

# 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 9, 2020

### Via Hand Delivery

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

Re: Application of Ira and Judy Mendelsohn  
5 Dolphin Drive  
Block 9, Lot 17  
Margate, New Jersey  
Our File No.: 12320-1

Dear Ms. Accardi:

We represent Ira and Judy Mendelsohn with respect to their application to the Margate Planning Board scheduled to be heard on October 29, 2020. The Mendelsohns make application requesting "c" variance relief in order to allow two curb cuts, a new one on Dolphin Drive and the existing curb cut on Huntington Avenue with their proposed 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 Peter C. Weiss, R.A. dated 5/21/20, consisting of one sheet (Sheet No. A-1);
3. (18) – Property Survey prepared by Arthur W. Ponzio Co. & Associates, Inc. dated 2-25-20;
4. (18) – Staff Committee Application and Action;
5. (1) – 200 foot property owners' list;
6. (1) – Confirmation of paid taxes, water and sewer (*to be provided under separate cover*);
7. (1) – Our client's check in the amount of \$250 representing the application fee.

PERSKIE MAIRONE BROG BARRERA & BAYLINSON  
A PROFESSIONAL CORPORATION

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Palma Accardi, Secretary  
Margate Planning Board  
October 9, 2020  
Page 2 of 2

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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  
[cmabaylinson@pmbb.com](mailto:cmabaylinson@pmbb.com)

CMB:dbm  
Enclosures

c: Ira and Judy Mendelsohn (via email) (w/ Application)  
Peter C. Weiss, R.A. (via email) (w/ Application)

S:\M\Mendelsohn, Ira (12320)\Mat 1 - Margate Planning Bd - 5 Dolphin Dr\Accardi (application submission) 10-8-20 CMB ltr.docx

APPLICATION FOR ACTION BY PLANNING BOARD  
MARGATE, NEW JERSEY

PLEASE  
TYPE OR  
PRINT

1. **Date of Application:** October 9, 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 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) 5 Dolphin Drive, Margate, NJ 08402  
 Block Number 9 Lot No(s) 17  
 Total Area (in square feet) 7,242 sq. ft. proposed  
 Frontage: 100 ft. irregular (Huntington)  
 Depth: 75 feet irregular

**4. Information about the Applicant:**

Full name(s) Ira and Judy Mendelsohn  
 If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Local Residence Address 5 Dolphin Drive, Margate, NJ Zip 08402  
 Other Residence Address \_\_\_\_\_ Zip \_\_\_\_\_  
 Business Address \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone Number(s) (include area code);  
 Email Address iramend9272@aol.com  
 Business \_\_\_\_\_ Fax \_\_\_\_\_ Cell Phone (609) 226-3336

**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 2/17/20; purchased from Deana Jaeger, Laura Pappas & Audrey Brazier
- 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 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 pwarchitect@comcast.net

\_\_\_ Engineer: Name \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_  
 Fax \_\_\_\_\_ Cell \_\_\_\_\_ Email \_\_\_\_\_

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

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

**10. If Site Plan Action is Required:**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

-How will this be changed?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**11. If Subdivision Action is Required:**

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

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

-Purpose of the Subdivision

To sell lot(s)

To build and sell homes (or other buildings)

Other (please explain): \_\_\_\_\_

**12. If Variances are Required:**

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

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

-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
Curb cuts	1	N/A	2
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**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

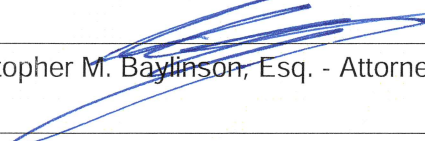
**Other:**

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 9, 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 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 Ira and Judy Mendelsohn 5 Dolphin Drive Block 9, Lot 17 Margate, New Jersey**

The Mendelsohns recently purchased 5 Dolphin Drive, identified on the tax map as Lot 17 in Block 9. The property is improved with a single family home recently created by minor subdivision. The property is located in the S-40 zoning district with 29 feet of curvilinear frontage on Dolphin Drive and 100 feet of frontage on Huntington Avenue. The Mendelsohns will be demolishing the existing home on the property and building a new home as shown on the plans prepared by Peter Weiss, R.A. and submitted herewith.

