

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 11, 2021

Via Hand Delivery

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

Re: Application of Eric and Karen Frieman
20 North Exeter Avenue
Block 207.01, Lot 43
Margate, New Jersey
Our File No.: 12346-1

Dear Ms. Accardi:

We represent Eric and Karen Frieman with respect to their application to the Margate Planning Board scheduled to be heard on May 27, 2021. Mr. and Mrs. Frieman submit the within application requesting "c" variance relief for combined side yard setback and third floor deck in order to construct a new single family home. 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 Obelenus Architecture LLC dated May 4, 2021, consisting of Sheets A1 through A5;
3. (18) – Survey of Premises prepared by Paul H. Koelling & Associates, LLC, revised through 1/3/12;
4. (18) – Updated Zoning Chart;
5. (18) – Staff Committee Application and Action;
6. (18) – Photographs of the subject property;
7. (1) – 200 foot property owners' list;

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8. (1) – Confirmation of paid taxes, water and sewer;
9. (1) – Applicants' check in the amount of \$250 representing the application fee (*to be provided under separate cover by applicant*).

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
cmbaylinson@pmbb.com

CMB:dbm
Enclosures

c: Eric and Karen Frieman (via email) (w/ Application)
John Obelenus, R.A. (via email) (w/ Application)

**APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY**

PLEASE
TYPE OR
PRINT

1. Date of Application: May 11, 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 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 checked="" 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) 20 North Exeter Avenue
 Block Number 207.01 Lot No(s) 43
 Total Area (in square feet) 3,505.4 sq. ft.
 Frontage: 32.58 ft.
 Depth: 98.59 ft.

4. Information about the Applicant:

Full name(s) Eric and Karen Frieman
 If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

 Local Residence Address _____ Zip _____
 Other Residence Address 23 Wilderness Drive, Voorhees, NJ Zip 08043
 Business Address _____ Zip _____
 Phone Number(s) (include area code);
 Email Address _____
 Business _____ Fax _____ Cell Phone (609) 929-0925

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 1/2012; purchased from Gordon & Sondra Lynn Genek

___ 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: X 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 John Obelenus, RA Phone (609) 501-4044
 Address 102 South Eighth Street, Vineland, NJ 08360
 Fax _____ Cell _____ Email obelenusarchllc@comcast.net

___ Engineer: Name _____ Phone _____
 Address _____
 Fax _____ Cell _____ Email _____

___ Preparer of Subdivision or Site Plan (if different from above)
 Name _____ Phone _____
 Address _____
 Fax _____ Cell _____

(Be sure to include all area codes and zip codes in the above)

10. If Site Plan Action is Required:

-What is the present use of the site and building(s)?

-How will this be changed?

11. If Subdivision Action is Required:

-After conferring with the City Tax Assessor, provide lot numbers of new lot(s), dimensions, and area of each: (use extra pages, if necessary)

Lot No(s)	Dimension(s)	Area(s)
_____	_____ x _____	_____ S.F.
_____	_____ x _____	_____ S.F.
_____	_____ x _____	_____ S.F.

-Purpose of the Subdivision

To sell lot(s)

To build and sell homes (or other buildings)

Other (please explain): _____

12. If Variances are Required:

(Note: Properly scaled site plan must show all dimensions relevant to variance analysis)

-Current use of lot(s) and building(s): Single family home to be demolished

-Proposed use: 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
Combined side yard	12.95'	N/A	11'
Third floor deck	Not permitted	N/A	Third floor deck
_____	_____	_____	_____
_____	_____	_____	_____

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

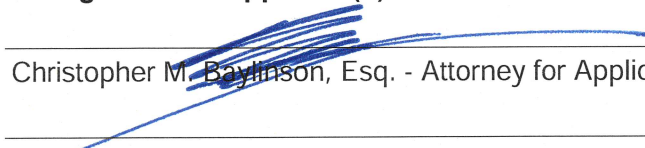
Other:

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 5/27/21 or

-This application received by the
Planning Board Administrator on

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 Eric and Karen Frieman 20 North Exeter Avenue Block 207.01, Lot 43 Margate, New Jersey

Eric and Karen Frieman are the owners of 20 North Exeter Avenue, identified on the tax map as Lot 43 in Block 207.01. The property is undersized with 35 feet of frontage on Exeter Avenue. The Friemans propose to demolish their existing home and build a new home as shown on the plans submitted herewith. In light of the narrowness of the lot, the Friemans are requesting variance relief for combined side yard setback of 11 feet where 12.95 feet is required. A third floor deck variance is also requested.

