

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 Christopher and Bernadette Southard
7811 Wellington Avenue
Block 805, Lot 23
Margate, New Jersey
Our File No.: 12342-1

Dear Ms. Accardi:

We represent Christopher and Bernadette Southard with respect to their application to the Margate Planning Board scheduled to be heard on May 27, 2021. The Southards submit the within application seeking "c" variance relief for shed size, height of an accessory structure and lot landscape in order to construct a new shed 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) – Existing Conditions Plan;
3. (18) – Proposed Conditions Plan;
4. (18) – Shed Plan;
5. (18) – Survey of Premises prepared by Robert J. Catalano and Associates P.A. dated July 15, 2014;
6. (18) – Staff Committee Application and Action;
7. (18) – Photographs of the subject property;
8. (1) – 200 foot property owners' list;

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Margate Planning Board
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Page 2 of 2

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

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: Christopher and Bernadette Southard (via email) (w/ Application)

S:\S\Southard, Chris & Bernadette (12424)\Mat 1 - Margate Planning Bd (7811 Wellington Ave)\Accardi (application submission) 5-3-21 CMB ltr.docx

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 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 checked="" 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) 7811 Wellington Avenue
 Block Number 805 Lot No(s) 23
 Total Area (in square feet) 4,880 sq. ft.
 Frontage: 80 ft.
 Depth: 61 ft.

4. Information about the Applicant:

Full name(s) Christopher and Bernadette Southard
 If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

 Local Residence Address 7811 Wellington Avenue, Margate, NJ Zip 08402
 Other Residence Address _____ Zip _____
 Business Address _____ Zip _____
 Phone Number(s) (include area code); _____
 Email Address _____
 Business _____ Fax _____ Cell Phone (760) 828-5535

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 7/2014; purchased from Alfred T. Sacco and Mary N. Roche
- 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 _____ Phone _____
 Address _____
 Fax _____ Cell _____ Email _____

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 with 6' x 8' shed

-Proposed use: Construction of new shed measuring 10' x 20'

-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
Shed size	<u>8 x 10</u>	<u>6' x 8'</u>	<u>9' x 22'</u>
Height accessory structure	<u>9'</u>	<u>12'</u>	<u>12'</u>
Lot landscape	<u>35%</u>	<u>30.5%</u>	<u>31.5%</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 5/27/21 or

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

By: Melina 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 Christopher and Bernadette Southard
7811 Wellington Avenue
Block 805, Lot 23
Margate, New Jersey**

Christopher and Bernadette Southard are the owners of 7811 Wellington Avenue, identified on the tax map as Lot 23 in Block 805. The property is an oversized lot in the S-40 zoning district with 61 feet of frontage on Wellington, 80 feet of lot depth and 4,880 square feet of lot area. Chris and Bernadette share the house with their five kids.

Unfortunately, the house lacks storage space as the garage has been converted to habitable space by prior owners leaving only the existing 6 foot by 8 foot shed. With this application, the Southards are requesting a variance to replace the existing shed with a 9 foot by 22 foot shed (198 square feet) at a height of 12 feet. Margate's Ordinance allows for a shed of 80 square feet not higher than 9 feet. The 80 square feet permitted is simply not enough space for the belongings of two young adults and five growing children. The proposed 198 square foot shed will likely not be big enough either, but it will go a long way in providing storage for the family's bicycles, beach chairs, surf boards, boogie boards, baseball nets, soccer goals, lawn equipment, etc. etc.

The proposed shed is barn style and stick built in Pennsylvania. The shed is proposed to be located where the existing shed sits which allows for circulation around the house. Setbacks conform at 3.3 feet on the side and 1 foot to the rear. The only variances are for the size and height of the shed, and landscaping of 31.5% where 35% is required. Landscaping actually improves due to the removal of existing concrete in the rear yard, although a variance is still required even with the increase.

It is respectfully submitted that if a variance for the size and height of a shed is all that is needed to keep a year-round family with five children in Margate, then that variance should be looked at favorably. At its proposed location, the shed is out of sight from street view being more than 100 feet from the Wellington Avenue right-of-way. There is no sidewalk on Wellington Avenue so foot traffic is scarce. In other words, the Southard's shed will be seen by very few people. As such, there is no substantial harm to the public, the Zoning Ordinance or Master Plan.

