

# 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

March 8, 2021

### Via Hand Delivery

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

Re: Application of David and Lynda Smith  
414 North Gladstone Avenue  
Block 609.02, Lot 46  
Margate, New Jersey  
Our File No.: 12377-1

Dear Ms. Accardi:

We represent David and Lynda Smith with respect to their application to the Margate Planning Board scheduled to be heard on March 25, 2021. Mr. and Mrs. Smith submit the within application requesting "c" variance relief for front yard setback and combined side yard setbacks in order to construct a new front porch. 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) – Sketch Plat prepared by Paul Koelling & Associates, LLC dated March 2, 2021;
3. (18) – Plan of Survey prepared by Price Glasser Associates dated November 19, 2019;
4. (18) – Plot Plan;
5. (18) – Neighborhood Setback Report prepared by Paul Koelling & Associates, LLC dated November 17, 2020;
6. (18) – Photograph;
7. (18) – Staff Committee Application and Action;

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

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8. (1) – 200 foot property owners' list;
9. (1) – Confirmation of paid taxes, water and sewer;
10. (1) – Applicants' check in the amount of \$250 representing the application fee.


Should you require any further information in advance of the March 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: David and Lynda Smith (via email) (w/ Application)

S:\S\Smith, Dave & Lynda (12377)\Mat 1 - Margate Planning Bd. (414 N. Gladstone)\Accardi (applic. submission) 3-3-21 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.	✓	
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: Christopher M. Baylison, Esq.		Date: 3/4/2021	
Checklist reviewed by City: _____		Date: _____	
Application found complete on: _____			
Application found incomplete on: _____			

Application of David and Lynda Smith  
 414 North Gladstone Avenue  
 Block 609.02, Lot 46  
 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:** March 8, 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) 414 North Gladstone Avenue  
 Block Number 609.02 Lot No(s) 46  
 Total Area (in square feet) 4,800 sq. ft.  
 Frontage: 60 ft.  
 Depth: 80 ft.

**4. Information about the Applicant:**

Full name(s) David and Lynda Smith  
 If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)  
N/A  
 Local Residence Address 414 N. Gladstone Avenue, Margate, NJ Zip 08402  
 Other Residence Address \_\_\_\_\_ Zip \_\_\_\_\_  
 Business Address \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone Number(s) (include area code); \_\_\_\_\_  
 Email Address lysmith2@comcast.net  
 Business \_\_\_\_\_ Fax \_\_\_\_\_ Cell Phone 609-932-6547 (Lynda)



**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: Construction of new front porch

-If a "D" or "Use" Variance is required, please explain: N/A

-Regarding any dimensional variances required, please fill out the following chart:

Variance	Requirement of District	Present Condition	Proposed Condition
Front yard setback	15.45 ft.	N/A	9 ft.
Combined side yard	22 ft.	17.5 ft.	17.5 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

---

**Subdivision:**  
N/A

---

**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):**

  
\_\_\_\_\_  
Christopher M. Baylinson, Esq. - Attorney for Applicant(s)  
Date March 8, 2021  
\_\_\_\_\_  
Date \_\_\_\_\_

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

-Staff Committee action took place  
2/10/21 and case assigned to  
the Planning Board for 3/25/21 or

-This application received by the  
Planning Board Administrator on  
MARCH 4, 2021

By: *Madina Piccardi*

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 David and Lynda Smith  
414 North Gladstone Avenue  
Block 609.02, Lot 46  
Margate, New Jersey**

David and Lynda Smith are the owners of 414 North Gladstone Avenue, identified on the tax map as Lot 46 in Block 609.02. The property is located in the S-40 zoning district and is improved with the Smith's single family home. With this application to the Planning Board, the Smiths seek variance relief in order to improve their home by constructing a new front porch across a portion of the front of the house with roof above.

