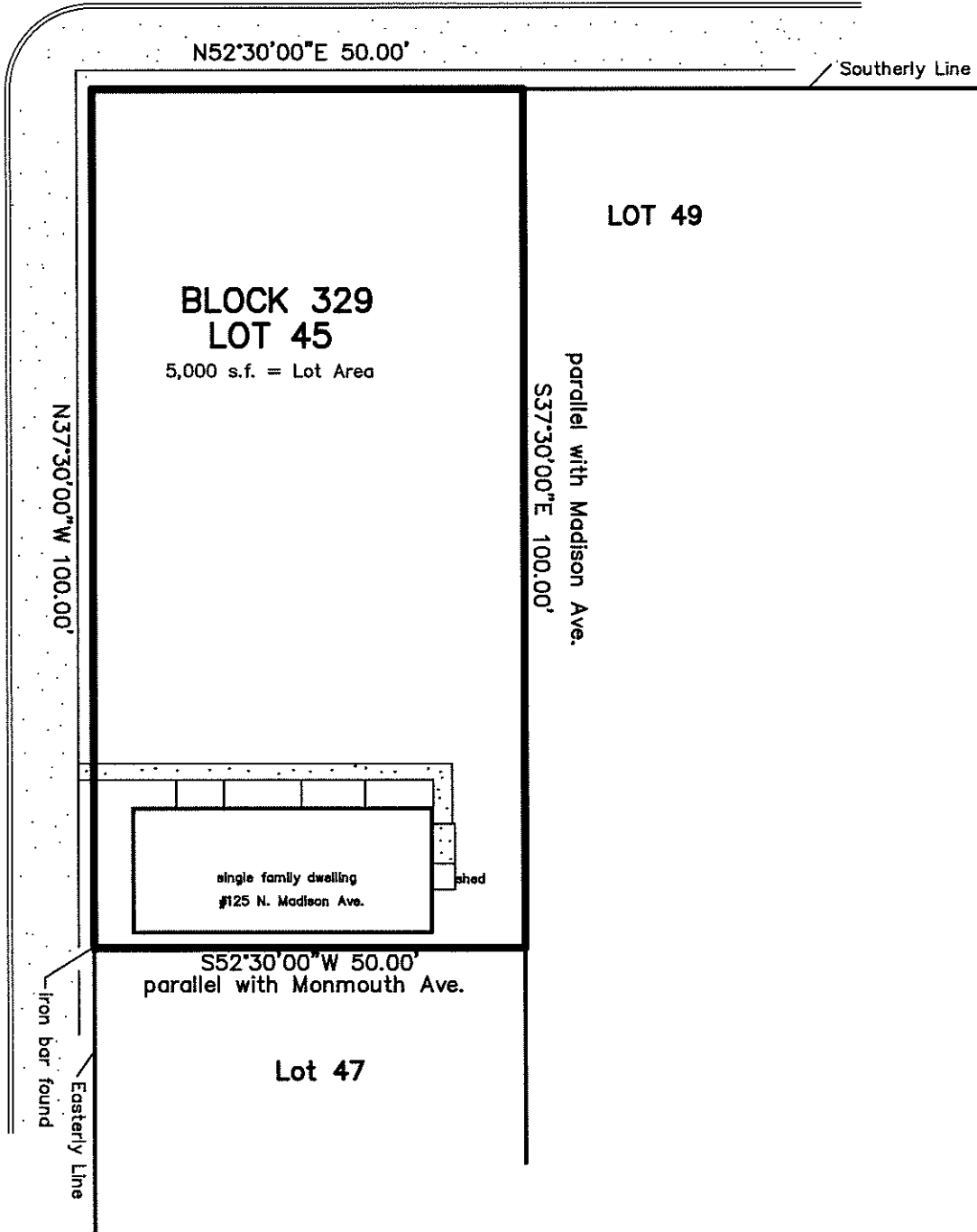


# MONMOUTH AVENUE

(50' wide)

# MADISON AVENUE

(50' wide)



## DEED DESCRIPTION

Description of a certain tract or parcel of land situate in the City of Margate, County of Atlantic, State of New Jersey, being designated as Lot 45 in Block 329 on the current official tax map and being more particularly described as follows:

**BEGINNING** at the intersection of the Southerly line of Monmouth Avenue (50' wide) with the Easterly line of Madison Avenue (50' wide), and thence running;

1. North 52 degrees 30 minutes East along said line of Monmouth Avenue, a distance of 50.00' to the division line between Lots 45 & 49; thence
2. South 37 degrees 30 minutes East along last mentioned division line and parallel with Madison Avenue, a distance of 100.00' to the division line between Lots 45 & 47; thence
3. South 52 degrees 30 minutes West along last mentioned division line and parallel with Monmouth Avenue, a distance of 50.00' to the aforementioned Easterly line of Madison Avenue; thence
4. North 37 degrees 30 minutes West along Madison Avenue, a distance of 100.00' to the point and Place of **BEGINNING**.

To: Steven B Baglivo  
Trident Land Transfer Company (NJ) 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 01-18-2021 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 for 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.  
#125 N. Madison Avenue  
**BLOCK 329 LOT 45**


**PAUL KOELLING  
& ASSOCIATES, LLC**

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

CERTIFICATE OF AUTHORIZATION #24GA28256300

Date: January 19, 2021 by: KOELLING  
Scale: 1" = 20'

Property is located in a F.E.M.A. FIRM  
ZONE "AE"; Base Flood Elevation 9 ft. (NAVD88)

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

# MONMOUTH AVENUE

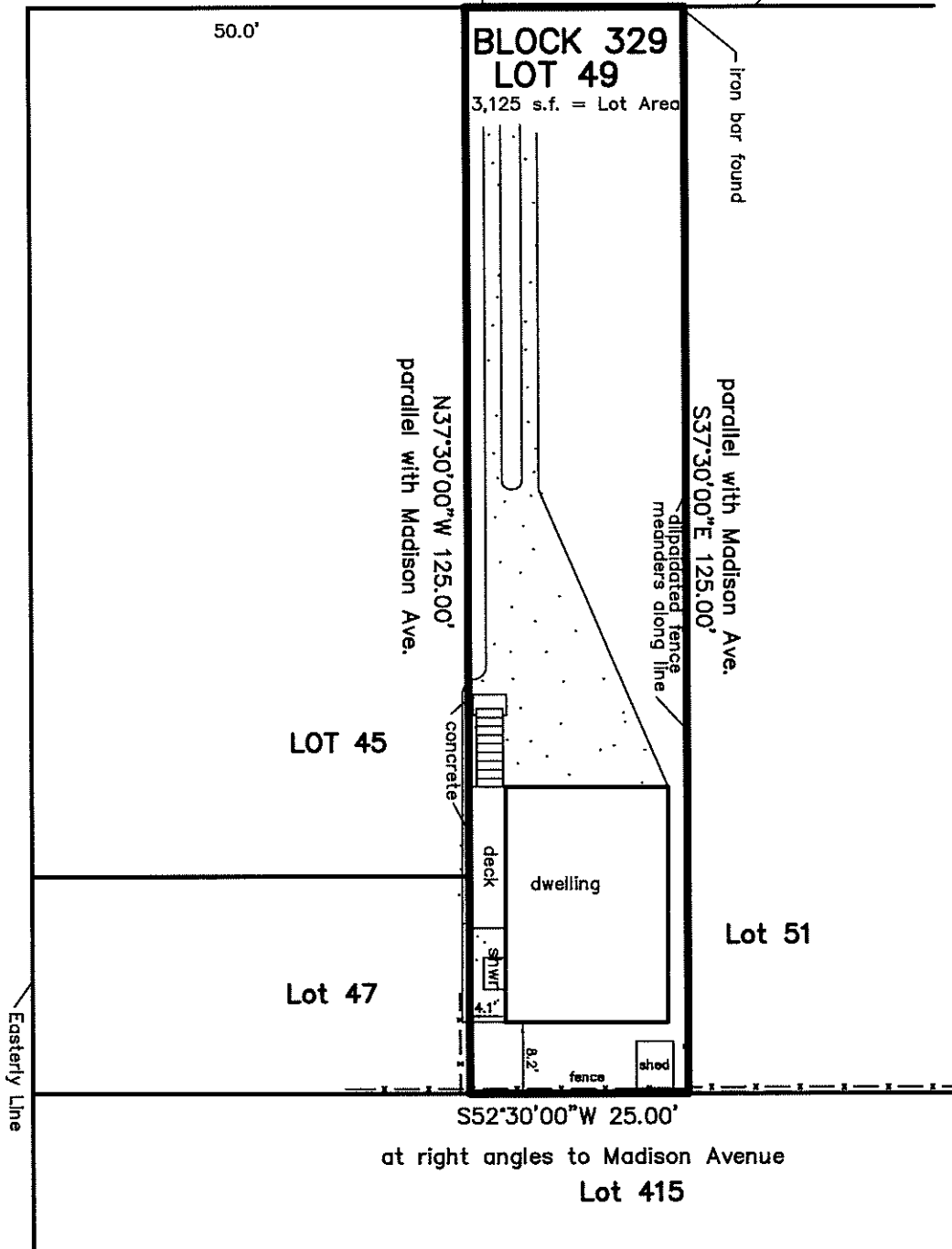
(50' wide)

N52°30'00"E 25.00'

Southerly Line

Local Deed Datum

MADISON AVENUE  
(50' wide)



## DEED DESCRIPTION

Description of a certain tract or parcel of land situate in the City of Margate, County of Atlantic, State of New Jersey, being designated as Lot 49 in Block 329 on the current official tax map and being more particularly described as follows:

**BEGINNING** in the Southerly line of Monmouth Avenue (50' wide) and the division line between Lots 45 & 49. Said **BEGINNING** Point being measured North 52 degrees 30 minutes East, a distance of 50.00' from the Easterly line of Madison Avenue (50' wide), and thence running;

1. North 52 degrees 30 minutes East along Monmouth Avenue, a distance of 25.00' to the division line between Lots 49 & 51; thence
2. South 37 degrees 30 minutes East along last mentioned division line and parallel with Madison Avenue, a distance of 125.00' to the division line between Lots 49 & 415; thence
3. South 52 degrees 30 minutes West along last mentioned division line and parallel with Monmouth Avenue, a distance of 25.00' to the division line between Lots 45, 47, and 49; thence
4. North 37 degrees 30 minutes West along last mentioned division line and parallel with Madison Avenue, a distance of 125.00' to the point and Place of **BEGINNING**.

