

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 Daniel and Nancy Carpey
38 North Exeter Avenue
Block 207.01, Lot 34
Margate, New Jersey
Our File No.: 12439-1

Dear Ms. Accardi:

We represent Daniel and Nancy Carpey with respect to their application to the Margate Planning Board scheduled to be heard on May 27, 2021. Mr. and Mrs. Carpey submit the within application requesting "c" variance relief for combined side yard setbacks in order to construct a new single family home on an undersized lot. 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 Fenwick Architects dated 03/05/21, consisting of Sheets A-1 and A-2;
3. (18) – Survey of Premises prepared by Paul Koelling & Associates, LLC, revised 02/24/21;
4. (18) – Neighborhood Setback Report prepared by Paul Koelling & Associates, LLC dated November 17, 2020;
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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May 7, 2021
Page 2 of 2

8. (1) – Confirmation of paid taxes, water and sewer;
9. (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: Daniel and Nancy Carpey (via email) (w/ Application)
Stephen J. Fenwick, R.A. (via email) (w/ Application)

S:\C\Carpey, Dan & Nancy (12439)\Mat 1 - Margate Planning Bd. - Exeter Ave. Property\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 Daniel and Nancy Carpey
 38 North Exeter Avenue
 Block 207.01, Lot 34
 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 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) 38 North Exeter Avenue

Block Number 207.01 Lot No(s) 34

Total Area (in square feet) 3,450.65 sq. ft.

Frontage: 35 ft.

Depth: 98.59 ft.

4. Information about the Applicant:

Full name(s) Daniel and Nancy Carpey

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

Local Residence Address _____ Zip _____

Other Residence Address 440 S. Broad St., Unit 1501, Philadelphia, PA Zip 19146

Business Address _____ Zip _____

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

Email Address _____

Business _____ Fax _____ Cell Phone (610) 812-1583

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 2005; purchased from Manuel and Arlene Altman
- ___ 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 Stephen J. Fenwick, RA Phone (609) 653-0222
 Address 646 Ocean Heights Ave., Linwood, NJ 08221
 Fax (609) 653-1637 Cell _____ Email info@fenwickarchitects.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 on an undersized lot

-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 |
|-------------------|-------------------------|-------------------|--------------------|
| Side yard setback | 12.96' total; 5' min. | N/A | 10' |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

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

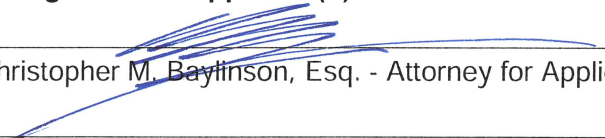
Subdivision:
N/A

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
_____ and case assigned to
the Planning Board for _____ or

-This application received by the
Planning Board Administrator on
6/11/21

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 Daniel and Nancy Carpey
38 North Exeter Avenue
Block 207.01, Lot 34
Margate, New Jersey**

Daniel and Nancy Carpey are the owners of 38 North Exeter Avenue in Margate, identified on the tax map as Lot 34 in Block 207.01. The property is located in the S-25 zoning district and, although it conforms as to lot area, it has 35 feet of lot width where 40 feet is required. The Carpeys make this application to the Planning Board seeking “c” variance relief for combined side yard setback.

Steve Fenwick of Fenwick Architects has designed a new home on the property for the Carpeys. Proposed is an attractive two and a half story home with five bedrooms and a pool in the backyard. The home complies in all respects to the S-25 zoning criteria but for combined side yard setbacks of 10 feet where 12.96 feet is required. Each side yard conforms to the Ordinance required minimum of 5 feet with a 5 foot setback on the left and a 5 foot setback on the right. However, the combined side yard requirement is 12.96 feet resulting in a deficiency of 2.96 feet from the combined requirement.

It is respectfully suggested that the variance for the 2.96 foot deficiency can be justified under the specific circumstances relating to this property. Initially, the minimum lot width requirement in the S-25 zone is 40 feet. The Carpey property is only 35 feet wide, a deficiency that the Carpeys played no role in creating. The law provides that the Board cannot penalize the Carpeys for buying the property knowing of the lot width deficiency. In other words, it is commonly thought that a variance from the side yard setback requirements on a narrow lot is unwarranted when the applicant was aware of the lot width deficiency when the property was purchased. While this may be a common reaction to these applications, so long as the applicant did not contribute or cause the lot width deficiency it is improper to deny such an application based on the fact that the applicant purchased a property knowing it was deficient in width. The Board should consider both the flexible “c” criteria when considering this application as well as the hardship criteria due to the narrowness of the lot.

