

# 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

February 5, 2021

### Via Hand Delivery

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

Re: Application of Irons Custom Homes Inc.  
21 South Barclay Avenue  
Block 102.01, Lot 12  
Margate, New Jersey  
Our File No.: 10445-7

Dear Ms. Accardi:

We represent Irons Custom Homes Inc. with respect to its application to the Margate Planning Board scheduled to be heard on February 25, 2021. Irons Custom Homes submits the within application requesting "c" variance relief for a third floor deck and front yard setback to fence at the new home under construction on the above property. 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 Fenwick Architects dated 7/24/20, revised through 1/19/21, consisting of Sheets G-001, A-101, A-102 and A-201;
3. (18) – Survey prepared by Schaeffer Nassar Scheidegg Consulting Engineers, LLC dated 10-14-20;
4. (18) – Staff Committee Application and Action;
5. (18) – Corporate Disclosure Certification;
6. (18) – Photographs of the subject property;
7. (1) – 200 foot property owner's list;

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Palma Accardi, Secretary  
Margate Planning Board  
February 5, 2021  
Page 2 of 2

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8. (1) – Confirmation of paid taxes, water and sewer (*to be provided under separate cover*);
9. (1) – Applicant's check in the amount of \$250 representing the application fee.

Should you require any further information in advance of the February 25th 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](mailto:cmbaylinson@pmbb.com)

CMB:dbm  
Enclosures

c: Mr. John Irons (via email) (w/ Application)  
Stephen J. Fenwick, R.A. (via email) (w/ Application)

S:\Irons, John (10445)\Mat 7 - 21 S. Barclay - Margate Planning Bd\Accardi (applic. submission) 1-27-21 CMB ltr.docx

LAND USE

Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	Submit the following documents with the Standard Development Application: a. Copy of an area map showing all lots within 200 feet of the property. b. List of names, addresses, lot and block numbers, as they appear on the official tax records of the City, of all owners of property within 200 feet of the property affected by the application and upon whom the notice must be served in the manner provided by law. c. Copy of professional survey at a scale not smaller than 1" = 100' nor larger than 1/8" = 1'; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines. d. Copies of subdivision, site plan or conditional use applications when applicable. e. Certification that taxes are paid.	✓  ✓  ✓  d. N/A e. TBP	
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.	A statement containing the following information: a. Date of acquisition of property and from whom. b. The number of dwelling units in existing building(s). c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s). d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.	a. ✓ b. N/A c. N/A d. N/A	
4.	Ten (10) folded copies of a plot plan, map or survey.	✓	
Checklist prepared by: <u>Christopher M. Baylinson, Esq.</u>		Date: <u>2/4/2021</u>	
Checklist reviewed by City: _____		Date: _____	
Application found complete on: _____			
Application found incomplete on: _____			

Application of Irons Custom Homes Inc.  
 21 South Barclay Avenue  
 Block 102.01, Lot 12  
 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:** February 3, 2021

**2. Zoning District:**

S-60	Single Family Residential	<input type="checkbox"/>	MF	Multi-Family Residential	<input 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 checked="" type="checkbox"/>	WAPC	Washington Avenue Pedestrian Corr.	<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) 21 South Barclay Avenue

Block Number 102.01 Lot No(s) 12

Total Area (in square feet) 3,542 sq. ft.

Frontage: 41.67 ft.

Depth: 85 ft.

**4. Information about the Applicant:**

Full name(s) Irons Custom Homes Inc.

