

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 Jeffrey and Maxine Morgan
308 North Rumson Avenue
Block 619, Lots 29 and 30
Margate, New Jersey
Our File No.: 12379-1

Dear Ms. Accardi:

We represent Jeffrey and Maxine Morgan with respect to their application to the Margate Planning Board scheduled to be heard on February 25, 2021. The Morgans make application requesting "c" variance relief for rear yard setback to a new accessory pergola structure. 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 2/2/21;
3. (18) – Survey of Premises prepared by Paul Koelling & Associates, LLC;
4. (18) – Staff Committee Application and Action;
5. (1) – 200 foot property owners' list;
6. (1) – Confirmation of paid taxes, water and sewer;
7. (1) – Applicants' 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.

PERSKIE MAIRONE BROG BARRERA & BAYLINSON
A PROFESSIONAL CORPORATION

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

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
embaylinson@pmbb.com

CMB:dbm/encls.

c: Jeffrey and Maxine Morgan (via email) (w/ Application)
Peter C. Weiss, R.A. (via email) (w/ Application)

S:\M\Morgan, Jeffrey & Maxine (12379)\Mat 1 - Margate Planning Bd. (308 N. Rumson)\Accardi (applic. submission) 2-3-21 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.	a. ✓ b. ✓ ✓ d. N/A e. ✓	
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.	Testimony	
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>2/3/21</u>	
Checklist reviewed by City: _____		Date: _____	
Application found complete on: _____			
Application found incomplete on: _____			

Application of Jeffrey and Maxine Morgan
 308 North Rumson Avenue
 Block 619, Lots 29 and 30
 Margate, New Jersey

N/A Not applicable

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 checked="" 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 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) 308 North Rumson Avenue
 Block Number 619 Lot No(s) 29 and 30
 Total Area (in square feet) 5,800 sq. ft. +/-
 Frontage: 90 ft.
 Depth: 64.4 ft.

4. Information about the Applicant:

Full name(s) Jeffrey and Maxine Morgan
 If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

 Local Residence Address _____ Zip _____
 Other Residence Address 1901 Walnut Street, Apt. 11-D, Philadelphia, PA Zip 19103
 Business Address _____ Zip _____
 Phone Number(s) (include area code);
 Email Address _____
 Business _____ Fax _____ Cell Phone 215-783-0764 (Jeffrey)

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 20 plus years _____
- 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 pwarchitect@comcast.net

___ 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: New accessory pergola structure

-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
Rear yard setback	10'	N/A	0' (lower pergola)
Rear yard setback	10'	N/A	2' 9.5" (upper pergola)
_____	_____	_____	_____
_____	_____	_____	_____

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):

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 Jeffrey and Maxine Morgan
308 North Rumson Avenue
Block 619, Lots 29 and 30
Margate, New Jersey**

Jeffrey and Maxine Morgan are the owners of 308 North Rumson Avenue in Margate, identified on the tax map as Lots 29 and 30 in Block 619. The property has 90 feet of frontage along Rumson Avenue and extends into Sunset Canal. The property is improved with the Morgan's single family home and swimming pool sited next to the house. The property is located in the S-40 single family home zone and conforms to Ordinance requirements as to lot size.

This application requests "c" variances to install a pergola over the rear deck behind the house and a second pergola between the pool and Sunset Canal. Both pergolas will require a variance for rear yard setback.

The pergola at the back of the house is on the deck which extends from the back of the house toward Sunset Canal. The deck is approximately 8 feet deep and 23 feet wide. It is proposed that the pergola cover the deck. The pergola is completely open and constructed with a PVC product. It is comprised of a series of decorative crossbeams over a rectangular frame. The decorative beams are spaced approximately every 15 inches, a detail of the typical pergola is enclosed with the application materials. The proposed pergola has no cover or sides.