The Mendelsohns submit this application to the Planning Board requesting a variance to allow two curbs cuts, the existing curb cut on Hunting Avenue and a curb cut on Dolphin Drive as part of the proposed plan of development. The previous owners of the property, the Rosenbergers, parked on a concrete parking pad accessed by a curb cut on Huntington Avenue. The parking spaces were deficient in length at approximately 15 feet, which caused any car parked to block the sidewalk. The Rosenbergers had no parking from Dolphin Drive. As shown on the plans, the Mendelsohns would like to maintain the existing curb cut on Huntington Avenue in order to park two cars on-site and in close proximity to the front door. The Dolphin Drive curb cut accesses four parking spaces, two underneath the new home and two in a driveway side-by-side. The site will accommodate six cars, only three spaces are required. There are several benefits to allowing the Huntington Avenue curb cut to remain along with the new Dolphin Drive curb cut.

1. This property is unique in Margate with frontage on two distinct separate streets. The control in the Ordinance, which does not allow two curb cuts, is designed to prevent multiple vehicular access points on the same street as this creates problems with pedestrian safety, eliminates on-street parking and turns the front of the property into a parking lot lacking any aesthetic appeal. In this instance, the curb cuts are on separate streets, on-street parking will not be affected on Huntington Avenue as beachblock parking is not permitted and the curb cut is existing maintaining the status quo. The curb cut on Dolphin Drive would be a permitted curb cut and, again, does not affect on-street parking as it is not permitted on Dolphin Drive.

2. Allowing the second curb cut effectively takes three extra cars off of the street. The area of Margate between Gladstone Avenue and Huntington Avenue is one of the busiest in the summer with cars, pedestrians, bicycles, etc. Aside from the intersection of Washington and Ventnor Avenues, it is safe to say that the area in and around the midtown shopping district can be a traffic nightmare in the summer with people looking to park for the stores, the beach and second homes. By allowing the second curb cut at the Mendelsohn property, three cars that would conceivably be taking up three on-street spaces are parked off-street.

3. Pursuant to the Municipal Land Use Act, allowing the second curb cut helps to promote the free flow of traffic as well as the general welfare by not using on-street spaces in the busy summer months.

4. As to the negative criteria, the variance can certainly be granted without substantial detriment to the public good and without impairing the intent and purpose of the Zone Plan and Zoning Ordinance. There really is no detriment to allowing the Huntington Avenue curb cut to remain as on-street parking remains unaffected with there being prohibition against on-street parking on both Dolphin Drive and Huntington Avenue at these locations. The Huntington Avenue curb cut has been there for more than 50 years and is something the neighborhood is familiar with. More importantly, the proposed plan of development eliminates the non-conforming parking spaces on Huntington Avenue and creates two conforming spaces on-site.

In conclusion, there is no downside in allowing the Mendelsohns to maintain the Huntington Avenue curb cut and a new Dolphin Drive curb cut.



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. TBP	
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.	N/A	
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>10/9/2020</u> _____ Date: _____ _____	

Application of Ira and Judy Mendelsohn  
 5 Dolphin Drive  
 Block 9, Lot 17  
 Margate, New Jersey

N/A Not applicable  
 TBP To be provided



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

<b>Block</b>	<b>Lot</b>	<b>Applicant Name</b>
9	17	Ira and Judy Mendelsohn
<b>District</b>		<b>Address of Subject Application</b>
S-40		5 Dolphin Drive

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 reviewed the application and agreed that requests are variances and there may be possibly others.

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:  
 virtual hearing and checklist with current survey data required. Survey must show existing easement

**APPLICATION FEES:**

<b>D Variance:</b>	\$0.00	<b>Court Reporter:</b>	\$0.00
<b>C Variance:</b>	\$250.00	<b>Other:</b>	\$0.00
<b>Site Plan:</b>	\$0.00		\$0.00
<b>Subdivision:</b>	\$0.00		\$0.00
<b>Conditional Use Permit:</b>	\$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

<b>Office Use Only:</b>	Date Submitted: <u>8/20/2020</u>	Received By: <u>Palma</u>
	Paid: <u>\$25<sup>00</sup></u> Check/Receipt #: <u>4437</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: August 25, 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: Ira and Judy Mendelsohn Phone No.: (609) 226-3336  
Address: 5 Dolphin Drive, Margate, NJ 08402  
Email Address: iramend9272@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: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Address: \_\_\_\_\_

6. **Proposed Action is Located as Follows:**  
Street Address: 5 Dolphin Drive Block: 9 Lot(s): 17  
Zoning District: S-40