In this instance, the 2.96 foot combined side yard deficiency should be looked at together with the overall zoning compliance. For instance, the following must be considered when evaluating whether or not the combined side yard variance is one that can be granted:

1. Building coverage – Existing building coverage is non-conforming at 47.3% and is being brought into conformance at 37.68%, a reduction of more than 10%.
2. Landscaping – 60% landscaping is required, 63.5% is proposed.
3. Front yard setback – The required front yard setback to the house is 9.78 feet and 14.08 feet is proposed.

The Board should also consider the dramatic aesthetic enhancement being offered with this project. The home designed by Fenwick Architects is an attractive two and a half story house with parking underneath, replacing an existing home of a unique rectangular box design with a flat wall facing the street. What is proposed is a home with a more contemporary seashore theme with varying roof lines, contrasting exterior treatments including shiplap, cementitious panel siding, board and batten siding within the gables, smoked glass garage door, horizontal rod railing and standing seam metal roof. The first block north of Exeter Avenue has seen a nice pattern of redevelopment with several homes recently being replaced with new flood compliant houses. The Carpey residence will be an attractive addition to the block with strong curb appeal which benefits not just the Carpeys, but the neighborhood where it stands.

PAUL KOELLING & ASSOCIATES, LLC

2161 Shore Road
 Linwood, NJ 08221
 phone 927-0279 fax 927-0188
 Certificate of Authorization #24GA28256300

November 17, 2020

NEIGHBORHOOD SETBACK REPORT - MARGATE, NJ

Block 207.01 Lot 34 #38 N.Exeter Avenue

SETBACKS (feet)

FRONT

PORCH

NOTE

ADDRESS

LOT

| | | | | |
|----|-----------------------|------|------|------------------------------------|
| 33 | #7906 Winchester Ave. | 14.9 | 14.1 | fronts Winchester Ave./ deck above |
| 34 | 38 N. Exeter Ave. | 6.6 | n/a | subject property |
| 35 | 36 N. Exeter Ave. | 5.3 | 5.3 | |
| 36 | 34 N. Exeter Ave. | 5.0 | 4.3 | |
| 37 | 32 N. Exeter Ave. | 3.4 | 8.5 | building overhang |
| 38 | 30 N. Exeter Ave. | 4.9 | 4.9 | deck above |
| 39 | 28 N. Exeter Ave. | 22.0 | 12.8 | |
| 40 | 26 N. Exeter Ave. | 29.2 | 19.4 | |

Note: Prevailing Setback to be calculated by Design Professional based on City of Margate Code as applicable to setback requirements of proposed improvements.



Paul M. Koelling, Land Surveyor
 N.J. License #24GS04328800



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

| | | |
|-------------------------|------------------|---|
| Block 207.01 | Lot 34 | Applicant Name Daniel and Nancy Carpey |
| District S-25 | | Address of Subject Application 38 North Exeter 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 committee reviewed the application and agreed with variances and 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 guaranteed.

The following conditions and special considerations must be addressed as part of your application to the Board:

no condition other than providing all required materials including surveys.

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
Thursday, April 15, 2021

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

| | | |
|-------------------------|--|--|
| Office Use Only: | Date Submitted: <u>3/17/21</u> Paid: <u>\$25</u> Check/Receipt #: <u>4949</u> | Received By: <u>Rulma</u> PAID 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 15, 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: Daniel and Nancy Carpey Phone No.: (610) 812-1583
 Address: 440 S. Broad Street, Unit 1501, Philadelphia, PA 19146
 Email Address: ncarpey@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: 38 North Exeter Avenue Block: 207.01 Lot(s): 34
 Zoning District: S-25

7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)
Existing 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 on an undersized lot.

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)

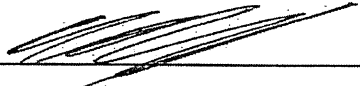
Conditional Use Permit

D-(Use) Variance

Other: _____

11. Which variances are needed, if any? Side yard setback and combined side yard setbacks

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 Daniel and Nancy Carpey
38 North Exeter Avenue
Block 207.01, Lot 34
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

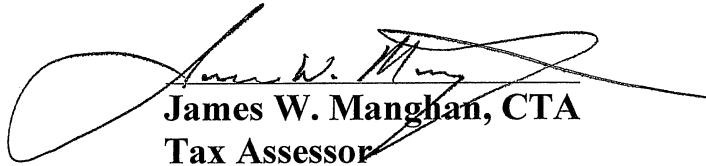
PERSKIE MAIRONE BROG
BARRERA & BAYLINSON

