

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 9, 2021

Via Hand Delivery

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

Re: Application of Ioannis and Dimitra Galanos
7906 Bayshore Drive
Block 1200, Lot 26
Margate, New Jersey
Our File No.: 6064-5

Dear Ms. Accardi:

We represent Ioannis and Dimitra Galanos with respect to their application to the Margate Planning Board scheduled to be heard on April 29, 2021. Mr. and Mrs. Galanos submit the within application requesting "c" variances to demolish the existing house on the above property, construct a new house and retain the existing accessory pool house and pool. 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 Checklist (*Addendum to be provided*);
2. (18) – Architectural plan prepared by DIZ Architecture, consisting of Sheets SK.1 (dated 4/7/21) and SK.2 (dated 2/25/21);
3. (18) – Property Survey prepared by James R. Boney, PLS dated 7/12/20;
4. (18) – Staff Committee Application and Action;
5. (18) – Photographs of the subject property;
6. (1) – 200 foot property owners' list;
7. (1) – Confirmation of paid taxes, water and sewer;

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Palma Accardi, Secretary
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Page 2 of 2

8. (1) – Applicants' check in the amount of \$250 representing the application fee.


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
cmbaylinson@pmbb.com

CMB:dbm
Enclosures

c: Mr. Yiani Galanos (via email) (w/ Application)
James Dziegrenuk, RA (via email) (w/ Application)

S:\G\Galanos, Yianni (6064)\Mat 5 - Bayshore Drive House\Accardi (applic. submission) 4-5-21 CMB ltr.docx

LAND USE

Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	<p>Submit the following documents with the Standard Development Application:</p> <p>a. Copy of an area map showing all lots within 200 feet of the property.</p> <p>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.</p> <p>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.</p> <p>d. Copies of subdivision, site plan or conditional use applications when applicable.</p> <p>e. Certification that taxes are paid.</p>	<p>a. ✓</p> <p>b. ✓</p> <p>✓</p> <p>d. N/A</p> <p>e. ✓</p>	
2.	<p>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.</p>	✓	
3.	<p>A statement containing the following information:</p> <p>a. Date of acquisition of property and from whom.</p> <p>b. The number of dwelling units in existing building(s).</p> <p>c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s).</p> <p>d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.</p>	<p>a. ✓</p> <p>b. N/A</p> <p>c. N/A</p> <p>d. N/A</p>	
4.	Ten (10) folded copies of a plot plan, map or survey.	✓	
	<p>Checklist prepared by: <u>Christopher M. Baylinson, Esq.</u></p> <p>Checklist reviewed by City: _____</p> <p>Application found complete on: _____</p> <p>Application found incomplete on: _____</p>	<p>Date: <u>4/8/2021</u></p> <p>_____</p> <p>Date: _____</p> <p>_____</p>	

Application of Ioannis and Dimitra Galanos
 7906 Bayshore Drive
 Block 1200, Lot 26
 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 9, 2021

2. Zoning District:

S-60	Single Family Residential	<input checked="" 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 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) 7906 Bayshore Drive
 Block Number 1200 Lot No(s) 26
 Total Area (in square feet) 8,827 sq. ft.
 Frontage: 54.32 ft.
 Depth: 103.12 ft.

4. Information about the Applicant:

Full name(s) Ioannis and Dimitra Galanos
 If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

 Local Residence Address 6 Seaside Court, Margate, NJ Zip 08402
 Other Residence Address _____ Zip _____
 Business Address _____ Zip _____
 Phone Number(s) (include area code);
 Email Address _____
 Business _____ Fax _____ Cell Phone (609) 287-1512

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 8/2020; purchased from Samuel & Judith Silberman
- 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 James Dziegrenuk, RA Phone (215) 913-7956
 Address 130 Woodside Avenue, #3, Narberth, PA 19072
 Fax _____ Cell _____ Email jim.dziegrenuk@icloud.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)?

-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 to be demolished

-Proposed use: Construction of new house and retain existing accessory pool house and pool

-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
	<u>Maintain existing pool and pool house for new home proposed</u>		
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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. Baylinson, 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 Ioannis and Dimitra Galanos 7906 Bayshore Drive Block 1200, Lot 26 Margate, New Jersey

Ioannis and Dimitra Galanos (“Galanos” or “Applicants”) are the owners of 7906 Bayshore Drive in Margate, identified on the tax map as Lot 26 in Block 1200 (the “Property”). The Property is located in the S-60 zoning district and is improved with a three-story single family home with pool and pool house or cabana. Bayshore Lagoon is to the rear of the Property.

