

# 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

April 8, 2021

### Via FedEx Overnight Mail

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

Re: Application of Andrew Blum  
203 North Harding Avenue  
Block 424.02, Lot 15  
Margate, New Jersey  
Our File No.: 12371-1

Dear Ms. Accardi:

We represent Andrew Blum with respect to his application to the Margate Planning Board scheduled to be heard on April 29, 2021. Mr. Blum submits the within application seeking "c" variance relief for front yard setback and landscaping in order to construct a new front porch and deck above. 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 Harman Deutsch Ohler Architecture dated 02.22.2021, consisting of one sheet (Sheet Z1.0);
3. (18) – Property Survey prepared by Arthur W. Ponzio Co. & Associates dated 1/6/2021;
4. (18) – Photographs of the property;
5. (18) – Staff Committee Application and Action;
6. (1) – 200 foot property owners' list;
7. (1) – Confirmation of paid taxes, water and sewer;
8. (1) – Applicant's check in the amount of \$250 representing the application fee.

PERSKIE MAIRONE BROG BARRERA & BAYLINSON

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

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Should you require any further information in advance of the April 29th 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

[embaylinson@pmbb.com](mailto:embaylinson@pmbb.com)

CMB:dbm/encls.

c: Mr. Andy Blum (via email) (w/ Application)  
Brett A. Harman, RA (via email) (w/ Application)  
Steve Black, Project Manager (via email) (w/ Application)

S:\B\Blum, Andy (12371)\Mat 1 - Margate Planning Board\Accardi (application submission) 4-7-21 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: <u>Christopher M. Baylinson, Esq.</u> Checklist reviewed by City: _____ Application found complete on: _____ Application found incomplete on: _____	Date: <u>4/8/2021</u> _____ Date: _____	

Application of Andrew Blum  
 203 North Harding Avenue  
 Block 424.02, Lot 15  
 Margate, New Jersey

N/A Not applicable

APPLICATION FOR ACTION BY PLANNING BOARD  
MARGATE, NEW JERSEY

PLEASE  
TYPE OR  
PRINT

1. **Date of Application:** April 8, 2021

**2. Zoning District:**

S-60	Single Family Residential	<input type="checkbox"/>	MF	Multi-Family Residential	<input checked="" 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 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) 203 North Harding Avenue  
 Block Number 424.02 Lot No(s) 15  
 Total Area (in square feet) 3,254.375 sq. ft.  
 Frontage: 51.25 ft.  
 Depth: 63.5 ft.

**4. Information about the Applicant:**

Full name(s) Andrew Blum  
 If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Local Residence Address \_\_\_\_\_ Zip \_\_\_\_\_  
 Other Residence Address 227 West King Street, Malvern, PA Zip 19355  
 Business Address \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone Number(s) (include area code); \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Business \_\_\_\_\_ Fax \_\_\_\_\_ Cell Phone (215) 669-3409

**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 6/2004 \_\_\_\_\_

\_\_\_\_ 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 Brett A. Harman, RA Phone 267-324-3601  
 Address 1225 N. 7th Street, Philadelphia, PA 19122  
 Fax \_\_\_\_\_ Cell \_\_\_\_\_ Email brett@hdoarch.com

\_\_\_\_ 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)?

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-How will this be changed?

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**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): Duplex-Proposed use: Construction of new porch and deck above-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	10.18 ft.	9.1 ft.	6.25 ft.
Front yard landscape	60%	54.4%	27.4%
Lot landscaping	35%	31.3%	25.3%
_____	_____	_____	_____

**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 \_\_\_\_\_  
Christopher M. Baylison, Esq. - Attorney for Applicant(s)  
 Date \_\_\_\_\_

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

-Staff Committee action took place  
3/19/21 and case assigned to  
the Planning Board for 4/29/21 or

-This application received by the  
Planning Board Administrator on  
APRIL 9, 2021

By: 

**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 Andrew Blum  
203 North Harding Avenue  
Block 424.02, Lot 15  
Margate, New Jersey**

Andrew Blum is the owner of property located at 203 North Harding Avenue, identified on the Margate Tax Map as Lot 15 in Block 424.02. The property is improved with a typical post-war duplex virtually identical to every home built on Wilson Avenue and Harding Avenue between Winchester Avenue and Fremont Avenue. The Blum duplex is identical to every other building on the 200 block of Harding Avenue. The only way to differentiate these buildings is by color and house number, the homes have no distinguishing features from one to the other. The buildings were designed with no outside living space despite being located in a seashore community in close proximity to the beach and bay.