The pergola that is adjacent to the pool is situated to cover a small deck area between the pool and bulkhead. It is proposed to be 8 feet 6 inches deep and approximately 16 feet 5.5 inches wide. It will meet the required 8 foot side yard setback. This pergola is finished with a motorized transparent louvered cover which consists of a series of louvered panels which can rotate to an open or closed position providing full or partial shade. The louvers are operated mechanically and are similar in appearance to a jalousie window. The pergola cover is not intended to act as a roof, it provides partial shade when needed. The motor used to adjust the panels is electric and will not be heard by any neighbors. In addition, the pergola is buffered from the neighbors by a substantial row of existing evergreens which extend along the entire side property line almost to the bulkhead.

It is respectfully suggested that the rear yard setback for the proposed pergolas can be granted without substantial impairment to the public good and without substantially impairing the Zone Plan or Zoning Ordinance as they both are marginally visible to any neighbor that would look across the Morgan's rear yard. Any view across the Morgan property from north to south would likely not see the pergola due to the substantial row of evergreens along the property line. The fixed pergola on the upper deck behind the house is also screened on both sides by the existing evergreen hedgerow running along each side property line. In addition, the upper pergola is hardly visible due to the nature of the construction; only two support columns would be visible to anyone looking across the back of the Morgan's house. In actuality, these columns could only be seen by someone standing on an adjacent bulkhead looking back over their shoulder, the columns would not be seen by those looking down the bulkhead in either direction.

While the upper pergola at the back of the house is, for the most part, decorative adding to the waterfront aesthetic of the property, the lower pergola adjacent to the pool will provide shade from direct overhead sunlight. This will give the Morgans and their guests the ability to sit in the sun while at the same time enjoying the pool and views of boats in the canal. The lower pergola also provides an option for those who want to stay out of the sun, but enjoy the extensive outside living space. Skin cancer is the most common form of cancer worldwide, responsible for one death every half hour. This pergola offers relief for those who prefer to stay out of the sun.



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

Block 619	Lot 29 /30	Applicant Name Jeffrey and Maxine Morgan
District S-40		Address of Subject Application 308 North Rumson Avenue

Dear (Name of Submitting Party) Christopher M Baylinson, Esq.

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 the pergola setback variance need and possibly others that may arise.

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:

no conditions

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, 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

Office Use Only:	Date Submitted: _____	Received By: _____
	Paid: _____ Check/Receipt #: _____	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: December 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: Jeffrey and Maxine Morgan Phone No.: (215) 783-0764
Address: 1901 Walnut Street, Apt. 11-D, Philadelphia, PA 19103
Email Address: mmaxsea@gmail.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>308 North Rumson Avenue</u> Block: <u>619</u> Lot(s): <u>29 & 30</u> Zoning District: <u>S-40</u>
----	--

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

8. Answer the following as to:	<u>Existing Condition</u>	<u>Proposed Condition</u>
a. Size and Dimension of Lot:	90' x 64.4' - 5,800 s.f. +/-	Same
b. Size, Dimensions of Buildings:	_____	_____
c. Height of Buildings (Feet):	26.9'	Same
d. Height of Buildings (Stories):	_____	_____
e. % of Coverage on Land:	27%	Same
f. Front Yard Setback:	15'	Same
g. Rear Yard Setback:	11.6'	Same
h. Side Yard Setbacks:	41.5' (combined)	Same

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)

Applicant request "c" variance relief for rear yard setback to a new accessory pergola structure.

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? Rear yard setback

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: 

Print or Type Name: Christopher M. Baylinson, Esq. - Attorney for Applicant(s)



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



RECEIVED

JAN 21 2021

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON

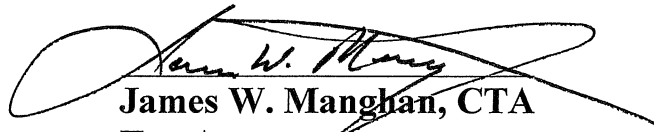
James W. Manghan, CTA

**Christopher Baylinson
Perskie Mairone Brog
Barrera & Baylinson
1201 New Road#204
Linwood, NJ 08221**

Block 619 Lots 30/29

Location: 308 N Rumson Ave.