As the plan shows, the property currently has a small front porch which provides only access to the house. The property has no back deck or any other outside improvements to sit and relax, enjoy dinner or refreshments after the beach. With this application, the Smiths would like to enlarge the front porch and put a roof over it in order to sit outside and enjoy the neighborhood. The design of the house is ideal for the proposal. The front of the house steps back several feet which allows for a 6 foot deep porch still leaving a generous 9 foot front yard setback to the porch and a 15 foot front yard setback to the house. In fact, the front yard setback to the principal building is 15 feet and 17 feet, more than sufficient space to allow for the porch and not impose upon the sidewalk.

The variances requested are as follows:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
▪ Front yard setback (porch)	15.45 ft.	N/A	9 ft.
▪ Combined side yard	22 ft.	17.5 ft.	17.5 ft.

This application requires two variances, front yard setback to the porch and combined side yard. It is respectfully suggested that 9 feet is an ample setback to an open porch with a setback to the house being more than 15 feet. Porch setbacks on this side of the 400 block of Gladstone Avenue range from 9 feet to 18 feet. Although the Smith porch falls at the lower end of the range, it is certainly not out of character for the block. Although the front yard setback survey shows the porch at 416 North Gladstone to be at a setback of 18 feet, the survey also shows the house at that location to be 18.4 feet (or no porch), which, if accurate, would bring the average down significantly.

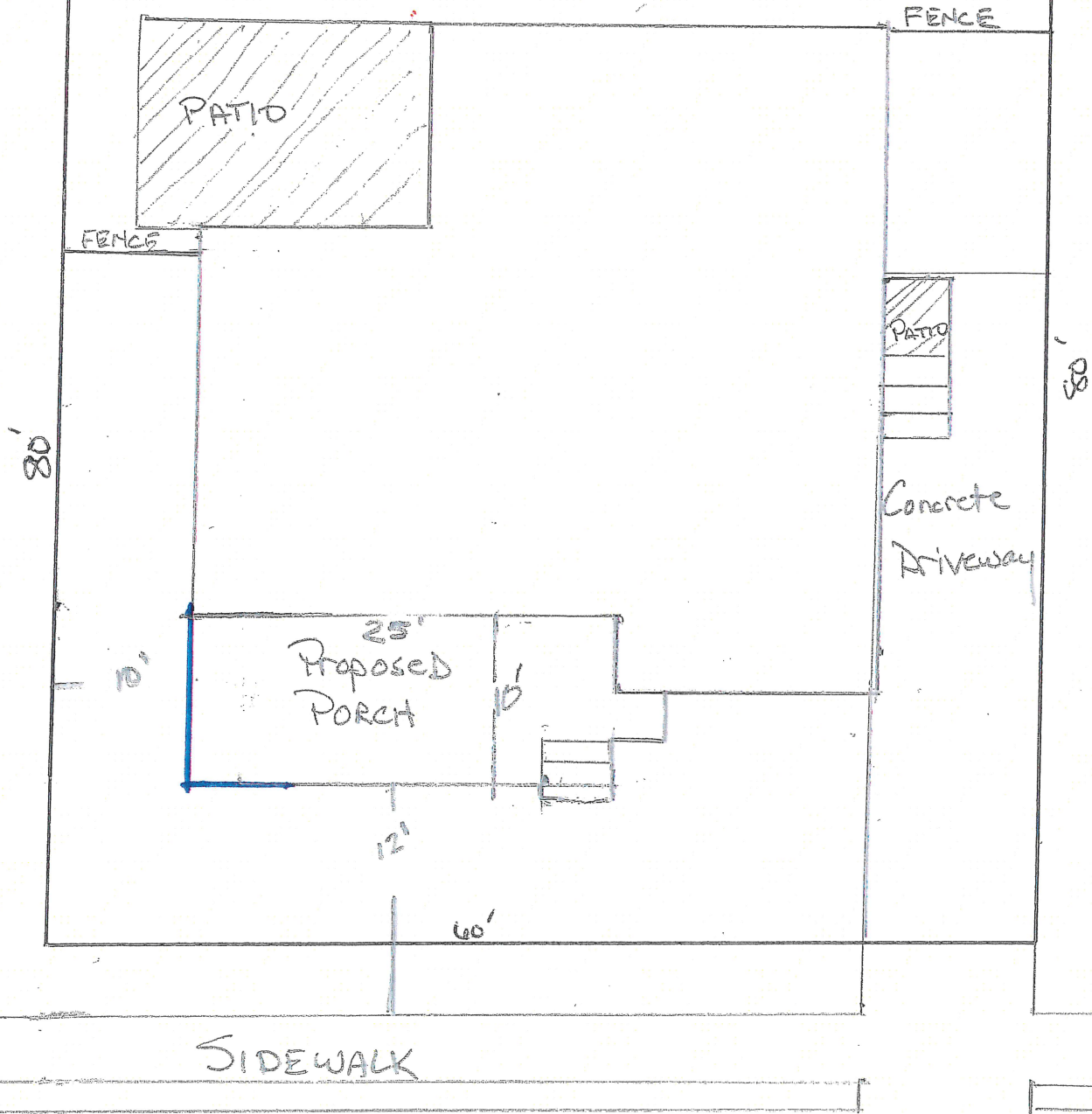
The front yard setback deficiency is easily compensated for as all other aspects of zoning for this house comply or improve upon what is required. For instance, front yard landscaping at 79.9% greatly exceeds the 60% required; lot landscaping at 50% greatly exceeds the 35% required; building coverage is conforming at 35%; and the side yard setbacks are consistent with what is required by Ordinance for each side, although not the combined setback requirement. The variance for combined side yard is an existing condition.