LAND USE

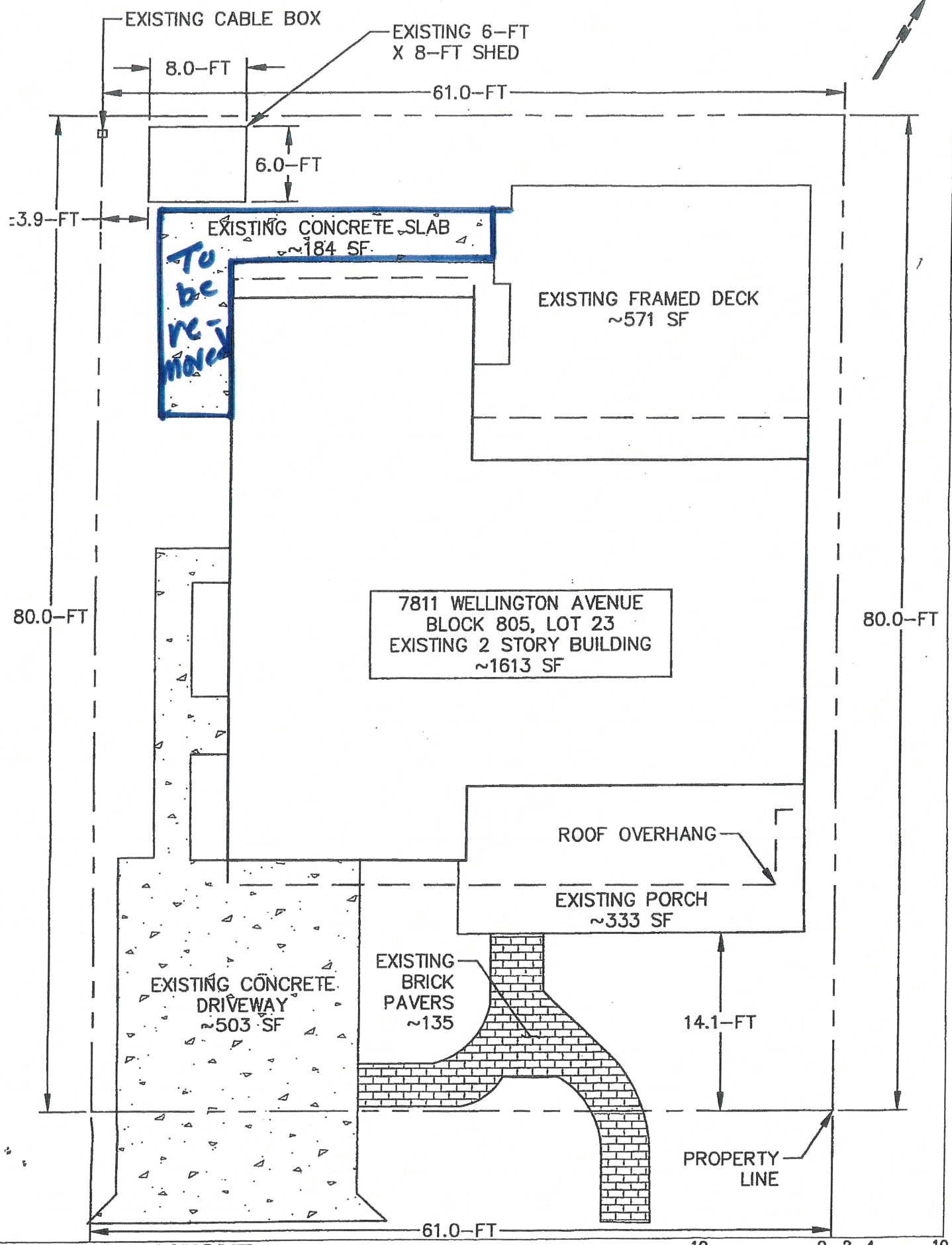
Variance Application Checklist

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>5/6/2021</u> Date: _____	

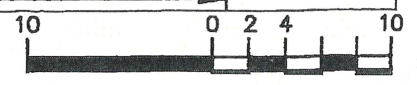
Application of Christopher and Bernadette Southard
 7811 Wellington Avenue
 Block 805, Lot 23
 Margate, New Jersey