Date: January 19, 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	
418 1	8802 AMHERST AVE	2	D'ORAZIO, GREGORY J & JOYCE 8802 AMHERST AVENUE MARGATE, NJ	08402
419 1	8808 AMHERST AVE	2	LUTZER, ANDREW & SAMANTHA 50 MOUNTAIN BROOK DR COLD SPRINGS, NY	10516
419 12	8804 AMHERST AVE	2	GUIDOTTI, ROBIN A & VALLE, JAMES P 8804 AMHERST AVE MARGATE, NJ	08402
518 1	315 N RUMSON AVE	2	HOLLANDER, PHILIP & SHEILA C 315 N RUMSON AVE MARGATE, NJ	08402
518 3	313 N RUMSON AVE	2	LIPOWICZ, MARK & SLAVA Z 2034 LOCUST STREET PHILADELPHIA, PA	19103
518 9.01	301 N RUMSON AVE	2	SILVERBERG, DANIEL & HEIDI 52 MANOR HOUSE DRIVE CHERRY HILL, NJ	08003
518 9.02	8805 AMHERST AVE	2	SOLTIS, GLENN S & JOAN A 369 COLKER LANE WAYNE, PA	19087
518 9.03	300 N QUINCY AVE	2	FORTE JR, DENNIS A & KIM S 300 N QUINCY AVE MARGATE, NJ	08402
518 13	302 N QUINCY AVE	2	LONG, SUSAN 302 N QUINCY AVE MARGATE, NJ	08402
518 17	314 N QUINCY AVE	2	CONRAD, CHARLES & ALESSIA CARMEN 4556 EAST CALLE REDONDA PHOENIX, AZ	85018
520 40	311 N THURLOW AVE	2	DONOFF, ELAINE & MILLER, SCOT 1956 N E 151 ST N MIAMI, FL	33162
520 41	THURLOW AVE	1	DONOFF, ELAINE & MILLER, SCOT 1956 NE 151ST ST NORTH MIAMI, FL	33162
520 42	309 N THURLOW AVE	2	BACHMAN, STEPHEN & RACHEL 309 N THURLOW AVE MARGATE, NJ	08402
520 44	307 N THURLOW AVE	2	ABRAMSON, JOHN 330 SE 20TH AVE #503 DEERFIELD BEACH, FL	33441

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
520 45	305 N THURLOW AVE	2	CARROCCIA, EUGENE 305 N THURLOW AVE MARGATE, NJ	08402
520 47	303 N THURLOW AVE	2	DIVENTURA, GIUSEPPE & DOMENICA 12 ARCADIAN DRIVE SICKLERVILLE, NJ	08081
520 51.02	8903 AMHERST AVE	2	DIZIO III, DANIEL N 130 EDWARDS DRIVE CHURCHVILLE, PA	18966
520 53	8901 AMHERST AVE	2	LICHTER, STEVE & HOLLY #209 170 INDEPENDENCE MALLWEST PHILADELPHIA, PA	19106
618 18	411 N RUMSON AVE	2	ROBINSON, EDITH MAE 411 N RUMSON AVE MARGATE, NJ	08402
618 20	407 N RUMSON AVE	2	TROILO, JOSEPH & AMANDA 1326 SPRUCE ST. #1906 PHILADELPHIA, PA	19107
618 22	403 N RUMSON AVE	2	GRADY, KENNETH M & MARY-LYNN 534 ROYAL AVE HAVERTOWN, PA	19083
618 44	404 N QUINCY AVE	2	KNECHT, NATALIE 511 BENTLEY DRIVE NAPLES, FL	34110
618 46	400 N QUINCY AVE	2	MELONI, GEMMA M 400 N QUINCY AVE MARGATE, NJ	08402
619 22	324 N RUMSON AVE	2	PAPANIA, A & K & TROPEA, M & D M 13 SIMSBURY DR VOORHEES, NJ	08403
619 24	320 N RUMSON AVE	2	ABBOTT, JOHN SCOTT & JOANNE L 320 N RUMSON AVE MARGATE, NJ	08402
619 25	318 N RUMSON AVE	2	RICCA, AMANDA 125 FAIR MEADOW DR DOUGLASSVILLE, PA	19518
619 27	314 N RUMSON AVE 28	2	ROSENAU, JOHN & BARBARA 1435 ARTON DR FT WASHINGTON, PA	19034
619 30	308 N RUMSON AVE 29	2	MORGAN, JEFFREY & MAXINE 1901 WALNUT STREET #11-D PHILADELPHIA, PA	19103