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

8. Answer the following as to:	<u>Existing Condition</u>	<u>Proposed Condition</u>
a. Size and Dimension of Lot:	N/A	7,242 s.f. - 100' x 75' Irr.
b. Size, Dimensions of Buildings:	_____	_____
c. Height of Buildings (Feet):	"	29.8'
d. Height of Buildings (Stories):	"	2.5 stories
e. % of Coverage on Land:	"	25%
f. Front Yard Setback:	"	5.2' (Huntington); 21.1' (Dolphin)
g. Rear Yard Setback:	"	_____
h. Side Yard Setbacks:	"	24.3' combined

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 seek variance for two curb cuts with new home construction. Curb cut is currently existing on Huntington Avenue, a second curb cut is proposed on Dolphin Drive.

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10. Although the Staff Committee will determine the correct legal steps, what are the actions requested. (check more than one, if applicable):

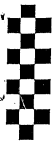
- |   |   |
|---|---|
| <input type="checkbox"/> Subdivision              | <input type="checkbox"/> Site Plan              |
| <input checked="" type="checkbox"/> C-Variance(s) | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> D-(Use) Variance         | <input type="checkbox"/> Other: _____           |

11. Which variances are needed, if any? Two curb cuts

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 9 Lot 17**

**Location: 5 Dolphin Dr.**

**Date: October 7th 2020**



**James W. Manghan, CTA**  
**Tax Assessor**

**Your file No: 12320-1**

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

ADJACENT PROPERTY LISTING APPLICANT: 5 Dolphin Dr. 10-8-20  
 TAXING DISTRICT 16 MARGATE CITY COUNTY 01 ATLANTIC

PAGE 1

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
8 1	8100 ATLANTIC AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
8 2	8100 BEACH SENIOR BLDG.	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
9 1	8200 ATLANTIC AVE	2	ROSENWALD TRUST, BARBARA B. 7753 ROCKFORD RDE BOYNTON BEACH, FL	33437
9 3	8228 ATLANTIC AVE	2	ALTMAN TRUST, PAUL 247 LANDIS WAY SOUTH WILMINGTON, DE	19803
9 6	8230 ATLANTIC AVE 5	2	UHNIAI, DENNIS J & CAROL A 46 OAK RIDGE DRIVE VOORHEES, NJ	08043
9 7	8234 ATLANTIC AVE 8,9	2	MILLER, ANDREW L & ROBIN A 2034 SPRUCE STREET PHILADELPHIA, PA	19103
9 10	101 S IROQUOIS AVE	2	GORDON, VICTOR 1640 OAKWOOD DRIVE #W306 PENN VALLEY, PA	19072
9 11	103 S IROQUOIS AVE	2	BALDWIN 3RD, K B & W F 804 PLYMOUTH RD AMBLER, PA	19002
9 12	105 S IROQUOIS AVE	2	SANTORI, ADEO & JOHANNE 105 S IROQUOIS AVE MARGATE CITY, NJ	08402
9 13	1 DOLPHIN DR	2	1 DOLPHIN LLC & JEFFREY KALINER 8106 VENTNOR AVE MARGATE, NJ	08402
9 14	2 DOLPHIN DR	2	BAER, RONALD & JAQUELINE 2 DOLPHIN DRIVE MARGATE, N J	08402
9 15	3 DOLPHIN DR	2	LECUYER, GLORIA 3 DOLPHIN DRIVE MARGATE CITY, NJ	08402
9 16	4 DOLPHIN DR	2	ARMON, CAROL R & ARMON RICHARD 1005 DELL LANE WYNCOTE, PA	19095
9 17	5 DOLPHIN DR	2	MENDELSON, IRA & JUDY 5 DOLPHIN DR MARGATE, NJ	08402