N/A Not applicable

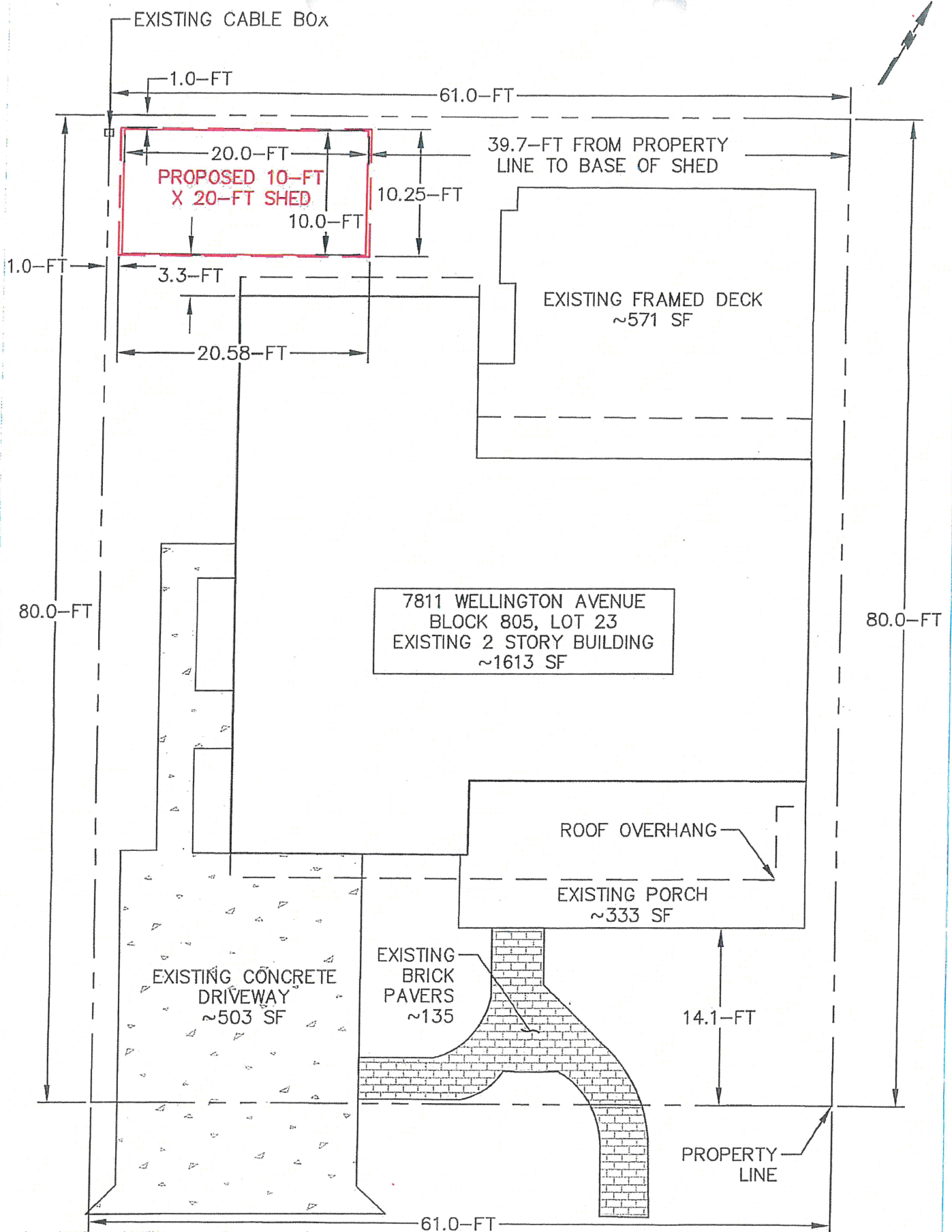
① Existing Shed



EXISTING SITE LAYOUT

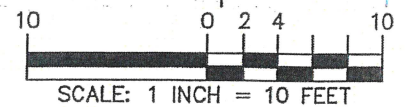


② Proposed Shed



PROPOSED SITE LAYOUT

SCALE: 1" = 10'



