

March 7, 2023

VIA HAND DELIVERY

Palma Shiles, Planning Board Administrator
City of Margate
9001 Winchester Avenue
Margate, NJ 08402

RE: Application of Paul Verna
100 S. Iroquois Avenue
Block 10.01, Lot 1
Margate, Atlantic County, New Jersey
Our File No. 12111-002

Dear Ms. Shiles:

Please be advised that I represent the above-referenced property owner with regard to his application to the City of Margate Planning Board for certain "c" variance relief for the construction of a new single-family home.

The applicant seeks a variance through the present application for front landscape coverage in connection with a new three-story single-family home to be constructed at the property located at 100 S. Iroquois Avenue. The current home will be demolished.

It is respectfully submitted that the requested variances pose no detriment to either the neighboring properties or the zone plan and zoning ordinance of the City of Margate.

In support of this application, enclosed please find the following:

1. Original and seventeen (17) copies of the City of Margate Planning Board Application and Variance Application Checklist;
2. Eighteen (18) sets of architectural renderings prepared by Mark A. Zawacki, AIA (1 sheet);
3. Eighteen (18) copies of the survey prepared by Arthur W. Ponzio, Jr., PP, PLS, dated July 22, 2022;

4. Eighteen (18) copies of the Staff Committee Application and City of Margate Staff Committee Action Report;
5. One (1) copy of the 200' Property Owners List;
6. One (1) original Proof of Paid Taxes, water and sewer; and
7. One (1) USB flash drive with electronic copies of all submission materials.

Lastly, I enclose my firm's check in the amount of \$250.00 representing the required application fee.

Please do not hesitate to contact me should you require any additional documents or information in order to deem this application complete. Once deemed complete, please notify me as to the date that the Planning Board will consider this application and our firm will provide the required public notice in advance of that date.

Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

By: Eric S. Goldstein
ERIC S. GOLDSTEIN

ESG/Imm

Enclosures

c: Mr. Paul Verna (w/encl. via e-mail)
12111-002/41424

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** March 7, 2023

2. **Zoning District:**

S-60	Single Family Residential	MF	Multi-Family Residential
S-50	Single Family Residential	CBD	Central Business District
S-40	<input checked="" type="checkbox"/> Single Family Residential	C-1	Commercial
S-30	Single Family Residential	C-2	Commercial/Business
S-25	Single Family Residential	WSD	Waterfront Special District
S-25 (HD)	Historic Single Family Residential	GO	Government and Open Space
TF	Two-Family Residential	R	Riparian Overlay District

3. **Subject Parcel:**

Street Address(es) 100 S. Iroquois Avenue

Block Number 10.01 Lot No(s) 1

Total Area (in square feet) 4,000 sf. required / 3,375 sf (ENC)

Frontage: 45 ft.

Depth: 75 ft.

4. **Information about the Applicant:**

Full name(s) Paul Verna

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

Local Residence Address _____ Zip _____

Other Residence Address 104 Jessup Road, Thorofare, NJ Zip 08086

Business Address _____ Zip _____

Phone Number(s) (include area code);

Local Residence _____ Other Residence _____

Business _____ Fax paul@verna.com Cell Phone (856) 384-8400

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 _____
- ___ 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 Eric S. Goldstein, Esquire Phone (609) 927-1177
 Address Nehmad Davis & Goldstein, PC - 4030 Ocean Heights Avenue, Egg Harbor Township, NJ 08234
 Fax (609) 926-9721 Cell _____
- Architect:** Name Mark A. Zawacki, AIA Phone (609) 709-3292
 Address 1555 Zion Road, Suite 204, Northfield, NJ 08225
 Fax _____ Cell _____
- Surveyor:** Name Arthur W. Ponzio, Jr. - Arthur Ponzio Co. Phone (609) 344-8194
 Address 400 N. Dover Avenue, Atlantic City, NJ 08401
 Fax (609) 344-1594 Cell _____
- 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)

<p>10. If Site Plan Action is Required:</p> <p>-What is the present use of the site and building(s)? N/A</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>-How will this be changed?</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>11. If Subdivision Action is Required:</p> <p>-After conferring with the City Tax Assessor, provide lot numbers of new lot(s), dimensions, and area of each: (use extra pages, if necessary)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Lot No(s)</td> <td style="width: 35%;">Dimension(s)</td> <td style="width: 50%;">Area(s)</td> </tr> <tr> <td>_____</td> <td style="text-align: center;">x</td> <td>_____ S.F.</td> </tr> <tr> <td>_____</td> <td style="text-align: center;">x</td> <td>_____ S.F.</td> </tr> <tr> <td>_____</td> <td style="text-align: center;">x</td> <td>_____ S.F.</td> </tr> </table> <p>-Purpose of the Subdivision</p> <p><input type="checkbox"/> To sell lot(s)</p> <p><input type="checkbox"/> To build and sell homes (or other buildings)</p> <p><input type="checkbox"/> Other (please explain): _____</p>	Lot No(s)	Dimension(s)	Area(s)	_____	x	_____ S.F.	_____	x	_____ S.F.	_____	x	_____ S.F.
Lot No(s)	Dimension(s)	Area(s)											
_____	x	_____ S.F.											
_____	x	_____ S.F.											
_____	x	_____ S.F.											

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): 2 story single-family home - to be demolished.

-Proposed use: New 2 1/2 story flood-compliant 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
Front Landscape (Iroquois Ave.)	60%	N/A	46%
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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".

N/A

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.

The subject property is currently improved with a 2 story single-family home located on the property. The applicant seeks to demolish the existing single-family home and construct a new 2 1/2 story flood-compliant single-family home. The subject lot is an undersized lot of record and a hardship exists based upon the inability of the lot to comply with the minimum square footage of 4,000 sf. However, the applicant meets or exceeds all of the other zoning requirements for the construction of a new single-family home other than a deviation from the front landscape coverage along Iroquois Avenue. It is important to note that the subject home is much further back on Iroquois Avenue and the porch on Iroquois Avenue exceeds the minimum setback by one (1) foot.

16. Signature of Applicant(s):

Eric S. Goldstein Date 3/7/23
 Eric S. Goldstein, Esquire - Attorney for Applicant
 _____ 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

 By: _____

18. Notarized Statement by Applicant:

State of New Jersey } ss.
 County of Atlantic }
 Eric S. Goldstein _____, 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 7th
 day of March 2023

