

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

October 12, 2020

Via Hand Delivery

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

Re: Application of Mark Green
116 South Kenyon Avenue
Block 12, Lot 16
Margate, New Jersey
Our File No.: 12290-1

Dear Ms. Accardi:

We represent Mark Green with respect to his application to the Margate Planning Board scheduled to be heard on October 29, 2020. Mr. Green makes application requesting "c" variance relief for side yard setback 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 SOSH Architects dated 9/17/20, consisting of Sheets Z-100, A-100 through A-102, A-300 and A-301;
3. (18) – Plan to Accompany NJDEP Application prepared by Arthur W. Ponzio Co. & Associates, Inc. dated 08-18-2020, revised through 09-15-20;
4. (18) – Rendering booklet;
5. (18) – Staff Committee Application and Action;
6. (1) – 200 foot property owners' list;
7. (1) – Confirmation of paid taxes, water and sewer (*to be provided under separate cover*);

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Page 2 of 2

8. (1) – Our firm's check in the amount of \$250 representing the application fee.

Should you require any further information in advance of the October 29th 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: Mr. Mark Green (via email) (w/ Application)
Mark Petrella, A.I.A. (via email) (w/ Application)

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** October 12, 2020

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 checked="" 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) 116 South Kenyon Avenue
 Block Number 12 Lot No(s) 16
 Total Area (in square feet) 3,538 s.f.
 Frontage: 70.12 ft.
 Depth: 62.5 ft.

4. Information about the Applicant:

Full name(s) Mark Green
 If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

 Local Residence Address _____ Zip _____
 Other Residence Address 8403 Rapley Ridge Lane, Potomac, MD Zip 20854
 Business Address _____ Zip _____
 Phone Number(s) (include area code);
 Email Address mgreenisi@aol.com
 Business _____ Fax _____ Cell Phone (703) 472-0188

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 10/2020; purchased from Fred Weber & Joanne Mazza
- ___ 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 Mark Petrella, A.I.A. Phone (609) 345-5222
 Address 1020 Atlantic Avenue, Atlantic City, NJ 08401
 Fax (609) 345-7486 Cell _____ Email mpetrella@sosharch.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: 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
Side yard setback	22' total; 8' min	N/A	8' & 14' / 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 October 12, 2020
Christopher M. Baylison, Esq. - Attorney for Applicant(s)
Date _____

17. This space for Board Administrator:

-Staff Committee action took place
10/2/2020 and case assigned to
the Planning Board for 10/29/2020 or

-This application received by the
Planning Board Administrator on
October 13, 2020

By: Palma Ciccardi

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 Mark Green 116 South Kenyon Avenue Block 12, Lot 16 Margate, New Jersey

Mark Green recently purchased 116 South Kenyon Avenue, identified on the tax map as Lot 16 in Block 12. The property is beachfront and situated in the S-30 zoning district. The lot is irregular as the beachfront property line is on an angle following the angle of the bulkhead. The property is wider in the rear yard than it is in the front yard; the rear lot line is 76 feet while the front lot line is 70 feet. The new owner proposes to construct a new single family home as shown on the plans and illustrations prepared by Mark Petrella, A.I.A. of SOSH Architects. This application to the Planning Board seeks a single variance for side yard setback on the beach side due to the angled lot line and bulkhead.

The plan is to build a beautiful new home which conforms in all respects to the Zoning Ordinance but for the side yard setback along the bulkhead. The combined side yard setback requirement is 22 feet due to lot width of 70 feet with a minimum of 8 feet in either side yard. The northerly side yard conforms at a uniform 8 feet while the southerly side yard requires variance relief due to the angle of the property line. The beachfront side yard conforms at 14 feet at the back corner of the house, but reduces and becomes non-conforming moving toward the front of the lot.

The irregular property line presents a hardship for Mr. Green as it would require him to build a pie shaped house or lose 6 feet of buildable area. A conforming design would require a 20 foot side yard setback at the back corner in order to meet the 14 foot requirement at the front; or, the house could look like a piece of pie to comply.

The only neighbor who stands to be affected is the next door neighbor along the bulkhead at Lancaster and the beach. However, the beach side setback immediately adjacent to the neighbor will conform at the corner, but reduce moving toward Kenyon Avenue. This means the view toward Atlantic City will be the same with or without the variance.