③ Pervious Area Calculation

COVERAGE TYPE (EXISTING)

PERVIOUS AREA

FRAME DECK 571 SF
GRASS 1493 SF
BRICK PAVERS 135 SF
TOTAL 2199 SF (45.1%)

IMPERVIOUS AREA

ROOF 1613 SF
PORCH 333 SF
CONCRETE 687 SF
SHED 48 SF
MISC.
TOTAL 2681 SF (54.9%)

SITE AREA: 4880 SF

COVERAGE TYPE (PROPOSED)

PERVIOUS AREA

FRAME DECK 571 SF
GRASS 1525 SF *
BRICK PAVERS 135 SF
TOTAL 2231 SF (45.7%)

IMPERVIOUS AREA

ROOF 1613 SF
PORCH 333 SF
CONCRETE 503 SF
SHED 200 SF
MISC.
TOTAL 2649 SF (54.3%)

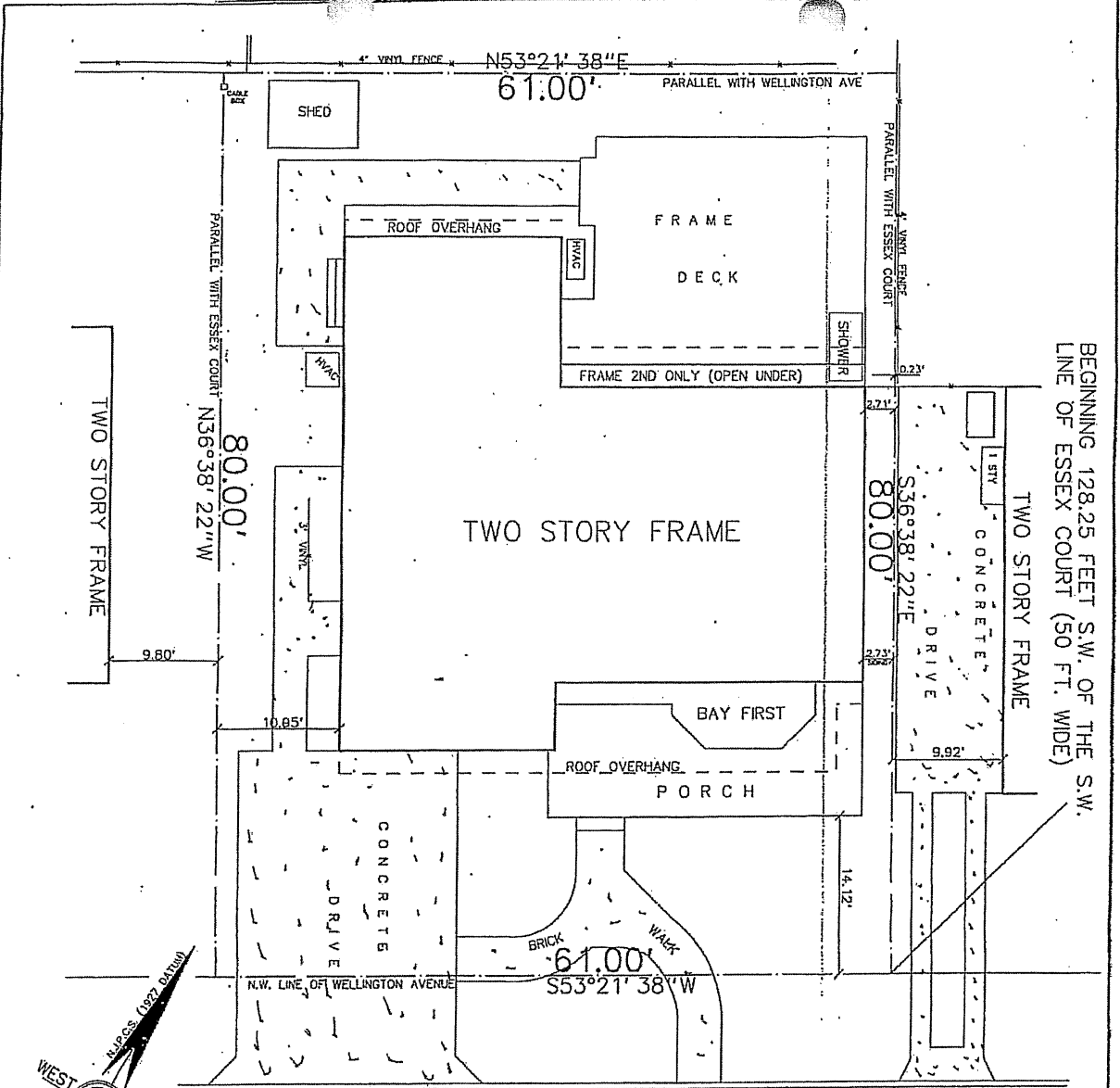
SITE AREA: 4880 SF

* Grass coverage 31.5%
Existing Concrete Slab 184sf
to be removed from S bed
area - replaced with grass.

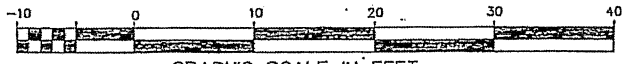
NOTE: COVERAGE AREAS ARE APPROXIMATE AND BASED OFF OF SURVEY PROVIDED BY ROBERT J. CATALANO AND ASSOCIATES P.A. LAND SURVEYORS AND PLANNERS, TITLED "LAND TITLE SURVEY, 7811 WELLINGTON AVENUE, BLOCK 805, LOT 23, MARGATE CITY" DATED 07/15/2014.

PERVIOUS AREA CALCULATIONS

SCALE: NTS



BERNADETTE A. AND CHRISTOPHER SOUTHARD
 OCEAN CITY HOME BANK
 SURETY TITLE AGENCY OF ATLANTIC COUNTY
 TO 1555 ZION RD
 NORTHFIELD, NJ 08225