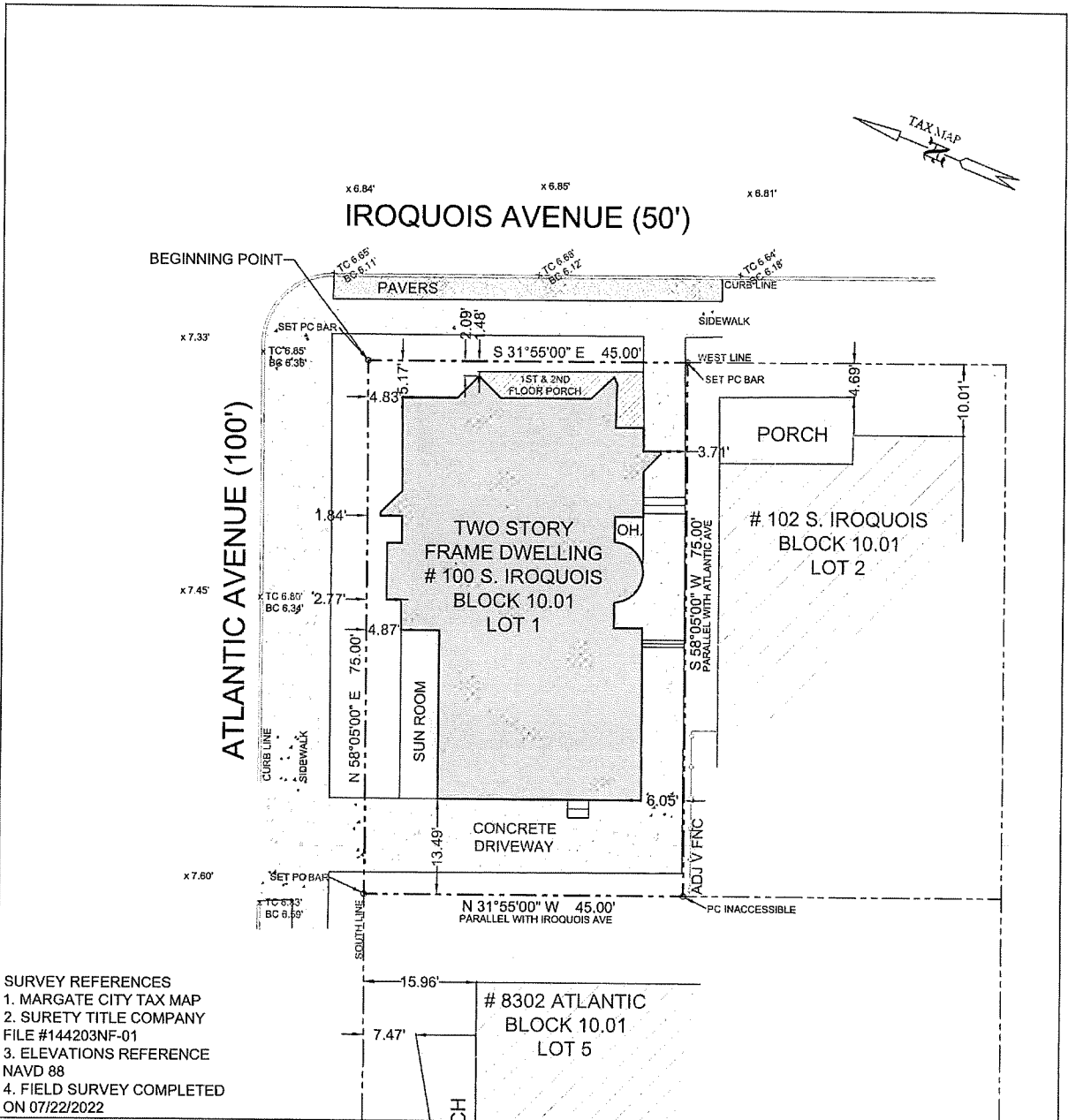
Jane C. Clark

JANEE' C CLARK
 Notary Public, State of New Jersey
 My Commission Expires Dec 6, 2027

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>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>	<p>X</p>
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.	X	
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>Single-Family Home Owner</p> <p>No</p>	
4.	Ten (10) folded copies of a plot plan, map or survey.		
<p>Checklist prepared by: <u>Eric S. Goldstein, Esquire</u></p> <p>Checklist reviewed by City: _____</p> <p>Application found complete on: _____</p> <p>Application found incomplete on: _____</p>		<p>Date: <u>3/7/23</u></p> <p>_____</p> <p>Date: _____</p> <p>_____</p>	



- SURVEY REFERENCES**
1. MARGATE CITY TAX MAP
 2. SURETY TITLE COMPANY FILE #144203NF-01
 3. ELEVATIONS REFERENCE NAVD 88
 4. FIELD SURVEY COMPLETED ON 07/22/2022

PROPERTY SURVEY
MARGATE CITY
BLOCK 10.01 LOT 1
ATLANTIC COUNTY, NEW JERSEY

1. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 3,375 SF
2. PERMANENT MARKERS HAVE BEEN SET OR INACCESSIBLE
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.
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.
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.
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.
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.
8. THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

CERTIFIED TO:
PAUL & MARIE VERNA
SURETY TITLE COMPANY, LLC.

ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

ARTHUR PONZIO CO.
ENGINEERS ◊ SURVEYORS
PLANNERS
400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401
PHONE: 609-344-8194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 24GA28001300

DATE: 07/22/2022	DRAWN BY: WER
SCALE: 1" = 15'-0"	PROJECT NO.: 40084



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

Block	Lot	Applicant Name
10.01	1	Paul Verna
District	Address of Subject Application	
S-40	100 South Iroquis Avenue	

Dear (Name of Submitting Party) Eric S. Goldstein, Esq.

Your submittal was considered at the Staff Committee meeting of Friday, February 03, 2023

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

Staff committee met and discussed the application and agree with the variance(s) requested and possibly others may be identified.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, March 30, 2023

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:

Complete application.

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, March 08, 2023

Palma Accardi
Planning Board Administrator
Friday, February 03, 2023

Nehmad NDG
Davis & Goldstein
Nehmad Davis & Goldstein, PC
Counselors at Law
www.ndglegal.com

Eric S. Goldstein
Managing Partner
egoldstein@ndglegal.com
4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234
t 609 927 1177
f 609 926 9721

January 13, 2023

VIA HAND-DELIVERY

Roger D. McLarnon, PE, PP, CME, CFM, CPWM, QPA
Planning Engineering Zoning and Purchasing
City of Margate
Margate Planning and Zoning Board
Municipal Building
9001 Winchester Avenue
Margate, NJ 08402

Re: Application of Paul Verna
100 S. Iroquois Avenue
Block 10.01, Lot 1
Margate, New Jersey
Our File No. 12111-2

Dear Mr. McLarnon:

Please be advised that I represent the above-referenced property owner with regard to its application to the City of Margate Planning Board for certain "c" variance relief for the construction of a new single-family home.

I enclose the following information for staff committee review:

1. Original Staff Committee Review Application;
2. One (1) architectural plan of the subject property prepared by Mark A. Zawacki, AIA, consisting of one (1) sheet;
3. One (1) Survey prepared by Arthur W. Ponzio, Jr., PP, PLS dated July 22, 2022;
4. One (1) 200' Setback Average prepared by Arthur W. Ponzio, Jr., PP, PLS dated July 22, 2022; and
5. My firm's check payable to the City of Margate in the amount of \$25.00 representing the Staff Committee Review Application fee.

Roger D. McLarnon, PE, PP, CME, CFM, CPWM, QPA
January 13, 2023
Page 2

I am submitting this application and documentation in order to be placed on the Staff Committee's next available agenda. Please do not hesitate to contact me if you have any further questions from the applicant or require any further documentation to be submitted.

Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

BY: 

ERIC S. GOLDSTEIN

ESG/lmm
Enclosures
c: Mr. Paul Verna (w/encl. via e-mail)

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



By Board Administrator Or Zoning Official	Application Received: 1-17-23	Initial:
--	----------------------------------	--------------

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 WILL NOT, HOWEVER, FILL OUT THESE FORMS FOR YOU.

1. Date of Submittal: January 12, 2023

2. Submitted by – Name: Paul Verna Phone No.: (856) 384-8400

Address: 104 Jessup Road, Thorofare, NJ 08086

Email Address: paul@verna.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: Eric S. Goldstein, Esquire Phone No.: 609-927-1177

Address: Nehmad Davis & Goldstein, PC, 4030 Ocean Heights Ave., Egg Harbor Twp., NJ 08234

Email Address: egoldstein@ndglegal.com

4. The applicant would be (Check one): Owner Renter: _____
Buyer under Agreement of Sale _____ Other: _____

5. If the applicant for Board action would be Renter or Buyer, who is present OWNER?

Name: N/A Phone No.: _____

Address: _____

6. Proposed Action is Located as Follows: Street Address: <u>100 S. Iroquois Avenue</u> Block: <u>10.01</u> Lot(s): <u>1</u> Zoning District: <u>S-40</u>

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

There currently exists a 2 story single-family home - to be demolished.

8. Answer the following as to:	Existing Condition	Proposed Condition
a. Size and dimension of lot	4,000 sf.	3,375 sf. (ENC)
b. Size, dimensions of buildings	See attached plan	See attached plan
c. Height of bldgs. (feet)	30.0 ft.	29.11 ft.
d. Height of bldgs. (stories)	2	3
e. % of coverage on land	38%	See attached plan
f. Front yard setback	See attached plan	See attached plan
g. Rear yard setback	See attached plan	See attached plan
h. Side yard setbacks	5' (Iroquois) 11.39' (Atlantic)	5.4' (Iroquois) 13.0' (Atlantic)

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)

The subject property is currently improved with a 2 story single-family home located on the property. The applicant seeks to demolish the existing single-family home and construct a new 3-story single family home as shown on the plans prepared by Mark A. Zawacki, AIA.

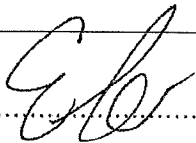
10. Although the Staff Committee will determine the correct legal steps, what are the actions requested. (check more than one, if applicable):

Subdivision C-Variance(s) D-(Use) Variance Site Plan Conditional Use Permit Other

11. Which variances are needed, if any?

Front Landscape

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

Eric S. Goldstein, Esquire

Print or Type Name

NO.	REVISIONS	BY

PROJECT:
VERNA
RESIDENCES
1555 ZION ROAD
NORTHFIELD, N.J. 08225
LOT 1

Mark A. Zarnoch AIA
ARCHITECT
1555 Zion Road
Suite 204
Northfield, N.J. 08225
PH: 908-708-2222
FX: 908-648-0200
Email: mark@markaz.com
LIC # 21A01338300

NO.	DATE	DESCRIPTION

AI

THIRD FLOOR PLAN
Levels of 640 to 644'

SECOND FLOOR PLAN
Levels of 636 to 640'

FIRST FLOOR PLAN
Levels of 632 to 636'

GROUND FLOOR PLAN
Atlantic Ave 1555 ZION ROAD N.J. 08225
Roquais Ave 1555 ZION ROAD N.J. 08225

ATLANTIC AVE ELEVATION

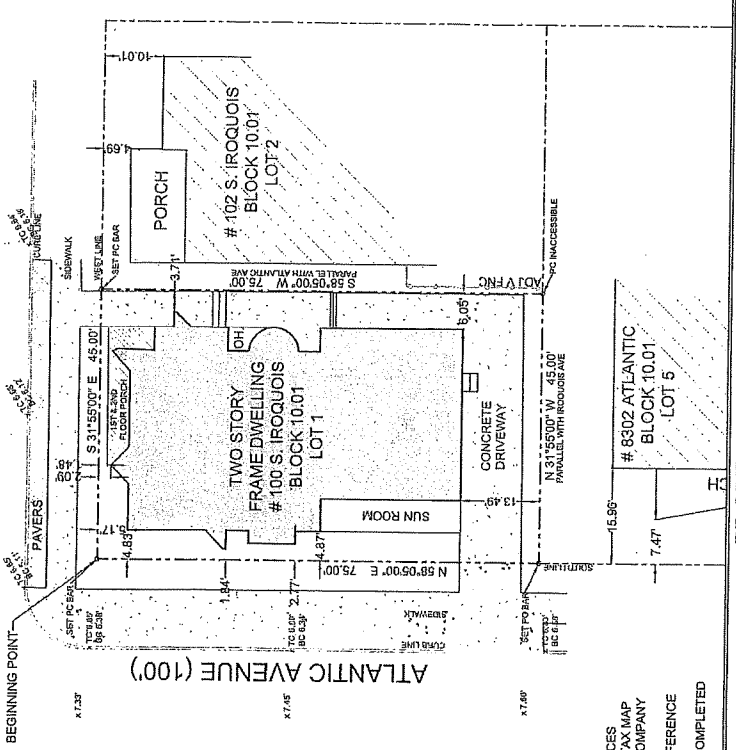
EAST ELEVATION

ROQUAIS AVE ELEVATION

SITE INFORMATION			
Item No.	Item	Remarks	Notes
1	Lot Area	10,000 sq. ft.	
2	Lot Dimensions	30' x 333'	
3	Setback	10' Front, 5' Side, 10' Rear	
4	Height	35' Max	
5	Orientation	North	
6	Adjacent Properties		
7	Utilities		
8	Topography		
9	Other		



16.85' x 16.87' IROQUOIS AVENUE (50')



ATLANTIC AVENUE (100')

SURVEY REFERENCES
1. MARGATE CITY TAX MAP
2. SURETY TITLE COMPANY
FILE #144203NF-01
3. ELEVATIONS REFERENCE
NAVD 88
4. FIELD SURVEY COMPLETED
ON 07/22/2022

PROPERTY SURVEY
MARGATE CITY
BLOCK 10.01
LOT 1
ATLANTIC COUNTY, NEW JERSEY

- SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 3,375 SF
- PERMANENT MARKERS HAVE BEEN SET OR INACCESSIBLE
- OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND EASEMENTS. THESE OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
- THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, EITHER RECORDED OR UNRECORDED, UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER INSTRUMENTS OF RECORD. SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.
- SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED AND SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.

- THE LOCATION OF PERMANENT MARKERS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT FACILITY.
- SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
- THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR DOES NOT WARRANT THE ACCURACY OF THIS SURVEY FOR ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED. FOR ANY PERSONS OTHER THAN AS ORIGINALLY INTENDED.
- THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

CERTIFIED TO:
PAUL & MARIE VIERNA
SURETY TITLE COMPANY, LLC.

Arthur W. Ponzio, Jr.
7/22/22

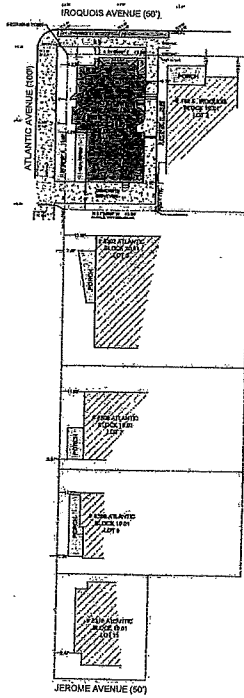
ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33LJ00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400



ARTHUR PONZIO CO.
ENGINEERS & SURVEYORS
PLANNERS

400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401
PHONE: 609-344-8194 FAX: 609-344-1294
NEW JERSEY STATE AUTH. NO.: 24G38003300

DATE: 07/22/2022
DRAWN BY: WER
SCALE: 1" = 15'-0"
PROJECT NO.: 40084



SETBACK AVERAGE CALCULATIONS (IROQUOIS AVE)

LOT	PORCH SETBACK	BUILDING SETBACK
1 (PIQ)	4.48' (OMIT)	2.09' (OMIT)
2	4.69'	10.01'
AVERAGES	5.00' MIN PER ORD.	10.01'

SETBACK AVERAGE CALCULATIONS (ATLANTIC AVE)

LOT	PORCH SETBACK	BUILDING SETBACK
1 (PIQ)	N/A	1.84' (OMIT)
5	7.47' (HIGH)	15.98' (HIGH)
7	3.81' (LOW)	11.83'
9	5.35'	10.95'
11	N/A	9.47' (LOW)
AVERAGES	5.35'	11.39'

NOTE:
 SETBACK AVERAGE ASSUMES EXISTING DWELLING ON LOT 1 IS TO BE DEMOLISHED. IF THE DWELLING IS TO REMAIN, THEN ADD THE EXISTING FIGURES TO AVERAGE CALCULATION.

THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE APPROVAL OF THE BOARD OF PLANNING AND ZONING. THE BOARD OF PLANNING AND ZONING MAY REQUIRE CHANGES TO THIS PLAN AT ANY TIME. THE BOARD OF PLANNING AND ZONING MAY ALSO REQUIRE THE SUBMITTER TO PROVIDE ADDITIONAL INFORMATION OR DOCUMENTATION. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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AP ARTHUR PONZIO CO.
 ENGINEERS & SURVEYORS
 PLANNERS
 400 NORTH DUNN AVENUE, ATLANTIC CITY, NJ 08401
 PHONE: 856-841-1111 FAX: 856-841-1112
 NEW JERSEY STATE APTN AND SURVEYORS

Arthur W. Ponzio, Jr.
ARTHUR W. PONZIO, JR.
 PROFESSIONAL PLANNER, N.J. REG. NO. 120000001
 PROFESSIONAL LAND SURVEYOR, N.J. REG. NO. 120000001

200' SETBACK AVERAGE
 BLOCK 10.01 LOT 1
 MARGATE CITY ATLANTIC COUNTY NEW JERSEY
 SCALE 1"=20'
 DATE: 07/27/2022 BY: WER
 PDS: 102-45584

PRINTED
C-1
 SHEET NO. 1



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

James W. Manghan, CTA
Tax Assessor

Eric S. Goldstein
Nehmad Davis & Goldstein, PC
4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

Block: 10.01 Lot: 1
Location: 100 S Iroquois Ave
Date: March 2, 2023

A handwritten signature in black ink, appearing to read "James W. Manghan", is written over a horizontal line.

James W. Manghan, CTA
Tax Assessor

Your File No.: 12111-002

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	
9 6	8230 ATLANTIC AVE 5	2	UHNIAT, 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	FENDRICK, MINDY E & DOUGLAS A 26 NOLEN CIRCLE VOORHEES, NJ	08043
9 12	105 S IROQUOIS AVE	2	SANTORI, ADEO & JOHANNE 105 S IROQUOIS AVE MARGATE CITY, NJ	08402
9 13	1 DOLPHIN DR	2	SELLECK, GARY & RHONDA 336 CONCOURSE BLVD DRESHER, PA	19025
9 14	2 DOLPHIN DR	2	BAER, RONALD & JAQUELINE 2 DOLPHIN DRIVE MARGATE, N J	08402
9 15	3 DOLPHIN DR	2	LECUYER, ADAM CLAY GREY 1023 OAK AVENUE LINWOOD, NJ	08221
9 22	111 S IROQUOIS AVENUE	2	RUBENSTEIN, LORI SELIGSOHN & MARK 472 BARRINGTON ST HORSHAM, PA	19044
10.01 1	100 S IROQUOIS AVE	2	IROQUOIS FAMILY TRIBE TRUST 600 CRUM CREEK ROAD MEDIA, PA	19063
10.01 2	102 S IROQUOIS AVE	2	BETESH, DAVID & KIMBERLY ANN 102 S IROQUOIS AVE MARGATE, NJ	08402
10.01 5	8302 ATLANTIC AVE	2	SCHWARTZ, GARY J 8302 ATLANTIC AVE MARGATE, NJ	08402
10.01 7	8306 ATLANTIC AVE	2	WINDFELDER, ANDREW T & RITA A 8306 ATLANTIC AVE MARGATE, NJ	08402
10.01 9	8308 ATLANTIC AVE	2	KRIK, BERNARD & MIRIAM 3843 LOOP RD HUNTINGDON VALLEY, PA	19006

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
10.01 11	8310 ATLANTIC AVE	2	BLUM, JACQUELINE E PO BOX 541 CITRUS HEIGHTS, CA	95621
10.01 12	103 S JEROME AVE	2	EPSTEIN, HOWARD & BRENDA 103 S JEROME AVE MARGATE, NJ	08402
10.02 13	8307 SALEM RD	2	TESSLER, HARVEY B 8307 SALEM ROAD MARGATE, NJ	08402
10.02 14	8305 SALEM RD	2	FRANKEL, SHIRLEY 8305 SALEM RD MARGATE CITY, NJ	08402
10.02 15	8303 SALEM RD	2	VERITY ASSOCIATES LP 6020 CRICKET RD FLOURTOWN, PA	19031
10.02 16	8301 SALEM RD	2	LEVINE, JEFFREY G 8301 SALEM ROAD MARGATE, NJ	08402
10.03 17	106 S IROQUOIS AVE	2	STOMEL, ANDREA W,-TR & STEVEN, C ST 1 COLLAGE LN CHERRY HILL, NJ	08003
10.03 18	110 S IROQUOIS AVE	2	110 S IROQUOIS AVE LLC 110 S IROQUOIS AVENUE MARGATE, NJ	08402
10.03 22	109 PLYMOUTH RD	1	KORMAN TRUST, LEONARD I 2 NESHAMINY INTERPLEX 305 TREVOSE, PA	19053
10.03 23	8300 SALEM RD	2	LUNDY, STUART R & TRACY T 450 N NARBERTH AVE. #200 NARBERTH, PA	19072
10.04 24	8302 SALEM RD	2	IMBER, PAUL M. & CYNTHIA M. 3 BUTTONWOOD DRIVE CHADDSFORD, PA	19317
10.04 29	107 S JEROME AVE 27	2	FRIEDMAN, BRIAN K & MARCY DASH- 44 SOUTHWOOD DRIVE CHERRY HILL, NJ	08003
110.02 1.02	16 S HANOVER AVE	2	SCOCCA, JOSEPH E & KAREN K 667 POMONA AVE HADDONFIELD, NJ	08033
110.02 3	8221 ATLANTIC AVE	2	KOHN, HENRY & CYNTHIA A 689 GOLFOVIEW DR MOORESTOWN, NJ	08057

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
111.01 1.01	8301 ATLANTIC AVE	2	KALINER, JEFFREY & MARA 636 SPRUCE LANE VILLANOVA, PA	19085
111.01 1.02	20 S IROQUOIS AVE	2	SOLL, JONATHAN & LAUREN 41 CAMEO DRIVE CHERRY HILL, NJ	08003
111.01 3	8305 ATLANTIC AVE	2	WALD, DOREEN 8305 ATLANTIC AVE MARGATE, NJ	08402
111.01 4	17 S JASPER AVE	2	COSIOL, KARYN GROSINGER PO BOX 3106 MARGATE, NJ	08402
111.01 22	18 S IROQUOIS AVE	2	ERLBAUM, ELISABETH 410 HOWARD ROAD GLADWYNE, PA	19035
111.02 1	8307 ATLANTIC AVE	2	DI SANDRO ESTATE, A J & E D DI SANDRO 1760 MARKET ST SUITE 1201 PHILADELPHIA, PA	19013

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.....37



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
FEB 07 2023
NDG LEGAL

Date: 2/1/23

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for 1st quarter 2023

And the WATER & SEWER for 2022

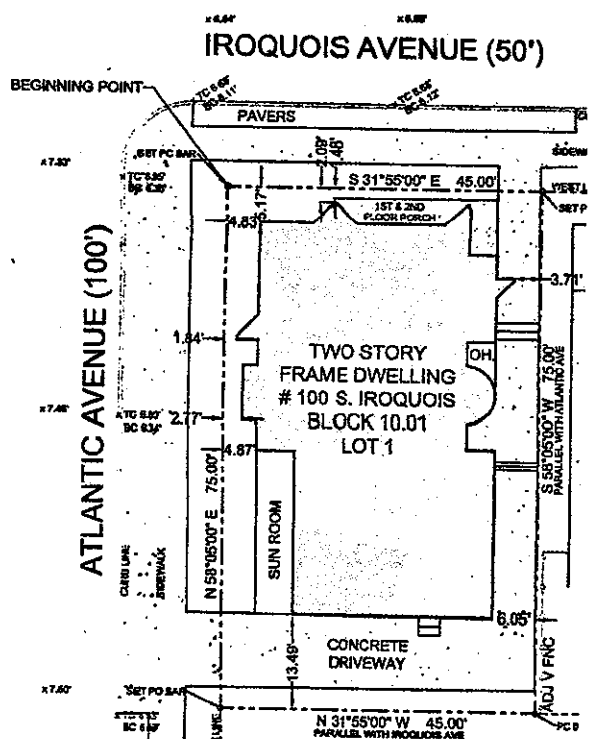
Are paid on property located 100 S. Iroquois Ave.

Assessed to Iroquois Family Tribe Trust

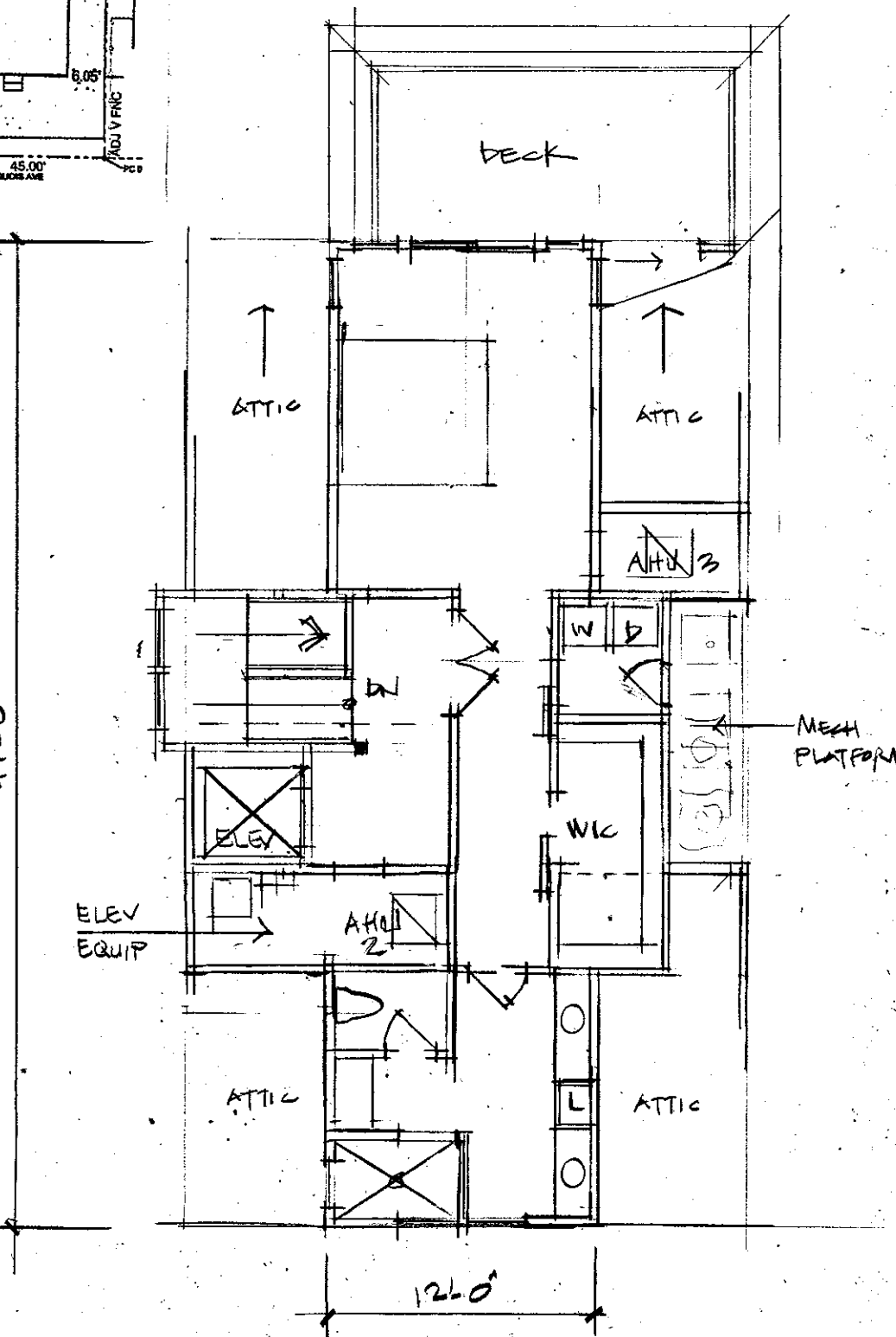
And designated as
BLOCK 10.01, LOT 1; Tax Map of Margate City, N.J.

Tara J Mazza, CTC
Tax Collector

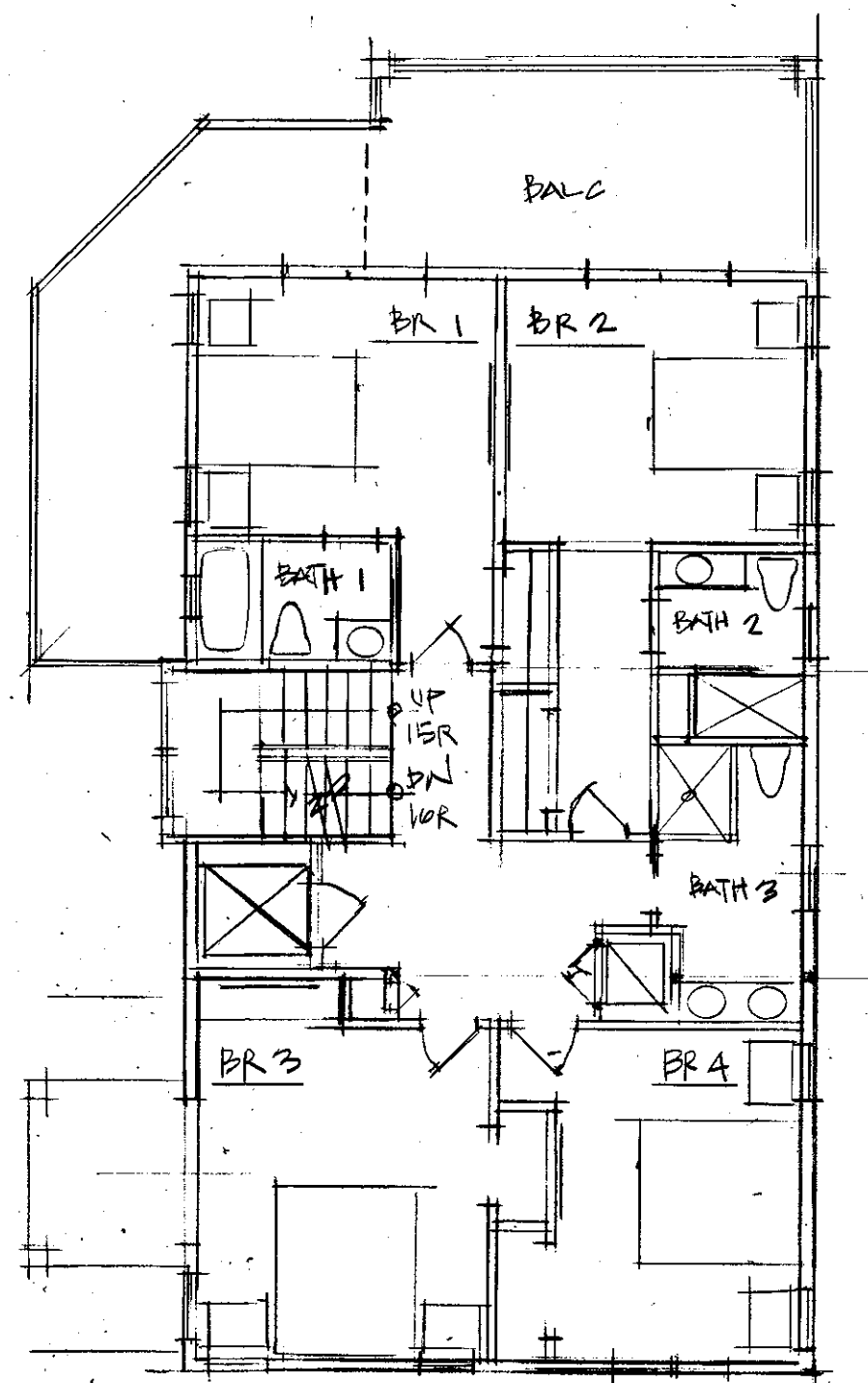
Per LH



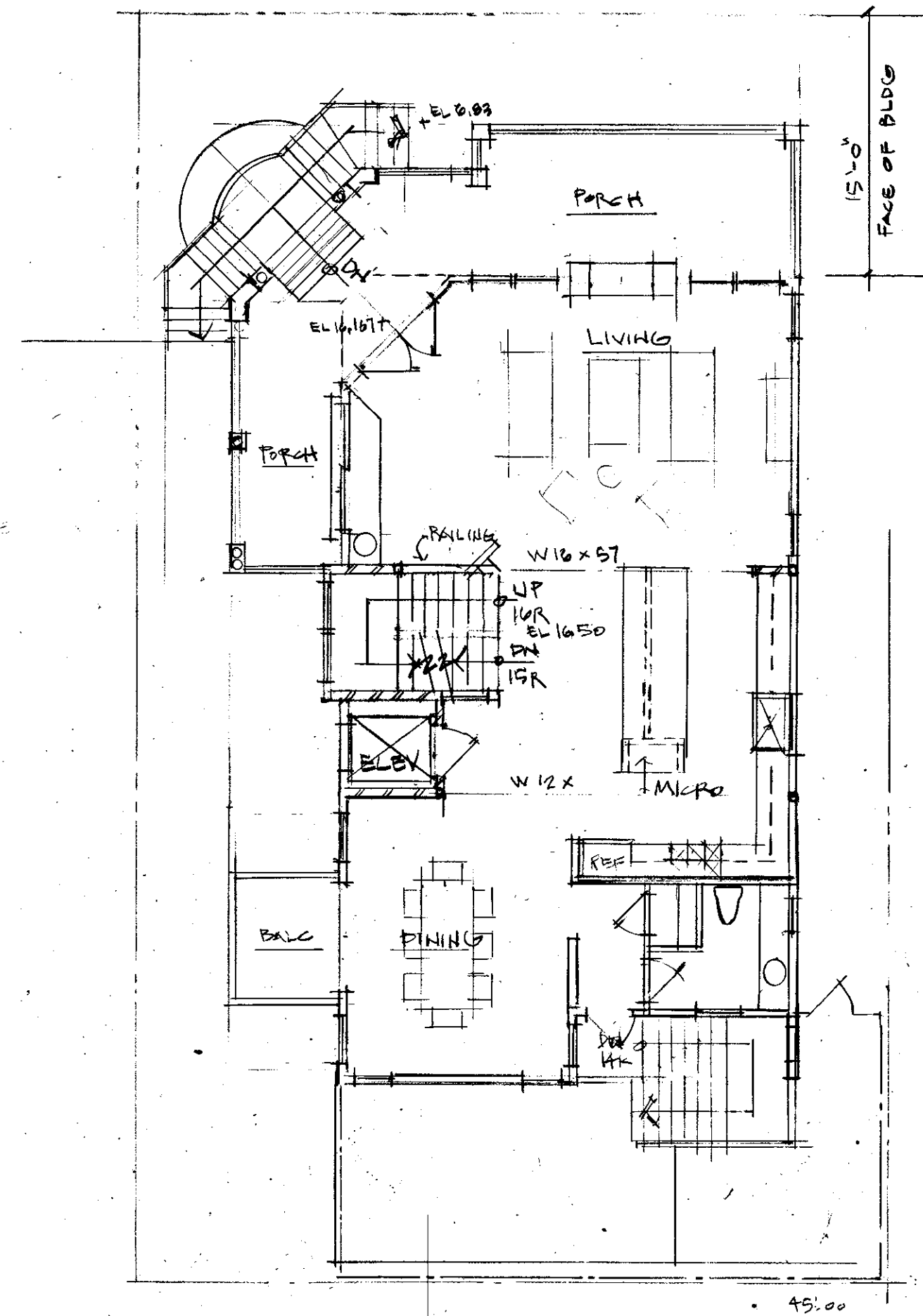
EXISTING SITE PLAN
By ART PONTIZO & ASSOC



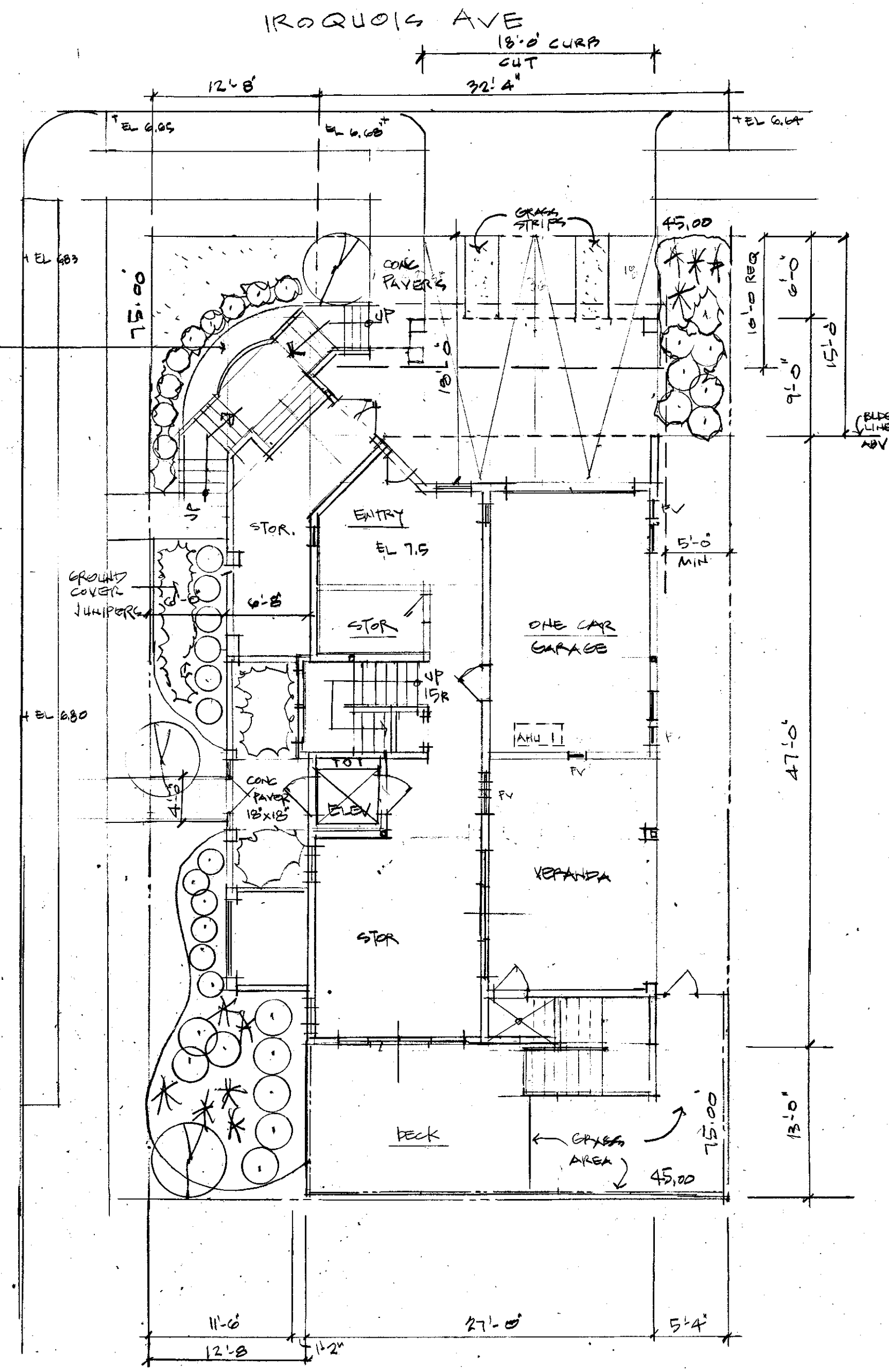
THIRD FLOOR PLAN
LIVING SP 640 SF MAX



SECOND FLOOR PLAN
LIVING SP 1275 SF



FIRST FLOOR PLAN
LIVING SPACE 1208 SF



GROUND FLOOR PLAN

ATLANTIC AVE 150' x 1.60 = 240 SF * TO BUILDING SETBACK
IROQUOIS AVE 485' x 1.60 = 776 SF SETBACK

SETBACK AVERAGE CALCULATIONS (IROQUOIS AVE)

LOT	PORCH SETBACK	BUILDING SETBACK
1 (PIQ)	4.48 (OMIT)	2.07 (OMIT)
2	4.89	10.01
AVERAGES	5.00 MIN PER ORD.	10.01

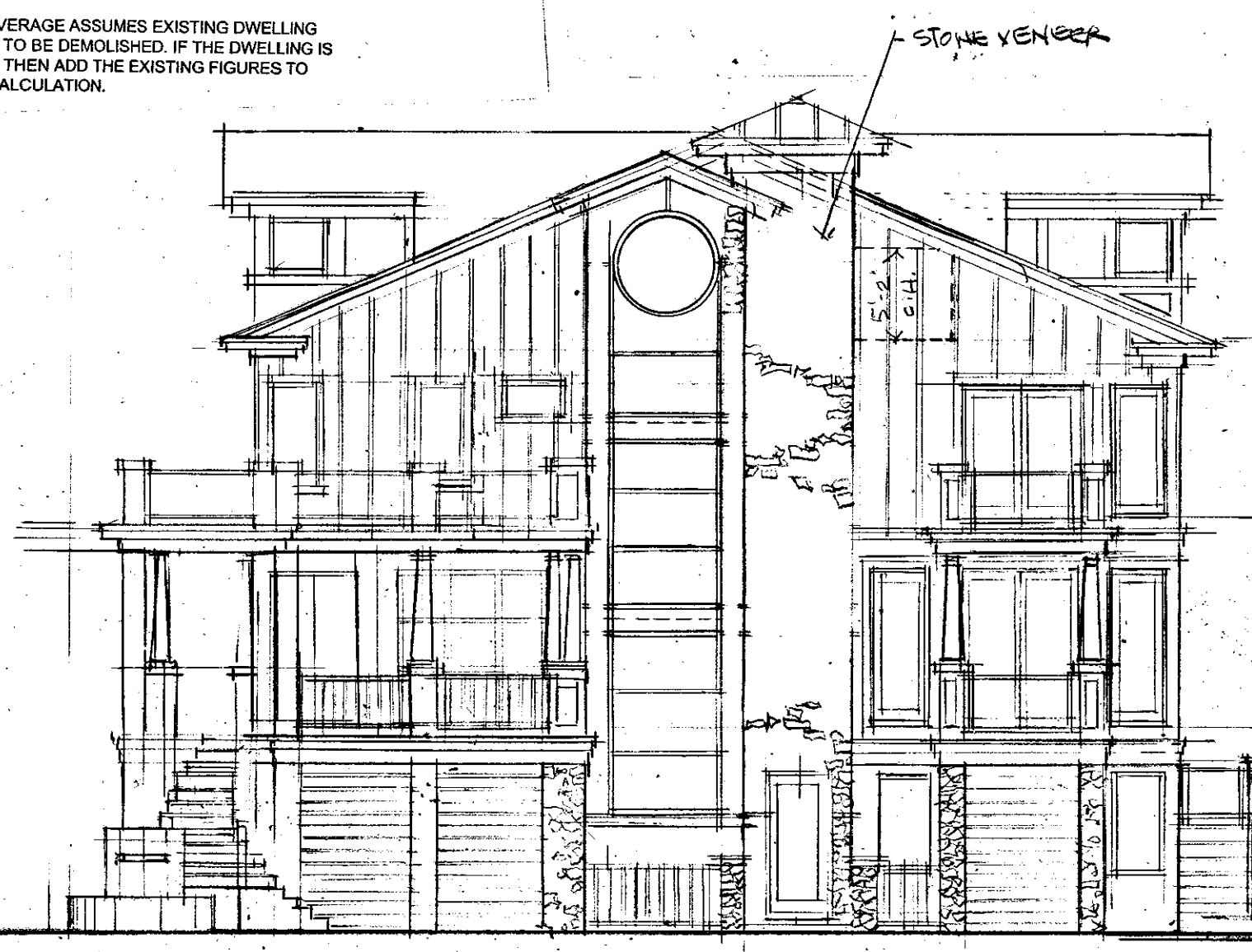
SETBACK AVERAGE CALCULATIONS (ATLANTIC AVE)

LOT	PORCH SETBACK	BUILDING SETBACK
1 (PIQ)	NA	14.44 (OMIT)
5	7.47 (HIGH)	10.98 (HIGH)
7	3.87 (LOW)	11.83
9	5.35	10.95
11	NA	6.47 (LOW)
AVERAGES	5.35	11.39

NOTE:
SETBACK AVERAGE ASSUMES EXISTING DWELLING ON LOT 1 IS TO BE DEMOLISHED. IF THE DWELLING IS TO REMAIN, THEN ADD THE EXISTING FIGURES TO AVERAGE CALCULATION.

SITE INFORMATION

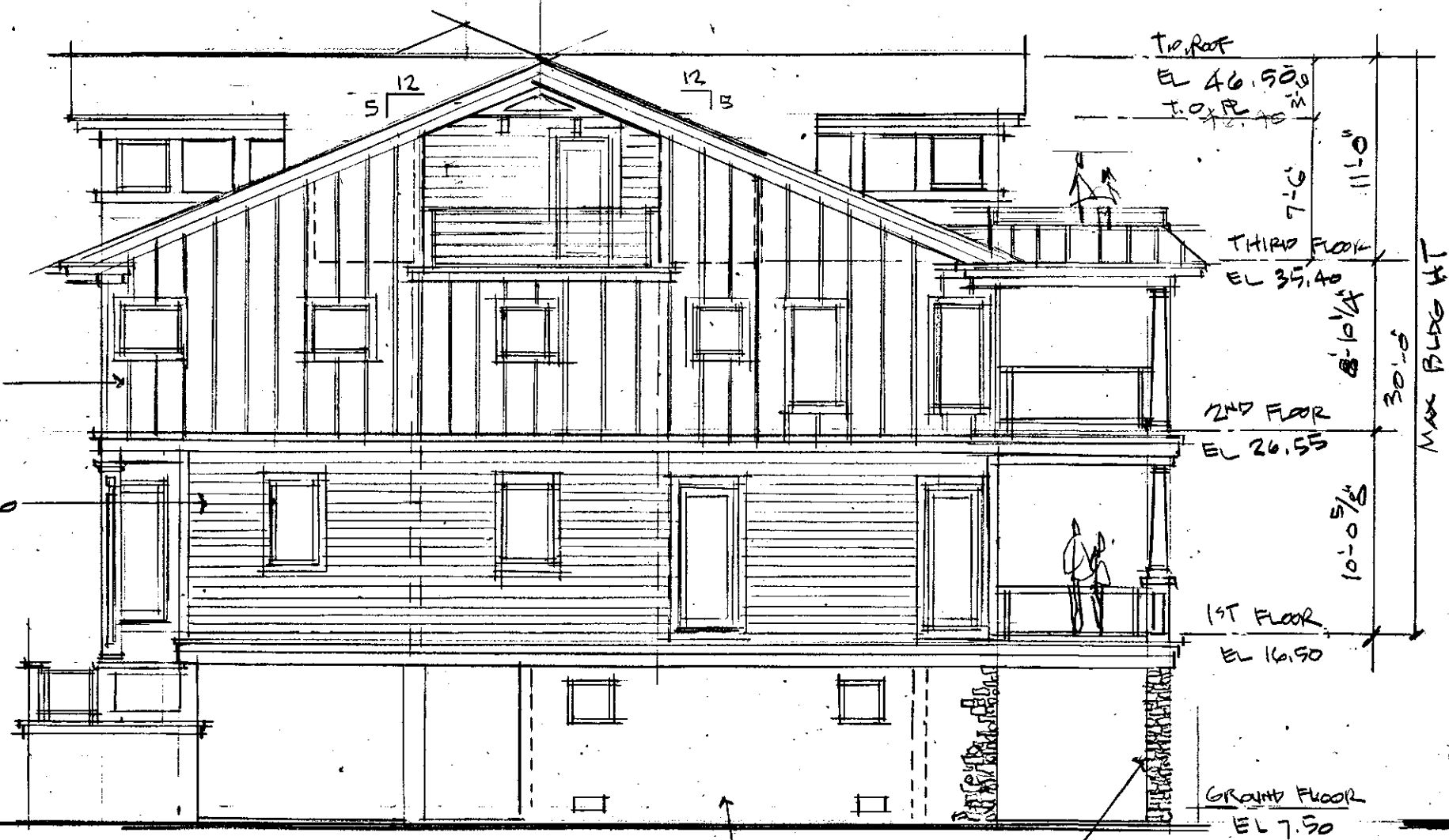
ZONE	S40	REA	PROPOSED	REMARKS
LOT SIZE	4000 SF	3375 SF		
LOT COVERAGE	83% (200)	1275 SF		
FRONTAL YTD	BLDG 11.30'	11.5'		
FRONTAL YTD	BLDG 10.01'	10.01'		
FRONTAL YTD	PORCH 5.12'	6.01'		
SIDES	5'-0" (11)	5'-4" (13)		
BUILDING HEIGHT	30'-5"	24'-11"		
PARKING	5 BK	3		
FRONT LANDSCAPE	ATLANTIC 602 57' x 4'	600 SF		
FRONT LANDSCAPE	IROQUOIS 168 27' x 4'	672 SF		



ATLANTIC AVE ELEVATION



EAST ELEVATION



IROQUOIS AVE ELEVATION

REVISIONS	BY

PROJECT:
VERNA
RESIDENCE
100 S. IROQUOIS AVE
MARGATE, N.J.
BLK 10.01
LOT 1

Mark A. Zawacki A.I.A.
ARCHITECT
1555 Zion Road
Suite 204
Northfield, N.J. 08225

Ph: 609-709-3292
Fx: 609-484-9040
Email: mzaedesign@aol.com

Lic # 21A101338300

DRAWN Maz
CHECKED
DATE
SCALE 1/8" = 1'-0"
JOB NO.
SHEET A-1
OF SHEETS