The Friemans propose a new two and a half story home on the property that complies in all respects to Margate's Zoning Ordinance but for the deficiency in combined side yard setbacks. The minimum side yard setback in the S-30 zoning district is 5 feet while the combined side yard setback requirement is 12.95 feet. Both side yards exceed Ordinance requirement at 5.5 feet. However, a variance is required for the combined side yard setback proposed of 11 feet where 12.95 feet is requested, a 1.95 foot deficiency. This request is particularly appropriate at this location as a neighbor's driveway is located on each side of the house.

It is respectfully suggested that in light of the 35 foot lot width, the request for a variance to allow combined side yards of 11 feet rather than 12.95 feet is appropriate. It is a common misconception that those who purchase a lot that is undersized cannot then request a variance when purchasing with knowledge that the property is undersized. However, the law provides that the Board should not take into consideration the applicant's knowledge of the deficient lot width when making application for a variance. It is only those property owners that contributed to the non-conforming lot width that can be criticized when making a variance request. Those property owners that played no role in the size or shape of the lot cannot be condemned when making a variance application relating to the narrowness of the lot. The Board must look at the positive criteria and negative criteria, not what the property owners knew or did not know when they purchased the property.

Certainly, the home proposed by the Friemans is a substantial upgrade to the current home on the property. Specifically, the right side yard setback is deficient 2.95 feet and will be brought into conformance at 5.5 feet. Combined side yard setbacks are also deficient at 10.5 feet where 12.95 feet is required. The proposed combined side yard setback of 11 feet improves upon the existing condition. The property currently does not conform to the landscaping requirement either in the front yard or throughout the property. The property does not comply with the Flood Hazard Ordinance and required first floor elevation. The new home proposed will comply with local, state and federal flood hazard guidelines with a first floor elevation of 13 feet. Currently, the property has no off-street parking. Four off-street parking spaces are provided where only three are required. To provide for compliant landscaping and parking, building coverage is low at 30% where 37.4% is permitted.

The home proposed is consistent with the new pattern of development on the first block north of Exeter Avenue. This particular street has seen a welcomed progression of new homes in a well maintained neighborhood with wide sidewalks and ample foot traffic feeding the Central Business District. The neighbor's driveway abuts each side of the Frieman's house.

It is respectfully suggested that the variance for a 1.95 foot deficiency in combined side yards is well justified in light of the 35 foot lot width as well as the unique circumstance of being situated between two driveways. The narrowness of the lot does create a hardship when designing a single family home to be consistent with the pattern of new development on the street. While nice homes have been developed on 25 foot wide lots, a home with those proportions would clearly be out of character on this block. In order to maintain consistency with the neighborhood pattern, the Friemans are requesting a variance for 1.95 feet of the combined side yard requirement. The side yard setback on each side of the house exceeds the mandatory minimum and no detriment to the public or the Zoning Ordinance will result.