its successors and/or assigns, however their interests may appear, OR ANY INSURER of TITLE relying hereon, and any other PARTY now in INTEREST, in consideration of the FEE paid for making this SURVEY, I hereby CERTIFY that to the best of my professional knowledge and belief, this plan depicts the conditions found by actual field survey, made under my immediate supervision except such easements, if any, that may be located below the surface of the lands or on the surface of the lands and not visible.

All measurements shown hereon are in feet, and are accurate as of the latest dated noted, unless specified otherwise. This certification is made only to the parties for purchase and mortgage of herein delineated property at this transaction. No responsibility or liability is assumed by surveyor for use of SURVEY for any other purpose including, but not limited to use of survey for SURVEY AFFIDAVIT resale of property, or any other person not listed in certification either directly or indirectly.

No fee has been paid for the mapping of STATE TIDELANDS CLAIMS, FRESHWATER OR SALTWATER WETLANDS, or any other environmentally sensitive areas, either above or below the surface of the lands.

- S-MON DENOTES Concrete Monument found or set.
- M-NOV DENOTES properly corner not marked due to obstruction.
- S-PM DENOTES permanent marker either found or set in accordance with N.J.A.C. 13:40-5.1 as amended.
- S-DR DENOTES drilled set in concrete on offset in lieu of permanent marker.