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

\_\_\_\_\_

\_\_\_\_\_

Local Residence Address 106 South Derby Avenue, Ventnor, NJ Zip 08406

Other Residence Address \_\_\_\_\_ Zip \_\_\_\_\_

Business Address \_\_\_\_\_ Zip \_\_\_\_\_

Phone Number(s) (include area code); \_\_\_\_\_

Email Address \_\_\_\_\_

Business (609) 487-7750 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 5/2020; purchased from Est. of Roy Baylinson
- \_\_\_ 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)<br>_____    |
| <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:**                        X   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 Stephen J. Fenwick, RA Phone (609) 653-0222  
 Address 646 Ocean Heights Ave., Linwood, NJ 08221  
 Fax (609) 653-1637 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): New single family home

-Proposed use: New single family home under construction

-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
Third floor deck	Not permitted	N/A	Third floor deck
Front setback-Atlantic	6.2 ft.	6.2 ft.	5 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

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**Subdivision:**

N/A

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**Other:**


N/A

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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):**

 \_\_\_\_\_ Date February 3, 2021  
Christopher M. Baylinson, Esq. - Attorney for Applicant(s)  
\_\_\_\_\_ Date \_\_\_\_\_

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

-Staff Committee action took place  
1/11/21 and case assigned to  
the Planning Board for 2/25/21 or

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

By: Palma 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 Irons Custom Homes Inc.  
21 South Barclay Avenue  
Block 102.01, Lot 12  
Margate, New Jersey**

Irons Custom Homes Inc. ("Irons") recently purchased the property located at 21 South Barclay Avenue, identified on the tax map as Lot 12 in Block 102.01. The property is located at the northeast corner of Barclay and Atlantic in the S-40 zoning district. The property was previously improved with a stately 1910 four-story (basement) Dutch colonial which served its last owners well for more than 50 years before succumbing to the ravages of salt air and water penetration.

Irons has built a beautiful new home on the property honoring the incredible ocean views by siting the house so that the larger window exposures, porches and decks are at the Atlantic Avenue corner of the property. With the benefit of a wider than typical beach block with ample front yard setbacks, the Irons home enjoys great views from each floor.

This application requests a variance to add a third floor corner deck at the Atlantic Avenue corner. The proposed deck is consistent with some of the third floor decks improved recently and is easily approvable. The location of the deck offends no neighbors and in no way will interfere with or affect people on the sidewalk below. For instance, on the Barclay Avenue exposure, the deck backs into a dormer so it is not visible from those properties down Barclay Avenue. The same applies on the Atlantic Avenue exposure which also backs into a roof element making the deck not visible from the neighbors on Atlantic Avenue. As to the sidewalk below, the deck is stepped well back from the front yard setback and is behind building elements below at the second floor and first floor such that any interference with pedestrians on the sidewalk is of no concern.

The photographs included with the application materials are taken from the location of the proposed deck and show us why a summer home in Margate is such a desirable commodity. These views are offered from a house not on the beach block, but it might as well be.

As a matter of housekeeping, a variance is also requested for the pool fence along the Atlantic Avenue frontage. The required front yard setback is 6.2 feet and the pool meets the required setback. However, the requirement for a 3 foot walkway around the entire pool was overlooked. After installing the pool fence at the required setback, there is only a 1.8 foot walkway along the Atlantic Avenue side rather than 3 feet required. Therefore, in order to meet the Board's desire to provide 3 feet around the pool, applicant is requesting relief to move the pool fence 1.2 feet into the setback leaving a 5 foot front yard setback rather than 6.2 feet. It is respectfully suggested that the 1.2 foot encroachment will be relatively inconspicuous at this location due to 5 feet of landscaping between the fence and edge of sidewalk, a 5 foot wide sidewalk and then 4 foot wide grass strip and curb providing almost 15 feet clear between the fence and the curb. Alternatively, applicant is willing to leave the fence at the 6.2 foot setback should the Board grant a variance to allow a 1.8 foot walkway along the Atlantic Avenue side of the pool. Applicant's preference would be to move the fence to the 5 foot setback and provide the 3 foot walkway around the pool.





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

<b>Block</b> 102.01	<b>Lot</b> 12	<b>Applicant Name</b> Irons Custom Homes Inc.
<b>District</b> S-25	<b>Address of Subject Application</b> 21 South Barclay Avenue	

Dear (Name of Submitting Party) Irons Custom Homes Inc.

