

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

May 7, 2021

Via Hand Delivery

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

Re: Application of Steven and Lori Dabrow
1 North Osborne Avenue
Block 215, Lot 10
Margate, New Jersey
Our File No.: 12416-1

Dear Ms. Accardi:

We represent Steven and Lori Dabrow with respect to their application to the Margate Planning Board scheduled to be heard on May 27, 2021. Mr. and Mrs. Dabrow submit the within application requesting "c" variance relief for pool fence setback and height of trellis in order to construct a new single family home on the above property. In support of the application, the following is enclosed for the Planning Board's review and consideration:

1. (18) – Application for Action by Planning Board with Addendum and Checklist;
2. (18) – Architectural plan prepared by QMA Architects dated 2-26-21, revised through 3-12-21, consisting of Sheets PD-1 through PD-16;
3. (18) – Staff Committee Application and Action;
4. (18) – Photographs of the subject property;
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.

PERSKIE MAIRONE BROG BARRERA & BAYLINSON

A PROFESSIONAL CORPORATION

Palma Accardi, Secretary
Margate Planning Board
May 7, 2021
Page 2 of 2


Should you require any further information in advance of the May 27th 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

CMB:dbm
Enclosures

c: Steven and Lori Dabrow (via email) (w/ Application)
Todd A. Miller, Architect (via email) (w/ Application)

S:\D\Dabrow, Lori (12416)\Mat 1 - Margate Planning Board (1 N. Osborn)\Accardi (applic. submission) 4-22-21 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>5/7/2021</u> _____ Date: _____ _____	

Application of Steven and Lori Dabrow
 1 North Osborne Avenue
 Block 215, Lot 10
 Margate, New Jersey

N/A Not applicable

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. Date of Application: May 7, 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) 1 North Osborne Avenue

Block Number 215 Lot No(s) 10

Total Area (in square feet) 7,222 sq. ft.

Frontage: 90 ft.

Depth: 80.25 ft.

4. Information about the Applicant:

Full name(s) Steven and Lori Dabrow

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

Local Residence Address _____ Zip _____

Other Residence Address 227 S. 6th St., Apt. 4NE, Philadelphia, PA Zip 19106

Business Address _____ Zip _____

Phone Number(s) (include area code); _____

Email Address _____

Business _____ Fax _____ Cell Phone (610) 547-3768

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 3/2021; purchased from Robert and Jane Reynolds

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 Todd A. Miller, Architect Phone (609) 214-4869
 Address 15 S. Dorset Avenue, Ventnor, NJ 08406
 Fax _____ Cell _____ Email qmatodd@me.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

-Proposed use: Construction of new single family home

-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
Height of trellis	16' LF x 8' height max	N/A	>16 LF, 9' +/- H
Pool fence	5' high min. 6' high max No fence in front yard	N/A	5' high, front yard
_____	_____	_____	_____
_____	_____	_____	_____

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

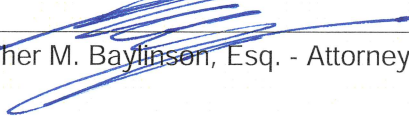
Other:

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
4/15/21 and case assigned to
the Planning Board for 5/27/21 or

-This application received by the
Planning Board Administrator on
MAY 10, 2021

By: Thelma 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 Steven and Lori Dabrow 1 North Osborne Avenue Block 215, Lot 10 Margate, New Jersey

Steven and Lori Dabrow are the owners of 1 North Osborne Avenue, identified on the tax map as Lot 10 in Block 215. The property sits at the corner of Osborne and Ventnor Avenues in Margate's Parkway section with S-60 zoning. The Dabrows recently purchased the property from the Reynolds family and will be building a new home. With this application, the Dabrows seek variance relief to place their pool fence within the Osborne Avenue front yard and for the height of a garden trellis.