To: Steven B. Baglivo  
Traident Land Transfer Company (NJ) 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 01-18-2021 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 for 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.  
#9514 Monmouth Avenue  
**BLOCK 329 LOT 49**

**PAUL KOELLING  
& ASSOCIATES, LLC**

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

CERTIFICATE OF AUTHORIZATION #24GA28256300

Date: January 19, 2021 by: KOELLING  
Scale: 1" = 20'

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

Property is located in a F.E.M.A. FIRM  
ZONE "AE"; Base Flood Elevation 9 ft. (NAVD88)

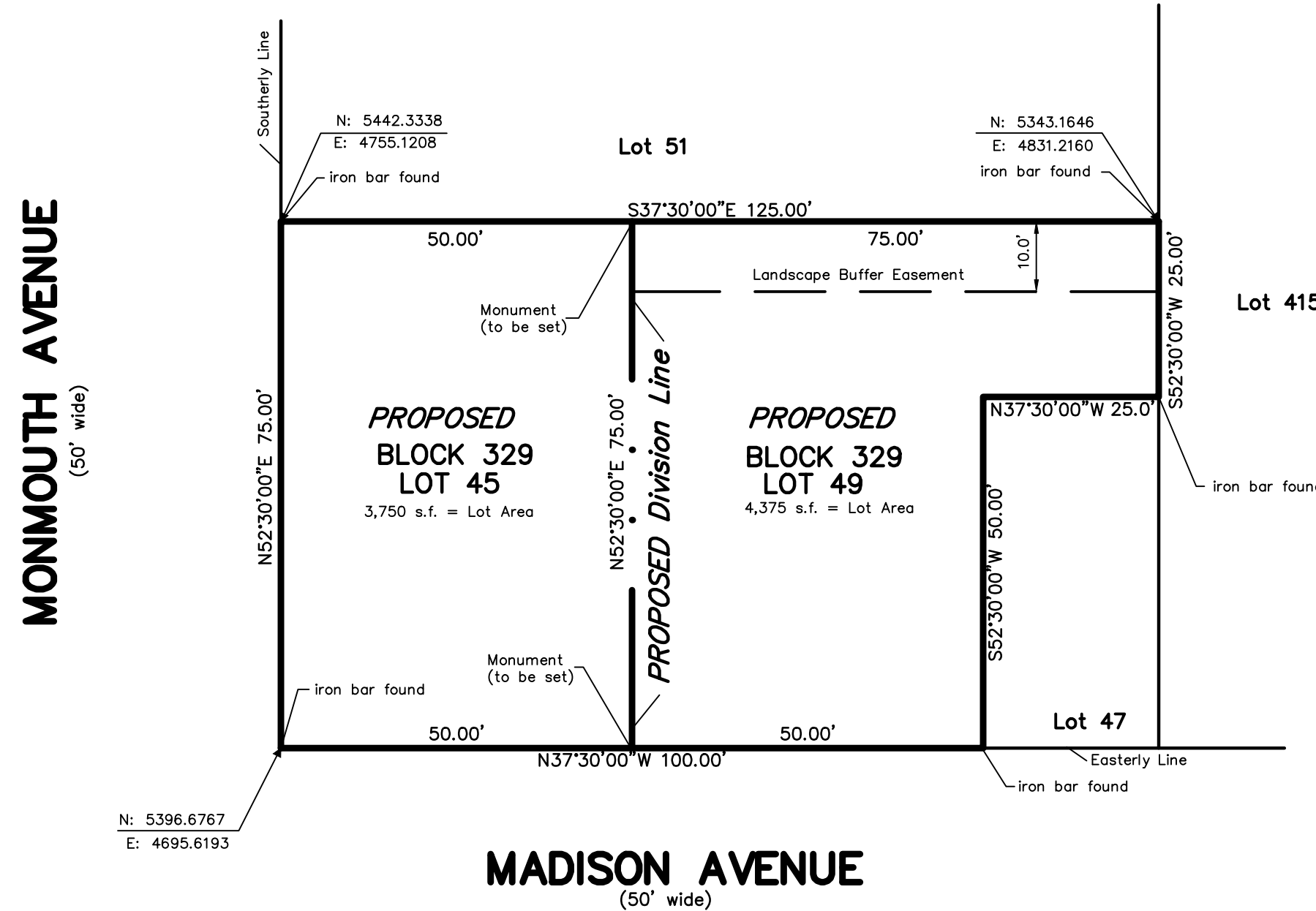
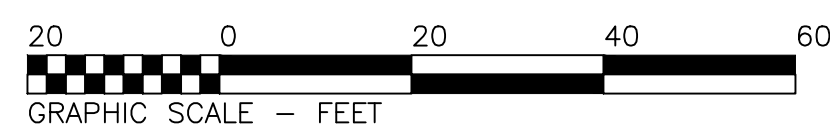
# ZONING SCHEDULE

## "MF" - Multi Family Residential Zone

ZONING ELEMENT	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED LOT #	PROPOSED CONDITIONS	STATUS
Use	Single-Family or Multi-Family Residential	Single-Family or Multi-Family Residential	Lot 45 Lot 49	Single-Family or Multi-Family Residential	C C
Lot Area	4,400 Sq.Ft.	5,000 Sq.Ft. 3,125 Sq.Ft. (ENC) 8,125 Sq.Ft. TOTAL	Lot 45 Lot 49	3,750 Sq.Ft. 4,375 Sq.Ft.	VR VR
Lot Width & Frontage	40'	25.0' (ENC) 50.0'	Lot 45 Lot 49	50.0' 50.0'	C C
Building Coverage	45%	0% (vacant land) tbd	Lot 45 Lot 49	45% max. 45% max.	C C
Setback - Front Yard	prevailing setback within 200' in block with a minimum of 5 feet	0.0' (vacant land) 89.8'	Lot 45 Lot 49	to be determined by Zoning Official	C C
Setback - Rear Yard LANDSCAPE buffer	10'	n/a n/a	Lot 45 Lot 49	10' or greater N/A (corner lot)	C C
Setback - Rear Yard BUILDING	20'	0.0' (vacant land) 8.2' (ENC)	Lot 45 Lot 49	20' or greater N/A (corner lot)	C C
Setback - Side Yard	8 ft. or- 10 ft. with driveway	0.0' (vacant land) 4.2' (ENC)	Lot 45 Lot 49	>8 ft. >8ft.	C C
Building Height	2 Habitable floors over parking -or- 2 floors without parking	0.0' (vacant land) <35'	Lot 45 Lot 49	tbd tbd	C C
Maximum Density	1 unit/ 2,200 sq.ft. of lot area	0.0' (vacant land) <2,200 sq.ft.	Lot 45 Lot 49	<2,200 sq.ft. <2,200 sq.ft.	C C
Maximum FAR Floor Area Ratio	1.0	0.0' (vacant land) <1.0	Lot 45 Lot 49	1.0 max. 1.0 max.	C C
Front Yard Landscaping	60% min.	100% >60%	Lot 45 Lot 49	60% min. 60% min.	C C
Vegetative Ground	35% min.	100% >35%	Lot 45 Lot 49	35% min. 35% min.	C C
Distance between adjacent principal buildings	10' minimum	0.0' (vacant land) 15.0'	Lot 45 Lot 49	10' minimum 10' minimum	C C