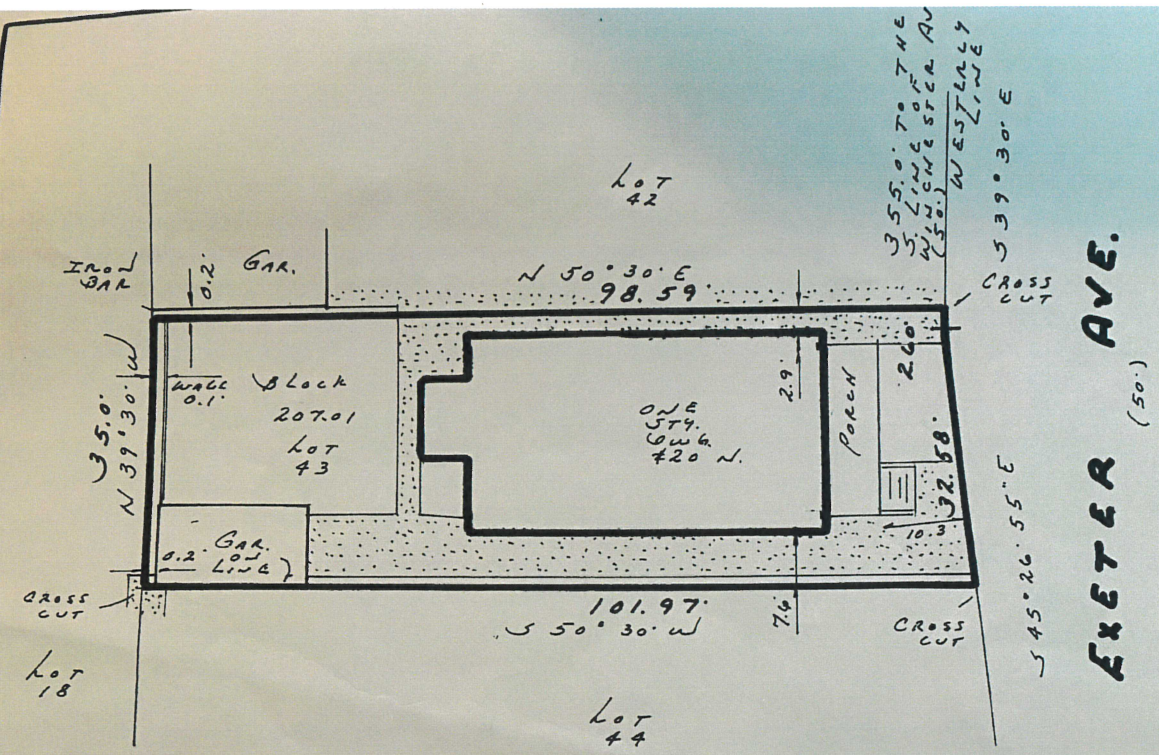
LAND USE

Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	Submit the following documents with the Standard Development Application: a. Copy of an area map showing all lots within 200 feet of the property. b. List of names, addresses, lot and block numbers, as they appear on the official tax records of the City, of all owners of property within 200 feet of the property affected by the application and upon whom the notice must be served in the manner provided by law. c. Copy of professional survey at a scale not smaller than 1" = 100' nor larger than 1/8" = 1'; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines. d. Copies of subdivision, site plan or conditional use applications when applicable. e. Certification that taxes are paid.	a. ✓ b. ✓ ✓ d. N/A e. ✓	
2.	If the survey is more than one year old, attach certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance, and show any proposed changes with all dimensions including enlargement of existing footprint, if applicable.	✓ (Testimony)	
3.	A statement containing the following information: a. Date of acquisition of property and from whom. b. The number of dwelling units in existing building(s). c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s). d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.	a. ✓ b. N/A c. N/A d. N/A	
4.	Ten (10) folded copies of a plot plan, map or survey.	✓	
Checklist prepared by: <u>Christopher M. Baylinson, Esq.</u> Checklist reviewed by City: _____ Application found complete on: _____ Application found incomplete on: _____		Date: <u>5/11/2021</u> _____ Date: _____ _____	

Application of Eric and Karen Frieman
 20 North Exeter Avenue
 Block 207.01, Lot 43
 Margate, New Jersey

N/A Not applicable

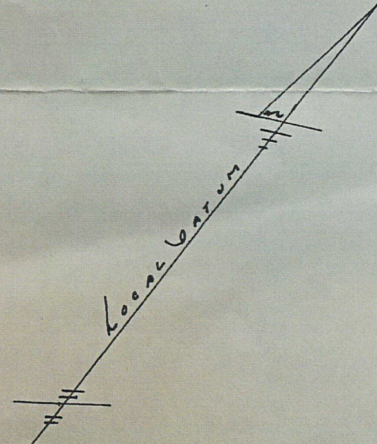


DEED DESCRIPTION

Description of a certain tract or parcel of land situate in the City of Margate, County of Atlantic, State of New Jersey, being designated as Lot 43 in Block 207.01 on the current official tax map and being more particularly described as follows:

Beginning at a point in the Westerly line of Exeter Ave. (50' wide) South 39 degrees 30 minutes East 355.0 feet from the Southerly line of Winchester Ave. (50' wide) said beginning point being in the division line between lots 42 and 43 block 207.01 and from thence running;

1. South 39 degrees 30 minutes East along the Westerly line of Exeter Ave. a distance of 2.60 feet to an angle point; thence
2. South 45 degrees 26 minutes 55 seconds East still along the Westerly line of Exeter Ave. a distance of 32.58 feet to a point in the division line between lots 43 and 44 block 207.01; thence
3. South 50 degrees 30 minutes West along last mentioned division line a distance of 101.97 feet to a point in the division line between lots 18 and 43 block 207.01; thence
4. North 39 degrees 30 minutes West along last mentioned division line a distance of 35.0 feet to a point in the division line between lots 42 and 43 block 207.01; thence
5. North 50 degrees 30 minutes East along last mentioned division line a distance of 98.59 feet to a point in the Westerly line of Exeter Ave. and the point and place of Beginning



Eric & Karen Frieman
 Trident Land Transfer Co NJ
 Wells Fargo Bank
 Its successors and or its assigns

1/3/12 - REVISED SCALE OF HOUSE

GENERAL NOTES:

Offsets are shown only for checking compliance with deed restrictions and zoning regulations. Offsets shall not be used for any other purposes. Surveyor shall not have any responsibility or liability if the offsets shown are used other than as intended.

This property is subject to any documents of record, either recorded or unrecorded. Underground improvements, easements, property line agreements or other conditions unknown to the surveyor are not shown. Surveyor reserves the right to modify this survey should any such information become available.

Surveyor's signature and embossed seal signify that this survey was prepared in accordance with the current regulations adopted by the New Jersey State Board of Professional Engineers and Land Surveyors. Only signed and sealed copies of this survey shall be considered as true copies.

The illustration of riparian claims or regulated wetlands affecting subject property, if any, are not included as a part of surveyor's contract. Surveyor reserves the right to modify this survey should client specifically request these additional services.

This survey has been prepared only for the use of the named parties. Surveyor shall not have any responsibility or liability should this survey be used for resale of property, for use with survey affidavit, or for use by any other person or entity not specifically named, for any reasons other than as intended.

Property is located in a F.E.M.A. FIRM ZONE "A-B"

Surveyed in accordance with Commitment No.

In consideration of the mutual covenants and promises contained in the agreement between the above named parties and the undersigned, the provisions of which are incorporated herein by reference, I declare that this plan is based on a field survey made on _____ by me or under my immediate supervision in accordance with N.J.A.C. 13:40-5.1, and to the best of my professional knowledge, information and belief,

a) correctly represents the conditions found at and as of the date of the field survey, except such easements, if any, below the surface of the lands or on the surface of the lands and not visible,

b) except as shown on the plan, there are no discrepancies between the boundary lines of the subject property as shown on the plan and as described in the legal description of record.

This plan is made to provide information to the title insurer so that it may insure title to the lands shown herein and for the mortgage holder named above. This declaration is given solely to the above named parties for this transaction only and is not transferable, except as provided herein.

Paul H. Koelling
PAUL H. KOELLING
 PLS; N.J. LICENSE NO. 24GS02177100
 PP; N.J. LICENSE NO. 33J00200700

SURVEY OF PREMISES

SITUATE IN
 CITY OF MARGATE
 COUNTY OF ATLANTIC, N.J.

BLOCK 207.01 LOT 43

PAUL H. KOELLING & ASSOCIATES, LLC

SURVEYING - PLANNING
 2161 SHORE ROAD
 LINWOOD, NJ 08221
 phone (800) 927-0279 fax (800) 927-0188
 CERTIFICATE OF AUTHORIZATION #24GA28133100