It is respectfully suggested that the Smith's variance request can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance as the setback is consistent with the average on the street while all other zoning criteria is met or the Ordinance requirement is improved upon. Certainly, there is no substantial detriment to the public good by allowing the Smiths to build a 6 foot front porch to enjoy the outdoors. The 400 block of Gladstone Avenue is a quiet, peaceful neighborhood, perfect to sit outside.

The positive criteria is also met as the porch with roof above will be a significant aesthetic enhancement to the property improving curb appeal of the house benefiting not only the Smith's house, but the neighborhood. In addition, the Smiths were able to design a front porch that meets their needs while at the same time maintaining light, air and open space by keeping building coverage within what is permitted and providing landscaping both in the front yard and on the lot far in excess of what is required by the Ordinance. Overall, the proposed front porch is a benefit to the public, the Ordinance and Master Plan while at the same time preserving light, air and open space.

414 N. Gladstone Ave.  
PLOT PLAN



N. GLADSTONE  
Ave

PAUL KOELLING & ASSOCIATES, LLC

2161 Shore Road

Linwood, NJ 08221

phone 927-0279

fax 927-0188

Certificate of Authorization #24GA28256300

November 17, 2020

NEIGHBORHOOD SETBACK REPORT - MARGATE, NJ

Block 609.02 Lot 46

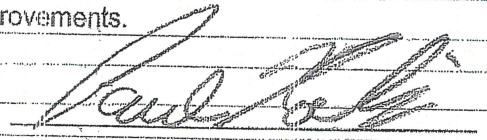
#414 N. Gladstone Avenue

SETBACKS (feet)

<u>LOT</u>	<u>ADDRESS</u>	<u>DWELLING</u>	<u>FRONT PORCH</u>	<u>NOTE</u>
41	#422 N. Gladstone Ave.	14.9	<del>9.8</del>	
86.01	#420 N. Gladstone Ave.	17.8	<del>18.9</del>	low
86.02	#418 N. Gladstone Ave.	14.9	n/a	Hi
45	#416 N. Gladstone Ave.	18.4	18.0	side porch
46	#414 N. Gladstone Ave.	14.9	<del>14.9</del>	Subject property
47	#412 N. Gladstone Ave.	18.9	14.9	
48	#410 N. Gladstone Ave.	15.5	11.2	
50	#408 N. Gladstone Ave.	14.8	<del>26.9</del>	possibly a side porch
51	#406 N. Gladstone Ave.	16.0	17.7	