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
619 32	304 N RUMSON AVE	2	LASDON, ALAN M & CARI R 1480 SLOAN WAY LOWER GWYNEDD, PA 19002
619 34	8801 AMHERST AVE	2	MCCARRON, MICHAEL & JANET (HELMIG) 8801 AMHERST AVE. MARGATE, NJ 08402
619 36	8807 AMHERST AVE	2	BATT, JENNIFER M & JONATHAN H 108 BUNNING DR VOORHEES, NJ 08043
619 38	8809 AMHERST AVE	2	SNYDER, EDWIN & JANET B 8809 AMHERST AVE MARGATE, NJ 08402

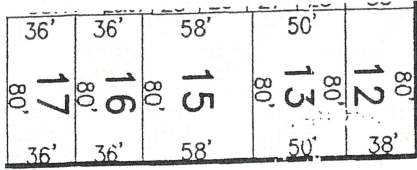
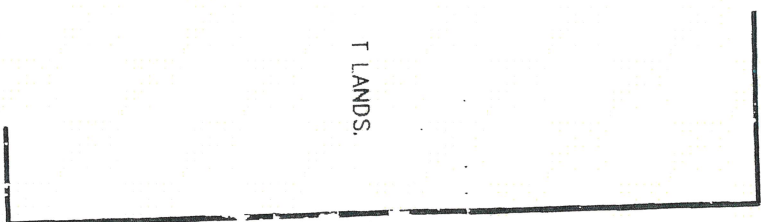
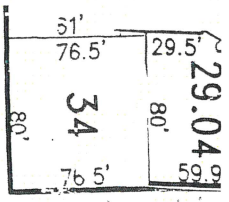
UTILITIES TO BE NOTIFIED WITH TAXLIST

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

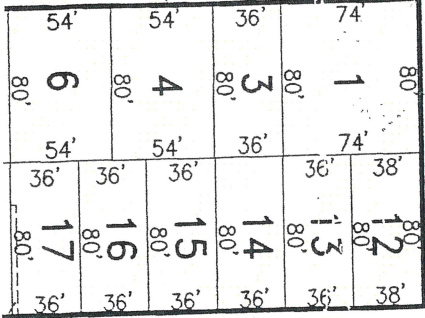
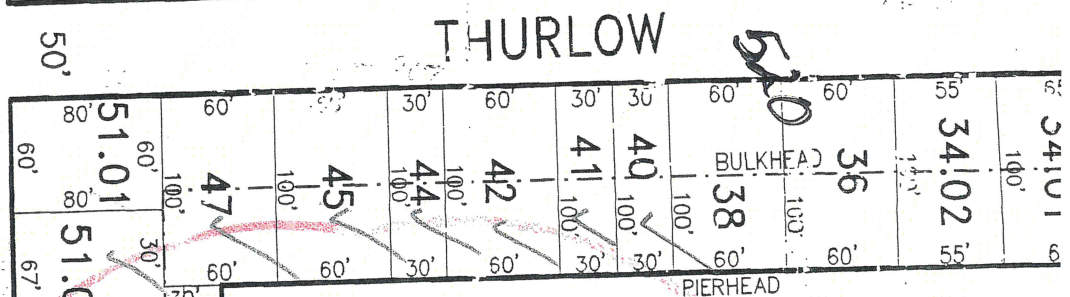
SOUTH JERSEY GAS COMPANY
VP CONSTRUCTION
1 SOUTH JERSEY PLAZA, RT. 54
FOLSOM, NJ 08037