For illustration purposes, the plan also shows that the house proposed complies with a 10 foot side yard setback along the bulkhead. Almost all beachfront development in Margate within the last 20 years was subject to a setback of 10 feet along the bulkhead, ocean and bay. Most Board members will remember that new construction on the beach or bay was required to be 10 feet from the bulkhead pursuant to Schedule B-4 of the Ordinance. Schedule B-4 also allowed for an increase in building coverage of 60% for waterfront homes as it was acknowledged that many of the waterfront lots extended out into the water or beach depriving the owner of buildable upland. As a trade-off, the drafters of the Ordinance allowed for a slightly reduced fixed setback to the bulkhead of 10 feet and 60% building coverage.

Apparently, Schedule B-4 no longer exists and waterfront homes are now subject to the standard side yard or rear yard setback requirement. For reasons unknown, Schedule B-4 was removed from the Ordinance and the more stringent setback and coverage controls are now imposed. Mr. Green's house was originally designed relying on Schedule B-4 with a 10 foot setback along the beach. It was Mr. Green's intention to build a variance free home, but due to the change in the Ordinance, the side yard setback variance is required.

In this instance, it is respectfully suggested that the side yard setback variance is easily justified. Initially, any impact to the neighbor along the beach remains the same whether the variance is granted or not – Mr. Green's house will meet the 14 foot side yard setback adjacent to the neighbor with or without the variance being granted. There is a legitimate argument that there is no impact to the neighbor should the Board grant the variance as the footprint of the house at its point closest to the neighbor and the beach conforms and would be the same under either scenario.

As to the positive criteria, a hardship exists due to the peculiar configuration of the property. A C-1 analysis is appropriate, but the variance can also be justified under the flexible C-2 standards. The proposed plan of development brings the property into conformance with local, state and federal flood hazard guidelines which contributes toward the stabilization of Margate's flood insurance rating. All other aspects of zoning comply and several improvements proposed, such as four parking spaces where three are required; lot landscaping exceeding the minimum requirements by 300 square feet; and improving the view of the neighbor with a 14 foot side yard setback bettering the current non-conforming setback of 10.9 feet from the bulkhead. Finally, the aesthetic enhancement to the property is significant and benefits the neighborhood and the community as a whole.

As to the negative criteria, the single variance can be granted without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance. Initially, and as noted, several non-conforming aspects of the property are being brought into conformance should the variance be granted. The home as proposed complies in all respects to the Zoning Ordinance but for the single variance brought about by the peculiar shape of the lot.

Finally, there will be no substantial detriment to the public good as the side yard setback adjacent to the closest neighbor conforms to the Ordinance. In fact, the neighbor's view will likely improve with the 14 foot setback as compared to the existing 10 foot setback.

LAND USE

Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	<p>Submit the following documents with the Standard Development Application:</p> <p>a. Copy of an area map showing all lots within 200 feet of the property.</p> <p>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.</p> <p>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.</p> <p>d. Copies of subdivision, site plan or conditional use applications when applicable.</p> <p>e. Certification that taxes are paid.</p>	<p>a. ✓</p> <p>b. ✓</p> <p>✓</p> <p>d. N/A</p> <p>e. TBP</p>	
2.	<p>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.</p>	N/A	
3.	<p>A statement containing the following information:</p> <p>a. Date of acquisition of property and from whom.</p> <p>b. The number of dwelling units in existing building(s).</p> <p>c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s).</p> <p>d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.</p>	<p>a. ✓</p> <p>b. N/A</p> <p>c. N/A</p> <p>d. N/A</p>	
4.	<p>Ten (10) folded copies of a plot plan, map or survey.</p>	✓	
<p>Checklist prepared by: <u>Christopher M. Baylinson, Esq.</u></p> <p>Checklist reviewed by City: _____</p> <p>Application found complete on: _____</p> <p>Application found incomplete on: _____</p>		<p>Date: <u>10/9/2020</u></p> <p>Date: _____</p>	

Application of Mark Green
 116 South Kenyon Avenue
 Block 12, Lot 16
 Margate, New Jersey

N/A Not applicable
 TBP To be provided



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

Block	Lot	Applicant Name
12	16	Mark Green
	District	Address of Subject Application
	S-30	116 South Kenyon Avenue

Dear (Name of Submitting Party) Christopher M. Baylinson, Esq.
 Your submittal was considered at the Staff Committee meeting of Friday, October 02, 2020
 The action(s) required prior to building permit are:
 Staff committee met and reviewed the application and agreed to the variances identified and possibly others may exist.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, October 29, 2020
 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:
 checklist, virtual hearing.