Your submittal was considered at the Staff Committee meeting of Monday, January 11, 2021

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

Staff committee met and agreed with variance request based on an on-site inspection. Plans were revised but not submitted to zoning for approval or denial.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, February 25, 2021

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:

Staff committee feels that third floors will likely be permitted in February if proposed ordinance changes are approved.

**APPLICATION FEES:**

<b>D Variance:</b>	\$0.00	<b>Court Reporter:</b>	\$0.00
<b>C Variance:</b>	\$250.00	<b>Other:</b>	\$0.00
<b>Site Plan:</b>	\$0.00		\$0.00
<b>Subdivision:</b>	\$0.00		\$0.00
<b>Conditional Use Permit:</b>	\$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, February 03, 2021

Palma Accardi  
Planning Board Administrator  
Monday, January 11, 2021

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

<b>Office Use Only:</b>	Date Submitted: <u>12/16/2020</u> Paid: <u>25.00</u> Check/Receipt #: <u>11028</u>	Received By: <u>pelma</u> 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: 12/14/20
2. Submitted by - Name: Krons Custom Homes Inc Phone No.: 609-487-7750  
Address: 106 S. DERBY AVE VENTNOR, NJ 08406  
Email Address: JGWR20PS07@COMCAST.NET

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: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Address: \_\_\_\_\_  
Email Address: \_\_\_\_\_

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: 21 S. Barclay Ave Block: 102.01 Lot(s): 12  
Zoning District: S-25

7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)  
NEW HOME, SINGLE FAMILY, UNDER CONSTRUCTION PER PLANS.
- 
- 
- 
- 
- 
- 
- 
-

8. Answer the following as to:

	<u>Existing Condition</u>	<u>Proposed Condition</u>
a. Size and Dimension of Lot:	41.67' x 85'	41.67' x 85'
b. Size, Dimensions of Buildings:	31.6' x 51.6'	31.6' x 51.6'
c. Height of Buildings (Feet):	30'	30'
d. Height of Buildings (Stories):	2.5	2.5
e. % of Coverage on Land:	Bldg 34.9 Landscape 35.1	Bldg 34.9 Landscape 35.1
f. Front Yard Setback: (2)	12.17' / 23.0'	12.17' / 23.0'
g. Rear Yard Setback: (1)	10.5'	10.5'
h. Side Yard Setbacks: (1)	6'	6'

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)

INSTALL A THIRD FLOOR DECK. DECK SPACE TO BE WITHIN THE SECOND FLOOR LIVING SPACE BELOW. DECK WILL BE BEHIND ADJACENT ROOF AREA ALONG BARCLAY AVE AND BEHIND ADJACENT CORNER ON ATLANTIC AVE

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? \_\_\_\_\_

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: [Signature]

Print or Type Name: John Strous

**CHRISTOPHER M. BAYLINSON, ESQUIRE**  
**PERSKIE MAIRONE BROG BARRERA & BAYLINSON, P.C.**  
Cornerstone Commerce Center  
1201 New Road, Suite 204  
Linwood, NJ 08221  
(609) 601-1775

Attorneys for Applicant

IN THE MATTER OF THE APPLICATION ) MARGATE PLANNING BOARD  
OF: IRONS CUSTOM HOMES INC. ) DISCLOSURE CERTIFICATION  
Concerning Block 102.01, Lot 12 ) PURSUANT TO N.J.S.A. 40:55D-48.1

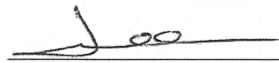
**JOHN IRONS** hereby certifies the following factual information:

1. I am the President of Irons Custom Homes Inc., which is the applicant in the above-entitled matter.
2. Irons Custom Homes Inc. is the owner of the above-captioned property.
3. The names and addresses of all those persons owning a 10% or greater interest in and to Irons Custom Homes Inc. are as follows:

John Irons  
~~5401 Boardwalk~~ 106 S. DUNBY AVE  
Ventnor, NJ 08406

There are no other persons or entities holding a 10% or greater interest in Irons Custom Homes Inc..