Date: DEC. 30, 2011 JOKALSKI
 Scale: 1" = .15' Project No. 7765

20 N Exeter Ave	5-30 Zoning District	Block 207.01 Lot 43		
regulation	required	existing	proposed	action
min lot area	2,500 SF	3,505.4 SF	3,505.4 SF	
min lot width	40'	35'	35'	
building coverage	37.4% 1,311 SF	34.0% 1,195 SF	30.6% 1,076 SF	
front yard setback: building	5' or prevailing: 13.55'	15.8'	20.2'	
front yard setback: porch	5' or prevailing: 8.41"	8.0'	9.16'	
side yard setback: building	37% lot width, 12.95' / 5' min	2.9' / 7.6'	5.5' / 5.5'	Variance
rear yard setback	20% lot depth: 20.39'	33.0'	33.83'	
third floor deck	not permitted			Variance
min front yard landscape	60% 285.96 SF 50% min 238.3	33.3% 159 SF	52.7% 251.6 SF	
min total lot landscape	35% 1,226.89 SF	27.9% 978.4 SF	35.7% 1,254.4 SF	
max building height	30' above 17' BFE		30' above 17' BFE	
min roof pitch	5 on 12 min		8 on 12 / 5 on 12	
parking	5 bedrooms 3 cars		4 cars	



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

Block 207.01	Lot 43	Applicant Name Eric and Karen Frieman
District S-25		Address of Subject Application 20 North Exeter Avenue

Dear (Name of Submitting Party) Christopher M. Baylinson

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 agrees with the application variance requests. If the the porch width were reduced by 1 foot, the front yard landscaping may comply due to the steps. Ribbon driveway ordinance says tire strips to be 2'-0" wide so additional landscape coverage may be attained. A combined sideyard setback variance is requested. The usability of the proposed garage being only 18 feet deep to a wall is questioned. 3rd floor deck variance is also needed

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:

Conditions are that the plans must accurately show the improvements and details within the public right of way.

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: 1-17

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

Office Use Only:	Date Submitted: <u>2/22/21</u> Paid: \$25 Check/Receipt #: <u>4894</u>	Received By: <u>Palma</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: February 10, 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: Eric and Karen Frieman Phone No.: (609) 929-0925
Address: 23 Wilderness Drive, Voorhees, NJ 08043
Email Address: kfrieman4@gmail.com
4. The applicant would be (Check one):
 Owner Buyer under Agreement of Sale
 Tenant Other: _____
5. If the applicant for Board action would be Tenant or Buyer, who is the present OWNER?
Name: _____ Phone No.: _____
Address: _____

6.	Proposed Action is Located as Follows: Street Address: <u>20 North Exeter Avenue</u> Block: <u>207.01</u> Lot(s): <u>43</u> Zoning District: <u>S-25</u>
----	---

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

8. Answer the following as to:	<u>Existing Condition</u>	<u>Proposed Condition</u>
a. Size and Dimension of Lot:	See plans prepared by John Obelenus, AIA	
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)

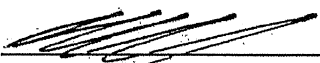
Applicants request "c" variance relief for side yard setback, combined side yard setback and front yard landscaping in order to construct a new single family home

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? Side yard setback, combined side yard setback and front yard 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)

Application of Eric and Karen Frieman
20 North Exeter Avenue
Block 207.01, Lot 43
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 Barrara & Baylinson
1201 New Road Ste. 201
Linwood, NJ 08221