The design of these structures is also consistent with one residential unit on the first floor and one on the second floor being accessed from a door on the side of the building. The only improvements to the exterior of the units is a small porch just big enough for one person and a chair. To address this design deficiency, Mr. Blum would like to extend a porch across the front of the building 8 feet deep with a deck above of the same dimensions. The first floor porch will serve the bottom unit, the deck above will serve the upstairs unit. With this application, Mr. Blum is requesting variance relief to allow for the porch and deck as shown on the plans submitted.

The required front yard setback is 10.18 feet, being the average of those on the same side of the street, although not one of the porches on the street are anything more than a front stoop for access to the first floor unit. There are eight buildings and 16 homes on the east side of the 200 block of Harding Avenue and not one has a usable front porch. Since Margate's Ordinance requires the front yard setback be calculated based on the average porch setback, regardless of the size of the porch, every owner on this block would be required to apply for a variance just to have a porch in front of the house, which is likely the reason there are none. Unfortunately, the Ordinance requires that a 3 foot by 3 foot stoop leading to a front door be included in the front yard setback calculation which results, in this instance, with a required porch setback of almost 11 feet.

In order for the front porch and deck as proposed to be approved, the following variances are required:

	<u>Required</u>	<u>Proposed</u>
1. Front yard setback	10.18 ft.	6.25 ft.
2. Front yard landscape	60%	27.4%
3. Lot landscaping	35%	25.3%



It is respectfully suggested that the variances requested are easily justified. The addition of a front porch and deck at this property will not only greatly enhance the appearance of the existing duplex, but will enhance the entire block by adding some variety to the existing housing by breaking up the monotonous look of the street. Granting variances to allow the improvements proposed with this application will hopefully incentivize other property owners on the street to do the same. Certainly, by granting the front yard setback variance, the setback criteria for others on the street will be more lenient as the average setback will be reduced by this proposal and others should that be the case.

While there is a reduction in landscaping both in the front yard and the entire lot, the porch and deck will be open with no roof above the second floor deck maintaining light, air and open space. There remains ample landscaping in the side yards and rear yard. Unfortunately, the landscaping features on this block will not be winning any awards as most of the units are rentals. By replacing some of the landscaping with outside living space, many of these properties will have a more finished appearance and improved curb appeal. This is not to suggest that applicant's landscaping is in any way deficient, but the addition of a porch and deck will improve the overall appearance of the property.

Even with the proposed deck, there remains a front yard setback of 6.25 feet which is more than sufficient to add attractive landscaping to further improve the appearance of the building. The 6.25 foot front yard setback exceeds the mandatory minimum 5 foot setback. There is a good argument that the default setback of 5 feet should be applied in this instance based on the fact there are no usable front porches on the street and the entry stoop should not be considered a front porch for purposes of averaging. If the default setback was applicable, this proposal would not need front yard setback relief.

Finally, it is respectfully suggested that the variances requested herein 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 all other zoning criteria remains the same without further encroachment. Side yard setbacks both conform to Ordinance requirements providing an ample buffer on each side of the porch and deck. Certainly, there is no substantial detriment by allowing a porch and deck at the property; to the contrary, property owners on this street and throughout the "duplex neighborhood" should be encouraged to improve their properties with outside living space similar to that proposed with this application. Allowing the addition of front porches and decks at these properties would benefit this neighborhood tremendously and change it from a neighborhood that sees very little outside activity to one with a true neighborhood feel by giving all of the occupants, owners or renters an opportunity to meet and interact with their neighbors. The build-out of this neighborhood completely deprives the residents from interacting with their neighbors and establishing a true neighborhood, one of Margate's finest attributes.

Application of Andrew Blum  
203 North Harding Avenue  
Block 424.02, Lot 15  
Margate, New Jersey

**Photographs of Property**













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

<b>Block</b>	<b>Lot</b>	<b>Applicant Name</b>
424.02	15	Andrew Blum
<b>District</b>		<b>Address of Subject Application</b>
MF		203 North Harding Avenue

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

Your submittal was considered at the Staff Committee meeting of Friday, March 19, 2021

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

Staff Committee reviewed the application and agreed with the variances identified with possibly others.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, April 29, 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:

Street trees, grass governor's strip may be required as a condition of approval.

