

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 Michael Fitzgerald
214 North Jefferson Avenue
Block 429, Lot 63
Margate, New Jersey
Our File No.: 12205-4

Dear Ms. Accardi:

We represent Michael Fitzgerald with respect to his application to the Margate Planning Board scheduled to be heard on May 27, 2021. Mr. Fitzgerald submits the within application requesting "c" variances and a "d" variance in order to construct a new duplex to replace the existing five unit apartment building at 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 Peter C. Weiss, R.A. dated 4/29/21;
3. (18) – Variance Plan prepared by Arthur W. Ponzio Co. & Associates, Inc. dated 02-17-21;
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
Margate Planning Board
May 11, 2021
Page 2 of 2

8. (1) – Applicant's check in the amount of \$750 representing the application fee; \$175 representing the escrow fee; and signed W-9 Form (*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
embaylinson@pmbb.com

CMB:dbm

Enclosures

c: Mr. Mike Fitzgerald (via email) (w/ Application)
Peter C. Weiss, R.A. (via email) (w/ Application)
Arthur W. Ponzio, Jr., PLS, PP (via email) (w/ Application)

S:\F\Fitzgerald, Mike (12205)\Mat 4 - Jefferson Ave Duplex - Margate Planning Bd\Accardi (application submission) 5-7-21 CMB ltr.docx

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 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) 214 North Jefferson Avenue

Block Number 429 Lot No(s) 63

Total Area (in square feet) 3,900 sq. ft.

Frontage: 39 ft.

Depth: 100 ft.

4. **Information about the Applicant:**

Full name(s) Michael Fitzgerald

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

Local Residence Address 21 Ridgewood Court, Northfield, NJ Zip 08225

Other Residence Address _____ Zip _____

Business Address _____ Zip _____

Phone Number(s) (include area code);

Email Address _____

Business _____ Fax _____ Cell Phone (856) 404-1315

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 1/2020; purchased from Lenard Dumoff and Daniel Dumoff, A PA General Ptnshp. 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 checked="" 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 Peter C. Weiss, R.A. Phone (609) 822-9616
 Address 101 N. Washington Avenue, Suite 8, Margate, NJ 08402
 Fax (609) 822-9364 Cell _____ Email _____

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

____ Preparer of Subdivision or Site Plan (if different from above)
 Name Arthur W. Ponzio Co. & Associates, Inc. Phone (609) 344-8194
 Address 400 North Dover Avenue, Atlantic City, NJ 08401
 Fax (609) 344-1594 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): Five unit apartment building

-Proposed use: New seven bedroom duplex

-If a "D" or "Use" Variance is required, please explain: _____

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

Variance	Requirement of District	Present Condition	Proposed Condition
Front yard (bldg)	18'	0'	16.83'
Rear yard deck	20'	27.39'	15.17'
Front landscape	60% min	0%	34%
Max density	19.8 DU/AC (1.7 units)	5 units	2 units
Driveway	18'	N/A	20'

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
4/13/21 and case assigned to
the Planning Board for 5/27/21 or

-This application received by the
Planning Board Administrator on

By: Palma 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 Michael Fitzgerald
214 North Jefferson Avenue
Block 429, Lot 63
Margate, New Jersey**

Michael Fitzgerald is the owner of 214 North Jefferson Avenue, identified on the Margate Tax Map as Lot 63 in Block 429. The property is located in the WSD zoning district where the multi-family (MF) zoning criteria is applicable. The property has 39 feet of frontage along Jefferson Avenue, 100 feet of lot depth and 3,900 square feet of lot area. Mr. Fitzgerald makes this application to the Planning Board seeking variance relief in order to construct a new duplex on the property.

Mr. Fitzgerald's property currently accommodates a five unit apartment building; four of the units are occupied, the fifth unit has not been occupied since Sandy. It is proposed to replace the five unit building with a two unit building. The following variances are being requested:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
1. Front yard setback	18ft.	0	16.83 ft.
2. Rear yard deck	20 ft.	27.39 ft.	15.17 ft.
3. Front landscaping	60%	0%	34%
4. Density	1.7 units	5 units	2 units
5. Curb cut	18 ft.	N/A	20 ft.

While variances are requested, the requests are relatively minor when compared to the benefits associated with this project. Specifically, the building is on the front property line with a 0 front yard setback which will improve to almost 17 feet. Side yard setbacks are non-conforming at 3.89 feet and 0, those setbacks will be brought into conformance at 5.16 feet on each side. Landscaping is only 11% on the lot. Lot landscaping proposed will exceed what is required at 39%. Currently, the front yard has no landscaping where 34% is proposed, a dramatic improvement. Density improves significantly with only two units proposed replacing five existing. The property currently has no on-site parking. With the addition of four spaces, two for each unit, parking will conform with the Ordinance.