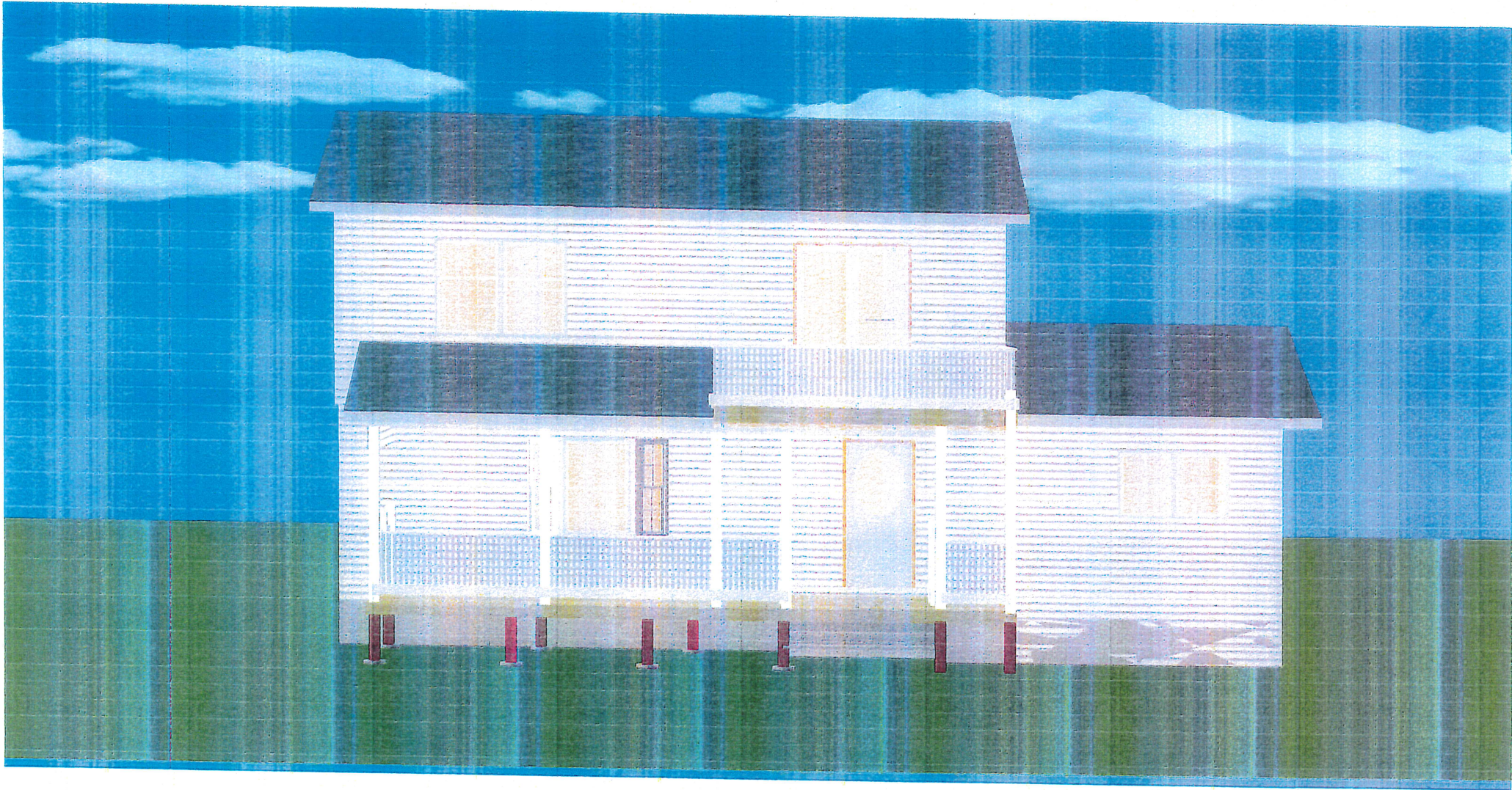
15.45

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









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

<b>Block</b> 609.02	<b>Lot</b> 42	<b>Applicant Name</b> David and Lynda Smith
<b>District</b> S-40	<b>Address of Subject Application</b> 414 North Gladstone Avenue	