ADJACENT PROPERTY LISTING TAXING DISTRICT 16 MARGATE CITY APPLICANT: 5 Dolphin Dr. 10-8-20 COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
9 18	6 DOLPHIN DR	1	MARQUES, ROBERTO O & PAULA R 9 HOLME CT NEWTOWN, PA 18940
9 19	7 DOLPHIN DR	2	MARQUES, ROBERTO O & PAULA R 9 HOLME CT NEWTOWN, PA 18940
9 20	8 DOLPHIN DR	2	LIPSON, EVA 6 WENDOVER ROAD EDISON, NJ 08820
9 21	9 DOLPHIN DR	2	BLUESTEIN, RONALD & FLORA A 9 DOLPHIN DR MARGATE CITY, NJ 08402
9 22	10 DOLPHIN DR	2	RUBENSTEIN, LORI SELIGSOHN & MARK 472 BARRINGTON ST HORSHAM, PA 19044
9 23	111 S IROQUOIS AVE	1	RUBENSTEIN, LORI SELIGSOHN & MARK 472 BARRINGTON ST HORSHAM, PA 19044
9 24	8 HUNTINGTON AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ 08402
110.01 1.03	8201 ATLANTIC AVE	1	PANICO, JENNIFER LEES 2237 GOVERNOR BEND RD HUNTSVILLE, AL 35801
110.01 3	8203 ATLANTIC AVE	1	LEES EST, J & LEES J & PANICO, J & J 2237 GOVERNORS BEND RD HUNTSVILLE, AL 35801

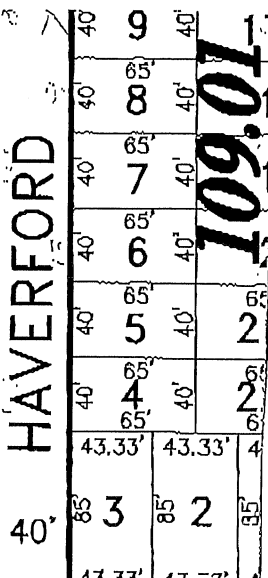
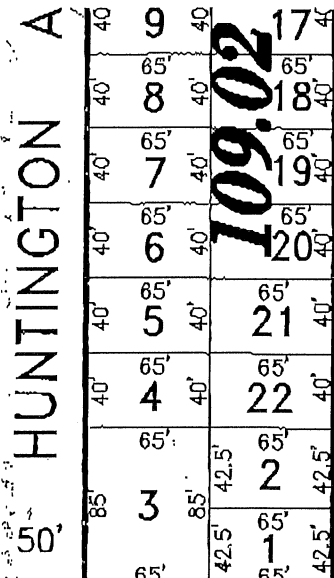
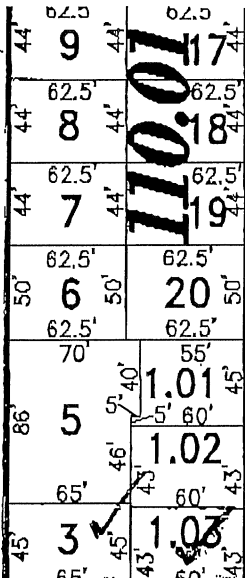
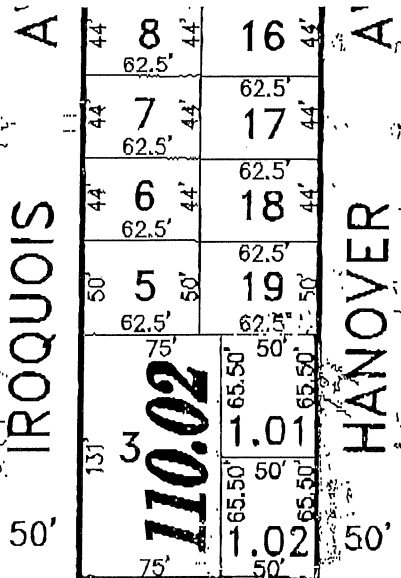
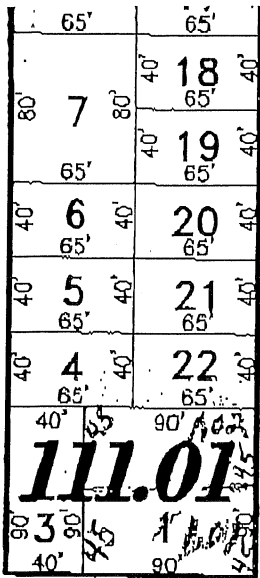
UTILITIES TO BE NOTIFIED WITH TAXLIST