The property is currently non-compliant with a first floor elevation of 5.9 feet. This will be brought into compliance with a first floor at elevation 14. It should be noted that elevation 12 is the required first floor, this building is 2 feet higher than required, but still meets the permitted height. The request for driveway width allows for a 20 foot driveway, 10 feet for each unit replacing a condition providing no parking on site. It is significant to note that while permitted density is 1.7 units and two units are proposed, the project floor area ratio is conforming at 1%.

As can be seen from the photographs and site inspection, the existing building while perfectly usable is non-conforming in almost every respect as noted. More importantly, the building is an eyesore on the street, a location immediately adjacent to Amherst Avenue and the new promenade. The existing building is not the image Margate wants to portray when introducing such a significant public amenity along the bayfront. The benefits this project offers include a significant aesthetic upgrade, compliance with Margate's Flood Hazard Ordinance, conforming off-street parking and, most significantly the elimination of a dilapidated five unit building in favor of a new two unit building. It goes without saying that the positive criteria under the Municipal Land Use Act is certainly advanced.

As to the negative criteria, the variances can be granted without substantial detriment to the public good and without substantial impairment to the Zone Plan and Zoning Ordinance. This project brings this property far more into compliance with the Zoning Ordinance than the current conditions. One of the primary purposes of zoning is to bring non-conforming properties into compliance, certainly this project meets that goal. When looking at the building proposed for the site, this project advanced by Mr. Fitzgerald benefits the public good by significantly reducing density with a new flood compliant building at a time that could not be more appropriate in light of the dramatic improvements taking place along Margate's bayfront.

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. ✓ TBP 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.	TBP	
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 Michael Fitzgerald
 214 North Jefferson Avenue
 Block 429, Lot 63
 Margate, New Jersey

N/A Not applicable
 TBP To be provided



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

Block	Lot	Applicant Name
429	63	Michael Fitzgerald
District		Address of Subject Application
MF		214 North Jefferson Avenue

Dear (Name of Submitting Party) Christopher M Baylinson, Esq.
 Your submittal was considered at the Staff Committee meeting of Tuesday, April 13, 2021
 The action(s) required prior to building permit are:
 Staff committee reviewed the application for new construction of a duplex and agree with the variances on the zoning chart including a "D" variance for density.

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 guaranteed.

The following conditions and special considerations must be addressed as part of your application to the Board:
 Advertisement must include "D" variance for density.

APPLICATION FEES:

D Variance:	\$500.00	Court Reporter:	\$0.00
C Variance:	\$250.00	Other:	\$0.00
Site Plan:	\$0.00		\$175.00
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 13, 2021

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

Office Use Only:	Date Submitted: <u>3/15/21</u>	Received By: <u>Palma</u>
	Paid: <u>\$25</u> Check/Receipt #: <u>4947</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 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: Michael Fitzgerald Phone No.: (856) 404-1315
Address: 21 Ridgewood Court, Northfield, NJ 08225
Email Address: mpfinsulation@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>214 North Jefferson Avenue</u> Block: <u>429</u> Lot(s): <u>63</u> Zoning District: <u>MF</u>

7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)
Five unit apartment building

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 requests "c" variance relief in order to construct a new seven bedroom duplex to replace the existing five unit, 10-bedroom apartment building

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 (building), front yard (deck) and front yard landscaped area

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 Michael Fitzgerald
214 North Jefferson Avenue
Block 429, Lot 63
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 26 2021

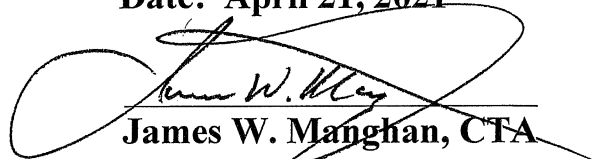
PERSKIE MAIRONE BROG
BARRERA & BAYLINSON