C = Conforms  
ENC = Existing Non-conformity  
VR = Variance Requested

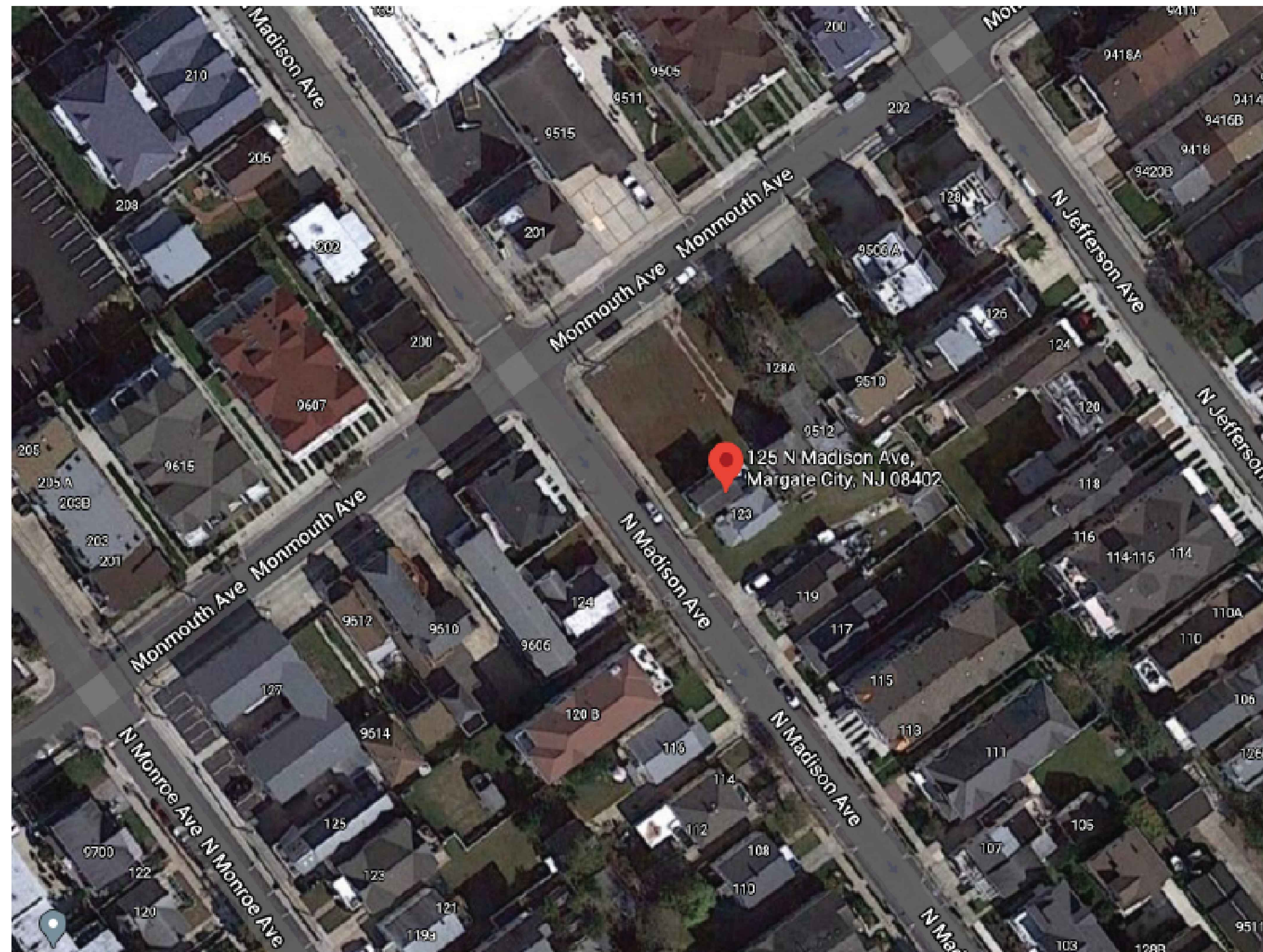
NOTE: THE ABOVE ZONING CONTROLS ARE REQUIRED TO BE SHOWN PURSUANT TO THE NEW JERSEY "MAP FILING LAW" AND ARE THE CONTROLS IN EFFECT AS OF THE DATE OF THE RECORDING OF THIS PLAN AND SUBJECT TO CHANGE BY VARIANCE AND MUNICIPAL ORDINANCE AMENDMENT AND MASTER PLAN REVISION, AND ARE NOT TO BE CONSTRUED AS COVENANTS OR RESTRICTIONS RUNNING WITH THE LAND



### PROPOSED CONDITIONS

SCALE: 1" = 20'

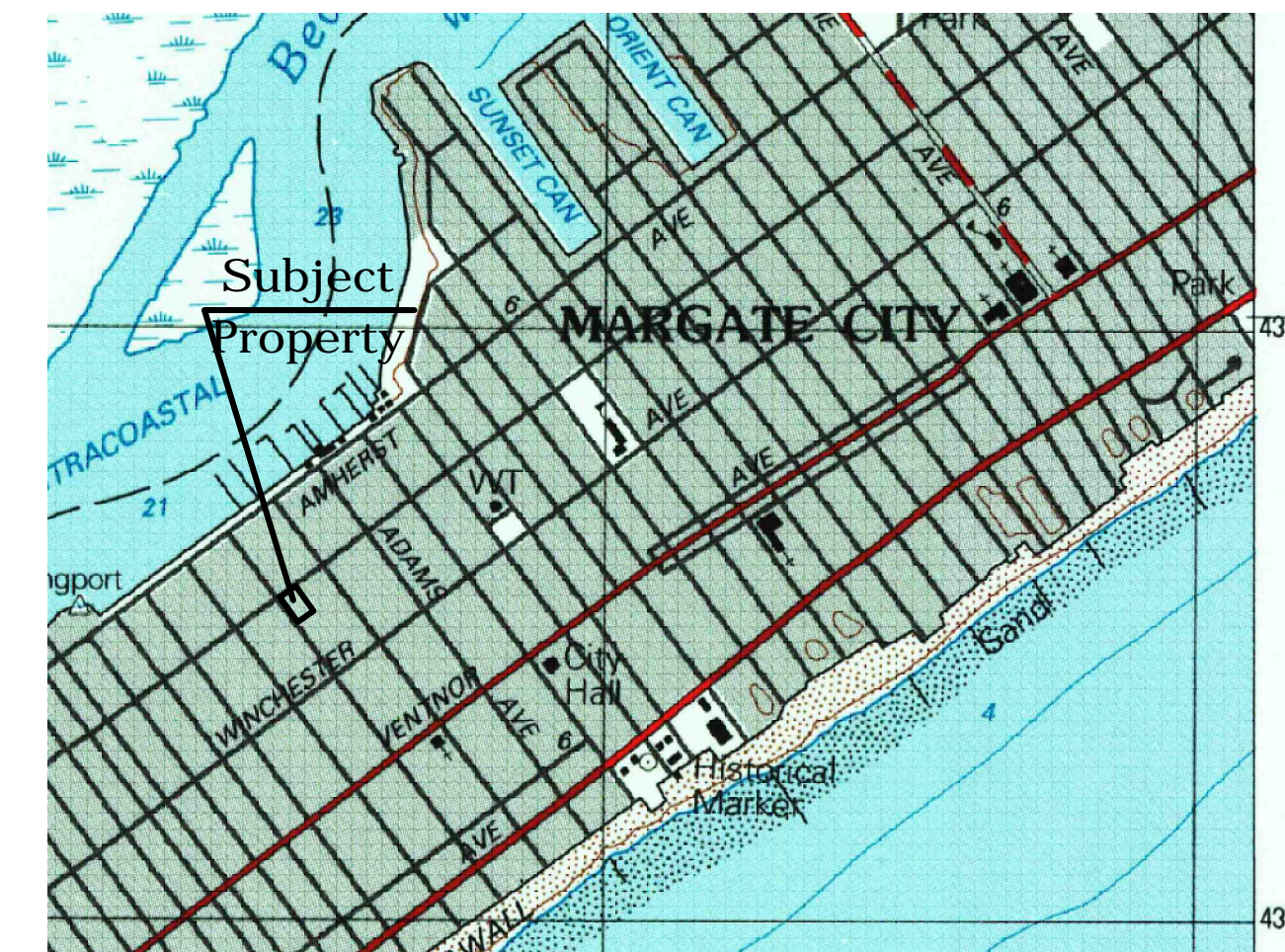
# AREA PLAN



# KEY MAP

SCALE: approx. 1" = 1000'

Taken from Ocean City  
Quadrangle Sheet



# GENERAL INFORMATION

- Applicant & Owner:** Steve Baglivo; telephone (609) 457-2383; P.O. Box 3234, Margate, NJ 08402
- Premises in Question:** Block 329 Lots 45 & 49, known as #125 N. Madison Avenue & #9514 Monmouth Avenue respectively; Shown on Tax Map Sheet #5;
- Zone:** "M-F" Zone - Multi Family Residential District; Surrounding area is in the same zone;
- Area:** Total area of tract to be subdivided = 8,125 square feet;
- Proposed Number of Lots:** Two (2) lots created from Two (2) existing lots for purpose of constructing Two (2) new dwellings by realignment of Lot lines;
- Survey:** All survey data is depicted on this plat (no separate survey drawings have been prepared); Subdivision is based on field survey dated October 26, 2020 performed by Paul Koelling & Associates, LLC in accordance with N.J.A.C. 13:40-5.1;
- Easements and Deed Restrictions:** No Easements other than normal blanket utility easements currently exist and none additional are proposed; A 10 foot wide Landscape Buffer is proposed on Lot 49; No additional restrictions are proposed;
- Utilities:** Municipal sewerage, public water supply, gas service and normal overhead utilities exist;
- FIRM Zone:** The subject property is located in F.E.M.A. Flood Insurance Rate Map Zone "AE" (Base elevation 9 feet);
- Variations:** Variations from the Land Use Ordinance of the City of Margate are requested in connection with this realignment of lot division lines as depicted in the ZONING SCHEDULE.

CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE CITY OF MARGATE PLANNING/ZONING BOARD ON:

THIS PLAT (OR A DEED DESCRIBING THIS SUBDIVISION) MUST BE FILED IN THE OFFICE OF THE CLERK OF ATLANTIC COUNTY ON OR BEFORE:

Attest:

Chairperson Date

Secretary Date

Secretary Date

City Surveyor Date

CERTIFICATION OF MUNICIPAL APPROVAL OF ABUTTING MUNICIPAL RIGHTS-OF-WAY:

Municipal Clerk Date

CERTIFICATION OF TAXES PAID:

Tax Collector Date

I HEREBY CERTIFY THAT I AM THE RECORD HOLDER OF TITLE TO THE LAND DELINEATED ON THE PLAT AND CONSENT TO THE FILING THEREOF:

Owner Date

Municipal Engineer Date

ATLANTIC COUNTY CLERK'S OFFICE MAP FILING DATA

12-22-2020 | Quad map/Area plan  
Date | Revision

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 10-26-2020 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE "THE MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR will be SET upon Subdivision approvals.