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, Wednesday, October 07, 2020

Palma Accardi
 Planning Board Administrator
 Friday, October 02, 2020

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

Office Use Only:	Date Submitted: <u>9-28-20</u> Paid: <u>cash</u> Check/Receipt #: <u>4635</u>	Received By: <u>[Signature]</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: September 24, 2020
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: Mark Green Phone No.: (703) 472-0188
Address: 8403 Rapley Ridge Ln., Potomac, MD 20854
Email Address: mgreenisi@aol.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: Fred Weber and Joanne Mazza Phone No.: _____
Address: 200 E. Atlantic Blvd., Ocean City, NJ 08226

6. Proposed Action is Located as Follows: Street Address: <u>116 South Kenyon Avenue</u> Block: <u>12</u> Lot(s): <u>16</u> Zoning District: <u>S-30</u>

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

8. Answer the following as to:

Existing Condition

Proposed Condition

a. Size and Dimension of Lot:

See plan

See architect's 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)

New single family home with setback variance along the beach due to irregular angle of bulkhead/ property line. A variance for curb cut width will also be requested for clear access to required parking. Applicant is contract purchaser and has ordered a survey and elevation certificate which will be provided prior to Planning Board action.

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: _____

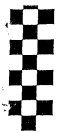
11. Which variances are needed, if any? Setback, curb cut

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 Avenue
Margate City, NJ 08402
609-822-1950
609-487-1142 Fax

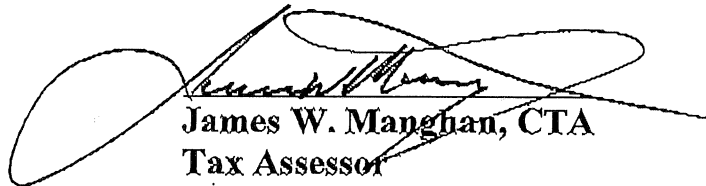
James W. Manghan, CTA

Christopher M. Baylinson, Esq.
1201 New Rd., Ste. 204
Linwood, NJ 08221.

Block 12 Lot 16

Location: 116 S Kenyon Ave

Date: October 7th 2020



James W. Manghan, CTA
Tax Assessor

Your file No: 12290-1B

Tax list good for 60 days per Margate City Code Book (170-5)

ADJACENT PROPERTY LISTING APPLICANT: 116 S Kenyon Ave 10-8-20
 TAXING DISTRICT 16 MARGATE CITY COUNTY 01 ATLANTIC

PAGE 1

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
11.02 5	109 S KENYON AVE	2	KORMAN, LEONARD I & JANE @ BORGMANN #305 TWO NESHAMINY INTERPLEX TREVOSE, PA 19053
11.02 6	111 S KENYON AVE	2	GREENBERG, SHEILA & MARVIN 462 HICKORY RD HUNTINGDON VALLEY, PA 19006
11.02 7	PUBLIC BEACH	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ 08402
11.02 13	110 S KNIGHT AVE	2	LEOPOLD LIVING TRUST SONDR A 110 S KNIGHT AVE MARGATE, NJ 08402
11.02 14	112 S KNIGHT AVE	2	POPOWICH TRUST, WENDY & DEBORAH 128 E 72ND ST NEW YORK, NY 10021
12 4	107 S LANCASTER AVE	2	STEIN, HAROLD S & GAIL H 107 S LANCASTER AVE MARGATE, NJ 08402
12 5	109 S LANCASTER AVE	2	SUNDHEIMER, GERTRUDE @ S PREIS 44 BRENTWOOD DR EAST HANOVER, NJ 07936.2405
12 6	111 S LANCASTER AVE	2	SAUL, RENE E 250 S 7TH STREET PHILADELPHIA, PA 19106
12 7	113 S LANCASTER AVE	2	PETERSON, J & DEININGER, M 554 MICHAEL DRIVE SONOMA, CA 95476
12 8	115 S LANCASTER AVE	2	GREENBERG, GEOFFREY & MICHELLE 24 DAVID DRIVE NEWTOWN, PA 18940
12 12	106 S KENYON AVE	2	ROCHE TRUST, KATHRYN @ SULLIVAN P O BOX 79 NEW CASTLE, CA 95658
12 13	108 S KENYON AVE	2	BRANDES, PAUL & EINHORN, KIM 1236 KNOX RD WYNNEWOOD, PA 19096
12 14	110 S KENYON AVE	2	SWIRSKY-SACCHETTI, THOMAS & DEBORAH 263 BEECH HILL ROAD WYNNEWOOD, PA 19096
12 15	112 S KENYON AVE	2	TRUDGEON, MICHAEL & TRACY 632 SPRUCE LANE VILLANOVA, PA 19085