Dear (Name of Submitting Party) Christopher M. Bavlinton, Esq.  
 Your submittal was considered at the Staff Committee meeting of Wednesday, February 10, 2021  
 The action(s) required prior to building permit are:  
 Staff committee reviewed the application and agrees with the variances identified and possibly others may exist.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, March 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:  
 survey and checklist

**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: 1-19

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, March 03, 2021

Palma Accardi  
 Planning Board Administrator  
 Wednesday, February 10, 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>1/25/2021</u> Paid: <u>\$25.00</u> Check/Receipt #: <u>119</u>	Received By: <u>[Signature]</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: January 22, 2021
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: David and Lynda Smith Phone No.: (609) 932-6547  
Address: 414 North Gladstone Avenue, Margate, NJ 08402  
Email Address: lysmith2@comcast.net
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: 414 North Gladstone Avenue Block: 609.02 Lot(s): 46  
Zoning District: S-40

7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)  
Single family home with no front porch.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Answer the following as to:	<u>Existing Condition</u>	<u>Proposed Condition</u>
a. Size and Dimension of Lot:	_____	_____
b. Size, Dimensions of Buildings:	_____	_____
c. Height of Buildings (Feet):	_____	_____
d. Height of Buildings (Stories):	_____	_____
e. % of Coverage on Land:	_____	_____
f. Front Yard Setback: - to porch	14.9'	12'
g. Rear Yard Setback:	_____	_____
h. Side Yard Setbacks:	8' & 9.5'	8' & 9.5'

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)

New front porch at a setback of 12 feet where 15.45 feet is required; and combined side yard - 17.5 proposed where 22 feet is required

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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? Front yard setback and combined side yard setbacks

\_\_\_\_\_

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)