PAUL M. KOELLING  
PROFESSIONAL LAND SURVEYOR  
PLS: N.J. LICENSE NO. 24G504328800

ATLANTIC COUNTY DEPARTMENT OF REGIONAL PLANNING AND DEVELOPMENT REVIEW STAMP

ATLANTIC COUNTY APPROVALS  
OFFICE OF POLICY, PLANNING & DEVELOPMENT

DATE RECEIVED	ENDINGS COUNTY ROAD OR DRAINAGE FACILITIES AFFECTED	FILE NO.
	YES <input type="checkbox"/> NO <input type="checkbox"/>	
COUNTY PLANNING BOARD	ENDINGS	DATE OF ACTION
	<input type="checkbox"/> APPROVED <input type="checkbox"/> DISAPPROVED <input type="checkbox"/> FAVORABLE <input type="checkbox"/> UNFAVORABLE <input type="checkbox"/> RECOMMENDATIONS	
		SIGNATURE

MINOR SUBDIVISION  
of Lots 45 & 49 in Block 329  
SITUATE IN  
CITY OF MARGATE  
COUNTY OF ATLANTIC, N.J.  
BLOCK 329 LOTS 45 & 49

PAUL KOELLING & ASSOCIATES, LLC  
Professional Land Surveying  
2161 Shore Road  
Linwood, NJ 08221  
phone (609) 927-0279 fax (609) 927-0188  
CERTIFICATE OF AUTHORIZATION #24GA28256300  
date: October 30, 2020 by: KOELLING  
SCALE: 1" = 20' and as noted

**FRONT YARD SETBACK REPORT**

NEIGHBORHOOD SETBACK REPORT - MARGATE, NJ  
 Block 329 Lot 45 #125 N. Madison Avenue