Todd Miller of QMA Architects designed the Dabrow's new home. The house falls well within the allowable zoning controls. For instance, building coverage is only 22% where 30% is permitted. The front yard setback on Osborne Avenue is 16.2 feet where 17.3 feet is allowed. Combined side yard setbacks are 23.7 feet where 22 feet is required. Third floor habitable area is only 32% of the allowable second floor where 50% is permitted. The house will meet the substantial 25 foot front yard setback. The landscape package offered by the Dabrows will be award winning.

The property has been designed to take advantage of the prominent Parkway corner location. This is evident by the landscape package the Dabrows have advanced which provides 92.3% landscaping in the combined Osborne Avenue and Ventnor Avenue front yards. 38.6% of the entire lot is landscaped where only 30% is required. The Dabrows have incorporated a pool into the overall design of the front yard area with spaced picket fence and matching trellis to highlight the outside dining area. In order to achieve such a generous landscape and hardscape plan, a variance is required for the location of the fence around the pool.

Margate's Ordinance requires that any fence on the property must meet the front yard setback requirement for the house; or, in other words, no fence is allowed beyond the front of the house. This zoning control does not take into consideration corner lots which have two front yards and two side yards. The Dabrows request a variance to place their fence at the required porch setback of 12.1 feet rather than at the 25 foot house setback.

The fact that Margate's Ordinance does not allow a fence within the front yard directly impacts the ability to incorporate a pool into the design of a corner property. Corner lot zoning is reviewed with two front yards (one on each street frontage) and two side yards. Invariably, the front yards will be larger than the side yards. However, since a fence is not permitted in the front yard, a pool cannot be placed in the front yard as it is required to be enclosed by a fence for safety reasons. It seems that an exception to the fence ordinance should have been recognized allowing a pool fence in the front yard since a pool is allowed in the front yard. In short, if a pool is permitted in front of the house, a fence surrounding that pool should be permitted. Nonetheless, the variance is easily justified.

In the first place, designing a pool into the side yard of a corner property makes no sense as it forces the house closer to the street, a result which is contrary to thoughtful zoning particularly in the Parkway section. In the Parkway area, the emphasis has always been for enhanced front yards to

showcase the architecture of the homes designed on the larger S-60 lots. By limiting the pool location to the side yard, the principal structure is pushed closer to the street minimizing front yard landscaping and open space contrary to the intent of zoning in the Parkway area.

The Dabrow's pool fence is situated in front of their house with a setback of 12.1 feet. The required setback on Ventnor Avenue is 25 feet and the required setback on Osborne Avenue is 16 feet. The Dabrow home meets both setbacks easily, but requiring the pool fence to be at the same setback as the house eliminates the ability to locate the pool in front of the house. To meet the required fence setback, the house would have to be pushed back another 20 feet or more to accommodate the pool and meet the required fence setback. With a required setback of 25 feet on Ventnor Avenue, pushing the house back 20 more feet to accommodate a pool would result in the house being 45 feet back on the lot leaving a footprint of less than 25 feet when also factoring in the opposite side yard. A 25 foot footprint is completely inconsistent with the pattern of development in the Parkway.

On the other hand, if the Dabrows were to locate the pool in the side yard off of Ventnor Avenue, the house would have to be pushed forward at least 20 feet to accommodate the pool. This cannot be done without violating the Ventnor Avenue front yard setback. In order to maintain and preserve the development pattern in the Parkway, the Dabrows have chosen to request a variance to allow the pool fence to meet the required porch setback along Ventnor Avenue and Osborne Avenue of 12.1 feet. Allowing the pool fence to encroach into the front yard as shown on the plans promotes light, air and open space as is evident from the design of this property and the ability to offer 92% landscaping at the front of the house. The general welfare is also promoted by the preservation of the Parkway zoning characteristics.

The Dabrows also request a variance for the height of their open trellis to be 9 feet rather than 8 feet as provided by Ordinance. The additional 1 foot in height impacts no one at this corner location as it is tucked between two building elements.