ROBERT J. CATALANO LICENSED LAND SURVEYOR #18612 PROFESSIONAL PLANNER # 1600

REVISIONS

LAND TITLE SURVEY

7811 WELLINGTON AVENUE, BLOCK 805 LOT 23
 MARGATE CITY JULY 15, 2014

ATLANTIC COUNTY, NEW JERSEY
 ROBERT J. CATALANO AND ASSOCIATES P.A.
 LAND SURVEYORS AND PLANNERS
 19 SOUTH VIRGINIA AVENUE—ATLANTIC CITY, N.J. 08401
 (THE GARAGE AT GORDONS ALLEY)
 (609) 345-1887 FAX (609) 345-3511

ROBERT J. CATALANO LS18612
 19 SOUTH VIRGINIA AVENUE, ATLANTIC CITY, N.J. 08401
 P.P. 1600 email <rcatsr@catsurveys.com>

DRAWN BY HP 735	CHECKED BY R.J.C.	DATE	SCALE
			SHEET 1 OF 1



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

Block	Lot	Applicant Name
805	23	Christopher and Bernadette Southard
District		Address of Subject Application
S-40		7811 Weington Avenue

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

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

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

Staff committee reviewed the application and agree with the variance requested for an oversized shed. Also not identified is the height of the shed requires a variance for a height of 12 feet whereas 9 feet is the maximum height permitted. The rear yard neighbor will be looking at a structure 12 feet high 1 foot from the property for at least 20 linear feet raises concerns.

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:

A complete property survey to scale is required.

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: 1-19

You must also comply with the more detailed requirements of the Margate City Land Development Ordinance.

In order for you to be able to appear on the Board Agenda as per the above date, all application material must be submitted by 11:00am, Friday, April 30, 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>3/15/21</u>	Received By: <u><i>Malina</i></u>
	Paid: \$25 Check/Receipt #: <u>4944</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 11, 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: Christopher and Bernadette Southard Phone No.: (760) 828-5535
Address: 7811 Wellington Avenue, Margate, NJ 08402
Email Address: candbsouthard@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>7811 Wellington Avenue</u> Block: <u>805</u> Lot(s): <u>23</u> Zoning District: <u>S-40</u>
----	--

7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)
Single family home with 6' x 8' shed

8. Answer the following as to:

Existing Condition

Proposed Condition

a. Size and Dimension of Lot:

b. Size, Dimensions of Buildings:

c. Height of Buildings (Feet):

d. Height of Buildings (Stories):

e. % of Coverage on Land:

f. Front Yard Setback:

g. Rear Yard Setback:

h. Side Yard Setbacks:

Shed

6' x 8'

10' x 20'

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 for shed size in order to construct a new shed measuring 10' x 20'.

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? Shed size

12. IF THERE HAS BEEN ANY PREVIOUS STAFF COMMITTEE OR FORMAL BOARD APPLICATION AND/OR ACTION ON THIS PROPOSAL PROPERTY, PLEASE ATTACH RELEVANT DOCUMENTS, AND PROVIDE INFORMATION HERE: N/A

Signature of Submitting Party: 

Print or Type Name: Christopher M. Baylinson, Esq. - Attorney for Applicant(s)











Office of the Tax Assessor
Municipal Building
9001 Winchester Ave.
Margate City, NJ 08402
609-822-1950
FAX 609-487-1142

RECEIVED

APR 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: 805 Lot: 23
Location: 7811 Wellington Ave