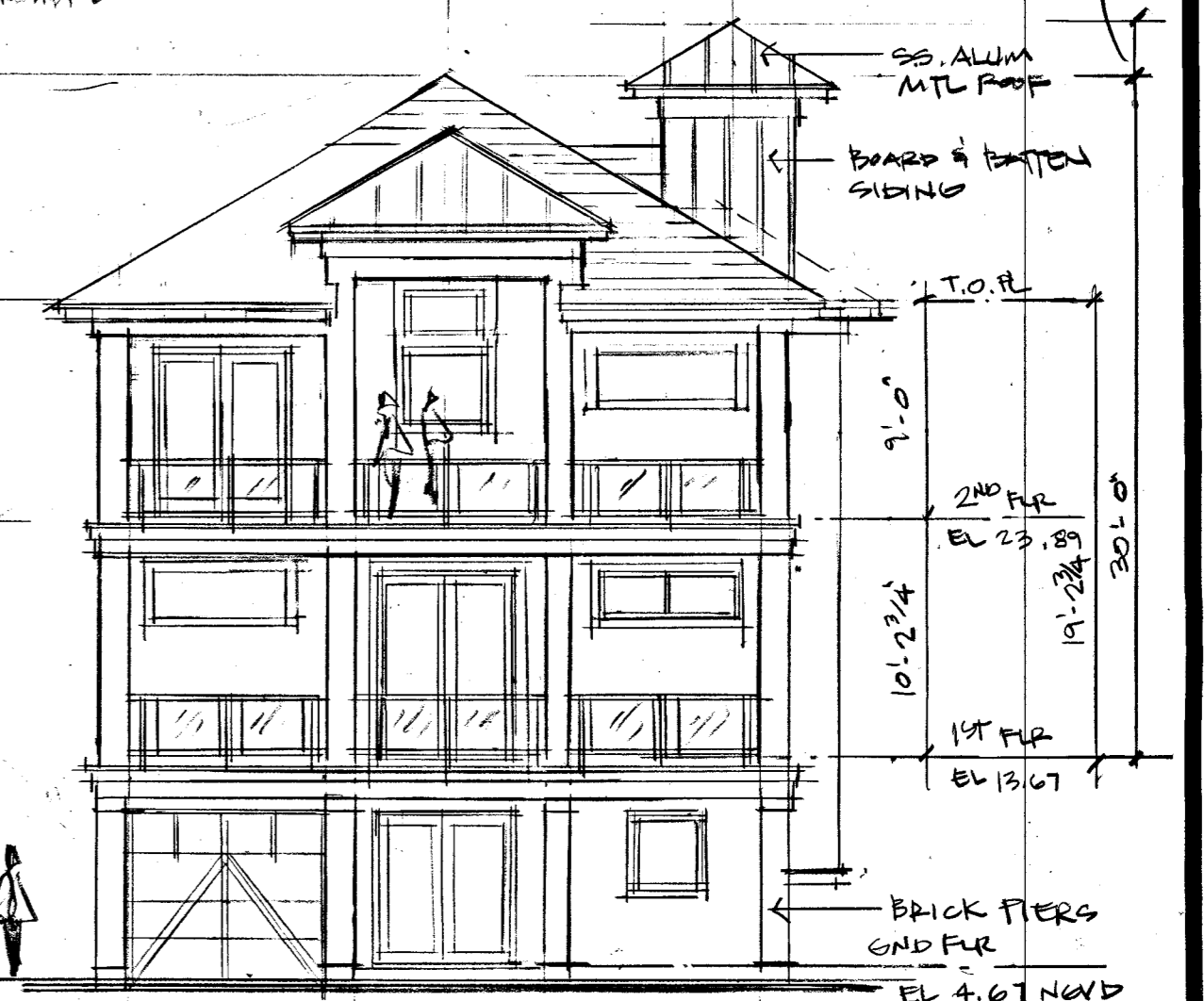
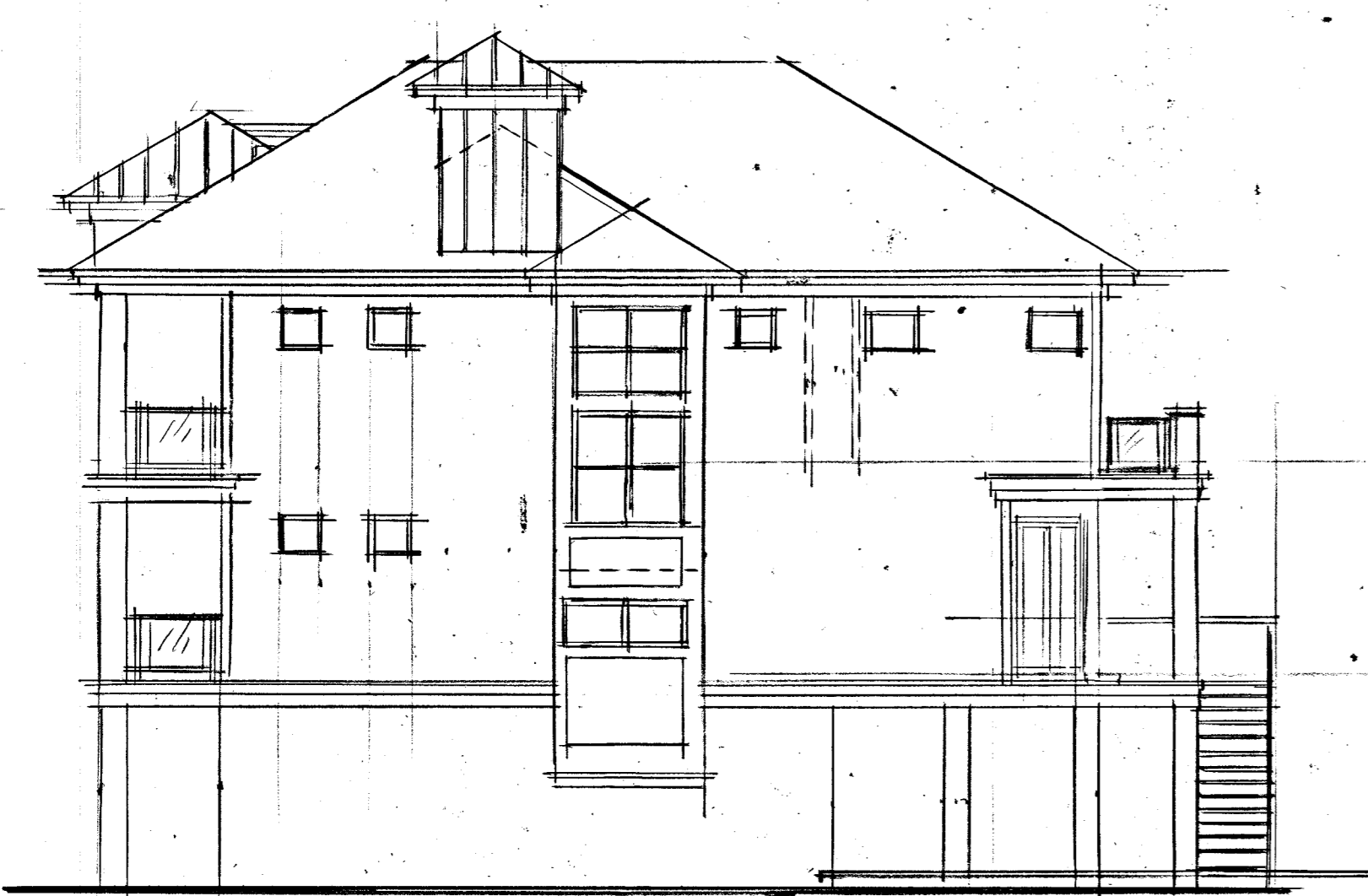
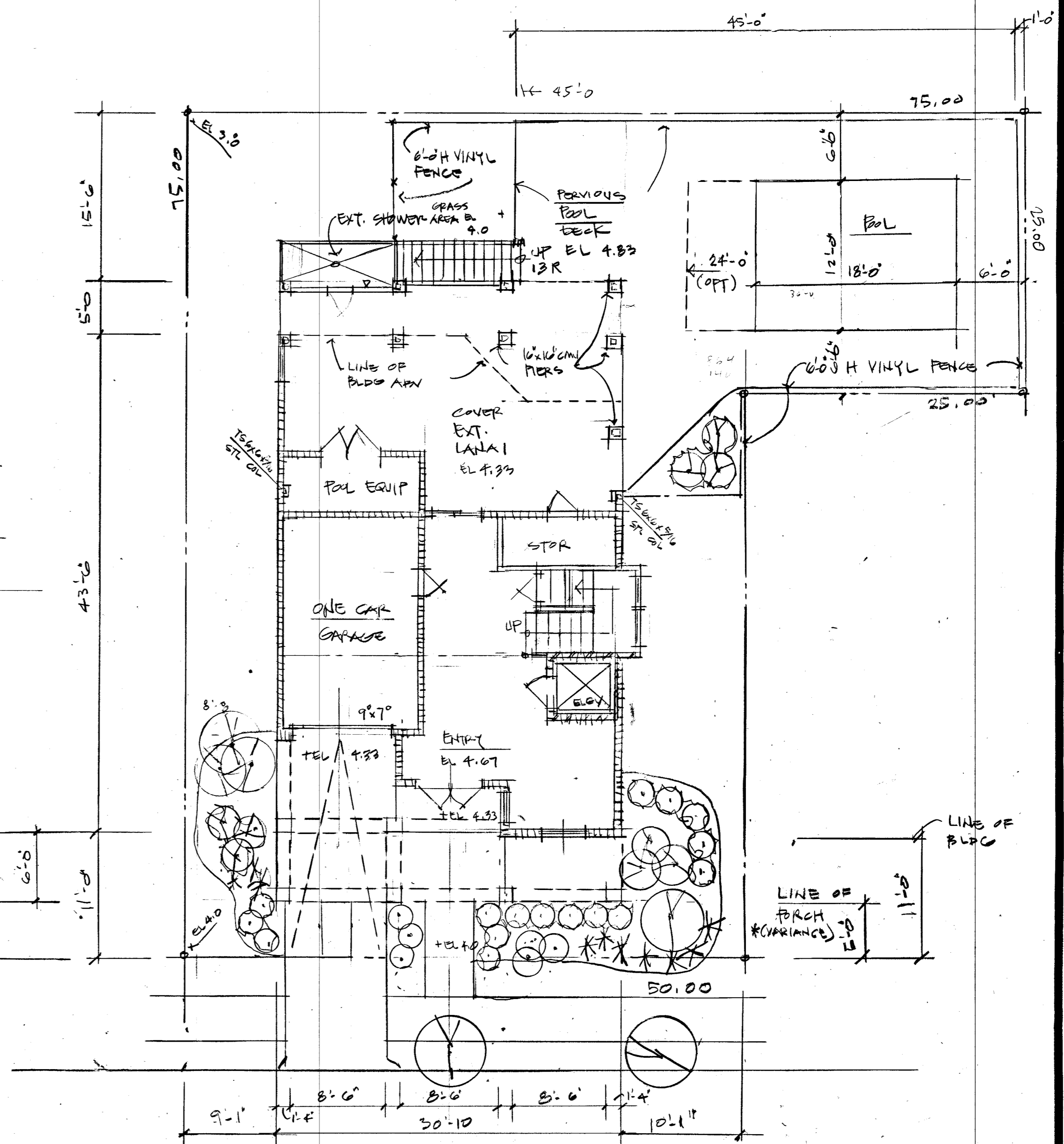
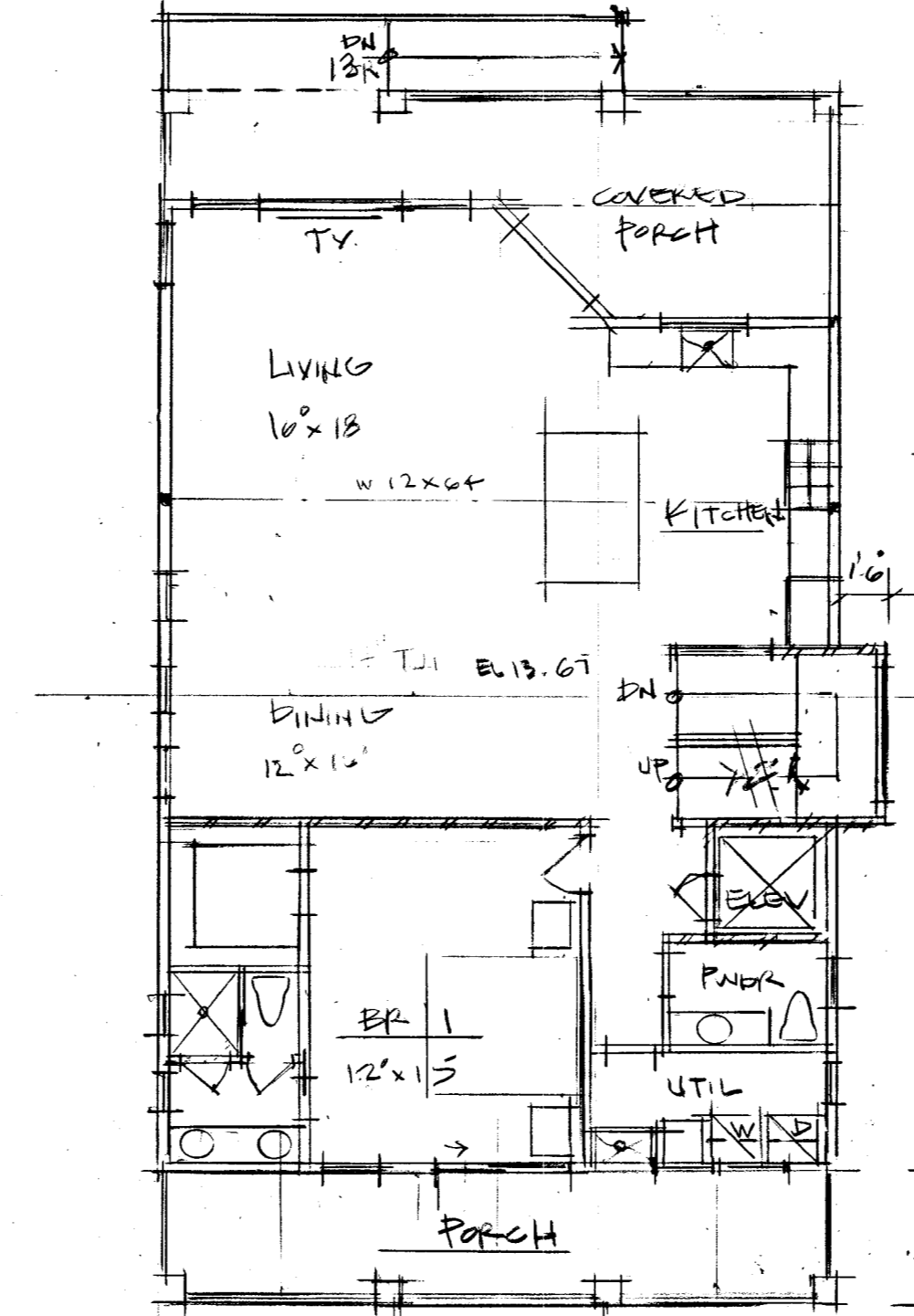
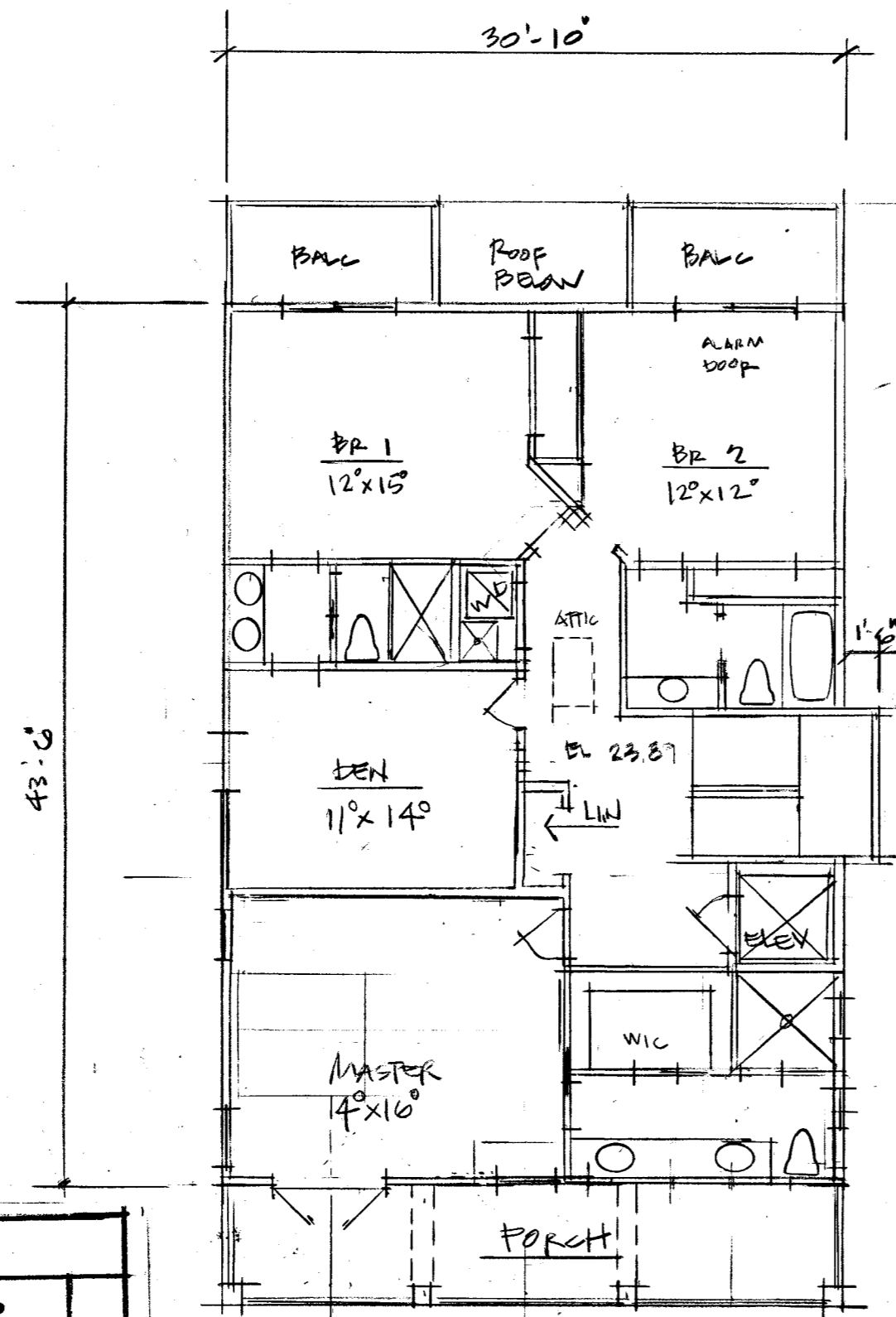
LOT	ADDRESS	SETBACKS (feet)		NOTE
		DWELLING	FRONT PORCH	
59	#128 N. Jefferson Ave.	23.7	17.2	
57	#9506 Monmouth Ave.	29.8	10.8	
53	#9510 Monmouth Ave.	43.7	43.7	
51	#9512 Monmouth Ave.	59.0	59.0	
49	#9514 Monmouth Ave.	89.8	89.8	Subject Property
45	#125 N. Madison Ave.	vacant	land	Subject Property
47	#123 N. Madison Ave.	7.2	n/a	
415	#119 N. Madison Ave.	12.4	5.0	
413	#117 N. Madison Ave.	3.8	n/a	
409	#113 N. Madison Ave.	10.4	10.4	
407	#111 N. Madison Ave.	14.8	12.8	