Block: 207.01 Lot: 43
Location: 20 North Exeter Ave

Date: March 29, 2021

Kathleen Wohlman
Kathleen Wohlman, CTA
Deputy Tax Assessor

Your file No.:12346-1

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	
206.01 1	20 N ESSEX AVE	2	GARBER, JOEL & JUSTINE 53 REMINGTON DRIVE WST BERLIN, NJ	08091
206.01 2	22 N ESSEX AVE	2	ERCOLANO, LUCILLE A& JARRETT, MARY 22 N ESSEX AVE MARGATE, NJ	08402
206.01 3	24 N ESSEX AVE	2	GRATZ, RUTH 11 ATKINSON LANE NEWTOWN, PA	18940
206.01 4	26 N ESSEX AVE	2	COOKE, MARIE B 26 N ESSEX AVE MARGATE, NJ	08402
206.01 5	28 N ESSEX AVE	2	GARRETT JEWELS LLC 7838 VENTNOR AVENUE MARGATE, NJ	08402
206.01 15	33 N EXETER AVE	2	ZARYCH, MARC F & AMORNPHAN 33 N EXETER AVE MARGATE, NJ	08402
206.01 16	29 N EXETER AVE	2	BAANG, CHARLENE 29 N EXETER AVE MARGATE, NJ	08402
206.01 18	27 N EXETER AVE	2	DI SABATINO, DENNIS & LINDA 27 N EXETER AVENUE MARGATE, NJ	08402
206.01 19	25 N EXETER AVE	2	GUTIN, BARRY D & SUZANNE M 25 N EXETER AVENUE MARGATE, NJ	08402
206.01 21	21 N EXETER AVE	2	HUSSAIN, KHADIM 21 N EXETER AVE MARGATE, NJ	08402
206.01 22	19 N EXETER AVE	2	TABASSO, ANTHONY J & ARLENE K 19 N EXETER AVE MARGATE, NJ	08402
206.02 13	7 N EXETER AVE	1	FRIEDRICH, JASON & ALYSSA 4608 MAPLE AVENUE BETHESDA, MD	20814
206.02 19	11 N EXETER AVE	2	RUBIN, ALLEN M 801 AVONWOOD DRIVE WAYNE, PA	19087
206.02 22	13 N EXETER AVE	2	EISENBROCK, MARCIA Z & MICHAEL 1631 BRIARWOOD DRIVE BENSALEM, PA	19020

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
206.02 23	14 N ESSEX AVE	2	LANDY, ROBERT & NANCY 14 BAINBRIDGE RD SEWELL, NJ	08080
206.02 25	15 N EXETER AVE	2	KROUSE, CURTIS & LAUREL 28 TODMORDEN DRIVE ROSE VALLEY, PA	19086
206.02 26	16 N ESSEX AVE	2	CARRICK, LISA A 18 YARMOUTH WAY GIBBSBORO, NJ	08026
206.02 28	17 N EXETER AVE	2	SCHNOLL, MICHAEL & IVY 17 N EXETER AVENUE MARGATE, NJ	08402
206.02 29	18 N ESSEX AVE	2	KUMOR, KENNETH J HEATHER M 409 CENTRE ST HADDONFIELD, NJ	08033
206.02 31	18A N ESSEX AVE	2	GOSS, CHARLES & STACI 210 SYCAMORE AVENUE MERION STATION, PA	19066
207.01 6	7 N FRANKLIN AVE	2	MC NALLY III, E J & MC NALLY, J D 888 GRAVEL HILL RD SOUTHAMPTON, PA	18966
207.01 7	9 N FRANKLIN AVE	2	MYDLO, JACK 330 W 3RD AVE #1 CONSHOHOCKEN, PA	19428
207.01 8	11 N FRANKLIN AVE	2	MURPHY, TODD E & ROSEANN FULGINITI 41 FOX HOLLOW LANE SEWELL, NJ	08080
207.01 10	14 N EXETER AVE	2	GRECO, TOBY M & PAUL 524 CHELTENHAM COURT LITITZ, PA	17543
207.01 11	12 N EXETER AVE	2	GOSNEAR, TIMOTHY H & RITA M 576 PARK RIDGE DR WAYNE, PA	19087
207.01 12	10 N EXETER AVE	2	FRIEDRICH, ALYSSA E & JASON 4608 MAPLE AVE BETHESDA, MD	20814
207.01 13	8 N EXETER AVE	2	DUNKELMAN, DAVID & DANA 13 OAK HOLLOW CT VOORHEES, NJ	08043
207.01 16	21 N FRONTENAC AVE	2	SPARACIO, GASPER & CYNTHIA 21 N FRONTENAC AVE MARGATE, NJ	08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
207.01 17	23 N FRONTENAC AVE	2	BLAKER, EVAN A & AMY K 124 LUCERNE BLVD CHERRY HILL, NJ	08003
207.01 18	7901 WINCHESTER RD	2	DEROO, KEVIN W & PATRICIA A 7901 WINCHESTER RD MARGATE, NJ	08402
207.01 19	25 N FRONTENAC AVE	2	KRETSCHMAN, D, KRETSCHMAN, P&J 105 RAVENWOOD PLACE NORTH WALES, PA	19454
207.01 20	19 N FRONTENAC AVE	2	SEIDEN, MICHAEL & AMY L 19 N FRONTENAC AVE MARGATE, NJ	08402
207.01 21	27 N FRONTENAC AVE	2	PREBICH, JONATHAN & GINA 210 JEFFERSON AVE HADDONFIELD, NJ	08033
207.01 22	29A N FRONTENAC AVE	2	MARKS, ANGELA JOY & EUGENE JAY 275 S 19TH ST APT 600 PHILADELPHIA, PA	19103
207.01 23	29 N FRONTENAC AVE	2	MAURO, JOANNA 41 KENT ROAD UPPER DARBY, PA	19082
207.01 36	34 N EXETER AVE	2	DE VINNEY, JAMES SCOTT & JEAN MARIE 34 N EXETER AVE MARGATE, NJ	08402
207.01 37	32 N EXETER AVE	2	GRUEN, RONALD & KARENA 1528 CHALET DRIVE CHERRY HILL, NJ	08003
207.01 38	30 N EXETER AVE	2	SLY PROPERTY MANAGEMENT LLC 510 GARWOOD DR CHERRY HILL, NJ	08003
207.01 39	28 N EXETER AVE	2	DI NUBILE, JOHN R & ELEANOR 2820 S BEULAH STREET PHILADELPHIA, PA	19148
207.01 40	26 N EXETER AVE	2	FALGIATORE, DONNA M 101 LANDOVER ROAD BRYN MAWR, PA	19010
207.01 41	24 N EXETER AVE	2	MARTINO, MARIE 24 N EXETER AVE MARGATE, NJ	08402
207.01 42	22 N EXETER AVE	2	GOLDENBERG, JILL 22 N EXETER AVE MARGATE, NJ	08402