**James W. Manghan, CTA**

**Office of the Tax Assessor**

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

RECEIVED

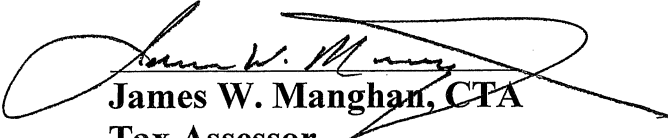
FEB 22 2021

PERSKIE MAIRONE BROG  
BARRERA & BAYLINSON

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

**Block 609.02 Lot 46  
Location: 414 N Gladstone Ave.**

**Date: February 16, 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	
609.01 82	19 N GILMAR CIRCLE	2	KOPTIC, KAREN M 19 N GILMAR CIRCLE MARGATE, NJ	08402
609.01 84	17 N GILMAR CIRCLE	2	MC GUIRE, B L (L E), & R J & DICKSON, E 17 N GILMAR CIRCLE MARGATE, N J	08402
609.02 41	422 N GLADSTONE AVE	2	CATTAFESTA, KRISTIN 422 N GLADSTONE AVE MARGATE, NJ	08402
609.02 45	416 N GLADSTONE AVE	2	FABI JR, FRANK P & LORIE A 416 N GLADSTONE AVE MARGATE, NJ	08402
609.02 46	414 N GLADSTONE AVE	2	SMITH, DAVID & LYNDIA DI GRAZIO- 414 N GLADSTONE AVE MARGATE, NJ	08402
609.02 47	412 N GLADSTONE AVE	2	FACENDA, MARY P 412 N GLADSTONE AVE MARGATE, NJ	08402
609.02 48	410 N GLADSTONE AVE	2	POPPITI, VINCENT & SUSAN 1000 WAWASET STREET WILMINGTON, DE	19806
609.02 50	408 N GLADSTONE AVE	2	ZELLAT, SHERYL 408 N GLADSTONE AVE MARGATE, NJ	08402
609.02 51	406 N GLADSTONE AVE	2	MC MEEKIN, EDWIN M & JAN 406 N GLADSTONE AVE MARGATE, NJ	08402
609.02 53	404B N GLADSTONE AVE	2	COLLOVA, NICHOLAS V & KIM M 404B N GLADSTONE AVE MARGATE, NJ	08402
609.02 86.01	420 N GLADSTONE AVE	2	BARNETT, RONALD & CARYL 20620 JULIA DR CONSHOHOCKEN, PA	19428
609.02 86.02	418 N GLADSTONE AVE	2	SUTOR JR, SAMATHAN N & ROBERT 418 N GLADSTONE AVE MARGATE, NJ	08402
609.02 87	13 E GILMAR CIRCLE	2	TROLIO, MICHAEL JEFFREY 13 E GILMAR CIRCLE MARGATE, NJ	08402
609.02 88	11 E GILMAR CIRCLE	2	KURILKO, KRISTINE E 11 E GILMAR CIRCLE MARGATE, NJ	08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
609.02 90	9 E GILMAR CIRCLE	2	WEBER, JAN T 9 E GILMAR CIRCLE MARGATE, NJ	08402
609.02 91	7 E GILMAR CIRCLE	2	RESNICK, DAVID E & FREDA A 3694 MARC LANE HUNTINGDON VALLEY, PA	19006
609.02 92	5 E GILMAR CIRCLE	2	KAPLAN, FRAN 5 EAST GILMAR CIRCLE MARGATE, NJ	08402
609.02 94	3 E GILMAR CIRCLE	2	DANIEL, BEN 3 E GILMAR CIRCLE MARGATE, NJ	08402
609.05 110	14 E GILMAR CIRCLE	2	SZYDLOWSKI, DOLORES M 14 EAST GILMAR CIRCLE MARGATE, NJ	08402
609.05 111	12 E GILMAR CIRCLE	2	TILL, CAROLINE 12 E GILMAR CIRCLE MARGATE, NJ	08401
609.05 112	10 E GILMAR CIRCLE	2	GODEL, JEFFREY H & VICTORIA M 26 WESTMINSTER DR VOORHEES, NJ	08043
609.05 114	8 E GILMAR CIRCLE	2	BEER, DEAN 547 DAVENTRY RD BERWYN, PA	19312
609.05 115	6 E GILMAR CIRCLE	2	GREENBERG, ELIZABETH 6 E GILMAR CIRCLE MARGATE, NJ	08402
609.05 116	4 E GILMAR CIRCLE	2	PIZAGNO, HUNTER 4 E GILMAR CIRCLE MARGATE, NJ	08402
707.02 14	411 N GLADSTONE AVE	2	SMALL, ELAINE 411 N GLADSTONE AVE MARGATE, NJ	08402
707.02 15	413 N GLADSTONE AVE	2	KURILKO, NICHOLAS M & CAROL A 413 N GLADSTONE AVE MARGATE, NJ	08402
707.02 16	415 N GLADSTONE AVE	2	DEVLIN, MICHELE & JAMES 415 NO GLADSTONE AVE MARGATE, NJ	08402
807.01 5	FRONTENAC AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
807.01 17	FRONTENAC AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
807.01 18	FRONTENAC AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
807.02 1	417 N GLADSTONE AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
807.02 2	419 N GLADSTONE AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
807.02 3	421 N GLADSTONE AVE	2	TAORMINA, BERNADINO 226 W RITTENHOUSE SQ #511 PHILADELPHIA, PA	19103
807.02 4	423 N GLADSTONE AVE	2	KELMAN, TODD MARC 423 N GLADSTONE AVE MARGATE, NJ	08402
807.02 5	425 N GLADSTONE AVE	2	FIEDLER, ROBERT H & KATHRYN E 425 N GLADSTONE AVE MARGATE, NJ	08402
807.02 6	427 N GLADSTONE AVE	2	MC CARRON, MAUREEN KELLY 427 N GLADSTONE 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

ITEMS PRINTED..... 39



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

FEB 22 2021

PERSKIE MAIRONE BROG  
BARRERA & BAYLINSON

Date: 2/17/21

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for 1st Qtr 2021

And the WATER & SEWER for 2020

Are paid on property located 414 N. Gladstone

Assessed to David Smith & Lynda Di Grazio

And designated as  
BLOCK 609.02 LOT 46; Tax Map of Margate City, N.J.

Tara J Mazza, CTC  
Tax Collector

Per LH