The Dabrows should be commended for designing improvements on this property to the benefit of the entire Parkway section and the City. The substantial front yard setbacks are adhered to and fully landscaped. This promotes the historic Parkway concept of larger homes with greater setbacks on larger lots. When the design also allows for almost 100% landscaping in the front yard, the fence setback becomes immaterial and one that the Board should find well justified.



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

Block	Lot	Applicant Name
215	10	Steven and Lori Dabrow
District		Address of Subject Application
S-60		1 North Osborne Avenue

Dear (Name of Submitting Party) Christopher M. Baylinson, Esq.
 Your submittal was considered at the Staff Committee meeting of Thursday, April 15, 2021
 The action(s) required prior to building permit are:
 staff commitee agrees with "C" variances requested as identified plus possibly others.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, May 27, 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 gauranteed.

The following conditions and special considerations must be addressed as part of your application to the Board:
 no conditions at this time

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, May 05, 2021

Palma Accardi
 Planning Board Administrator
 Tuesday, April 27, 2021

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

Office Use Only:	Date Submitted: <u>3/31/21</u>	Received By: <u>Palma</u>
	Paid: <u>\$25.00</u> Check/Receipt #: <u>4973</u>	Board Administrator or Zoning Officer

PAID

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 24, 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: Steven and Lori Dabrow Phone No.: (610) 547-3768
Address: 227 S. 6th Street, #4NE, Philadelphia, PA 19106
Email Address: _____
4. The applicant would be (Check one):
 Owner Buyer under Agreement of Sale
 Tenant Other: _____
5. If the applicant for Board action would be Tenant or Buyer, who is the present OWNER?
Name: Robert D. and Jane F. Reynolds Phone No.: _____
Address: 1 North Osborne Avenue, Margate, NJ 08402

6. **Proposed Action is Located as Follows:**
Street Address: 1 North Osborne Avenue Block: 215 Lot(s): 10
Zoning District: S-60

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

8. Answer the following as to:

Existing Condition

Proposed Condition

a. Size and Dimension of Lot:

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)

Applicants request "c" variance relief in order to construct a new single family home at the subject property.

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? Height of trellis/arbor and pool fence 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)

Application of Steven and Lori Dabrow
1 North Osborne Avenue
Block 215, Lot 10
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

MAY 06 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: 215 Lot: 10
Location: 1 N Osborne