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

\* AVG FRONT 1000 10.4'

LOT COVERAGE	
BLDG	1355 SF
BLDG/PORCH	539 SF
POOL & POOL DECK (PREVIOUS)	978 SF
DRIVEWAY/WALK	65 SF
REAR STAIR	86 SF
<b>TOTAL LOT COVERAGE</b>	<b>2840 SF</b>

SITE INFORMATION				
ZONE S-30	REQ	PROPOSED	REMARKS	
LOT SIZE	3000 SF	4875 SF	C	
BLDG COVERAGE	31% 1355 SF	31% 1355 SF	C	
LOT COVERAGE	65% 2840 SF	65% 2840 SF	C	
FRONT	BLDG	10'-0"	11'-0"	C
	FINCH	10'-4"	5'-0"	Y
SIDE	15'-0" TOTAL	10'-1" / 9'-1"	C	
REAR	15'-0"	15'-6"	C	
BUILDING HT	30'-0"	30'-0"	A 8'V EL 13.67	
PARKING	2 SP	2 SP	C	
FRONT LANDSCAPE	65% 150 SF	80% 200 SF	A	
LANDSCAPE	35% 1312 SF	35% 1312 SF	A	



REVISIONS	BY

**PROJECT:**  
 MADISON AVE  
 125 N. MADISON AVE  
 MARGATE, NJ  
 LOT 45  
 BLK 329

Mark A. Zawacki A.I.A.  
 ARCHITECT  
 1555 Zion Road  
 Suite 204  
 Northfield, N.J. 08225  
 Ph: 609-709-3292  
 Fx: 609-484-9040  
 Email: mzaesign@aol.com

*[Signature]*  
 Lic # 21A101338360

DRAWN	CHECKED
MAL	
DATE	11-18-20
SCALE	1/8" = 1'-0"
JOB NO.	
SHEET	
A-1	
OF	SHEETS

LOT COVERAGE	
PLAZA	1325 SF
FRONT & REAR	301 SF
DRIVEWAY	45 SF
POOL & POOL DECK (PREVIOUS)	576 SF 510
CONC WALKS	160 SF
TOTAL LOT COVERAGE	2407 SF

SITE INFORMATION			
ZONE S30	REQ	PROPOSED	REMARKS
LOT SIZE	3000 SF	3150 SF	C
BLDG. COVERAGE	36% 1350 SF	36% 1325 SF	C
LOT COVERAGE	66% 2407 SF	64% 2407 SF	C
FRONT	BLDG 4'-0"	10'-0"	MONMOUTH
	PORCH 10'-0"	N/A	
	BLDG 18'-4"	11'-0"	MADISON
	PORCH 18'-4"	5'-0"	
SIZE	18'-0" TOTAL	9'-2" 21'-6"	C
REAR	-	-	C
BUILDING HT	30'-0"	30'-0"	ABV EL 13.67'
PARKING	2 SP	2 SP	C
FRONT LANDSCAPE	60% 180 SF	74% 185 SF	C
LANDSCAPE	35% 133 SF	36% 135 SF	C

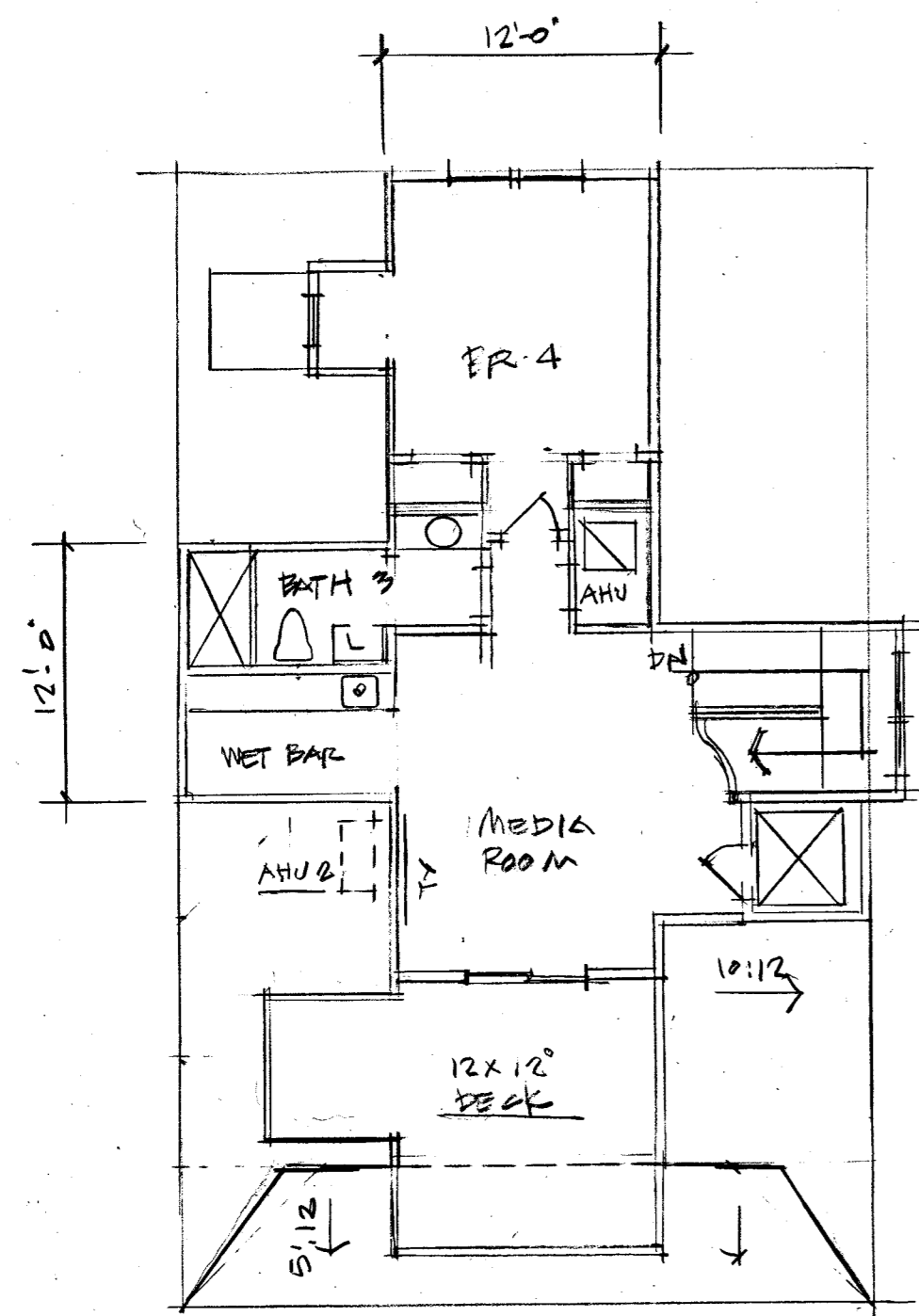
**FRONT YARD SETBACK REPORT**

NEIGHBORHOOD SETBACK REPORT - MARGATE, NJ  
Block 329 Lot 45 #125 N. Madison Avenue

LOT	ADDRESS	DWELLING	FRONT PORCH	NOTE
59	#128 N. Madison Ave.	29.2	17.2	
57	#506 Monmouth Ave.	29.8	19.8	
53	#9510 Monmouth Ave.	43.7	43.7	
51	#9512 Monmouth Ave.	59.0	59.0	
49	#9514 Monmouth Ave.	89.8	89.8	Subject Property
45	#125 N. Madison Ave.	vacant	land	Subject Property
47	#123 N. Madison Ave.	7.2	n/a	
415	#119 N. Madison Ave.	12.4	9.9	
413	#117 N. Madison Ave.	6.4	n/a	
409	#113 N. Madison Ave.	10.4	10.4	
407	#111 N. Madison Ave.	18.8	18.8	