Date: April 21, 2021


James W. Manghan, CTA
Tax Assessor

Your file No.: 12424-1

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
605.01 1	423 N ESSEX AVE	2	DABUNDO, ROBERT I & MICHELLE A 423 N ESSEX AVE MARGATE, N J 08402
605.02 1	425 N EXETER AVE	2	ZERILLO, JOSEPH & ZERILLO, JEANNE 425 N EXETER AVE MARGATE, NJ 08402
605.02 2	423 N EXETER AVE	2	NORCROSS III, RICHARD H & KAREN 423 N EXETER AVE MARGATE, NJ 08402
605.02 22	418 N ESSEX AVE	2	DAVIS, DARREN A & LESLI A 418 N ESSEX AVE MARGATE, NJ 08402
605.02 23	420 N ESSEX AVE	2	COHEN, ZELDA E 7 KIMBERLY CT MANALAPAN, NJ 07726.4600
605.02 24	422 N ESSEX AVE	2	NICHOLAS, DAVID 422 N ESSEX AVE MARGATE, NJ 08402
607.01 1	426 N EXETER AVE	2	TROCKI, IRA M & SHARI L 8201 BAYSHORE DRIVE WEST MARGATE, NJ 08402
705.01 1	1 ESSEX CT	2	MC FARLAND SR, THOMAS J 1 ESSEX COURT MARGATE, NJ 08402
705.01 2	2 ESSEX CT	2	SMITH, RANDY & IRIS LEVY 2 ESSEX COURT MARGATE, NJ 08402
705.02 12	15 ESSEX CT	2	FISHER, CHRISTIAN J & KRISTEN D 15 ESSEX CT MARGATE, NJ 08402
707.01 23	FRONTENAC AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ 08402
707.01 24	FRONTENAC AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ 08402
707.01 29	WELLINGTON AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ 08402
707.01 30	WELLINGTON AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ 08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
707.01 31	WELLINGTON AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402 ✕
707.01 32	WELLINGTON AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402 ✕
805 15	3 ESSEX CT	2	DEVLIN, MICHAEL & STACEY 3 ESSEX COURT MARGATE, NJ	08402
805 17	5 ESSEX CT	2	SHAPIRO, FREDERICK W 3504 NODDING PINE CT FAIRFAX, VA	22033
805 18	6 ESSEX CT	2	FREED, NANCY R & JOSEPH S 6 ESSEX CT MARGATE, NJ	08402
805 19	7 ESSEX CT	2	RULEY, MICHAEL P 7 ESSEX COURT MARGATE, NJ	08402
805 20	8 ESSEX CT	2	BOYCE, MAUREEN T 8 ESSEX COURT MARGATE, NJ	08402
805 21	9 ESSEX CT	2	JABLONOSKI, DENNIS & BERNADETTE 305 PROVINCETOWN CIRCLE CHERRY HILL, NJ	08034
805 22	7813 WELLINGTON AVE	2	KATZ, BRETT E 7813 WELLINGTON AVE MARGATE, NJ	08402
805 23	7811 WELLINGTON AVE	2	SOUTHARD, CHRISTOHER & BERNADETTE A 7811 WELLINGTON AVE MARGATE, NJ	08402
805 24	7809 WELLINGTON AVE	2	LILIENTFELD, ISAAC G & SHERRI L 7809 WELLINGTON AVE MARGATE, NJ	08402
805 26	14 ESSEX CT	2	BROOKS, DANIELLE & JONATHAN 14 ESSEX COURT MARGATE, NJ	08402
805 27	12 ESSEX CT	2	PELLER, GEORGE & JESSICA 12 ESSEX COURT MARGATE, NJ	08402
805 28	11 ESSEX CT	2	DABUNDO, KEN & CARLA 1830 BROOKS ROAD WEST CHESTER, PA	19382

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
805 29	10 ESSEX CT	2	ROCHE,NORMAN J& DARA ANN QUATTRONE- 10 ESSEX CT MARGATE, NJ	08402
807.01 5	FRONTENAC AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402 X
807.01 6	WELLINGTON AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402 X
807.01 7	WELLINGTON AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402 X
807.01 8	WELLINGTON AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402 X
807.01 17	FRONTENAC AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402 X
807.01 18	FRONTENAC AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402 X
807.01 19	FRONTENAC AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402 X
807.01 20	FRONTENAC AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402 X
807.01 21	FRONTENAC AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402 X
807.01 22	FRONTENAC AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402 X
807.01 23	FRONTENAC AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402 X
807.01 24	FRONTENAC AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402 X
807.02 1	417 N GLADSTONE AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402 X

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
807.02 2	419 N GLADSTONE AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
807.02 3	421 N GLADSTONE AVE	2	TAORMINA, JUSTIN JOSEPH & KIMBERLEY 421 GLADSTONE 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.....47



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 12 2021
PERSKIE MAIRONE BROG
BARRERA & BAYLINSON

Date: 5/10/21

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 7811 Wellington Ave

Assessed to Christopher Bernadette Southard

And designated as

BLOCK 805, LOT 23; Tax Map of Margate City, N.J.

Tara J Mazza, CTC
Tax Collector

Per LH