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

  
\_\_\_\_\_  
John Irons

DATED: February 23, 2021

Application of Irons Custom Homes Inc.  
21 South Barclay Avenue  
Block 102.01, Lot 12  
Margate, New Jersey

Photographs of Property









**Office of the Tax Assessor**

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

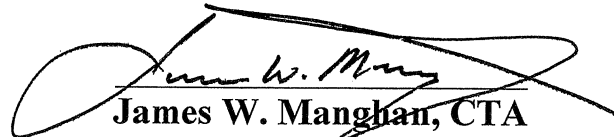
**James W. Manghan, CTA**

**John Irons  
Irons Custom Builders Inc.  
106 S Derby Avenue  
Ventnor, NJ 08406**

**Block 102.01 Lot 12**

**Location: 21 S Barclay Ave.**

**Date: January 25, 2021**

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

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



PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
1.02 1	101 S ARGYLE AVE	2	ASTROVE LIVING TRUSTS, D M & D G 7804 MOORLAND LANE BETHESDA, MD 20814
1.02 2	103 S ARGYLE AVE	2	ROSEN, KENNETH S & SHERYLE S 1106 LAUREL OAK RD #250 VOORHEES, NJ 08043
2.01 1	7502 ATLANTIC AVE	2	ZIMMERMAN, L S & M, GARFINKLE, J A & M 138 SPYGLASS DRIVE BLUE BELL, PA 19422
2.01 2	103 S BARCLAY AVE	2	DAVITCH, DAVID P & TERRI 2101 MARKET STREET #3803-4 PHILADELPHIA, PA 19103
2.01 3	105 S BARCLAY AVE	2	JACOBY, RICHARD A 5404 PARKVIEW DRIVE HAVERFORD, PA 19041
2.01 8	100 S ARGYLE AVE	2	CHAPMAN REAL ESTATE HOLDINGS 102 S FRANKLIN AVE MARGATE, NJ 08402
2.01 9	102 S ARGYLE AVE	2	SEIGAL, SCOTT & LORI 14 LONGMEADOW DR NEWTOWN, PA 18940
2.01 10	104 S ARGYLE AVE	2	CHALAL, JEFFREY & DIANE ROSE 7 EILEEN LANE MARLBORO, NJ 07746
2.02 2.01	101 S BRUNSWICK AVE	2	101 S BRUNSWICK AVENUE, LLC 1518 SWEET BRIAR ROAD GLADWYNE, PA 19035
2.02 2.02	103 S BRUNSWICK AVE 2.03	2	SEIBERT TRUSTEE, JODY G 1113 WOODMONT ROAD GLADWYNE, PA 19035
2.02 8	7504 ATLANTIC AVE	2	SSH HOLDINGS, LLC 805 MAPLE GLEN LANE WAYNE, PA 19087
2.02 9	102 S BARCLAY AVE	2	BARCLAY RESIDENCE TRUST @R. POWELL 805 MAPLE GLEN LANE WAYNE, PA 19087
2.02 10	104 S BARCLAY AVE	2	GREENWOOD, HENRY & LORETTA E 104 S BARCLAY AVE MARGATE, NJ 08402
101.02 7	11 S ARGYLE AVE	2	PERFETTI, PETER J & JULIA 11 SO ARGYLE AVE MARGATE, N J 08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
101.02 8	13 S ARGYLE AVE	2	UROFSKY, TED & MICHELE 13 S ARGYLE AVE MARGATE, NJ	08402
101.02 9	15 S ARGYLE AVE	2	FOLBAUM, BRUCE & ILENE 17190 RYTON LANE BOCO RATON, FL	33496
101.02 11	19 S ARGYLE AVE	2	COHEN, LEWIS & NADINE 2565 S OCEAN BLVD #312N HIGHLAND BEACH, FL	33487
101.02 12	21 S ARGYLE AVE	2	NERENBERG, AARON & ADRIANNE 810 PINWOOD DRIVE ELKINS PARK, PA	19027
101.02 13	7409 ATLANTIC AVE	2	SLATTEY III, JOHN J 7409 ATLANTIC AVE MARGATE, NJ	08402
101.02 15	20 S ANDOVER AVE	2	BASHMAN, MARCIA @ M LEVINE 20 S ANDOVER AVE MARGATE, NJ	08402
101.02 16	18 S ANDOVER AVE	15F	HORWITZ, SUSAN G & BERNSTEIN, HAROLD E 18 S ANDOVER AVE MARGATE, NJ	08402
102.01 6	9 S BARCLAY AVE	2	WEINSTOCK, DEBBIE K 1 CAMEO COURT CHERRY HILL, NJ	08003
102.01 7	11 S BARCLAY AVE	2	SLATKIN TRUSTEES, SEYMOUR & MARSHA 12800 DEEP SPRING DRIVE POTOMAC, MD	20854
102.01 8	13 S BARCLAY AVE	2	PRIVITERA, MAUREEN 13 S BARCLAY AVENUE MARGATE, NJ	08402
102.01 9	15 S BARCLAY AVE	2	DEMBO, LEON D & JODY D 8 SHINGLE OAK DR VOORHEES, NJ	08043
102.01 10	17 S BARCLAY AVE	2	UPDYKE, ERIC & CAROLINE 20 INVERNESS COURT SHORT HILLS, NJ	07078
102.01 11	19 S BARCLAY AVE	2	WEISS, TRACEY 1919 CHESTNUT ST, #2706 PHILADELPHIA, PA	19103
102.01 12	21 S BARCLAY AVE	1	IRONS CUSTOM BUILDERS INC 106 S DERBY AVE VENTNOR, NJ	08406