**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, April 07, 2021

Palma Accardi  
Planning Board Administrator  
Friday, March 19, 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>3/10/21</u>	Received By: <u>Palma</u>
	Paid: <u>\$25</u> Check/Receipt #: <u>4941</u>	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: March 3, 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: Andrew Blum Phone No.: (215) 669-3409  
Address: 227 West King Street, Malvern, PA 19355  
Email Address: andy@howgroup.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: \_\_\_\_\_

<b>6. Proposed Action is Located as Follows:</b> Street Address: <u>203 North Harding Avenue</u> Block: <u>424.02</u> Lot(s): <u>15</u> Zoning District: <u>MF</u>
--

7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)  
Duplex  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Answer the following as to:

Existing Condition

Proposed Condition

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: \_\_\_\_\_

9.1' (porch)

6.25' (porch)

g. Rear Yard Setback: \_\_\_\_\_

h. Side Yard Setbacks: \_\_\_\_\_

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 requests "c" variance relief in order to construct a new porch and deck above

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

Subdivision

Site Plan

C-Variance(s)

Conditional Use Permit

D-(Use) Variance

Other: \_\_\_\_\_

11. Which variances are needed, if any? Front yard, side yard and front landscaping

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 Ave.  
Margate City, NJ 08402  
609-822-1950  
FAX 609-487-1142

RECEIVED

APR 05 2021

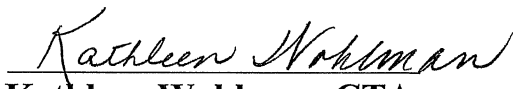
PERSKIE MAIRONE BROG  
BARRERA & BAYLINSON

James W. Manghan, CTA  
Tax Assessor

**Christopher M. Baylinson**  
**Perskie Mairone**  
**Brog Barrara & Baylinson**  
**1201 New Road Ste. 201**  
**Linwood, NJ 08221**

**Block: 424.02 Lot: 15**  
**Location: 203 North Harding Ave**

**Date: March 29, 2021**

  
**Kathleen Wohlman, CTA**  
**Deputy Tax Assessor**

**Your file No.:12371-1**

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

[www.margate-nj.com](http://www.margate-nj.com)



PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
323 1	9002 MONMOUTH AVE	2	CAROSELLA, CARMEN 1600 HAGY FORD ROAD #3J PENN VALLEY, PA 19072
323 13	119 N WILSON AVE	2	TIGANO, ANTHONY P & MICHELLE A 1 CARRINGTON COURT SEWELL, NJ 08080
323 14	117 N WILSON AVE	2	117 N WILSON AVE LLC 1070 KINGS HIGHWAY BELLMAWR, NJ 08031
324.01 1	118 N HARDING AVE	2	KISIELEWSKI, ALEXANDER MICHAEL 617 LAKEVIEW DR RUNNEMEDE, NJ 08078
324.01 2 C000A	116 N HARDING AVE	2	MADISON, CHRISTINE 116 N HARDING AVE #A MARGATE, NJ 08402
324.01 2 C000B	116 N HARDING AVE	2	BARBOSA, SILVIA 116 HARDING AVE #B MARGATE, NJ 08402
324.01 3	114 N HARDING AVE	2	GOLDBERGER, JACOB & RUTH 850 CARDINAL LANE HUNTINGDON VALLEY, PA 19006
324.01 125	N BENSON AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ 08402
324.02 1	118 N WILSON AVE	2	LAZOS, JOHN & KOSTAS 208 LANDER RD EGG HARBOR TWP NJ 08234
324.02 2	116 N WILSON AVE	2	WESLEY, JR., DONALD J 222 W MEYRAN AVE SOMERS POINT, NJ 08244
324.02 3	114 N WILSON AVE	2	DIPAULO, PAOLO & VANDA 3175 SO 20TH ST PHILA, PA 19100
324.02 11.01	119 N HARDING AVE	2	MUSKETT, PAUL & MUSKETT, JAMES A 5600 EDGEWATER AVE VENTNOR, NJ 08406
324.02 11.02	9102 MONMOUTH AVE	2	RACHINSKY, HEATHER 9102 MONMOUTH AVE MARGATE, NJ 08402
324.02 12 C000A	117 N HARDING AVE	2	LYNCH, HOLLY D & CHRISTOPHER M 124 ROYER DR C COLLEGEVILLEN PA 19426