TAXING DISTRICT 16 ADJACENT PROPERTY LISTING MARGATE CITY APPLICANT: 116 S Kenyon Ave 10-8-20 COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
12 16	116 S KENYON AVE	2	WEBER, FRED & JOANNE MAZZA 200 EAST ATLANTIC BLVD. OCEAN CITY, NJ 08226
12 17	114 S KENYON AVE	2	HUDIS, WAYNE & SUSAN A 20 TALL OAKS DRIVE LANGHORNE, PA 19053
13 6	111 S MANSFIELD AVE	2	JTS ASSOCIATES LLC 359 BROOKWAY RD MERION STATION, PA 19066
13 7	113 S MANSFIELD AVE	2	FRANKEL, LYNNE 1845 WALNUT STREET #2345 PHILADELPHIA, PA 19103
13 8	117 S MANSFIELD AVE	2	COLLIS, TONI M 330 GREYS LANE HAVERFORD, PA 19041
13 13	108 S LANCASTER AVE	2	MYERSON, STANTON 29 S 69TH STREET UPPER DARBY, PA 19082
13 14	110 S LANCASTER AVE	2	BERGER FAMIY TRUST, &ALAN BERGER 4250 NORWOOD LANE N PLYMOUTH, MN 55442
13 15	112 S LANCASTER AVE	2	GROSSMAN, LEONARD & SALLY 1424 GLEN ECHO LANE DRESHER, PA 19025.1119
13 16	114 S LANCASTER AVE	2	SELNICK, PAUL 6605 SELNICK DRIVE #B ELKRIDGE, MD 21075.6293
13 17	116 S LANCASTER AVE	2	116 LANCASTER AVE LLC 326 SAYBROOK ROAD VILLANOVA, PA 19085