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
102.01 13	7503 ATLANTIC AVE	2	BURKE TRUSTS, JOSEPH P & AUDREY M 2773 MANSWAY DRIVE OAK HILL, VA 20171
102.01 14	7501 ATLANTIC AVE	2	SHEMTOB, AL & LORI K 350 PLYMOUTH RD BLUE BELL, PA 19422
102.01 15	20 S ARGYLE AVE	2	KOREN, PHILLIP & JACQUELINE 46 MANNING LANE CHERRY HILL, NJ 08003
102.01 16	18 S ARGYLE AVE	2	COHEN, BARRY F & SANDRA E #109 41 CONSHOHOCKEN ST RD BALA CYNWYD, PA 19004
102.01 17	16 S ARGYLE AVE	2	CASTRONUOVO, VINCENT M & JOAN M 1100 ARKET ST #5007 DRESHER, PA 19025
102.01 18	14 S ARGYLE AVE	2	GLASSMAN, ARNOLD B & ELLEN D 7 ROCK HILL DRIVE BROOMALL, PA 19008
102.01 19	12 S ARGYLE AVE	2	SEIDMAN, MARTIN L & JILL 1054 BARNSWALLOW LN HUNTINGDON VALLEY, PA 19006
102.01 20	10 S ARGYLE AVE	2	ROSS, SHARON D 156 SHADY BROOK DRIVE LANGHORNE, PA 19047
102.02 7	11 S BRUNSWICK AVE	2	MARTIN, ANDREW & MELISSA 1416 HILLSIDE ROAD WYNNEWOOD, PA 19096
102.02 9	15 S BRUNSWICK AVE	2	ZEIGER, HELENE I & ALAN L 1633 LARK LANE VILLANOVA, PA 19058
102.02 10	17 S BRUNSWICK AVE	2	CARR, ALAN & ILENE 17 S BRUNSWICK AVE MARGATE, NJ 08402
102.02 11	19 S BRUNSWICK AVE	2	ADE, CYNTHIA 96 W CONCORD ST #3 BOSTON, MA 02118
102.02 12	21 S BRUNSWICK AVE	2	MCDONOUGH, FRANCIS M & SUZANNE H 52 LONGVIEW LN NEWTOWN SQUARE, PA 19073
102.02 14.01	24 S BARCLAY AVE	2	MATZ, SAMUEL & PATRICIA 10 WOODGATE CT REISTERSTOWN, MD 21136