James W. Manghan, CTA
Tax Assessor

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

Block: 429 Lot: 63
Location: 214 N Jefferson

Date: April 21, 2021


James W. Manghan, CTA
Tax Assessor

Your file No.: 12205-4

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
428 66.02	201B N JEFFERSON AVE	2	CURTIS, JONATHAN A & JUDITH M 2 RICHLAND DRIVE MT LAUREL, NJ 08054
428 66.03	201C N JEFFERSON AVE	2	ANGELONE, ANTHONY P & MARGARET A 4 SICKLER COURT SEWELL, NJ 08080
428 70 C000A	9415 MONMOUTH AVE	2	WAGMAN, ALAN & HARA 65 DALTON WAY HOLLAND, PA 18966
428 70 C000B	9415 MONMOUTH AVE	2	DORFMAN, JERRY A & ABBE L 12586 KETTLE RIVER PASS BOYNTON BEACH, FL 33473
428 81.01	213 N JEFFERSON AVE	2	DILOLLE, ROSEMARY 2 WENDEE WAY SEWELL, NJ 08080
428 81.02	215 N JEFFERSON AVE	2	REAGAN, BRIAN T 215 N JEFFERSON AVE MARGATE, NJ 08402
428 81.03	9416 AMHERST AVE	2	THOMPSON, GREGORY 524 DERSTINE AVE LANSDALE, PA 19446
428 81.04	9414 AMHERST AVE	2	ROSEN, MORRIS & KAREN 1616 GERSON DR PENN VALLEY, PA 19072.1232
428 81.05	9412 AMHERST AVE	2	CINAGLIA, JOSEPH L & LITTLE, ELIZABETH 9412 AMHERST AVE MARGATE, NJ 08402
428 81.06	9410 AMHERST AVE	2	CARIS, SCOTT 233 GASKILL ST PHILADELPHIA, PA 19147
428 81.07	9408 AMHERST AVE	2	ROMITO, REMIGIO & DENISE C TASSI- 9408 AMHERST AVE MARGATE, NJ 08402
428 81.08	9406 AMHERST AVE	2	SAFAVI, NAHID & SOOFI 1199 LUDLOW ST #2011 PHILADELPHIA, PA 19107
428 81.12	218 N ADAMS AVE	2	BOWMAN, WENDELL P & SUSAN L 3625 GREENRIDGE RD FURLONG, PA 18925
428 81.13	216 N ADAMS AVE	2	MERTZ, SCOTT K 216 N ADAMS 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
428 81.14	214 N ADAMS AVE	2	WCSR LLC 1287 GANTT DRIVE HUNTINGDON VALLEY, PA 19006
428 502 C0001	206 N ADAMS AVE	2	GUTKIND MICHAEL J & SONDR A D 214 CORNERSTONE DR NEWTOWN SQUARE, PA 19073
428 502 C0002	206 N ADAMS AVE	2	ZASO, RAY A & ANELLA DEVONE 501 SUNSHINE LAKES DRIVE VOORHEES, NJ 08043
428 502 C0003	206 N ADAMS AVE	2	REPICE REAL ESTATE, LLC 2213 GREENWILLOWS DRIVE VINELAND, NJ 08361
428 503	203 N JEFFERSON AVE	2	SOUTHERN SHORE PROPERTIES, INC PO BOX 2150 VENTNOR, NJ 08406
428 505 C000A	205 N JEFFERSON AVE	2	KALODNER, STEVEN A & JODI N 110 BUNNING DR VOORHEES, NJ 08043
428 505 C000B	205 N JEFFERSON AVE	2	LEIB, STEPHEN & SHARON 146 LARKSPUR STREET PHILADELPHIA, PA 19116
428 505 C000C	205 N JEFFERSON AVE	2	SCHNECK, KAREN E & JOHNSON, COBY R 547 SUSSEX RD WYNNEWOOD, PA 19096
428 505 C000D	205 N JEFFERSON AVE	2	SNYDER, MICHAEL FANE & VICTORIA LYNN 17 CAMEO CT CHERRY HILL, NJ 08003
428 505 C000E	205 N JEFFERSON AVE	2	SAKALEROS, JENNIFER A & NICKOLAS I 422 DOWNS DR CHERRY HILL, NJ 08003
428 510 C0004	212 N ADAMS AVE	2	BUONANNO, DAVID & MARIE 8213 BAYSHORE DRIVE MARGATE, NJ 08402
428 510 C0005	212 N ADAMS AVE	2	RAO, CHRISTOPHER M 153 CONGRESS AVE OAKLAND, NJ 08107
428 510 C0006	212 N ADAMS AVE	2	DEIRMENGIAN, C & C, & BEREDJIKLIAN, P 549 WYOLA FARM ROAD NEWTOWN SQUARE, PA 19073
429 45	9512 AMHERST AVE	4A	NEW GOLD INC P O BOX 25010 PHILADELPHIA, PA 19147