James W. Manghan, CTA
Tax Assessor

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

Block: 207.01 Lot: 34
Location: 38 N Exeter

Date: April 21, 2021


James W. Manghan, CTA
Tax Assessor

Your file No.: 12439-1

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 5 | 28 N ESSEX AVE | 2 | GARRETT JEWELS LLC 7838 VENTNOR AVENUE MARGATE, NJ | 08402 |
| 206.01 6 | 32 N ESSEX AVE | 2 | RUSSECK, HARRY S & ELLEN B 2216 RHONDA ROAD BROOMALL, PA | 19008 |
| 206.01 7 | 34 N ESSEX AVE | 2 | CHRISTIANSSEN, DAVID & MILLER, MICHAEL 335 QUEEN STREET PHILADELPHIA, PA | 19147.3220 |
| 206.01 8 | 36 N ESSEX AVE | 2 | WALSH, WILLIAM J. & ELAINE B. 1183 RED BANK AVE. THOROFARE, NJ | 08086 |
| 206.01 9 | 38 N ESSEX AVE | 2 | KONRAD, JAMES R & JULIE M 38 N ESSEX AVE MARGATE, NJ | 08402 |
| 206.01 10 | 40 N ESSEX AVE | 2 | RUSINSKI, ROMAN 40 N ESSEX AVE MARGATE, NJ | 08402 |
| 206.01 11 | 41 N EXETER AVE | 2 | ROBERGE JR, WILLIAM H & MYRNA H 1104 FALLSMEAD WAY ROCKVILLE, MD | 20854 |
| 206.01 12 | 39 N EXETER AVE | 2 | DYCH, SANDRA 1926 GREEN STREET PHILADELPHIA, PA | 19130 |
| 206.01 13 | 37 N EXETER AVE | 2 | RUTTENBERG, JOAN GUBERNICK 758 S CHADWICK ST PHILADELPHIA, PA | 19146 |
| 206.01 14 | 35 N EXETER AVE | 2 | BURDSALL, EDWARD 210 S MADISON AVENUE UPPER DARBY, PA | 19082 |
| 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 |
| 207.01 17 | 23 N FRONTENAC AVE | 2 | BLAKER, EVAN A & AMY K 124 LUCERNE BLVD CHERRY HILL, NJ | 08003 |

| PROPERTY ID | PROPERTY LOCATION | CLASS | OWNERS NAME & ADDRESS |
|--------------|---------------------|-------|--|
| 207.01 19 | 25 N FRONTENAC AVE | 2 | KRETSCHMAN, D, KRETSCHMAN, P&J 105 RAVENWOOD PLACE NORTH WALES, PA 19454 |
| 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 29 | 33 N FRONTENAC AVE | 2 | KINTZ, JIM & MARY 3320 FOREST ST LEIGHTON, PA 19235 |
| 207.01 30 | 31 N FRONTENAC AVE | 2 | CHASAN, AARON & ROCHELLE A 1250 GREENWOOD AVE#427 JENKINTOWN, PA 19046 |
| 207.01 31 | 7902 WINCHESTER AVE | 2 | D'ANGELO, GIANNA 7902 WINCHESTER AVE MARGATE, NJ 08402 |
| 207.01 33 | 7900 WINCHESTER AVE | 2 | BORTON, HARRY & ARLENE KIRBY-BORTON 7900 WINCHESTER AVE MARGATE, NJ 08402 |
| 207.01 34 | 38 N EXETER AVE | 2 | CARPEY, DANIEL & NANCY 440 BROAD ST #1501 PHILADELPHIA, PA 19146 |
| 207.01 35 | 36 N EXETER AVE | 2 | SCHARPF, E & ODABASHIAN, T 1319 CALDER ROAD MC LEAN, VA 22101 |
| 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 |