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

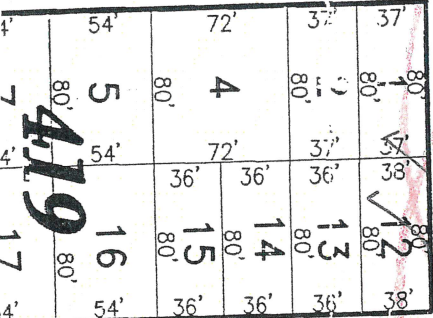
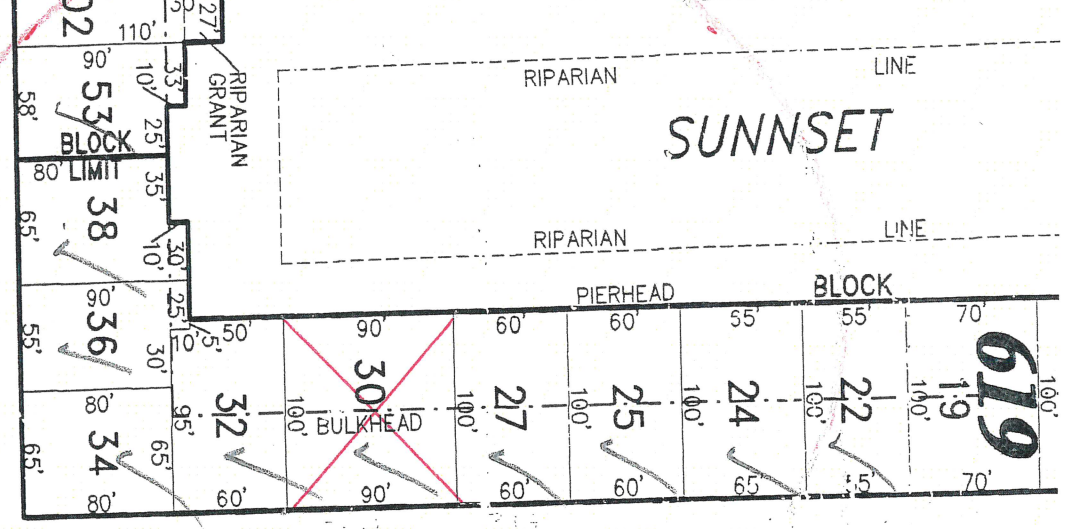
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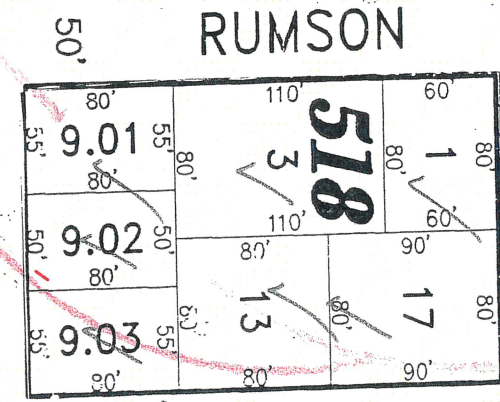
THURLOW