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
324.02 12 C000B	117 N HARDING AVE	2	MC CUSKER, THOMAS & KAREN M 231 WOODCREEK RD WENONAH, NJ	08090
324.02 13 C000A	115 N HARDING AVE	2	DI LOLLE, ROSEMARY 2 WENDEE WAY SEWELL, NJ	08080
324.02 13 C000B	115 N HARDING AVE	2	ENDERLE, MAUREEN 48 N SYLVANIA AVENUE ROCKLEDGE, PA	19046
423 5	212 N VENDOME AVE	2	GANGE, PAUL 212 N VENDOME AVE MARGATE, NJ	08402
423 6	210 1/2 N VENDOME AVE	2	FELTWELL, DANIEL J 210 1/2 N VENDOME AVE MARGATE, NJ	08402
423 7	210 N VENDOME AVE	2	CALVO, PETER J & ELIZABETH P 627 HARPER DR GLASSBORO, NJ	08028
423 8	208 N VENDOME AVE	2	HUTCHINSON, FRANK & JODY 208 N VENDOME AVE MARGATE, NJ	08402
423 9	206 N VENDOME AVE 10	2	STACK, SEAN W & CHRISTY M 206 N VENDOME AVE MARGATE, NJ	08402
423 11	9005 MONMOUTH AVE	2	REID, NEIL D & SUSAN 9005 MONMOUTH AVE MARGATE, NJ	08402
423 15 C000A	211 N WILSON AVE	2	WARD, SUSAN E 211 N WILSON AVE MARGATE, NJ	08402
423 15 C000B	211 N WILSON AVE	2	SARTO, MARK LOUIS & ROSANNA CONSALVO 6515 BOULEVARD W 5N WEST NEW YORK, NJ	07093
423 16 C000A	209 N WILSON AVE	2	SAVIO, JAMES MARCELO 209 N WILSON AVENUE#A MARGATE, NJ	08402
423 16 C000B	209 N WILSON AVE	2	PATTERSON, GRACE & EDWARD 1057 VILLANOVA AVENUE SWARTHMORE, PA	19081
423 17	207 N WILSON AVE	2	LAMBERTI, LUCIANO PO BOX 231 BERLIN, NJ	08009

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
423 18 C000A	205 N WILSON AVE	2	CHRISTIE, EASTERLY TARA & EASTERLY, 107 HORNING ROAD MOHNTON, PA 19540
423 18 C000B	205 N WILSON AVE	2	MC DONNELL, ROBERT & ROSEMARIE 808 MAPLE AVE NORTHFIELD, NJ 08225
423 19	203 N WILSON AVE	2	HOLLAND, JOHN WARD 110 N HAVERFORD AVE MARGATE, NJ 08402
423 20	201 N WILSON AVE	2	WEHLING, ROBERT STEPHEN 201 N WILSON AVE #A MARGATE, NJ 08402
424.01 2	212 N HARDING AVE	2	REALE, VINCENT PAUL 35 SHORELINE RD EGG HARBOR TWP NJ 08234.8111
424.01 3	210 N HARDING AVE	2	SCOTT, JR JOHN & DOROTHY R 3 N WILSON AVE MARGATE, NJ 08402
424.01 4	208 N HARDING AVE	2	VELLA SR, ROGER & ROSEANN 1124 TREE STREET PHILADELPHIA, PA 19148
424.01 5	206 N HARDING AVE	2	SIMKINS, JOSEPH & JACQUELINE 206 N HARDING AVE #A MARGATE, NJ 08402
424.01 6	204 N HARDING AVE	2	KUGEL, PATRICK 210 N RUMSON AVE MARGATE, NJ 08402
424.01 7	202 N HARDING AVE	2	BERGEN, BLAIR A & PEGGY A 26 WILSON AVE. NORTHFIELD, NJ 08225
424.01 8 C00A	200 N HARDING AVE	2	OSTER JE, STEVEN S & VERONICA J 204 RABBIT RUN RD CHERRY HILL, NJ 08003
424.01 8 C00B	200 N HARDING AVE	2	ANTONINI, JACQUELINE & RICHARD 581 PAOLI AVE PHILADELPHIA, PA 19128
424.01 131	203 N BENSON AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ 08402
424.01 151	9100 AMHERST AVE	4C	PERUTO JR, A CHARLES 2016 SPRUCE STREET PHILADELPHIA, PA 19103