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

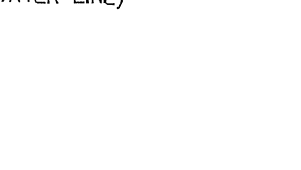
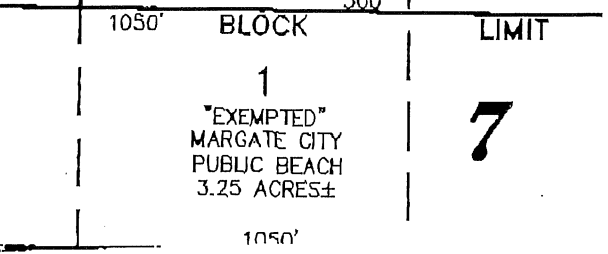
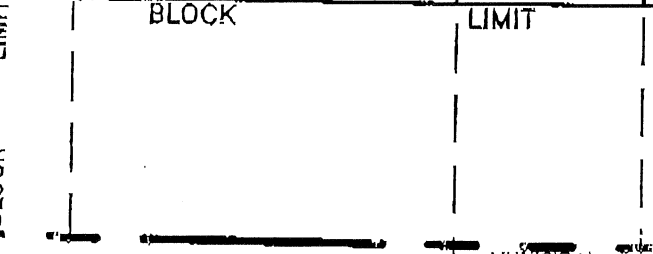
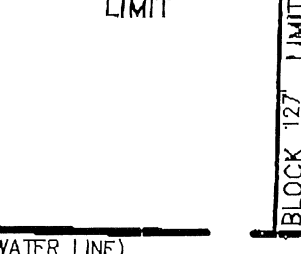
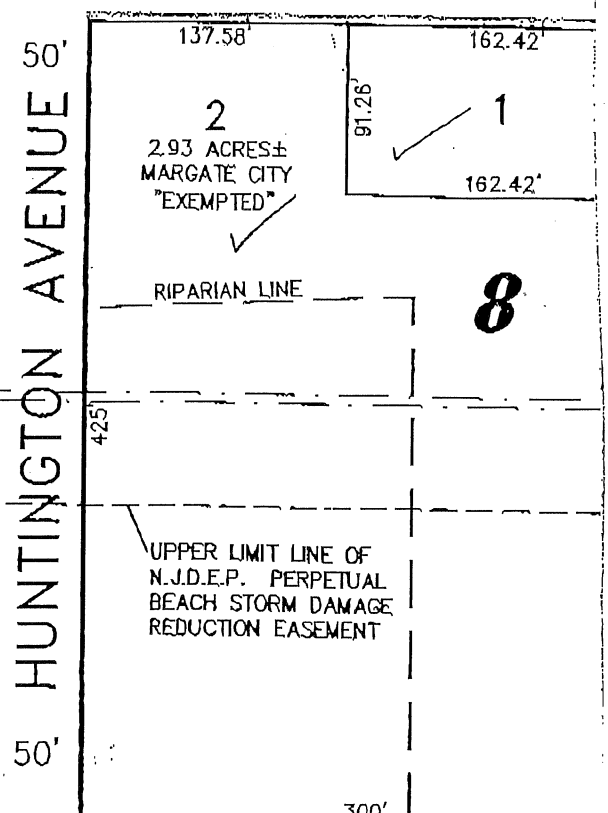
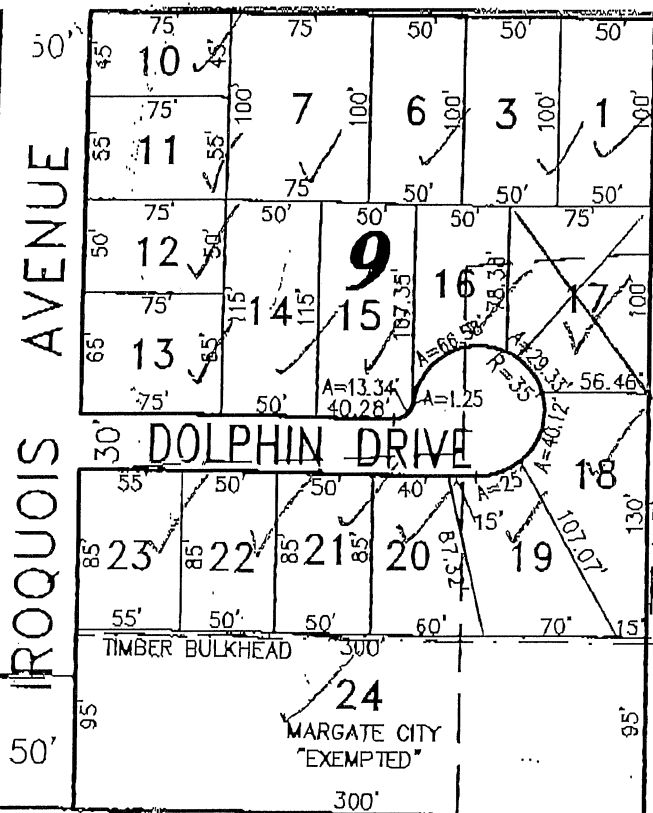
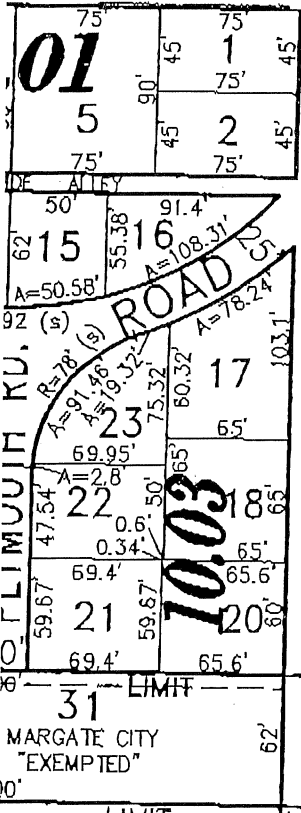
COMCAST CABLE, GREG SMITH, PM  
901 LEEDS AVENUE  
ABSECON, NJ 08201