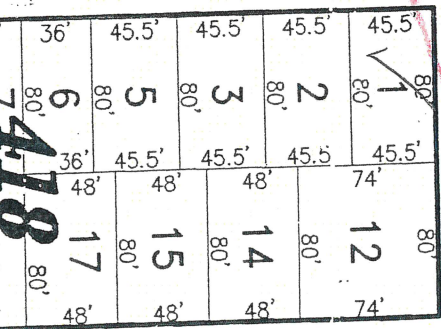
AVENUE



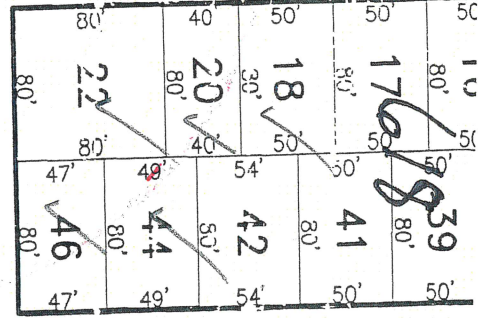
RUMSON



JMSON

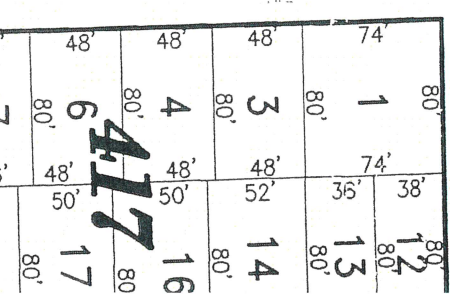


FREMONT AVENUE

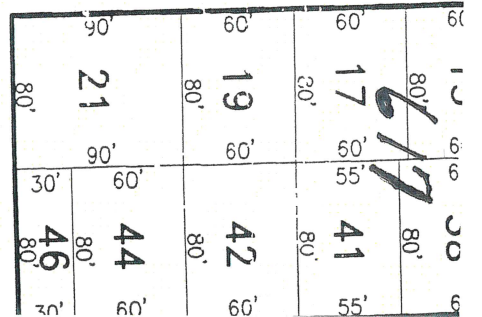
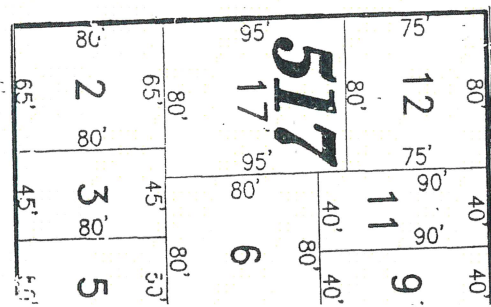