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
424.02 2	212 N WILSON AVE	2	KARASINSKI, COLLEEN M 204 ORCHARD AVENUE MAPLE SHADE, NJ	08052
424.02 3	210 N WILSON AVE	2	DAHAB, SAM A 210 N WILSON AVE MARGATE, NJ	08402
424.02 4	208 N WILSON AVE	2	REITANO, D & MARINELLI, J R 516 HOWARD RD CHERRY HILL, NJ	08034
424.02 5	206 N WILSON AVE	2	DAHDAH, RAYMOND 3126 S UBER ST PHILADELPHIA, PA	19145
424.02 6	204 N WILSON AVE	2	FADULE JR, JAMES J & JUNE 3121 FIRE ROAD #255 EGG HARBOR TWP, NJ	08234
424.02 7	202 N WILSON AVE	2	DAVIDSON, JON A 202 N WILSON AVE MARGATE, NJ	08402
424.02 8	200 N WILSON AVE	2	COMER, MERYL 9826 CONNECTICUT AVE KENSINGTON, MD	20895
424.02 10	213 N HARDING AVE	2	KRAUSEN, STEVEN & ANDREA 2341 PINE RIDGE DRIVE LAFAYETTE, PA	19444
424.02 11 C000A	211 N HARDING AVE	2	DUTKIN, SAMUEL L & JAIME C 27 TENBY LANE MARLTON, NJ	08053
424.02 11 C000B	211 N HARDING AVE	2	MARINO, DEAN A & LAURA J 694 BRYN MAWR AVENUE BRYN MAR, PA	19010
424.02 12 C000A	209 N HARDING AVE	2	QUIRUS, JOHN J & MARY GRACE 905 SCOTIA RD PHILADELPHIA, PA	19128
424.02 12 C000B	209 N HARDING AVE	2	ZUCCARELLI, JOSEPH & JULIARIN M 209 N HARDING AVE #B MARGATE, NJ	08402
424.02 13	207 N HARDING AVE	2	COLLINS ESTATE, MARIE 207 N HARDING AVE #A MARGATE, NJ	08402
424.02 14	205 N HARDING AVE	2	KRAUT, JONATHAN D & DAWN M 8 PRESTON STREET RYE, NY	10580

ADJACENT PROPERTY LISTING      APPLICANT: PMB&B  
TAXING DISTRICT 16 MARGATE CITY      COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
424.02 15	203 N HARDING AVE	2	BLUM, ANDREW L 227 W KING STREET MALVRN, PA	19355
424.02 16	201 N HARDING AVE	2	GLAUSER, BRIAN & AUDRA 4753 STREET RD TREVOSE, PA	19053