ITEMS PRINTED.....26



VENUE

AVENUE





# 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 13, 2020

**Via Email: [accardi\\_palma@margate-nj.com](mailto:accardi_palma@margate-nj.com)**  
**and First Class Mail**

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

Re: Application of Ira and Judy Mendelsohn  
5 Dolphin Drive  
Block 9, Lot 17  
Margate, New Jersey  
Our File No.: 12320-1

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 Mendelsohn property. Please make the certification part of the application materials submitted to your office under cover letter of October 9, 2020.

Thank you.

Very truly yours,

PERSKIE MAIRONE BROG  
BARRERA & BAYLINSON, P.C.

BY:   
CHRISTOPHER M. BAYLINSON  
[cmbaylinson@pmbb.com](mailto:cmbaylinson@pmbb.com)

CMB:dbm  
Enclosure

c: Ira and Judy Mendelsohn (via email) (w/ encl.)  
Peter C. Weiss, R.A. (via email) (w/ encl.)

S:\M\Mendelsohn, Ira (12320)\Mat 1 - Margate Planning Bd - 5 Dolphin Dr\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

FILED BY 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 5 Dolphin Dr

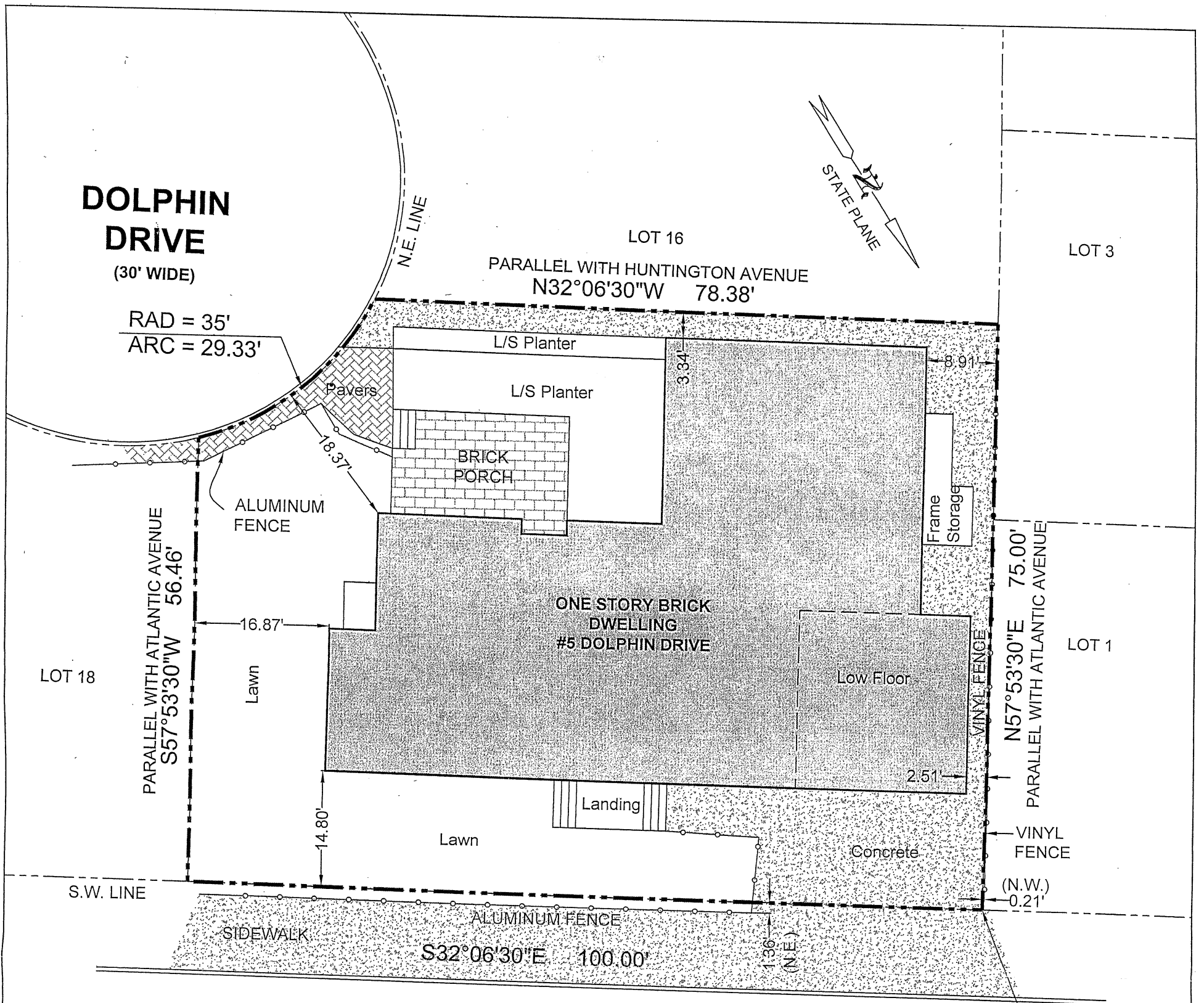
Assessed to Ira and Judy Mendelsohn

And designated as

BLOCK 9, LOT 17; Tax Map of Margate City, N.J.

Tara J Mazza, CTC  
Tax Collector

Per LH



**SURVEY REFERENCES**

- CITY OF MARGATE TAX MAP 21.
- QUIT CLAIM DEED FILED IN THE OFFICE OF THE ATLANTIC COUNTY CLERK, BK14496 CFN#2018050203.