QUINCY

QUINCY



AVENUE





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

RECEIVED
JAN 19 2021
PERSKIE MAIRONE BROG
BARRERA & BAYLINSON

Date: 1/15/21

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 308 N. Rumson

Assessed to Jeffrey + Maxine Morgan

And designated as

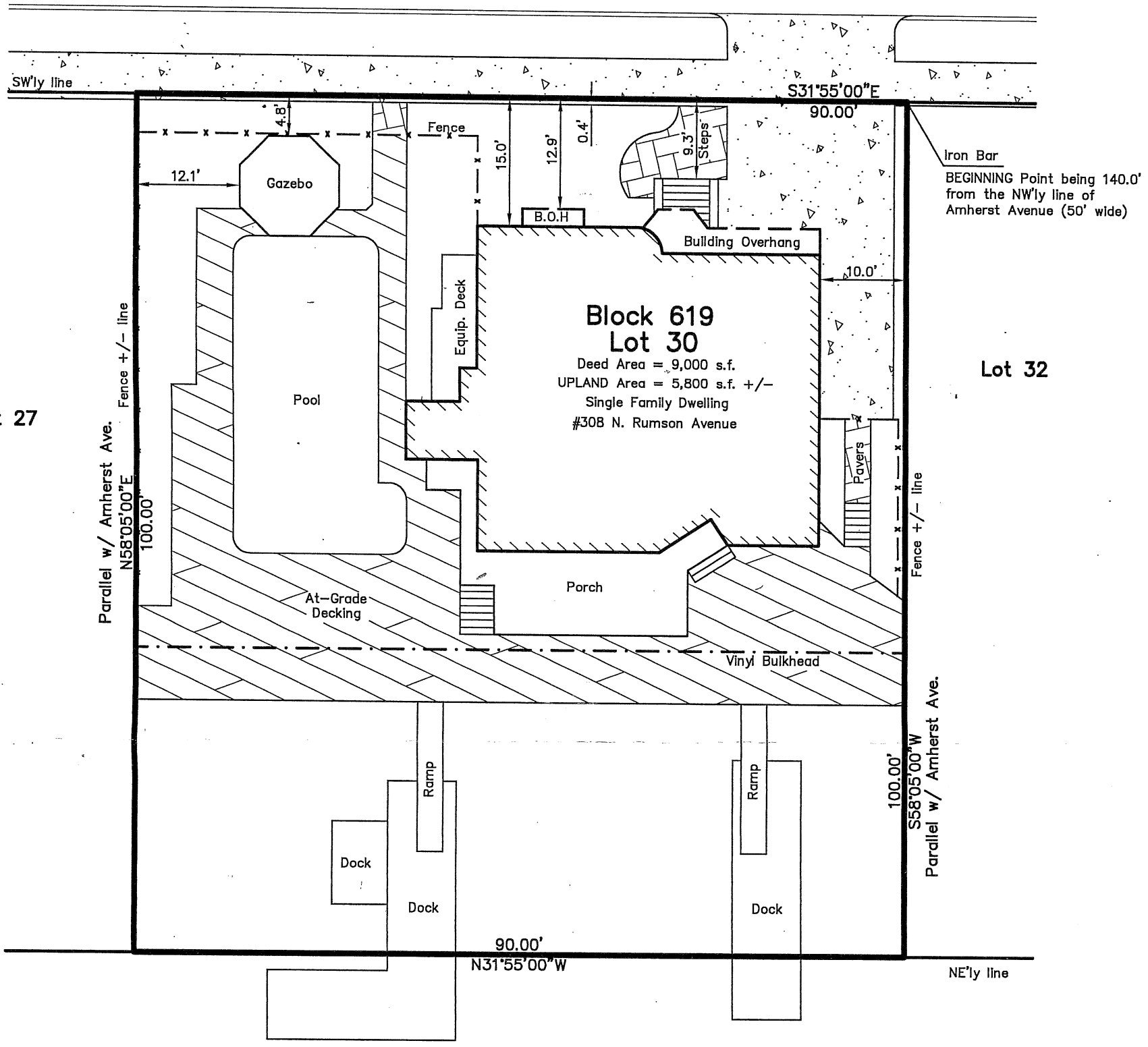
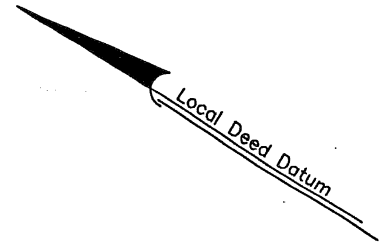
BLOCK 619, LOT 30; Tax Map of Margate City, N.J.

Tara J Mazza, CTC
Tax Collector

Per LH

RUMSON AVENUE

(50' wide)



SUNSET CANAL

Jeffery & Maxine Morgan

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 05/02/2019 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.

Paul M. Koelling
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)

SURVEY OF PREMISES

SITUATE IN
 CITY OF MARGATE
 COUNTY OF ATLANTIC, N.J.
 #308 North Rumson Avenue
BLOCK 619 LOT 30

PAUL KOELLING & ASSOCIATES, LLC
 PROFESSIONAL LAND SURVEYING
 2161 SHORE ROAD
 LINWOOD, NJ 08221
 phone (609) 927-0279
 CERTIFICATE OF AUTHORIZATION #24GA28256300

Date: May 2, 2019 by: KOMIS
 Scale: 1" = 15' Project No. 16316