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

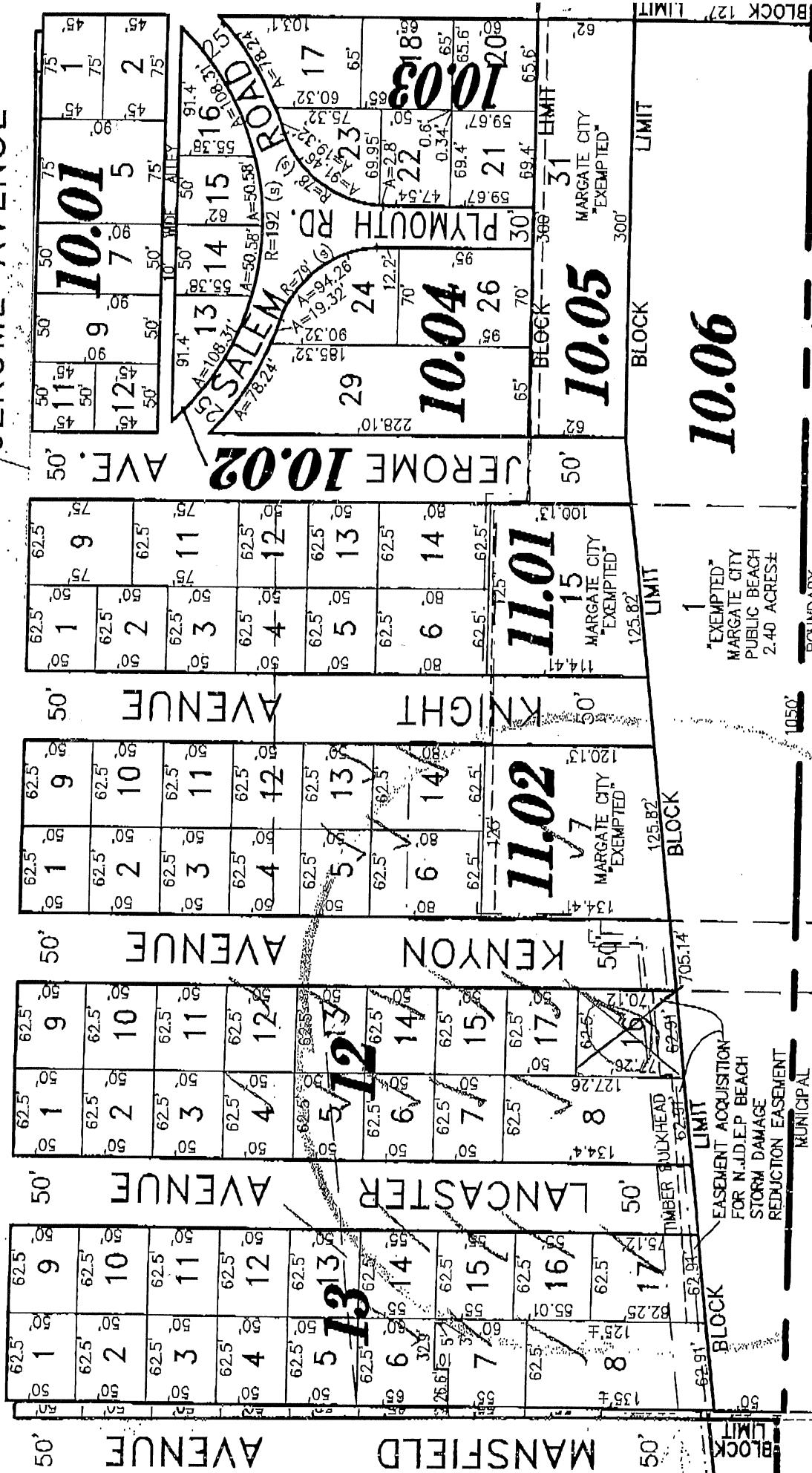
ITEMS PRINTED.....27

JASPER AVENUE SHEET

100

ATLANTIC

JEROME AVENUE



(MEAN HIGH WATER LINE)

BOUNDARY

1050'

MUNICIPAL

LIMIT

BLOCK LIMIT

10.06

10.05

11.01

11.02

10.01

10.04

JEROME 10.02

AVENUE

KENYON

AVENUE

LANCASTER

AVENUE

MANSFIELD

"EXEMPTED" MARGATE CITY PUBLIC BEACH 2.40 ACRES±

MARGATE CITY "EXEMPTED"

MARGATE CITY "EXEMPTED"

MARGATE CITY "EXEMPTED"

EASEMENT ACQUISITION FOR N.J.D.E.P. BEACH STORM DAMAGE REDUCTION EASEMENT

SALEM ROAD R=192 (s) A=108.37

10 WIDE ALLEY

PLYMOUTH RD. R=192 (s) A=108.37

SALEM ROAD R=192 (s) A=108.37

SALEM ROAD R=192 (s) A=108.37

SALEM ROAD R=192 (s) A=108.37

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SALEM ROAD R=192 (s) A=108.37

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*
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COUNSEL TO THE FIRM
STEVEN P. PERSKIE*

*MASTER OF LAWS TAXATION
**ALSO MEMBER OF NY BAR
***CERTIFIED CIVIL TRIAL ATTORNEY

REPLY TO LINWOOD OFFICE

October 13, 2020

Via Email: accardi_palma@margate-nj.com
and First Class Mail

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

Re: Application of Mark Green
116 South Kenyon Avenue
Block 12, Lot 16
Margate, New Jersey
Our File No.: 12290-1

Dear Ms. Accardi:


Enclosed please find a certification from the Margate Tax Collector confirming that property taxes, water and sewer are current with respect to the Green property. Please make the certification part of the application materials submitted to your office under cover letter of October 12, 2020.

Thank you.

Very truly yours,

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON, P.C.

BY:


CHRISTOPHER M. BAYLINSON
cmbaylinson@pmbb.com

CMB:dbm

Enclosure

c: Mr. Mark Green (via email) (w/ encl.)
Mark Petrella, A.I.A. (via email) (w/ encl.)

S:\G\Green, Mark (12290)\Mat 1 - 116 S. Kenyon Ave, Margate\Subfile B - Land Use\Accardi 10-13-20 CMB ltr.docx



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

OCT 13 2020

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON

Date:

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for 3rd Qtr 2020

And the WATER & SEWER for 2020

Are paid on property located 116 S. Kenyon Ave

Assessed to Fred Weber + Joanne Mazza

And designated as

BLOCK 12, LOT 16; Tax Map of Margate City, N.J.

Tara J Mazza, CTC
Tax Collector

Per LH