Date: May 3, 2021


James W. Manghan, CTA
Tax Assessor

Your file No.: 12416-1

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	
115 1	8606 VENTNOR AVE	2	SEGAL, GLENN & DARYL 1131 JEFFERSON LANE HUNTINGDON VALLEY, PA	19006
115 8	VENTNOR AVE	1	SEGAL, GLENN & DARYL 1131 JEFFERSON LANE HUNTINGDON VALLEY, PA	19006
116 8	8700 VENTNOR AVE	2	DE STEFANO TRUST, RITA C 100 WORTH AVE #221 PALM BEACH, FL	33480
214 7	7 N NASSAU AVE	2	COHN, JOHN & SHERRY 518 PENN VALLEY ROAD PENN VALLEY, PA	19072
214 8	5 N NASSAU AVE	2	LANGE III, CHARLES R & RACHAEL 5 N NASSAU AVE MARGATE, NJ	08402
214 9	3 N NASSAU AVE	2	FINKENAUER, THEODORE R 3 N NASSAU AVE MARGATE, NJ	08402
214 10	8603 VENTNOR AVE	2	REVOLUTION BUILDERS INC PO BOX 466 NEWTOWN, PA	18940
215 5	11 N OSBORNE AVE 4	2	RAWDIN TRUSTS GRANT & LAURA 312 S FRONT ST PHILADELPHIA, PA	19106
215 6	9 N OSBORNE AVE	2	ORKIN, DAVID & FRANCINE 90 STALLION CIRCLE UPPER HOLLAND, PA	19053
215 7	7 N OSBORNE AVE	2	ISABELLA HOMES LLC PO BOX 264 LINWOOD, NJ	08221
215 8	5 N OSBORNE AVE	2	NEFF, JEROME & JUDITH 5 N OSBORNE AVE MARGATE, NJ	08402
215 9	3 N OSBORNE AVE	2	LEVIN, ANTHONY S 1071 BRYN MAWR AVE PENN VALLEY, PA	19072
215 10	1 N OSBORNE AVE	2	REYNOLDS, ROBERT D & JANE F 1 N OSBORNE AVE MARGATE, NJ	08402
215 15	12 N NASSAU AVE	2	KASNETT, KENNETH A & SUSAN E 12 N NASSAU AVE MARGATE, NJ	08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
215 16	10 N NASSAU AVE	2	CARTER, SALLY JO & CHRISTOPHER R 10 N NASSAU AVE MARGATE, NJ 08402
215 17	8 N NASSAU AVE	2	BRONSTEIN, WILLARD & BRONSTEIN, SHARON 506 ARTHUR DRIVE CHERRY HILL, NJ 08003
215 18	6 N NASSAU AVE	2	PERKIN, PHILIP & HARRIET 3 SHINGLE OAK DR VOORHEES, NJ 08043
215 19	4 N NASSAU AVE	2	GOLDBERG, MICHAEL 4 N NASSAU AVE MARGATE, NJ 08402
215 20	8605 VENTNOR AVE	2	ROSE, LEON H & DONNA 127 LUCERNE BLVD CHERRY HILL, NJ 08003
216 6	7 N PEMBROKE AVE	2	WIENER, RICHARD & ELAINE 7 N PEMBROKE AVE MARGATE, NJ 08402
216 7	5 N PEMBROKE AVE	2	KRAMER, CHARLES L & JANET 5 N PEMBROKE AVE MARGATE, NJ 08402
216 8	3 N PEMBROKE AVE	2	TALONE, SABINA M 609 MAPLE COURT MOORESTOWN, NJ 08057
216 9	1 N PEMBROKE AVE	2	TUCKER, DREW & SUSAN 201 E GOLFVIEW ROAD ARDMORE, PA 19003.1703
216 10	8703 VENTNOR AVE	2	SABO, KIMBERLY A 8703 VENTNOR AVE MARGATE, NJ 08402
216 16	8 N OSBORNE AVE	2	GOTTLIEB TRUST, GOTTLIEB, K & KAMINER, 30 DUBLIN LANE CHERRY HILL, NJ 08003
216 17	6 N OSBORNE AVE	2	COHEN, MORTON F 6 N OSBORNE AVE MARGATE, NJ 08402
216 18	4 N OSBORNE AVE	2	DENMARK, HERBERT & RANDI 79 SKOURES LN NEWTOWN, PA 18940
216 19	2 N OSBORNE AVE	2	HERRING, MARTIN & JANET #407 604 S WASHINGTON SQ #1009 PHILADELPHIA, PA 19106

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
216 20	8701 VENTNOR AVE	2	SCHWAB FAMILY SHORE PROPRTIES LLC 101 BLACK WALNUT LANE PLYMOUTH MEETING, PA 19462

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

ATLANTIC COUNTY PLANNING BOARD
RT 9 & DOLPHIN RD
PO BOX 719
NORTHFIELD, NJ 08225

ITEMS PRINTED.....33



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

MAY 06 2021

FRANKIE MAIRONE BROG
CORPERA & BAYLINSON

Date: 5/3/21

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for 2nd Qtr 2021

And the WATER & SEWER for 2020

Are paid on property located 1 N. Osborne Ave

Assessed to Robert & James Reynolds

And designated as

BLOCK 215, LOT 10; Tax Map of Margate City, N.J.

Tara J Mazza, CTC

Tax Collector

Per LH