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
102.02 14.02	22 S BARCLAY AVE	2	MATZ, STEPHEN R 9139 CLAYTON MNR BOYTON BEACH, FL	33473.4824
102.02 16	18 S BARCLAY AVE	2	KATZ, STEVEN & JOAN 12451 SW ORANGE TREE CT PORT ST LUCIE, FL	34987
102.02 17	16 S BARCLAY AVE	2	CICALESE, LINDA 16 SO BARCLAY AVE MARGATE, NJ	08402
102.02 18	14 S BARCLAY AVE	2	JOHNSON, EDWARD & MARGARET 1210 YARMOUTH ROAD WYNNEWOOD, PA	19096
102.02 19	12 S BARCLAY AVE	2	LEVINE, RICHARD T & JANET F 12 S BARCLAY AVE MARGATE, NJ	08402
102.02 20	10 S BARCLAY AVE	2	SCHWARTZ, ALBERT & PHYLLIS A 154 OVERHILL ROAD BALA CYNWYD, PA	19004

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..... 51

(COUNTY ROUTE NO. 629)

80'

2.5'	62.5'
24 45'	22 45'
2.5'	62.5'
23 40'	21 60'
2.5'	62.5'
20 60'	19 44'
2.5'	62.5'
16 60'	17 56'
2.5'	62.5'
14 40'	13 80'
2.5'	62.5'
12 80'	9 55'
2.5'	62.5'
8 40'	5 60'
2.5'	62.5'
6 40'	2 47'
2.5'	62.5'
4 40'	1 43'
2.5'	62.5'
3 45'	1 43'

BRUNSWICK AVENUE

62.5'	62.5'
2 45'	1 45'
62.5'	62.5'
3 80'	23 40'
62.5'	62.5'
5 40'	21 40'
62.5'	62.5'
6 40'	20 40'
62.5'	62.5'
7 60'	19 40'
62.5'	62.5'
9 60'	18 50'
62.5'	62.5'
10 40'	17 40'
62.5'	62.5'
11 70'	16 70'
41.67'	83.33'
12 42.50'	14.02'
85'	83.33'
14.01'	50'
41.67'	83.33'

BARCLAY AVENUE

62.5'	62.5'
2 45'	1 45'
62.5'	62.5'
3 40'	23 40'
62.5'	62.5'
4 40'	22 40'
62.5'	62.5'
5 40'	21 40'
62.5'	62.5'
6 40'	20 40'
62.5'	62.5'
7 40'	19 40'
62.5'	62.5'
8 40'	18 40'
62.5'	62.5'
9 40'	17 40'
62.5'	62.5'
10 40'	16 40'
62.5'	62.5'
11 40'	15 40'
41.67'	39.33'
12 85'	13 44'
85'	85'
14.85'	44'
41.67'	39.33'

ARGYLE AVENUE

62.5'	62.5'
2 45'	1 45'
62.5'	62.5'
3 40'	23 40'
62.5'	62.5'
4 40'	22 40'
62.5'	62.5'
5 40'	21 40'
62.5'	62.5'
6 40'	20 40'
62.5'	62.5'
7 40'	19 40'
62.5'	62.5'
8 60'	18 60'
62.5'	62.5'
9 60'	16 60'
62.5'	62.5'
11 60'	15 40'
41.67'	41.66'
12 41.67'	13 41.67'
85'	85'
14.85'	85'
41.67'	41.66'

ANDOVER AVENUE

62.5'	62.5'
2 45'	1 45'
62.5'	62.5'
3 40'	23 40'
62.5'	62.5'
4 40'	22 40'
62.5'	62.5'
5 40'	21 40'
62.5'	62.5'
6 40'	20 40'
62.5'	62.5'
7 40'	19 40'
62.5'	62.5'
8 40'	18 40'
62.5'	62.5'
9 40'	17 40'
62.5'	62.5'
10 40'	16 40'
62.5'	62.5'
11 40'	15 40'
62.5'	62.5'
12 85'	14 85'
62.5'	62.5'