- TITLE COMMITMENT ISSUED BY SURETY TITLE COMPANY, LLC FILE #95416WB-01.
- MAP OF KEY HARBORS, FILED.

**HUNTINGTON AVENUE**  
(50' WIDE)

BEG. PT.  
100' SOUTH OF THE SOUTH LINE OF ATLANTIC AVENUE (100')

**PROPERTY SURVEY**  
CITY OF MARGATE  
BLOCK 9 LOT 17  
ATLANTIC COUNTY, NEW JERSEY

- |  |   |
|--|---|
| <p>1. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 7241 SF.</p> <p>2. PERMANENT MARKERS HAVE TO BE SET.</p> <p>3. OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.</p> <p>4. THIS PROPERTY IS SUBJECT TO 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.</p> <p>5. SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.</p> | <p>6. THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.</p> <p>7. THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.</p> <p>8. THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.</p> |
|--|---|

- TO:**
- IRA MENDELSON & JUDY MENDELSON, HUSBAND AND WIFE
  - SURETY TITLE COMPANY, LLC
  - GUARANTEED RATE, INC., AS THEIR INTERESTS MAY APPEAR.

*(Signature)*  
**DANIEL J. PONZIO, SR.**  
PROFESSIONAL LAND SURVEYOR N.J. NO. GS37603

**ARTHUR W. PONZIO CO. & ASSOCIATES**  
SURVEYING~ENGINEERING~PLANNING



400 NORTH DOVER AVENUE  
ATLANTIC CITY, NEW JERSEY 08401  
PHONE (609) 344-8194 FAX (609) 344-1594  
NEW JERSEY AUTH. NO.: 24GA28001300

DATE: 2-25-20	DRAWN BY: N. ZURINSKAS
SCALE: 1" = 15'	PROJECT NO.: 35076