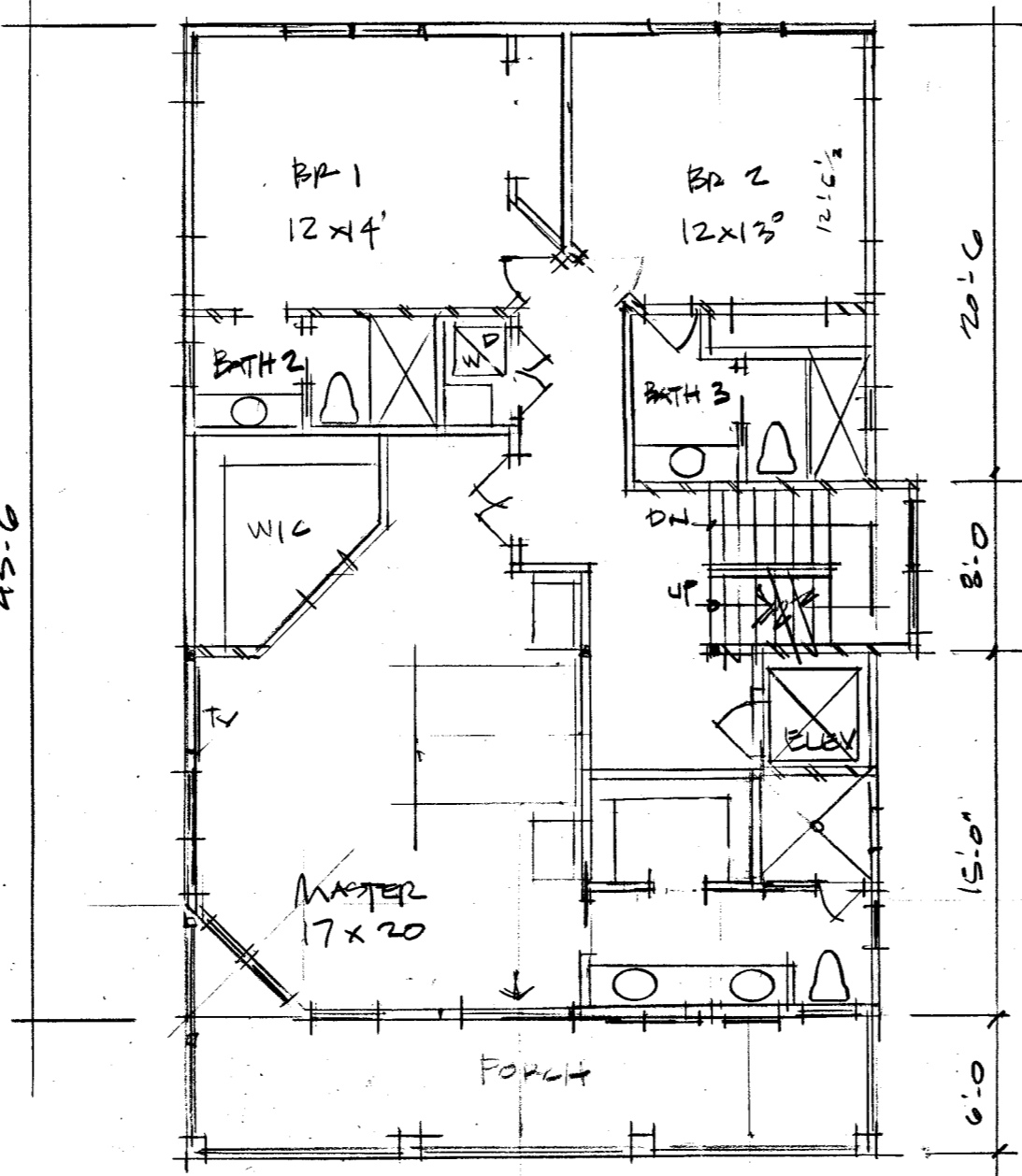
Note: Fronting Setback to be calculated by Design Professional based on City of Margate Code as applicable to setback requirements of proposed improvements.

\* AVERAGE MADISON MONMOUTH  
10.00' 10.33'  
40.55' 32.01'