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
429 50	9515 MONMOUTH AVE	2	WOLFSON, DAVID & BETH ANNE 9515 MONMOUTH AVE MARGATE, NJ	08402
429 54	9511 MONMOUTH AVE	1	WOLFSON, W & J, WOLFSON, M & E 9515 MONMOUTH AVE MARGATE, NJ	08402
429 56.01 C000A	9505 MONMOUTH AVE 56,60	2	JOHNSON, JILL M 9505 MONMOUTH AVE#A MARGATE, NJ	08406
429 56.01 C000B	9505 MONMOUTH AVE 56,60	2	BEYERS, JEFFREY & DAWN D 149 COUNTRY CLUD DR LANDSDALE, PA	19446
429 56.01 C000C	9505 MONMOUTH AVE 56,60	2	WUHL, LOUIS & GLORIA 1025 HEARTWOOD DR CHERRY HILL, NJ	08003
429 56.01 C000D	9505 MONMOUTH AVE 56,60	2	BOROW, BARBARA J LINDE- 23 CALLISON LANE VOORHEES, NJ	08043
429 62.02	202 N JEFFERSON AVE	2	CLARK, TIMOTHY & LAUREN 250 WOODLAKE DR HOLLAND, PA	18966
429 63	214 N JEFFERSON AVE	4C	FITZGERALD, MICHAEL P 21 E RIDGEWOOD CT NORTHFIELD, NJ	08225
430 41.1	9600 AMHERST AVE	2	PRINTZ, DIANNE 9600 AMHERST AVE #1 MARGATE, NJ	08402
430 41.2	9600 AMHERST AVE	2	TROIANO JR, ALBERT 9600 AMHERST AVE #6 MARGATE, NJ	08402
430 41.3	9600 AMHERST AVE	2	TARTAGLIA, MICHELE 9600 AMHERST AVE #3 MARGATE, NJ	08402
430 41.4	9600 AMHERST AVE	2	TROIANO, STEVEN @A TROIANO 9306 AMHERST AVE MARGATE, NJ	08402
430 41.5	9600 AMHERST AVE	2	TROIANO, STEPHEN A 9306 AMHERST AVE MARGATE, NJ	08402
430 41.6	9600 AMHERST AVE	2	TROIANO JR, ALBERT A 9600 AMHERST AVE. #6 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	
430 41.7	9600 AMHERST AVE	2	VICKERS, THOMAS H & JEANINE 101 VIOLET DRIVE EGG HARBOR TWP, NJ	08234
430 41.8	9600 AMHERST AVE	2	BATTLES, KIRK C & SONYA 114 ALLENDALE ROAD MARMORA, NJ	08223
430 41.9	9600 AMHERST AVE	2	TROIANO, STEVEN 9306 AMHERST AVE MARGATE, NJ	08402
430 508 C0001	210 N MADISON AVE 510/512	2	FAUTH, DANIEL LEE 4009 COULTER CT COLLEGEVILLE, PA	19426
430 508 C0002	210 N MADISON AVE 510/512	2	LA SCALA, COLLEEN 7 FOXTAIL CT MT LAUREL, NJ	08054
430 508 C0003	210 N MADISON AVE 510/512	2	MILLER, JARRET C & LISA I 302 CENTENNIAL DR BLUE BELL, PA	19422
430 508 C0004	210 N MADISON AVE 510/512	2	ROSENTHAL, MITCHELL H & KAREN M 50 ADAMS STREET NORWOOD, NJ	07648
430 508 C0005	210 N MADISON AVE 510/512	2	LEVINE, STEWART D & CHERYL L 3140 PHILMONT AVE HUNTINGDON VALLEY, PA	19006
528 2.02	9401 AMHERST AVE 1,1.01,3,3.01	4A	BARBARY COAST MARINA LLC 35 NORTHFIELD PLAZA NORTHFIELD, NJ	08225
528 2.03	AMHERST AVE	15C	CITY OF MARGATE 9100 WINCHESTER AVE MARGATE, NJ	08402
528 4	AMHERST AVE 4.01	1	DAY, MARGARET H 10521 3RD AVE STONE HARBOR, NJ	08247
529 1	AMHERST AVE 1.01,2,2.01,3,3.01	4A	DAY, MARGARET 10521 3RD AVE STONE HARBOR, NJ	08247 X
529 4	9511 AMHERST AVE 4.01	4A	ROSA, LLC PO BOX 707 FOLCROFT, PA	19032
529 5	AMHERST AVE 5.01	4A	ROSA, LLC PO BOX 707 FOLCROFT, PA	19032 X

CONDO ASSOCIATIONS TO BE NOTIFIED WITH TAXLIST

Margate Mariner Condo Association
Hawkeye Property Management
PO Box 3182
Margate, NJ 08402
Block: 429 Lot: 53

Bay Front Villa Condo Association
Thompson Realty
PO Box 57
Atlantic City, NJ 08401
Block: 429 Lot: 57

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



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
FRSKIE MAIRONE BROG
BARRERA & 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 214 N. Jefferson Ave

Assessed to Michael Fitzgerald

And designated as
BLOCK 429, LOT 63; Tax Map of Margate City, N.J.

Tara J Mazza, CTC
Tax Collector

Per LH