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.....61

RECEIVED

APR 05 2021

PERSKIE MAIRONE BROG  
BARRERA & BAYLINSON



REVENUE and FINANCE DEPARTMENT

Office of the Tax Collector

City of Margate City

9001 Winchester Avenue

Margate City, New Jersey 08402

609-822-2508

Date: 3/26/21

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 203 N. Harding Ave

Assessed to Andrew Blum

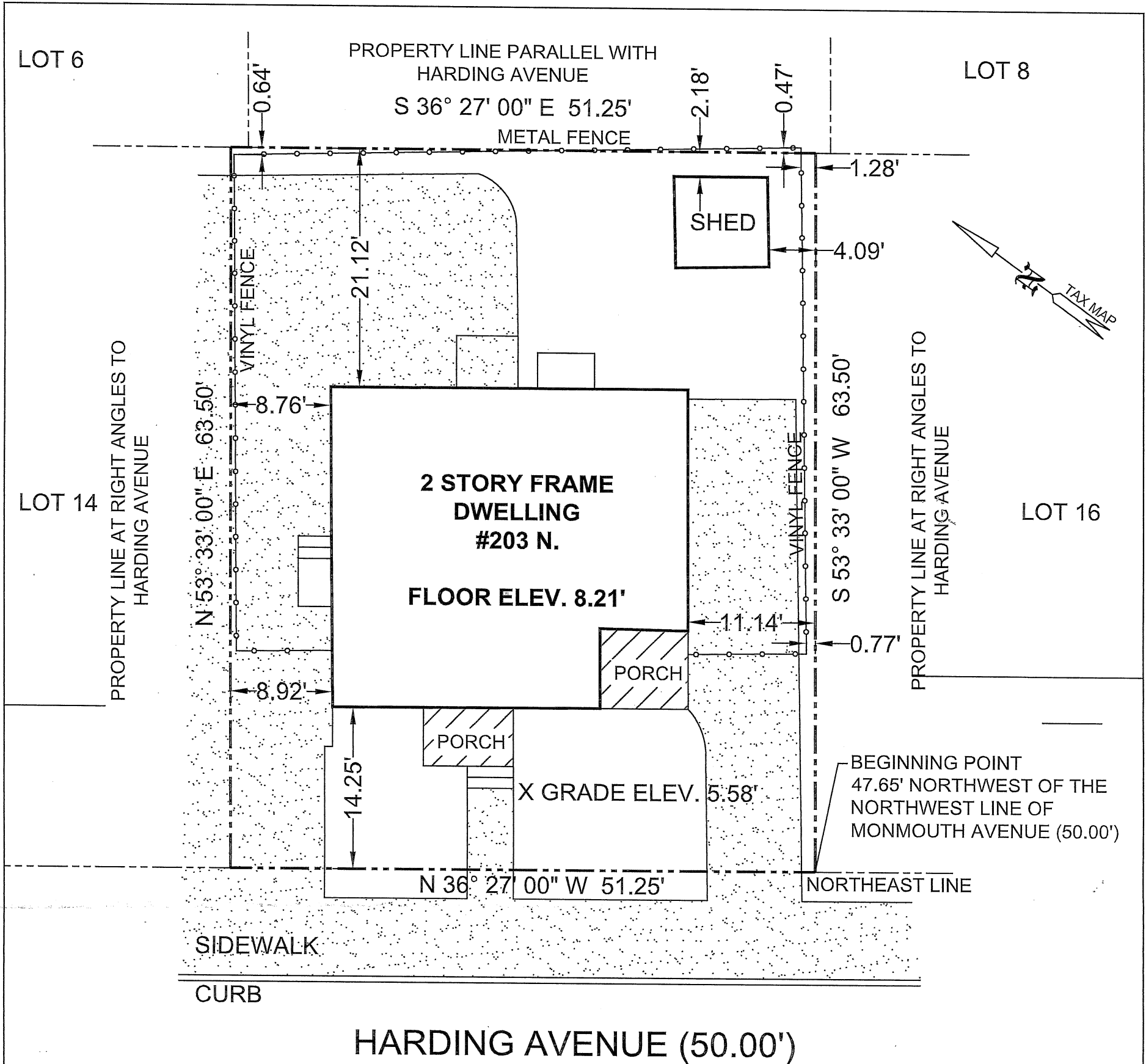
And designated as

BLOCK 424.02, LOT 15; Tax Map of Margate City, N.J.

Tara J Mazza, CTC

Tax Collector

Per LH



25.3% BUILDING COVERAGE  
68.7% LOT COVERAGE  
31.3% LANDSCAPE COVERAGE  
ELEVATIONS REFERENCE NAVD1988

**PROPERTY SURVEY**

MARGATE CITY  
BLOCK 424.02 LOT 15  
ATLANTIC COUNTY, NEW JERSEY

- SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 3,254.37 SQ.FT.
- PERMANENT MARKERS HAVE BEEN SET
- OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
- THIS PROPERTY IS SUBJECT TO 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 SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.
- THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
- THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
- THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

**ARTHUR W. PONZIO, JR.**  
PROFESSIONAL PLANNER N.J. NO. 33LI00267600  
PROFESSIONAL SURVEYOR N.J. NO. 24GS02831400

**ARTHUR W. PONZIO CO. & ASSOCIATES**  
SURVEYING~ENGINEERING~PLANNING  
400 NORTH DOVER AVENUE  
ATLANTIC CITY, NEW JERSEY 08401  
PHONE (609) 344-8194 FAX (609) 344-1594  
NEW JERSEY AUTH. NO.: 24GA28001300

DATE: 1/6/2021	DRAWN BY: B.A.P.
SCALE: 1" = 10'	PROJECT NO.: 35585