62.5'	62.5'
1 50'	8 50'
62.5'	62.5'
2 50'	9 50'
62.5'	62.5'
3 100'	10 100'
62.5'	62.5'
4 125'	11 125'
62.5'	62.5'
5 100'	12 100'
62.5'	62.5'
6 75'	13 75'
62.5'	62.5'
7 125'	14 125'

BRUNSWICK AVENUE

62.5'	62.5'
2.01	8 50'
62.5'	62.5'
2.02	9 50'
62.5'	62.5'
10 66.67'	10 66.67'
62.5'	62.5'
4 50'	11 66.67'
62.5'	62.5'
11 66.67'	11 66.67'
62.5'	62.5'
13 72.67'	13 72.67'
68.5'	68.5'
2.02	7 119'
68.5'	68.5'

BARCLAY AVENUE

62.5'	62.5'
1 50'	8 50'
62.5'	62.5'
2 50'	9 50'
62.5'	62.5'
3 50'	10 66.67'
62.5'	62.5'
4 50'	11 66.67'
62.5'	62.5'
5 50'	12 66.67'
62.5'	62.5'
6 50'	12 66.67'
62.5'	62.5'
7 125'	12 125'

ARGYLE AVENUE

62.5'	62.5'
1 50'	8 50'
62.5'	62.5'
2 100'	9 50'
62.5'	62.5'
10 50'	10 50'
62.5'	62.5'
4 75'	11 50'
62.5'	62.5'
12 100'	12 100'
62.5'	62.5'
6 75'	13 75'
62.5'	62.5'
7 125'	14 125'

ANDOVER AVENUE

62.5'	62.5'
1 50'	8 50'
62.5'	62.5'
2 50'	9 50'
62.5'	62.5'
3 50'	10 50'
62.5'	62.5'
4 50'	11 50'
62.5'	62.5'
5 50'	12 50'
62.5'	62.5'
6 53'	13 53'
62.5'	62.5'
7 125'	14 125'

AVENUE

100'

3.01

MARGATE CITY "EXEMPTED"

2.02

MARGATE CITY "EXEMPTED"