With this application to the Planning Board, Applicants seek “c” variance relief to build a new house on the Property and retain the existing pool and pool house, both located in the rear yard. Initially, Applicants intended to renovate the existing home as the space, design and layout fit their needs as year round residents. However, after further inspection of the house and renovation plan, they decided to take down the existing home and build a new home essentially replicating its footprint and envelope, but with new construction.

Replacing the existing structure with new construction gives the Applicants the ability to make the Property more compliant with the Zoning Ordinance. There are several non-conformities cured with this proposal. For instance, the existing home does not meet side yard setbacks, first floor flood elevation, front yard landscaping and lot landscaping. The new house plan eliminates all but one of these deficiencies as side yard setbacks and combined side yard setbacks will comply, the house will meet the required first floor elevation and front yard landscaping will conform. It goes without saying that all of the systems including plumbing, electric and HVAC will comply with current construction code requirements. It is well established that compliance with current code and regulatory requirements advance the purposes of zoning.

Replicating the existing footprint, though reducing it to comply with all setbacks, still leaves lot landscaping slightly under the 35% requirement at 27% requiring a variance. The landscape deficiency is easily compensated for by the 70% landscaping in the front yard where 60% is required and building coverage of 27% where 35% is permitted. The rear yard setback of 46 feet maintains light and air while the location of the pool and pool house maintain the feel of light, air and open space in the rear yard area adjacent to the lagoon.

The other request requiring variance relief is to retain the existing pool and pool house. The location and siting of the pool meets all of the current setback requirements, but from a technical standpoint, the pool is not permitted to remain once the existing house is demolished. In this instance, it makes no sense to require demolition of the existing pool as it was installed within the last 10 years and is perfectly usable. Requiring demolition would be environmentally insensitive and unnecessarily costly. Allowing the pool to remain would avoid needless construction disruption to the neighbors and demolition of a large in-ground Gunitite pool and concrete patio area. Allowing the pool to remain would be a benefit to the neighbors in this regard.

Similarly, Applicants request a variance to retain the existing pool cabana. Generally, accessory structures are not permitted on a lot that does not have a principal structure. The cabana (and pool) would not be allowed on the lot during that short period of time between demolition and new construction. This result is likely not intended by the drafters of this particular ordinance section.

Demolition of the cabana (like the pool) is unnecessary with the plans proposed. By replicating the footprint of the current home, the intent is to continue the current layout on the lot, this way the neighborhood pattern remains essentially unchanged and the aesthetic of the street is continued. Certainly, the new home proposed will be a substantial aesthetic improvement with all new exterior materials and landscaping.

In short, the Galanos's should be commended for advancing a plan that helps to maintain the look and feel of this area of Bayshore Drive. While the zoning aspects of the plan improve upon almost all of the bulk criteria, the plan proposed imposes the least neighborhood disruption. There is no negative impact by allowing the existing pool house and pool to remain. These accessory improvements have existed for years without complaint and work well on the Property and within the surrounding area.



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

Block 1200	Lot 26	Applicant Name Yianni Galanos
District S-60		Address of Subject Application 7906 Bayshore Drive

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 agree to the variances requested as submitted plus others that may arise. Applicant has reached out to zoning officer prior to staff committee submission. Application may "clean up" existing non-conforming issues.

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:

The Board may wish to impose conditions at the time of the hearing.

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: 1-21

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

8. Answer the following as to:

Existing Condition

Proposed Condition

a. Size and Dimension of Lot:

To be demolished

See zoning schedule on plan

b. Size, Dimensions of Buildings:

c. Height of Buildings (Feet):

d. Height of Buildings (Stories):

e. % of Coverage on Land:

f. Front Yard Setback:

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 intends to demolish the existing house, build a new house and retain the existing accessory pool house and pool.

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

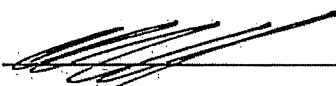
D-(Use) Variance

Other: _____

11. Which variances are needed, if any? "C" variance to maintain existing accessory structures (pool and pool house) with new construction

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)

Application of Ioannis and Dimitra Galanos
7906 Bayshore Drive
Block 1200, Lot 26
Margate, New Jersey

Photographs of Property











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 Barrera & Baylinson
1201 New Road Ste. 201
Linwood, NJ 08221