| PROPERTY ID | PROPERTY LOCATION | CLASS | OWNERS NAME & ADDRESS | |
|----------------|---------------------|-------|--|-------|
| 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 |
| 207.02 12 | 26 N FRONTENAC AVE | 2 | KLIGERMAN, ABBE & BRETT 2117 BASSWOOD DR LAFAYETTE HILL, PA | 19444 |
| 207.02 13 | 28 N FRONTENAC AVE | 2 | PRONESTI, ROSALINA C 28 N FRONTENAC AVE MARGATE, NJ | 08402 |
| 207.02 15 | 34 N FRONTENAC AVE | 2 | KOZIEJA, THOMAS & LORETTA 18 HIDDEN ACRES DRIVE TABERNACLE, NJ | 08088 |
| 207.02 16 | 36 N FRONTENAC AVE | 2 | MC CARTHY, REV MICHAEL J 36 N FRONTENAC AVE MARGATE, NJ | 08402 |
| 207.02 25 | 8002 WINCHESTER AVE | 2 | BOOTH, TIMOTHY & CARMEL 714 DUNMORE ROAD PHILADELPHIA, PA | 19115 |
| 207.02 27 | 38 N FRONTENAC AVE | 2 | GREEN, BARRY M & BINNECE 108 W DOMINION DR MARLTON, NJ | 08053 |
| 305.02 1.01 | 7805 WINCHESTER AVE | 2 | JACOBS, CAROL 522 PORTLAND DRIVE BROOMALL, PA | 19008 |
| 305.02 1.02 | 102 N ESSEX AVE | 2 | HARRIS, MARK & KAREN 2711 KEEBLER CT WILLOW GROVE, PA | 19090 |
| 305.02 23 | 107 N EXETER AVE | 2 | SILPE, RICHARD J & LYDIA 19 CAMEO DR CHERRY HILL, NJ | 08003 |
| 305.02 24 | 105 N EXETER AVE | 2 | MORITZ, LOWELL D & PAULA B 600 S 24TH ST #404 PHILADELPHIA, PA | 19146 |
| 305.02 25 | 103 N EXETER AVE | 2 | STEIN, BRYAN & FRAN B SCHECTER- 8 LONGWOOD ROAD VOORHEES, NJ | 08043 |
| 305.02 26 | 101 N EXETER AVE | 2 | ZITOMER FAMILY TRUST %M. ASHIN 7007 FAWN TRAIL CT BETHESDA, MD | 20817 |

| PROPERTY ID | PROPERTY LOCATION | CLASS | OWNERS NAME & ADDRESS | |
|--------------|---------------------|-------|---|-------|
| 307.01 5 | 7903 WINCHESTER AVE | 2 | KAPLAN, DAVID & LINDA 10 SHAMROCK LINE MARLTON, NJ | 08053 |
| 307.01 6 | 101 N FRONTENAC AVE | 2 | BEIT, GEORGIA & GLAUNERT, BRUCE 409 CHANTICLEER DR CHERRY HILL, NJ | 08003 |
| 307.01 21 | 103 N FRONTENAC AVE | 2 | GORDON, MITCHELL & LINDA 103 N FRONTENAC AVE MARGATE, NJ | 08402 |
| 307.01 51 | 106 N EXETER AVE | 2 | SQUIRE, DEREK H & MELISSA B 7 JOHNSON LANE VOORHEES NJ | 08043 |
| 307.01 52 | 104 N EXETER AVE | 2 | PIROLI, THEODORE C & ANITA 3222 DA VINCI DR PHILADELPHIA, PA | 19145 |
| 307.01 53 | 102 N EXETER AVE | 2 | WEISS, SUSAN D & JAY B 180 SEVENTH AVE NAPLES, FL | 34102 |
| 307.01 54 | 7901 WINCHESTER AVE | 2 | OLIVO, A, BONGIORNO, M&M & DI CICCO, S 2433 SOUTH ISEMINGER ST PHILADELPHIA, PA | 19148 |
| 307.02 1 | 8001 WINCHESTER AVE | 2 | LEVENBERG, NANCY 104 LAURIER PLACE BRYN MAWR, PA | 19010 |
| 307.02 2 | 102 N FRONTENAC AVE | 2 | LEMONICK, JOHN D & COHEN, KAREN E 428 ROUND HILL RD ST DAVIDS, PA | 19087 |

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.....54

RECEIVED

APR 29 2021

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON



REVENUE and FINANCE DEPARTMENT

Office of the Tax Collector

City of Margate City

9001 Winchester Avenue

Margate City, New Jersey 08402

609-822-2508

Date: 4/28/21

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 38 N. Exeter Ave

Assessed to Daniel & Nancy Carpey

And designated as

BLOCK 207.01, LOT 34; Tax Map of Margate City, N.J.