2.01

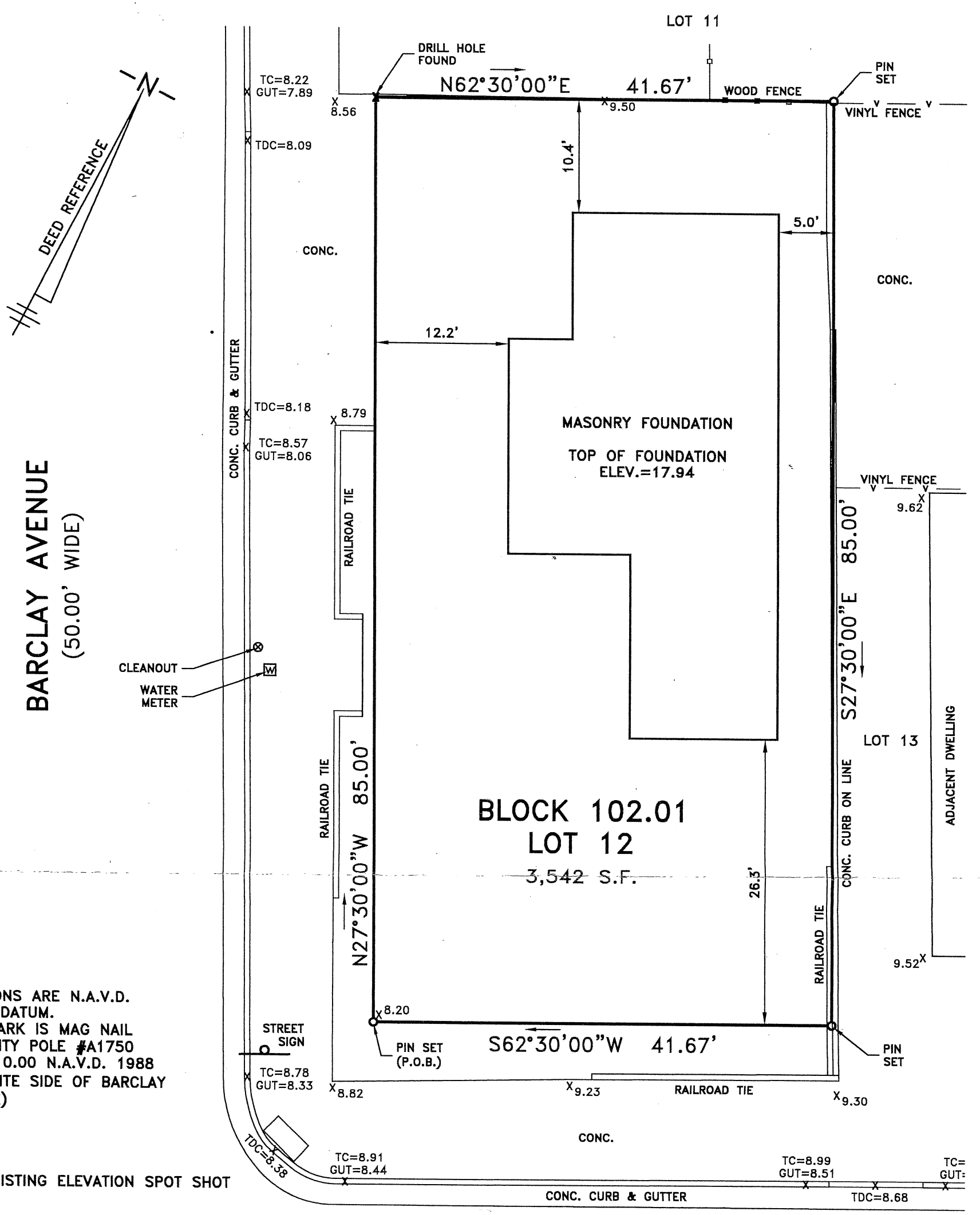
MARGATE CITY "EXEMPTED"

1.02

MARGATE CITY "EXEMPTED"

1.01

MARGATE CITY "EXEMPTED"



**NOTES:**

- 1. ELEVATIONS ARE N.A.V.D. 1988 DATUM.
- 2. BENCHMARK IS MAG NAIL IN UTILITY POLE #A1750 ELEV. 10.00 N.A.V.D. 1988 (OPPOSITE SIDE OF BARCLAY AVENUE)

**LEGEND:**

x 00.00 EXISTING ELEVATION SPOT SHOT

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TO: IRONS CUSTOM HOMES

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON OCTOBER 13, 2020 BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS."

THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE. THIS CERTIFICATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES EXCEPT AS FOLLOWS:

- A. TO THE TITLE INSURER SO THAT IT MAY INSURE TITLE TO PREMISES SHOWN HEREON
- B. TO THE MORTGAGE HOLDER, THE CERTIFICATION SHALL SURVIVE TO ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR.

*Howard A. Transue*  
 HOWARD A. TRANSUE, PROFESSIONAL LAND SURVEYOR  
 NEW JERSEY LICENSE NO. 33541

## Schaeffer Nassar Scheidegg

**CONSULTING ENGINEERS, LLC**  
 Surveyors • Environmentalists • Planners

1425 Cantillon Boulevard • Mays Landing • New Jersey  
 Telephone: (609) 625-7400 • Fax: (609) 909-0253

Certificate of Authorization #24GA28103800

SURVEY OF PROPERTY FOR: IRONS CUSTOM HOMES	DATE: 10-14-20
21 S. BARCLAY AVENUE BLOCK 102.01, LOT 12 CITY OF MARGATE ATLANTIC COUNTY NEW JERSEY	SCALE: 1"=10' DRAWN: B.G. CHECKED: H.A.T. UPDATED:
	FILE NO. 20-160