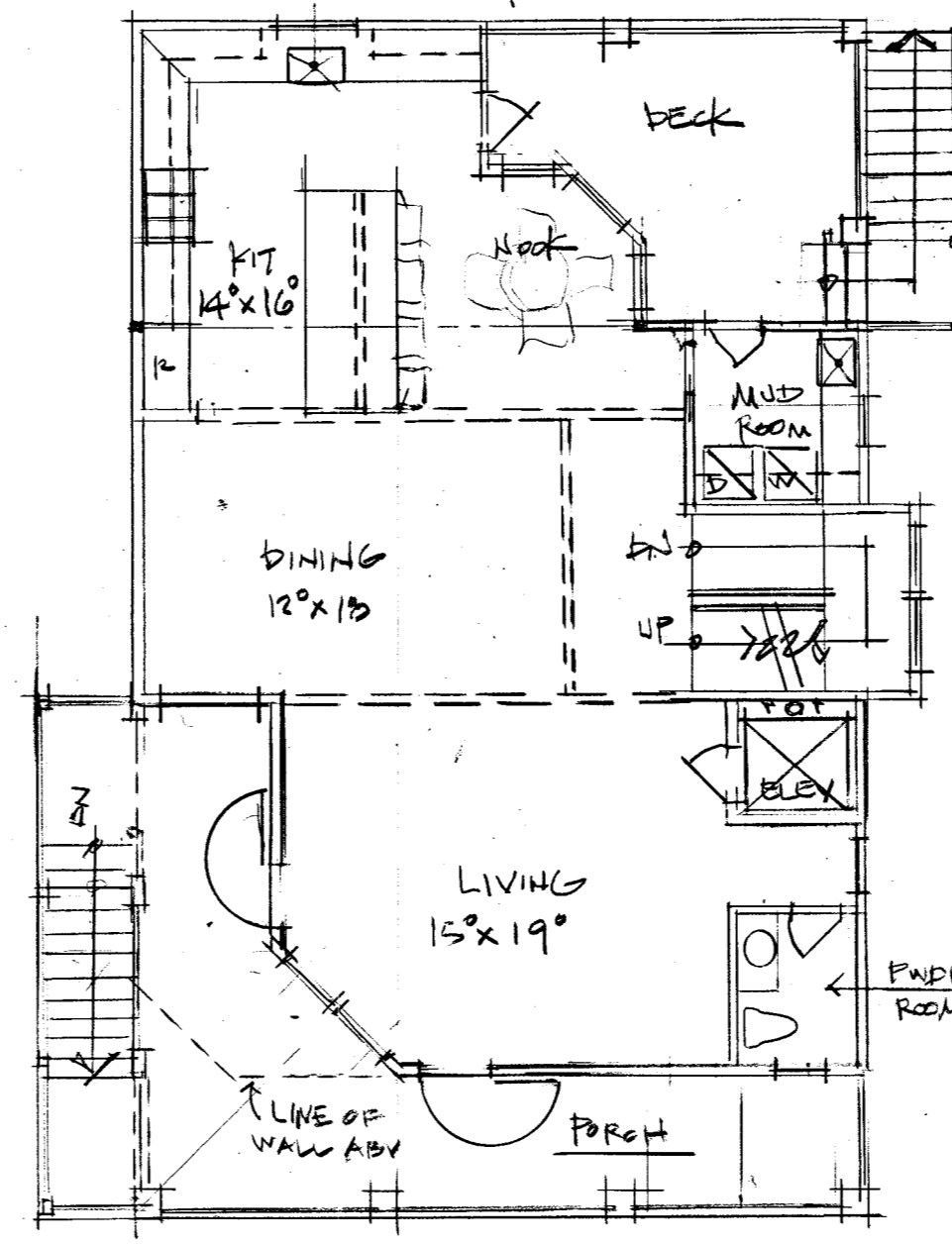
THIRD FLOOR PLAN

LIVING SP 595 SF 660 SF ALLOWED

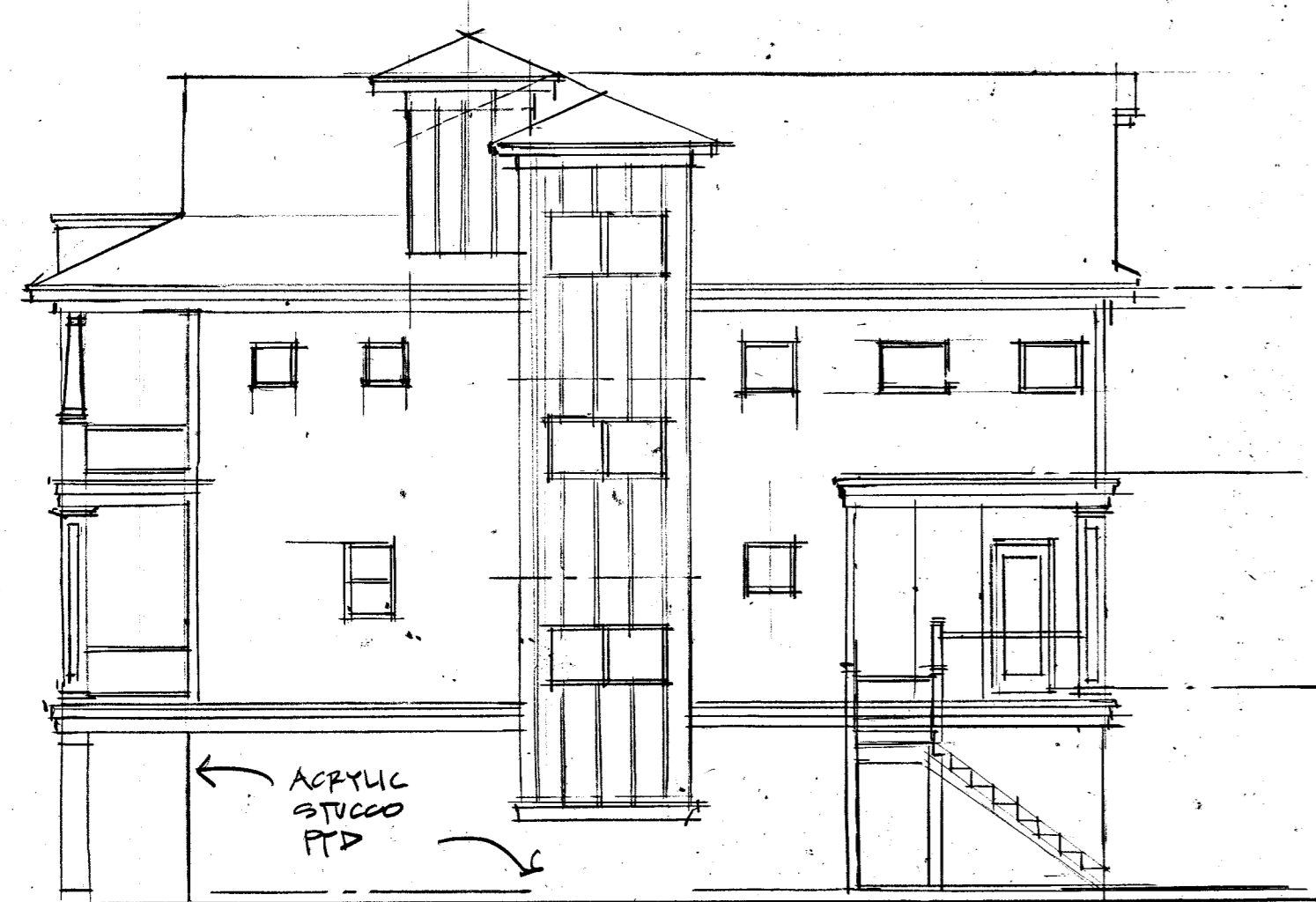
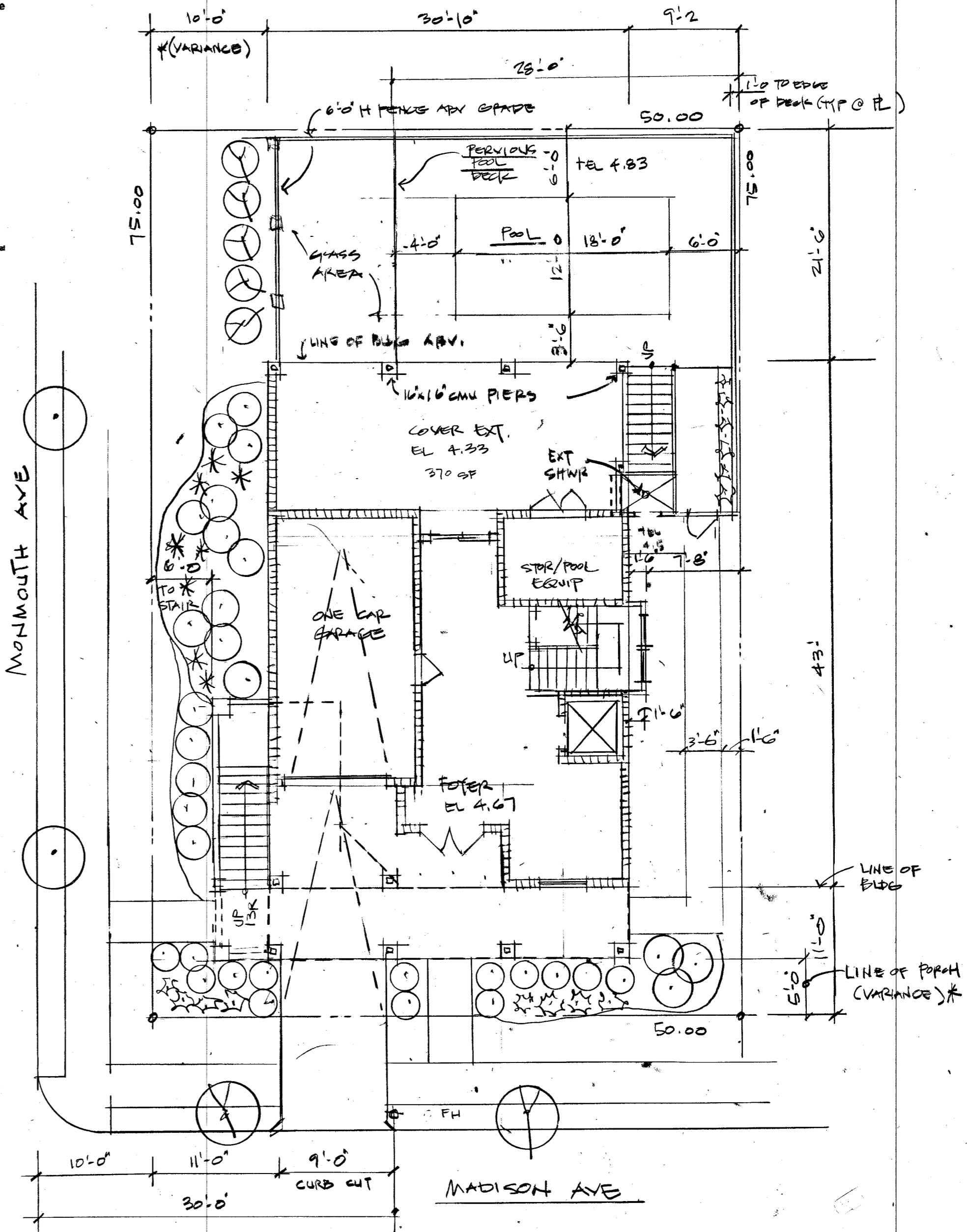


SECOND FLOOR PLAN

LIVING SP 1325 SF



FIRST FLOOR PLAN



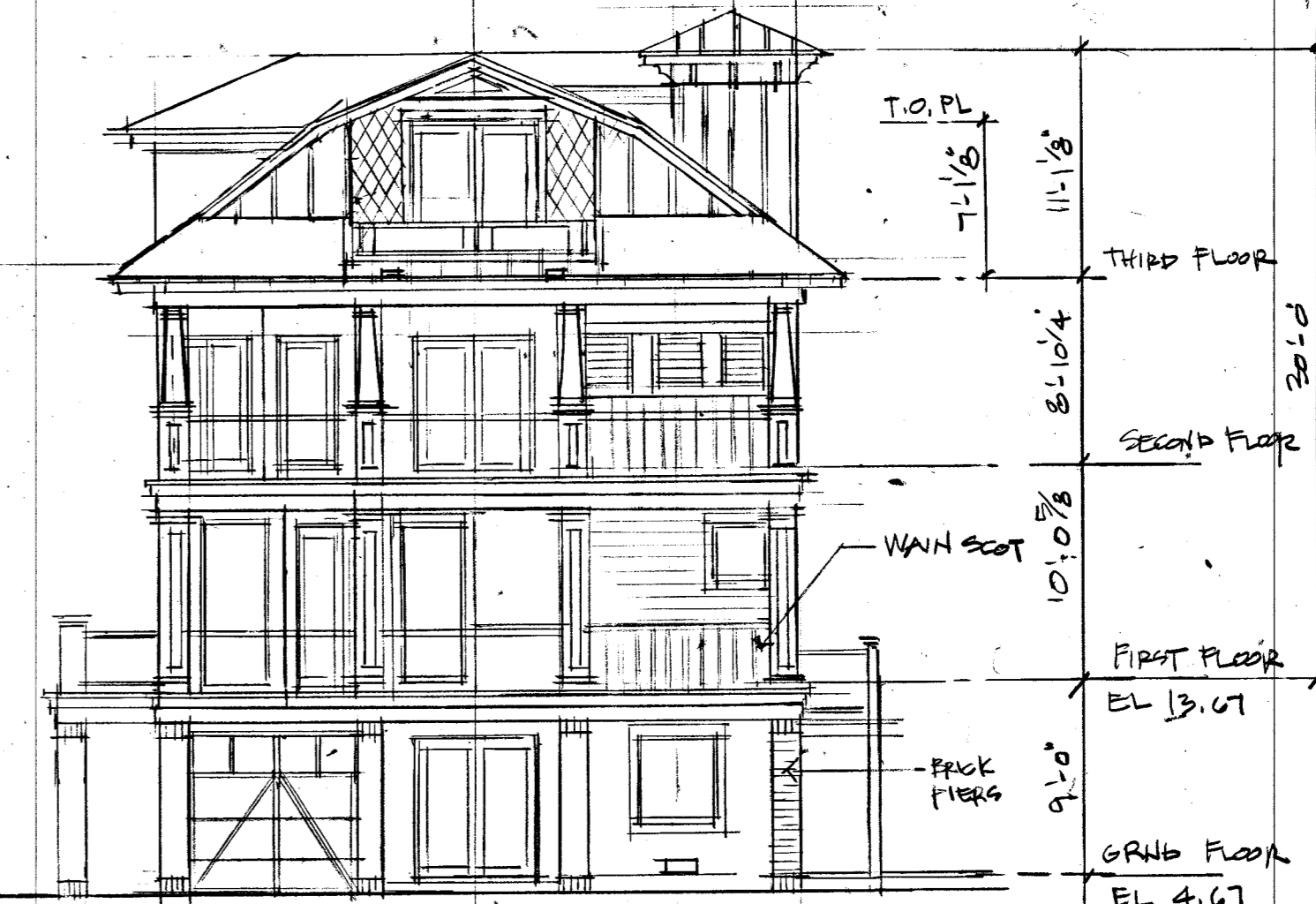
EAST SIDE ELEVATION



NORTH SIDE ELEVATION



MONMOUTH AVE



MADISON FRONT ELEVATION

REVISIONS	BY

PROJECT:  
MONMOUTH/MADISON RESIDENCE  
127 N. MADISON AVE  
MARGATE, N.J.  
LOT 45  
BLK 329

Mark A. Zawacki A.I.A.  
ARCHITECT  
1555 Zion Road  
Suite 204  
Northfield, N.J. 08225  
Ph: 609-709-3292  
Fx: 609-484-9040  
Email: mzaesign@aol.com

Lic # 21A101338300

DRAWN	CHECKED	DATE	SCALE	JOB NO.	SHEET
MA		Nov 13, 2020	1/8" = 1'-0"		A-1