Block: 1200 Lot: 26
Location: 7906 Bayshore Dr

Date: March 29, 2021

Kathleen Wohlman
Kathleen Wohlman, CTA
Deputy Tax Assessor

Your file No.: 6064-5

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

www.margate-nj.com

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
1004.02 1	7907 BAYSHORE DR 1.01	2	CHOUQUET, ARLETTE A 7907 BAYSHORE DRIVE MARGATE, NJ	08402
1004.02 2	7905 BAYSHORE DR 2.01, 2.02	2	PIRAINO BUILDERS, LLC PO BOX 3193 MARGATE, NJ	08402
1004.02 3	7903 BAYSHORE DR 3.01, 3.02	2	SPENCE, ABRAHAM M & ANNA K 7903 BAYSHORE DR MARGATE, NJ	08402
1004.02 5	7901 BAYSHORE DR 5.01, 5.02	2	GOMES, BARBARA 7901 BAYSHORE DRIVE MARGATE, NJ	08402
1004.02 17	7909 BAYSHORE DR 17.01	2	RABUT, FRANCOIS-DAMIEN & STACY 7909 BAYSHORE DRIVE MARGATE, NJ	08402
1105 1	7900 BAYSHORE DR	2	GARDNER, DAVID M & PAULA A 7900 BAYSHORE DRIVE MARGATE, NJ	08402
1105 2	7903 LAGOON DRIVE	2	REDLICH, ALAN & SUSAN 7903 LAGOON DRIVE MARGATE, NJ	08402
1105 6	7902 BAYSHORE DR	2	7902 BAYSHORE LLC 8106 VENTNOR AVE MARGATE, NJ	08402
1200 1	7911 BAYSHORE DR	2	MACPHEE, THOMAS D 522 DELANCEY ST PHILADELPHIA, PA	19106
1200 2	8001 BAYSHORE DR	2	DELASOTTA, FERNANDO & PHYLLIS 8001 BAYSHORE DRIVE MARGATE, N J	08402
1200 22	8002 BAYSHORE DR	2	ECKERT, SR., THOMAS P & DEBORAH A 247 HINTON PLACE SOMERDALE, NJ	08083
1200 23	8000 BAYSHORE DR	1	8000 BAYSHORE LLC 222 HOLCOMBE WAY LAMBERTVILLE, NJ	08530
1200 24	7910 BAYSHORE DR	2	LEACH, JENNIFER M & DAYLIN B 7910 BAYSHORE DR MARGATE, NJ	08402
1200 25	7908 BAYSHORE DR	2	SIEGEL, MELVYN & PATRICIA 7908 BAYSHORE DR MARGATE, N J	08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
1200 26	7906 BAYSHORE DR	2	GALANOS, IOANNIS & DIMITRA 7906 BAYSHORE DRIVE MARGATE, NJ	08402
1200 28	7904 BAYSHORE DR	2	ROSENFELD, SHELLEY 7904 BAYSHORE DRIVE MARGATE, NJ	08402
1200 29	7905 LAGOON DRIVE	2	SUKONIK U/I/T, ARLENE 1250 GERMANTOWN PIKE #100 PLYMOUTH MEETING, PA	08402
1200 30	7907 LAGOON DRIVE	2	STRASSLER TRUST, ARTHUR M 31 FOUNDERS WAY DOWNTOWN, PA	19335
1200 31	7909 LAGOON DRIVE	2	KLEIN, P & E & S & M & J & R 312 WEST KENNEDY RD NORTH WALES PA	19454
1200 32	7911 LAGOON DRIVE	2	VENTRESCA, TINAMARIE G 200 MACFARLAND DR #503N DELRAY BEACH, FL	33483

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.....23



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

APR 05 2021

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON

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 7906 Bayshore Dr.

Assessed to Ioannis + Dinitra Galanos

And designated as

BLOCK 1200, LOT 26; Tax Map of Margate City, N.J.