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

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
207.01 43	20 N EXETER AVE	2	FRIEMAN, ERIC & KAREN J 23 WILDERNESS DRIVE VOORHEES, NJ	08043
207.01 44	18 N EXETER AVE	2	DOBBINS STEPHEN W & DONNA M 18 N EXETER AVE MARGATE, NJ	08402
207.01 45	16 N EXETER AVE	2	LLEWELLYN, JEFFREY & FERN H 564 DERWIN DR BLUE BELL, PA	19422
207.02 1	8003 WINCHESTER RD	2	WATERS, CAROL 8003 WINCHESTER ROAD MARGATE, NJ	08402
207.02 3	22 N FRONTENAC AVE	2	BRANDERBIT, JAY D & DONNA M 507 GLEN MEADOW ROAD RICHBORO, PA	18954
207.02 4	8001 WINCHESTER RD	2	GUERRIERI JR, MASSIME & ROSEMARY A 8001 WINCHESTER ROAD MARGATE, NJ	08402
207.02 9	22-1/2 N FRONTENAC	2	GASMAN TRUST, HERMAN L & JEAN A 22-1/2 N FRONTENAC AVE MARGATE, NJ	08402
207.02 10	24 N FRONTENAC AVE	2	IRELAND, PETER J & BARBARA 24 N FRONTENAC AVE MARGATE, NJ	08402
207.02 12	26 N FRONTENAC AVE	2	KLIGERMAN, ABBE & BRETT 2117 BASSWOOD DR LAFAYETTE HILL, PA	19444
207.03 8	9 N FRONTENAC AVE	2	BAUMSTEIN, EDWARD S & BRUCIE F 1125 GINKGO LANE GLADWYNE, PA	19035
207.03 10	12 N FRANKLIN AVE	2	KOUZI, JACKY & PEARL 221 SPRING HOUSE LANE MERION, PA	19066
207.03 11	10 N FRANKLIN AVE	2	WEINTRAUB, JAY I & JUDITH A 10 N FRANKLIN AVE MARGATE, NJ	08402
207.03 12	8 N FRANKLIN AVE	2	TAYLOR JR, B D&C M, TAYLOR SR, B D&EC 505 N UNION 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.....58



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 20 N. Exeter Ave

Assessed to Eric & Karen Frieman

And designated as
BLOCK 207.01, LOT 43; Tax Map of Margate City, N.J.

Tara J Mazza, CTC
Tax Collector

Per LH