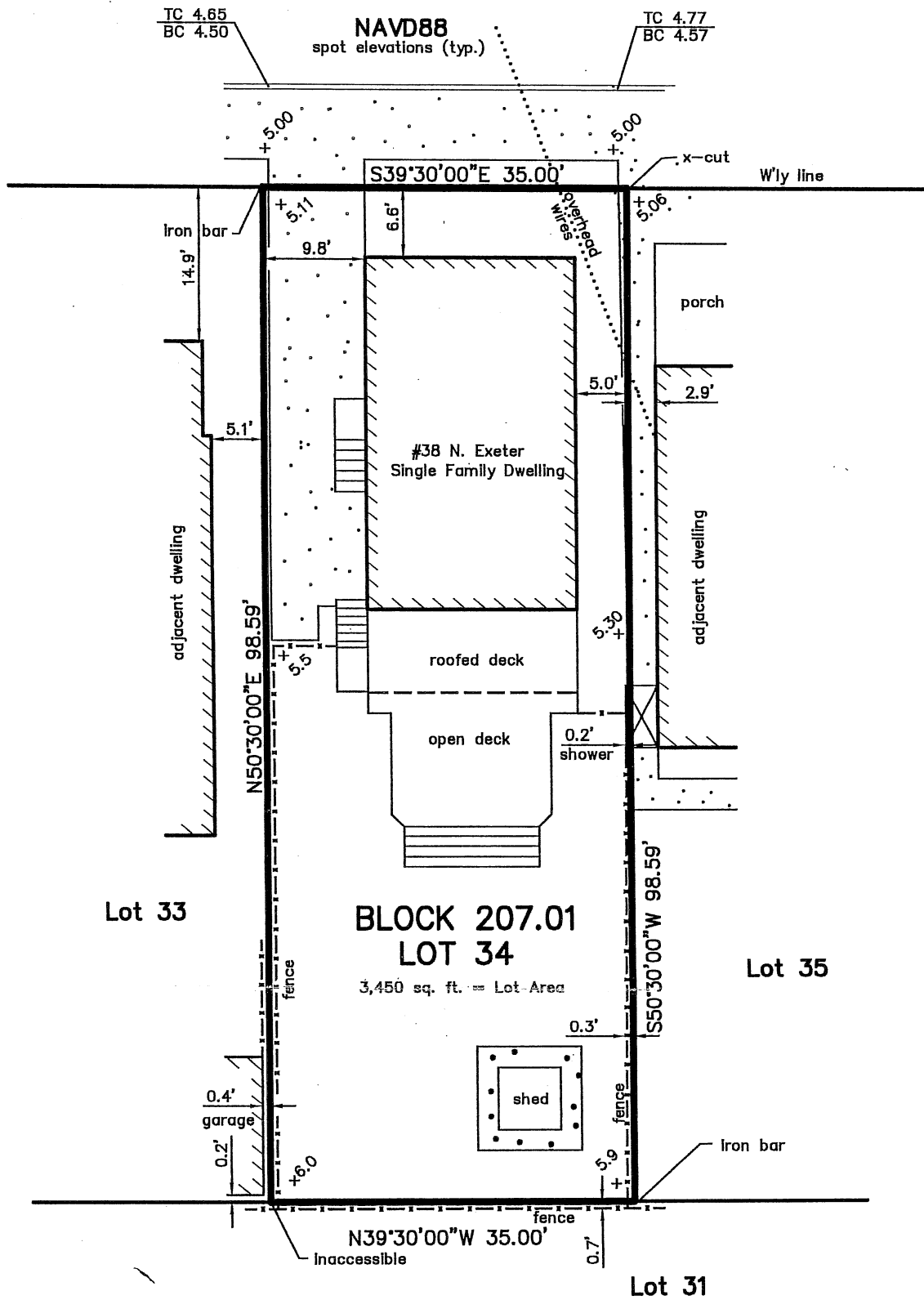
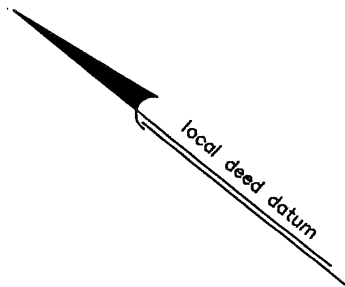
Tara J Mazza, CTC

Tax Collector

Per LH

EXETER AVENUE

(50' WIDE)



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 "AE"; Base Flood Elevation 9 ft. (NAVD88)

To: The Carpey's

02/24/21
Date

adjacent dwelling Lot 33
Revision

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 11-16-2020 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.

SURVEY OF PREMISES

SITUATE IN
CITY OF MARGATE
COUNTY OF ATLANTIC, N.J.
#38 N. Exeter Avenue

BLOCK 207.01 LOT 34

**PAUL KOELLING
& ASSOCIATES, LLC**

PROFESSIONAL LAND SURVEYING
2161 SHORE ROAD
LINWOOD, NJ 08221
phone (609) 927-0279

CERTIFICATE OF AUTHORIZATION #24GA28256300

Date: November 17, 2020 by: KOELLING
Scale: 1" = 15'

PAUL M. KOELLING
LAND SURVEYOR
PLS; N.J. LICENSE NO. 24GS04328800