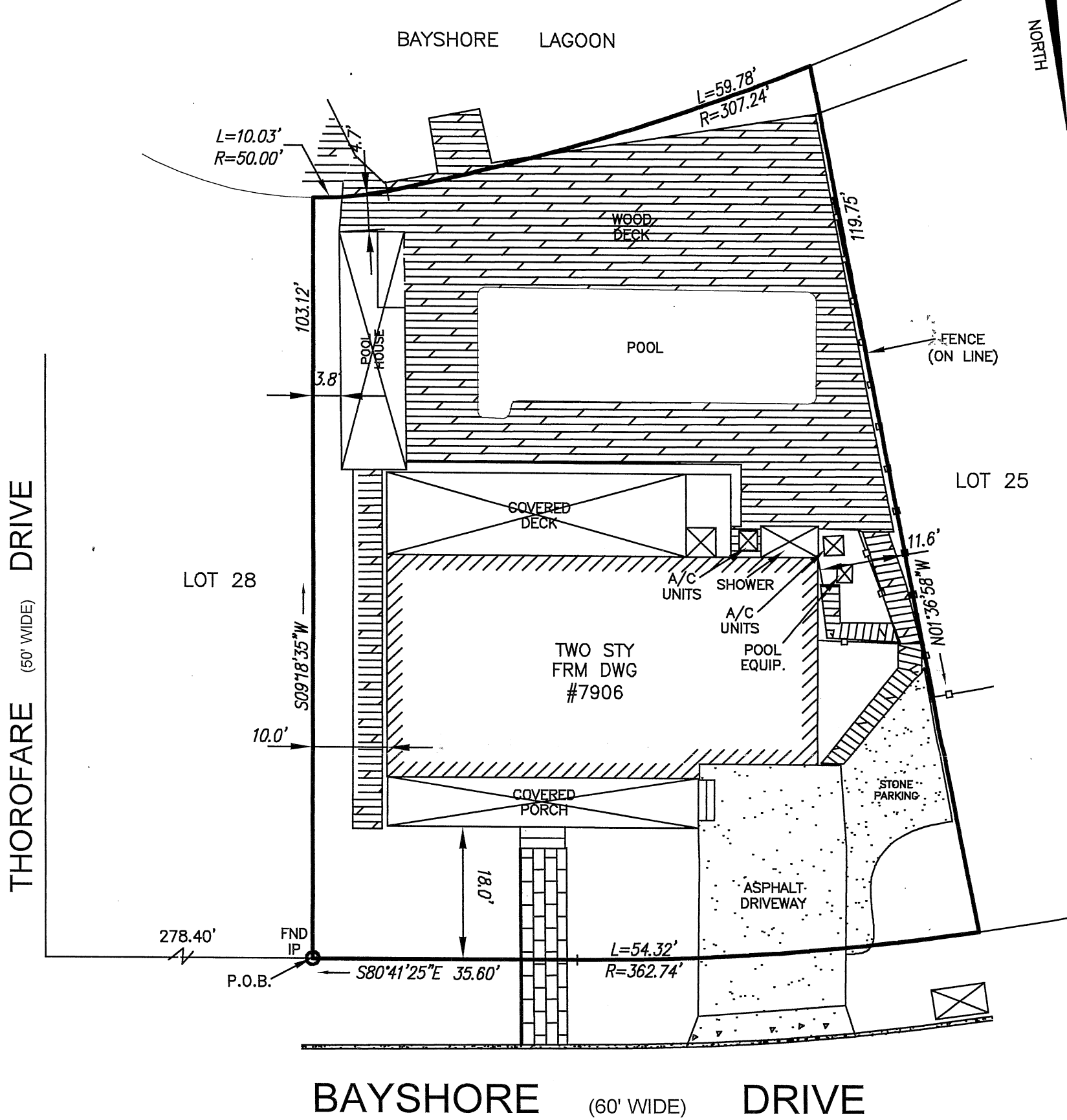
Tara J Mazza, CTC

Tax Collector

Per LH

NOTES:

1. BEING COMMONLY KNOWN AS LOT 26, BLOCK 1200 ON THE CURRENT OFFICIAL TAX MAP OF THE CITY OF MARGATE.
2. STREET ADDRESS: 7906 BAYSHORE DRIVE
3. ALSO BEING KNOWN AS LOT 26, BLOCK AS SHOWN ON PROPOSED SUBDIVISION OF LOTS 23, 24 AND 25 IN BLOCK 1200, SITUATE IN MARGATE CITY, NEW JERSEY, DATED DECEMBER 1969, UNFILED.
4. ELEVATIONS ARE NAVD 1988



TO:

IOANNIS GALANOS AND DIMITRA GALANOS
 TRIDENT LAND TRANSFER COMPANY (NJ) LLC
 AMERICAN LAND TITLE ASSOCIATION
 OCEAN FIRST BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED AND PREPARED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW JERSEY. I FURTHER CERTIFY TO ITS ACCURACY EXCEPT FOR ANY EASEMENTS OR STRUCTURES NOT VISIBLE ON THE SURFACE.

NOTE:

THE BUILDING OFFSET DISTANCES SHOWN ARE MEASURED FROM THE FINISHED SIDING.

SURVEY OF:

BLOCK 1200 LOT 26

CITY OF MARGATE ATLANTIC COUNTY NEW JERSEY

JAMES R. BONEY

PROFESSIONAL LAND SURVEYOR

NJ LICENSE No. 31264

13 STONE MILL CT, E.H.T., NJ 08234 Ph: 609-788-8013

DATE: 07-12-20

SCALE: 1"= 15'

DRN.BY: MJE

PROJ: 20-1297

REV: