

December 2, 2022

VIA HAND DELIVERY

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

Re: Application of Beachwalk Condominium Association
108 N. Adams Avenue
Block 328, Lot 404
Margate, New Jersey
Our File No. 12883-1

Dear Ms. Shiles:

Please be advised that I represent Beachwalk Condominium Association with regard to its application to the City of Margate Planning Board for amended preliminary and final site plan approval, together with certain "c" variance relief for renovations at the existing site.

The applicant seeks variances through the present application for renovations to the existing multi-family condominium building located at 108 N. Adams Avenue.

As the City of Margate is aware, there were certain on-site improvements made to the property following the time the original approvals for the site were obtained by the original developer of the structure. These additional improvements were perhaps not authorized by Margate.

The present application is to obtain amended site plan approval, after the fact, for the subsequent site improvements and to legalize the removal of an existing shed and area of asphalt pavement in the southeastern corner of the site and then to replace the area with new landscaping, thereby increasing the minimum total landscaping coverage to 17.47% where 25% is required and 14.43% is existing. A new 5-foot vinyl fence will also be installed to match the adjacent lot.

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

As such, 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 site plan renderings prepared by Jason T. Sciullo, PE, PP dated September 8, 2022 (1 sheet), which show the previously approved conditions, existing conditions, and proposed conditions of the property;
3. One (1) copy of the 200' Property Owners List;
4. One (1) original Proof of Paid Taxes, water and sewer; and
5. One (1) USB flash drive with electronic copies of all submission materials.

Lastly, I enclose my client'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

ESG/lmm

Enclosures

c: Mr. Dan Kelley – 108 N. Adams Avenue Condominium Association (w/encl. via e-mail)

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** December 2, 2022

2. **Zoning District:**

S-60	Single Family Residential	MF	<input checked="" type="checkbox"/>	Multi-Family Residential
S-50	Single Family Residential	CBD		Central Business District
S-40(WD)	<input 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) 108 N. Adams Avenue
Block Number 328 Lot No(s) 404
Total Area (in square feet) 9,375 sf.
Frontage: 75 ft.
Depth: 125 ft.

4. **Information about the Applicant:**

Full name(s) Beachwalk Condominium Association
If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

Local Residence Address _____ Zip _____
Other Residence Address 221 S. Ithan Avenue, Bryn Mawr, PA Zip 19010
Business Address _____ Zip _____
Phone Number(s) (include area code);
Local Residence _____ Other Residence _____
Business _____ Fax dan@kelleyland.com Cell Phone (610) 306-1733

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):
 N/A - Homeowner's Association making application.
 All existing homeowners concur with the filing of this application

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 checked="" 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 _____ Phone _____
 Address _____
 Fax _____ Cell _____

Surveyor: Name _____ Phone _____
 Address _____
 Fax _____ Cell _____

Preparer of Subdivision or Site Plan(if different from above)
 Name Jason T. Scullo, PE, PP - Scullo Engineering Services, LLC Phone (609) 300-5171
 Address 17 South Gordon's Alley, Suite 3, Atlantic City, NJ 08401
 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)?
Multi-Family Residential Condominium

-How will this be changed?
Removal of existing shed and area of asphalt
pavement and replace with new landscaped area and
five (5) foot fence to match the adjacent lot.

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): Multi-Family Condominium

-Proposed use: Multi-Family Condominium

-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
<u>Minimum Side Yard</u>	<u>8 ft. min. / 12 ft. total w/driveway</u>	<u>7.9 ft. / 10.9 ft.</u>	<u>7.9 ft. / 10.9 ft. (ENC)</u>
<u>Minimum Rear Landscaped Buffer</u>	<u>10 ft.</u>	<u>0.89 ft.</u>	<u>0.89 ft. (ENC)</u>
<u>Front Yard Landscaping</u>	<u>60% of front yard</u>	<u>53%</u>	<u>53% (ENC)</u>
<u>Minimum Total Landscaping Coverage</u>	<u>35%</u>	<u>14.43%</u>	<u>17.47%</u>

13. Prior Action: Please detail any prior hearing and/or decision relevant to this application. Supply date, name of Board, and results. (IF YOU ARE NOT SURE PLEASE CHECK WITH EITHER BOARD ADMINISTRATOR.) If no prior action, write "none".

14. County and Other Agency Actions (Provide necessary dates and decisions):

Site Plan:
N/A

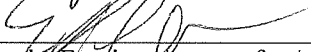
Subdivision:
N/A

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 multi-family condominium located on the property. The applicant seeks to remove an existing shed and area of asphalt pavement in the southeastern corner of the site and replace the area with new landscaping, thereby increasing the minimum total landscaping coverage to 17.47% where 25% is required and 14.43% is existing. A new 5-foot vinyl fence will be installed to match the adjacent lot.

16. Signature of Applicant(s):


 _____ Date 12/2/22
 Eric S. Goldstein, Esquire - Attorney for Applicant
 _____ Date _____

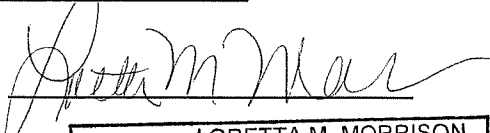
17. This space for Board Administrator:

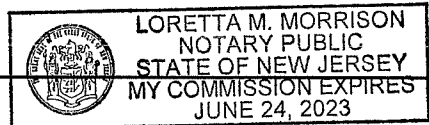
-Staff Committee action took place
 _____ and case assigned to
 the Planning Board for _____ or
 -This application received by the
 Planning Board Administrator on

 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 2nd
 day of December 2022.





Corporate Disclosure Form

Beachwalk Condominium Association, Inc.
(Corporation Name)

IN THE MATTER OF THE: MARGATE CITY PLANNING BOARD

APPLICATION OF Beachwalk Condominium Association, Inc.
(print applicant name)

Property Location

Block (328) Lot (404)
[Empty lines for address details]

Daniel Kelley, of full age, hereby certified the following factual information:
(print applicant name)

1. I am authorized to file this Certification on behalf of Beachwalk Condominium Association, Inc. the
(print corporation name)
owner of the property, which is the subject of this application.

2. Beachwalk Condominium Association, Inc. is a Condominium Association corporation organized
(print corporation name) (style of)
pursuant to the laws of the State of New Jersey.

3. The names and addresses of all persons having a 10% or greater ownership interest in
Beachwalk Condominium Association, Inc. are as follows:
(print corporation name)
a.
b.
c.

4. There are no other persons or entities having a 10% or greater interest in
Beachwalk Condominium Association, Inc.
(print corporation name)

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me
are willfully false, I am subject to punishment.

[Signature]
(signature)

Eric S. Goldstein, Esquire
(print name)

Attorney for Applicant
(title)

Dated: 12-2-2022

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>	
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>	<p>X</p>	
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>Multi-Family Condo. Owner</p> <p>No</p>	
4.	<p>Ten (10) folded copies of a plot plan, map or survey.</p>		
<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>12/2/22</u></p> <p>_____</p> <p>Date: _____</p> <p>_____</p>	



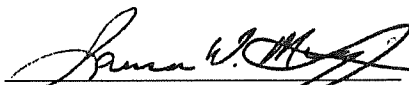
Office of the Tax Assessor
Municipal Building
9001 Winchester Ave.
Margate City, NJ 08402
609-822-1950
FAX 609-487-1142

RECEIVED
NOV 21 2022
NDG LEGAL

James W. Manghan, CTA
Tax Assessor

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

Block: 328 Lot: 404
Location: 108 N Adams Ave
Date: November 15, 2022


James W. Manghan, CTA
Tax Assessor

Your file No.: 12883-001

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	
227 85.03	25 N ADAMS AVE	2	TUCKER, FRANK A 6 CHESHIRE CT HOLLAND, PA	18966
227 89	9316 WINCHESTER AVE	1	BENDYL DEVELOPMENT LLC 100 N COOLIDGE AVENUE MARGATE, NJ	08402
228 65.01	33 N JEFFERSON AVE	2	MEIXNER FAMILY LLC 1103 WANDA LANE NORRISTOWN, PA	19403
228 71	9412 WINCHESTER AVE	2	MSR REVOCABLE LIV TRUST 2530 NW 70TH BOULEVARD BOCA RATON, FL	33496
228 73 C000A	9410 WINCHESTER AVE	2	RUBENSTEIN, BRIAN H & MELISSA I 110 LIVERY DR CHURCHVILLE, PA	18966
228 73 C000B	9410 WINCHESTER AVE	2	DARINGTON, THOMAS D & PATRICIA A 620 N HEILBRON DRIVE MEDIA, PA	19063
228 79 C000A	9404 WINCHESTER AVE	2	CHANE, LAWRENCE S & SUSAN D 213 E MONTGOMERY AVE ARDMORE, PA	19003
228 79 C000B	9404 WINCHESTER AVE	2	BRESALIER, HOWARD J & RANDI D 7 ROYAL COURT VOORHEES, NJ	08043
327 85.03	125 N ADAMS AVE	2	KING-CAVALIER, JOANN M 510 TRINITY CHURCH CT BLUE BELL, PA	19422.2526
327 86.01	101 N ADAMS AVE 86	2	PARKIN, ROBERT & CHERIE 101 N ADAMS AVE MARGATE, NJ	08402
327 86.02	9317 WINCHESTER AVE 86	2	METTER, STAN & NANCY 522 EDGEWOOD DRIVE LAFAYETTE HILL, PA	19444
327 89	9312 MONMOUTH AVE	2	IANOALE, JOSEPH C 224 KENNEDY BLVD BELLMAWR, NJ	08031
327 90	103 N ADAMS AVE	2	MARRANDINO ESTATE, ROSEMARY THERESA 103 N ADAMS AVE MARGATE, NJ	08402
327 92 C0100	9309 WINCHESTER AVE	2	CIMA, ROCCO & SANDRA 2945 SOUTH 17TH STREET PHILADELPHIA, PA	19145

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
327 92 C0200	9309 WINCHESTER AVE	2	HAUGHT, JEROLD A & DEBORAH L S. 9309 WINCHESTER AVE #200 MARGATE, NJ 08402
327 96	9307 WINCHESTER AVE	2	WITKOWSKI, STEVE 79 ROCKLAND ROAD EWING, NJ 08638
327 402	106 N WASHINGTON AVE	2	MAGLIARI, M A V & J A W 108 MUIRFIELD DR BLUE BELL, PA 19422
327 404	108 N WASHINGTON AVE	2	ROCCO JR, JAMES A & LYDIA 320 NORTH ARTHUR DRIVE BEVERLY, NJ 08010
327 405 C000A	105 N ADAMS AVE	2	CROSS, JOHN & HOLLY 322 CANDLEWOOD RD BROOMALL, PA 19008
327 405 C000B	105 N ADAMS AVE	2	RUDOLPH, WAYNE C & BARBARA D 501 CASTLEBAY DR WILLIAMST000, NJ 08094
327 405 C000C	105 N ADAMS AVE	2	DECKARD, DAVID J & DENISE M 105 N ADAMS AVE #C MARGATE, NJ 08402
327 405 C000D	105 N ADAMS AVE	2	MOORE III, RICHARD F & JENNY HONG 229 W GEORGE ST PHILADELPHIA, PA 19123
327 407 C000A	113 N ADAMS AVE	2	KAPLAN JARED & ASHLEY 1030 OAK RIDGE DR BLUE BELL, PA 19422
327 407 C000B	111 N ADAMS AVE	2	GOLD, SIDNEY L & JOAN S 1600 ARCH STR #1612 PHILADELPHIA, PA 19103
327 408 C0001	112 N WASHINGTON AVE	2	CONTESSA, J&C, & SPINOSI, P 2501 ISEMINGER STREET PHILADELPHIA, PA 19148
327 408 C0002	112 N WASHINGTON AVE	2	CONTESSA, JOSEPH & CARMELA 1830 HULSEMAN STREET PHILADELPHIA, PA 19145
327 410 C000A	114 N WASHINGTON AVE	2	D'AMELIO, ANDREW & MICHELLE 1730 BIDEN AVE MONROE TWP, NJ 08094
327 410 C000B	114 N WASHINGTON AVE	2	D'AMELIO, ANDREW & MICHELLE 1730 BIDEN AVE MONROE TWP, NJ 08094

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
327 410 C000C	114 N WASHINGTON AVE	2	D'AMELIO, ANDREW & MICHELLE 1730 BIDEN AVE MONROE TWP, NJ 08094
327 411 C000A	115 N ADAMS AVE	2	AVELLINO, CARMINE 115 N ADAMS AVE #A MARGATE, NJ 08402
327 411 C000B	115 N ADAMS AVE	2	18TH STREET %MARIA LERNER 115 N ADAMS AVE UNIT B MARGATE, NJ 08402
327 413	117 N ADAMS AVE	2	BUEMI, CHRISTOPHER J & LISA RIOS- 3943 WREXHAM CT BENSALEM, PA 19020
327 415 C000A	119 N ADAMS AVE	2	TOMICH, MATTHEW J & LAUREN O'BRIEN 116 W MAPLE AVE MOORESTOWN, NJ 08057
327 415 C000B	119 N ADAMS AVE	2	O'BRIEN TRUST, ROBERT P & LINDA 15 FULTON DR MT LAUREL, NJ 08054
327 416	118 N WASHINGTON AVE	2	MONTEMURRO, JAMES J & MARGARET I 118 N WASHINGTON AVE MARGATE, NJ 08402
327 417 C0001	121 N ADAMS AVE	2	GLADWELL, GARY & ANNE VIDUNAS- 202 VERNON RD MORRISVILLE, PA 19067
327 417 C0002	121 N ADAMS AVE	2	GOLDMAN, CURTIS A & SANDRA L 6 WINDROSE CIRCLE DOYLESTOWN, PA 18901
328 67.07	9408B MONMOUTH AVE	2	RAPHAEL, RONALD & CHARI 737 EASTWIND CIRCLE DRESHER, PA 19025
328 67.08	9410B MONMOUTH AVE	2	STAFFIN, ALVIN & ANDREA 13 AMARYLLIS LANE NEWTOWN, PA 18940
328 67.09	9412B MONMOUTH AVE	2	FELDMAN, ROSTISLAV & MARINA 3399 WOODLAND CIRCLE HUNTINGDON VALLEY, PA 19006
328 67.10	9414B MONMOUTH AVE	2	LAPIDES, BARRY 812 MANCHESTER DRIVE MAPLE GLEN, PA 19002
328 67.11	9416B MONMOUTH AVE	2	PRUSHINSKI, JOANN & SCOTT 1036 VALLEY CROSSING DR LITITZ, PA 17543

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
328 67.12	9418B MONMOUTH AVE	2	PALMIERI, PATRICIA 9418 B MONMOUTH AVE MARGATE, NJ	08402
328 67.13	9420B MONMOUTH AVE	2	MERCALDO, FREDERICK D & VIRGINIA N 1007 WILDE AVE DREXEL HILL, PA	19026
328 70 C000A	9415 WINCHESTER AVE	2	TELSEY, BENJAMIN & DIANE B 5 TWO PENNY RUN PILES GROVE, NJ	08098
328 70 C000B	9415 WINCHESTER AVE	2	AGNEW, THOMAS H & DONNA M 23 WOODDUCK DR MULLICA HILL, NJ	08062
328 72.01 C000A	9413 WINCHESTER AVE	2	KRAVITT, DAVID D & KAREN F 202 OLYMPIC CLUB CT BLUE BELL, PA	19422
328 72.01 C000B	9413 WINCHESTER AVE	2	SUTHERLAND, JEWELLE 11 WILDERNESS RUN COURT MT. LAUREL, NJ	08054
328 78.01 C000A	9409 WINCHESTER AVE 78	2	PAIKOFF, RICHARD & DEBRA S 3 SEEDLING DR HOLLAND, PA	18966
328 78.01 C000B	9409 WINCHESTER AVE	2	SHAH, AMIT V & PAGANO, PAULAMARIE 409 SEDGWICK LANE MARLTON, NJ	08053
328 78.02 C000A	9411 WINCHESTER AVE	2	MORATH, KURK R & CHRISTINA J 311 LAUMAN AVE EAGLEVILLE, PA	19403
328 78.02 C000B	9411 WINCHESTER AVE	2	DEL ROSSI, A M T & SPITKO, L C 109 VICTORIA GARDEN DRIVE KENNETT SQUARE, PA	19348
328 82	102 N ADAMS AVE	2	TUCKER, MICHAEL & MICHELE 2292 CORDUS LANE HUNTINGDON VALLEY, PA	19006
328 82.01	9401 WINCHESTER AVE	2	SILIGATO, JOSEPH 135 SALTER ST PHILADELPHIA, PA	19147.4262
328 403	105 N JEFFERSON AVE	2	RUCKLE, JOHN B & DEBORAH 413 REITNOUR ROAD SPRING CITY, PA	19475
328 404 C000A	108 N ADAMS AVE	2	OSTACH, HERBERT & SANDRA 108 N ADAMS AVE #A MARGATE, NJ	08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
328 404 C000B	108 N ADAMS AVE	2	KELLEY, DANIEL E & ROBIN S 221 SOUTH ITHAN AVE BRYN MAWR, PA 19010
328 404 C000C	108 N ADAMS AVE	2	NOZZOLIO, JOSEPH B & ANNE D 108 N ADAMS AVE #C MARGATE, NJ 08402
328 404 C000D	108 N ADAMS AVE	2	MOODY, LARRY F & MARGARET ELIA 2446 SKYVIEW AVE LANGHORNE, PA 19053
328 405 C0001	111 N JEFFERSON AVE	2	PAUSON, ANDREW & ANDREA 3213 AYR LANE DRESHER, PA 19025
328 405 C0002	111 N JEFFERSON AVE	2	FRANKS, DONNA & CRAIG 111 N JEFFERSON AVE #2 MARGATE, NJ 08402
328 405 C0003	111 N JEFFERSON AVE	2	PERCASSI, JENNIFER & FOX, KEITH E 308 N CHURCH STREET WEST CHESTER, PA 19380
328 409	115 N JEFFERSON AVE	2	QUINN, JOS T & KLEES, ALMA SEMON 2247 CHARLES ST GLENSIDE, PA 19038
328 410 C000A	114 N ADAMS AVE	2	SILVER, ROBERT & Z Aidman, JANIS 440 ROARKS TRAIL WARMINSTER, PA 18974
328 410 C000B	114 N ADAMS AVE 410	2	JAFFEE, BRIAN SHANE & GERI D 2928 HAMILTON CT BENSALEM, PA 19020
328 412	116 N ADAMS AVE 414	2	ADAMS, JOHN & MARYANN 116 N ADAMS AVE MARGATE, NJ 08402
328 413 C0001	117 N JEFFERSON AVE	2	HOFFMAN, KENNETH S & SHERRI L 6 EQUESTIAN LN CHERRY HILL, NJ 08003
328 413 C0002	117 N JEFFERSON AVE	2	LEVINSON, BRIAN & STEPHANIE 105 INVERRARY DRIVE BLUE BELL, PA 19422
328 413 C0003	117 N JEFFERSON AVE	2	RUTMAN, ABE 89102 SPRUCE POND CIRCLE PLAINVIEW, NY 11803
328 415 C000A	119 N JEFFERSON AVE	2	GORDON, GREGORY R & ROBERTA M 22 BRIDLE PATH HOLLAND, PA 18966

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
328 415 C000B	119 N JEFFERSON AVE	2	TRAVAGLINE, JOSEPH T & MICHELLE D 119 N JEFFERSON AVE B MARGATE, NJ 08402
328 415 C000C	119 N JEFFERSON AVE	2	MAGNER, DENNIS & KATHLEEN 119 N JEFFERSON AVE MARGATE, NJ 08402
328 415 C000D	119 N JEFFERSON AVE	2	COHEN, MARK M & KAREN L 15 AZALEA CIRCLE LAFAYETTE HILL, PA 19444
328 418 C000A	122 N ADAMS AVE	2	COMETZ, ROSALIE 122 N ADAMS AVE #A MARGATE, NJ 08402
328 418 C000B	122 N ADAMS AVE	2	D'AMICO, DAVID M 14 MAGNOLIA CT HAMMONTON, NJ 08037
329 62	102 N JEFFERSON AVE	2	FURGIONE, DENNIS 100 N JEFFERSON AVE MARGATE, NJ 08402
329 64	104 N JEFFERSON AVE	2	GIAMPORCARO, VINCENT & JANE 510 FERN AVENUE CHERRY HILL, NJ 08034
329 402 C000A	106 N JEFFERSON AVE	2	MEYERS, STEVEN T. & LISA R 19 GALLOPING HILL ROAD CHERRY HILL, NJ 08003
329 402 C000B	106 N JEFFERSON AVE	2	DUBIN, MICHAEL F & ANDREA B 709 KING OF PRUSSIA RD RADNOR, PA 19087
329 406 C000A	110 N JEFFERSON AVE	2	HELLINGER, STEVEN & FERN 74 FIVE PONDS CIRCLE WARMINSTER, PA 18974
329 406 C000B	110 N JEFFERSON AVE	2	LASKY, TODD A & JAMIE Z 415 RGHTERS MILL ROAD PENN VALLEY, PA 19072
329 412 C000A	114-116 N JEFFERSON AVE	2	TALVACCHIA, JOSEPH & KATHLEEN 410 LAUREL CREEK BLVD MOORESTOWN, NJ 08057
329 412 C000B	114-116 N JEFFERSON AVE	2	STAROMINSKY, DIMITRY & TAISIYA 172 GLENIFFER HILL RD RICHBORO, PA 18954
329 412 C000C	114-116 N JEFFERSON AVE	2	COOK, JR, JEREMIAH J & DARLEEN 3335 PIETRO WAY PHILADELPHIA, PA 19145

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
329 412 C000D	114-116 N JEFFERSON AVE	2	NEMIROFF, ELISA & ALEXANDER 765 BOWMAN LANE MOORESTOWN, NJ 08057
329 414 C000A	118 N JEFFERSON AVE	2	RAJAGOPALAN, D & KADABA L S 30 RIDGEVIEW RD NEWTOWN SQUARE, PA 19073
329 414 C000B	118 N JEFFERSON AVE	2	PINKERTON, M D & SIEGRIST, L A 28 MILBURN DR HILLSBOROUGH, NJ 08844

CONDO ASSOCIATIONS TO BE NOTIFIED WITH TAXLIST

BEACON CONDO ASSOCIATION
THOMPSON REALTY
1613 ATLANTIC AVE
ATLANTIC CITY, NJ 08401
BLOCK: 328 LOT: 422

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.....91



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
NOV 28 2022
NDG LEGAL

Date: 11/22/22

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for 4TH Qtr. 2022

And the WATER & SEWER for 2022

Are paid on property located 108 N. Adams Unit A

Assessed to Herbert & Sandra Ostach

And designated as
BLOCK 328, LOT 404; Tax Map of Margate City, N.J.
Qualifier COCOA

Tara J Mazza, CTC
Tax Collector

Per LH



REVENUE and FINANCE DEPARTMENT
Office of the Tax Collector
City of Margate City
9001 Winchester Avenue
Margate City, New Jersey 08402
609-822-2508

Date: 11/22/22

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for 4TH Qtr. 2022

And the WATER & SEWER for 2022

Are paid on property located 108 N. Adams Unit B

Assessed to Daniel & Robin Kelley

And designated as
BLOCK 328, LOT 404; Tax Map of Margate City, N.J.
Qualifier 0000B

Tara J Mazza, CTC
Tax Collector

Per LH



REVENUE and FINANCE DEPARTMENT
Office of the Tax Collector
City of Margate City
9001 Winchester Avenue
Margate City, New Jersey 08402
609-822-2508

Date: 11/22/22

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for 4TH Qtr. 2022

And the WATER & SEWER for 2022

Are paid on property located 108 N. Adams Ave Unit C

Assessed to Joseph & Ann Nozzolio

And designated as
BLOCK 328, LOT 404; Tax Map of Margate City, N.J.
Quarter COOC

Tara J Mazza, CTC
Tax Collector

Per LH



REVENUE and FINANCE DEPARTMENT
Office of the Tax Collector
City of Margate City
9001 Winchester Avenue
Margate City, New Jersey 08402
609-822-2508

Date: 11/22/22

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for 4TH Qtr. 2022

And the WATER & SEWER for 2022

Are paid on property located 108 N. Adams Ave Unit D

Assessed to Larry & Margaret Moody

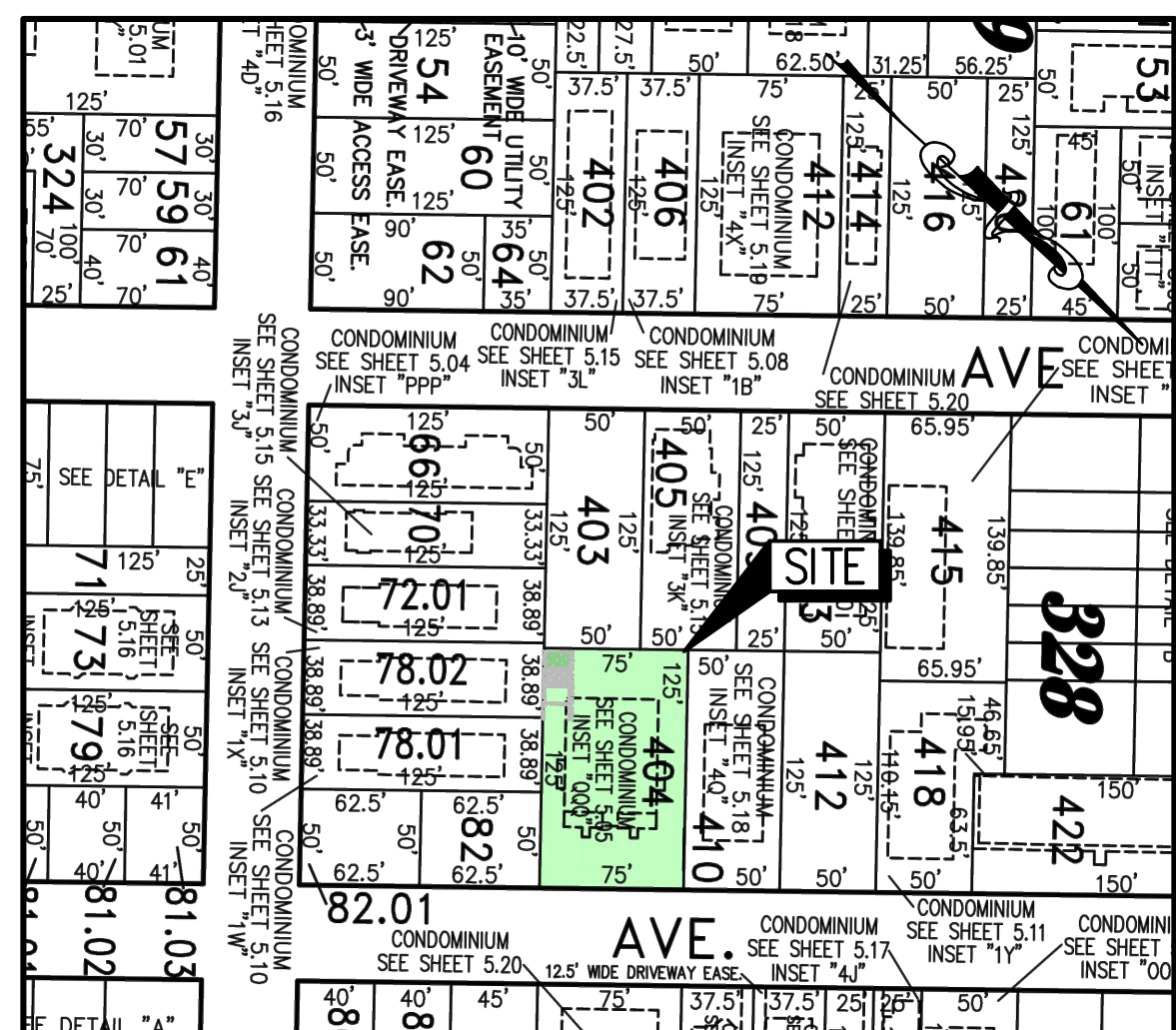
And designated as
BLOCK 328, LOT 404; Tax Map of Margate City, N.J.
Qualifer - 0000

Tara J Mazza, CTC
Tax Collector

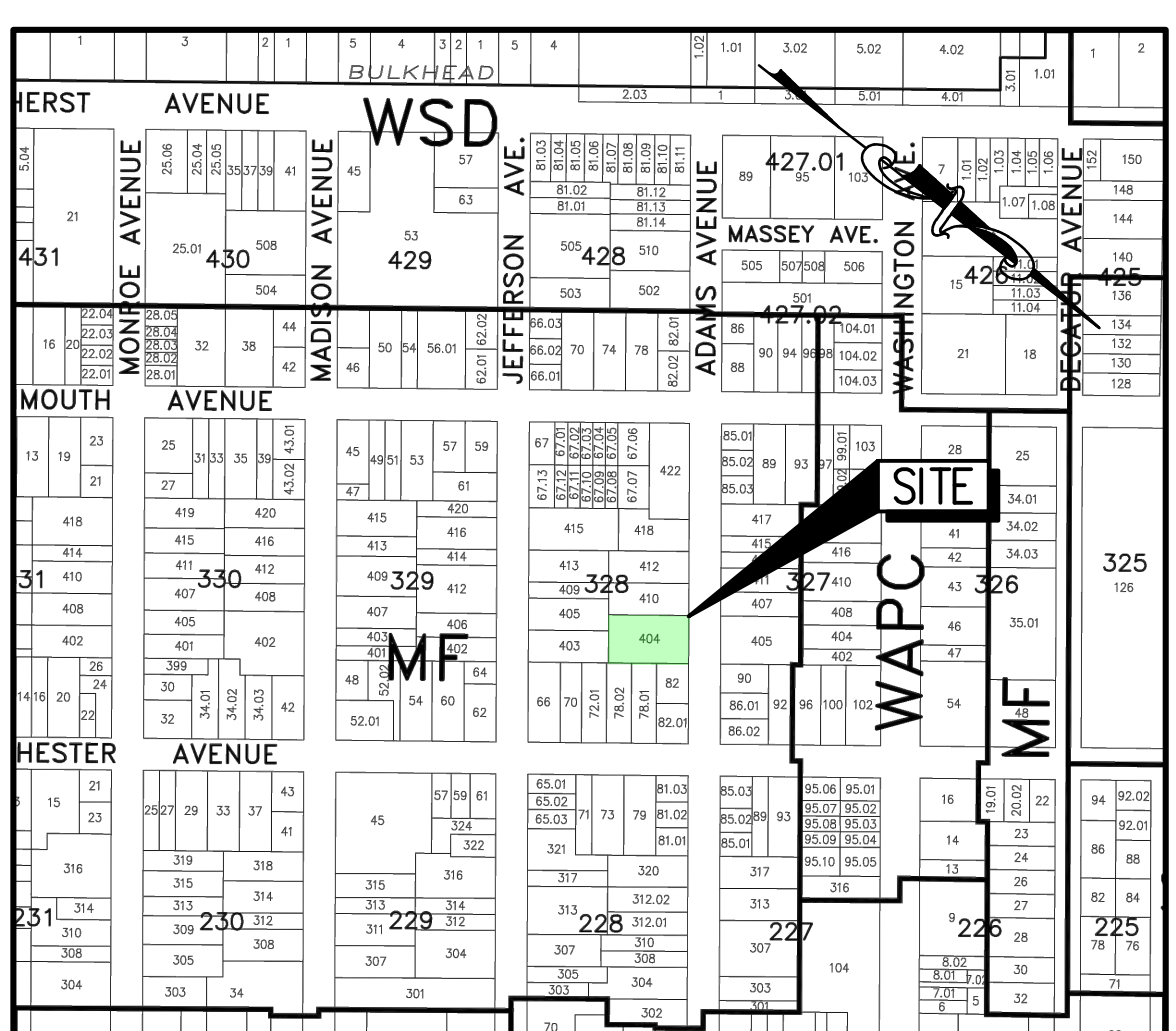
Per LH



USGS MAP
SCALE: 1" = 1000'



TAX MAP
SCALE: 1" = 100'



ZONING MAP
SCALE: 1" = 300'

ZONING SCHEDULE

ORDINANCE SECTION	MF ZONE	PERMITTED OR REQUIRED	EXISTING	PROPOSED	STATUS
SCH. A	USE	MULTIFAMILY DWELLINGS	MULTIFAMILY DWELLINGS	MULTIFAMILY DWELLINGS	C
	MIN. LOT AREA	4,400 SF	9,375 SF	9,375 SF	C
	MIN. LOT WIDTH	40 FT	75 FT	75 FT	C
	MAX. PRINCIPAL BUILDING COVERAGE	45%	33.21%	33.21%	C
	MIN. FRONT YARD	11.9 FT	11.9 FT	11.9 FT	C
	MIN. SIDE YARD	8 FT MIN.	7.9 FT	7.9 FT	ENC
	MIN. SIDE W/ DRIVEWAY	10.9 FT	10.9 FT	10.9 FT	ENC
	MIN. REAR YARD	20 FT	42.3 FT	42.3 FT	C
	MAX. HEIGHT	2.5 FLOORS	2.5 FLOORS	2.5 FLOORS	C
	MIN. REAR LANDSCAPED BUFFER	10 FT	0.89 FT	0.89 FT	ENC
	MIN. ROOF PITCH	5:12	5:12	5:12	C
	MAX. DENSITY	19.8 DU/AC	18.6 DU/AC	18.6 DU/AC	C
	FRONT YARD LANDSCAPING	60% OF FRONT YARD	53%	53%	ENC
	MIN. TOTAL LANDSCAPING COVERAGE	35%	14.43%	17.47%	DNC, VARIANCE REQUIRED

C = CONFORMING
ENC = EXISTING NON-CONFORMING
DNC = DOES NOT CONFORM

GENERAL NOTES

- EXISTING CONDITIONS FROM PLAN ENTITLED "MARGATE CITY ATLANTIC COUNTY, NEW JERSEY SURVEY OF PREMISES 108 N. ADAMS AVE BLOCK 328, LOT 404" DATED 4/5/22, PREPARED BY KATES SCHNEIDER ENGINEERING, LLC, JOB NUMBER 4014.1. NO REVISIONS.

LANDSCAPING COVERAGE NOTES:

- PRIOR TO INSTALLATION OF SHEDS IN SOUTHEASTERN CORNER OF SITE, TOTAL LANDSCAPING COVERAGE WAS 17.58% (1,649 SF)
- CURRENT LANDSCAPING COVERAGE IS 14.39% (1,349 SF)
- PROPOSED IMPROVEMENTS SHOWN ON THIS PLAN WILL REMOVE EXISTING IMPERVIOUS SURFACE & REPLACE WITH LANDSCAPED AREA TO BRING TOTAL LANDSCAPED COVERAGE TO 18.02% (1,689 SF)

CERTIFICATION OF APPROVALS

I HEREBY CERTIFY THAT THIS SITE PLAN HAS BEEN APPROVED BY RESOLUTION _____ OF THE CITY OF MARGATE PLANNING BOARD.

BOARD CHAIRPERSON	DATE
BOARD ADMINISTRATOR	DATE
CITY ENGINEER	DATE
ZONING OFFICER	DATE
CONSTRUCTION OFFICIAL	DATE

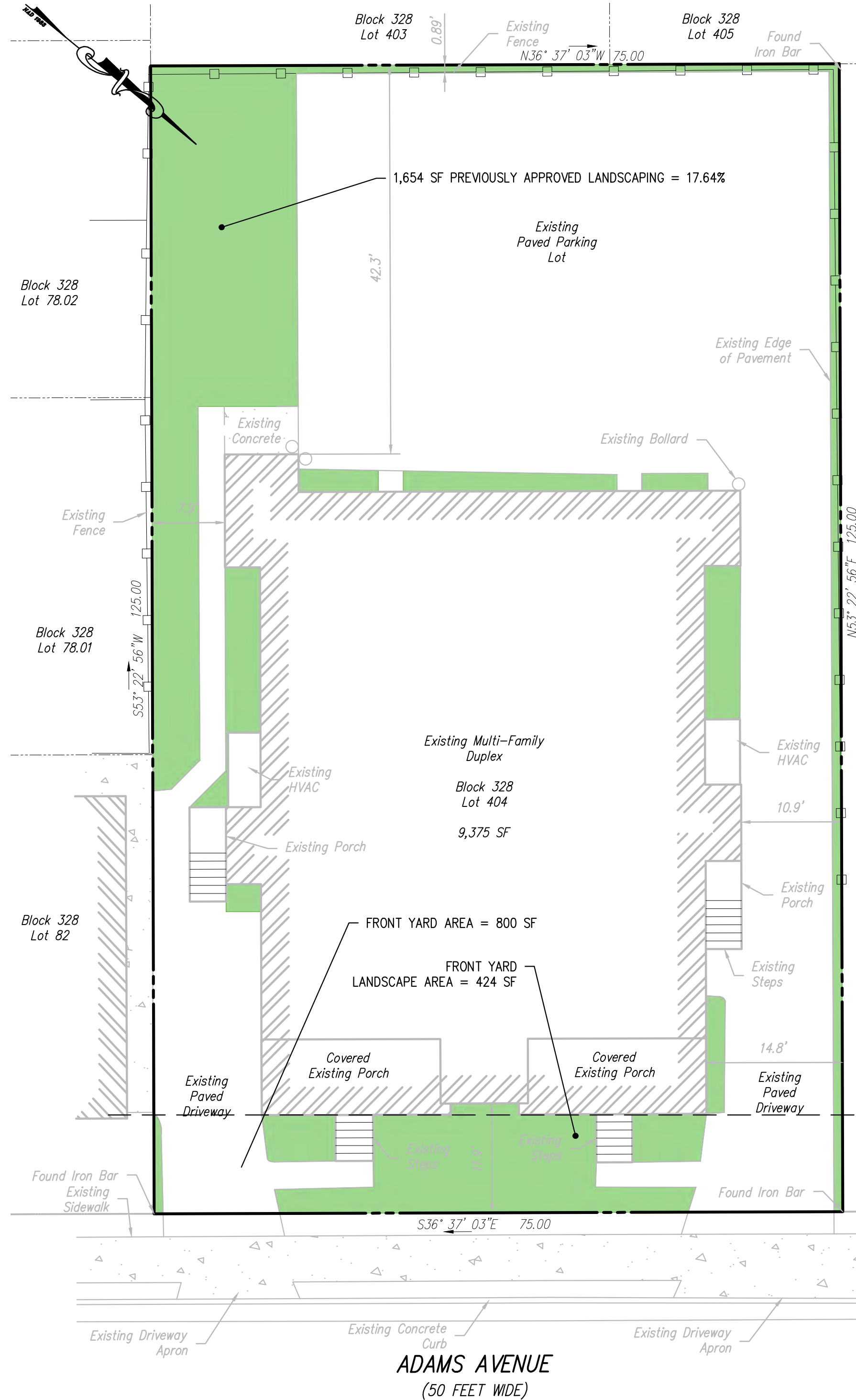
EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FOR INFORMATION ONLY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND FOR CONTRACTOR TO CALL 1-800-272-1000 FOR THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION. ANY CHANGES TO THESE PLANS MUST BE APPROVED BY THE ENGINEER OF RECORD.

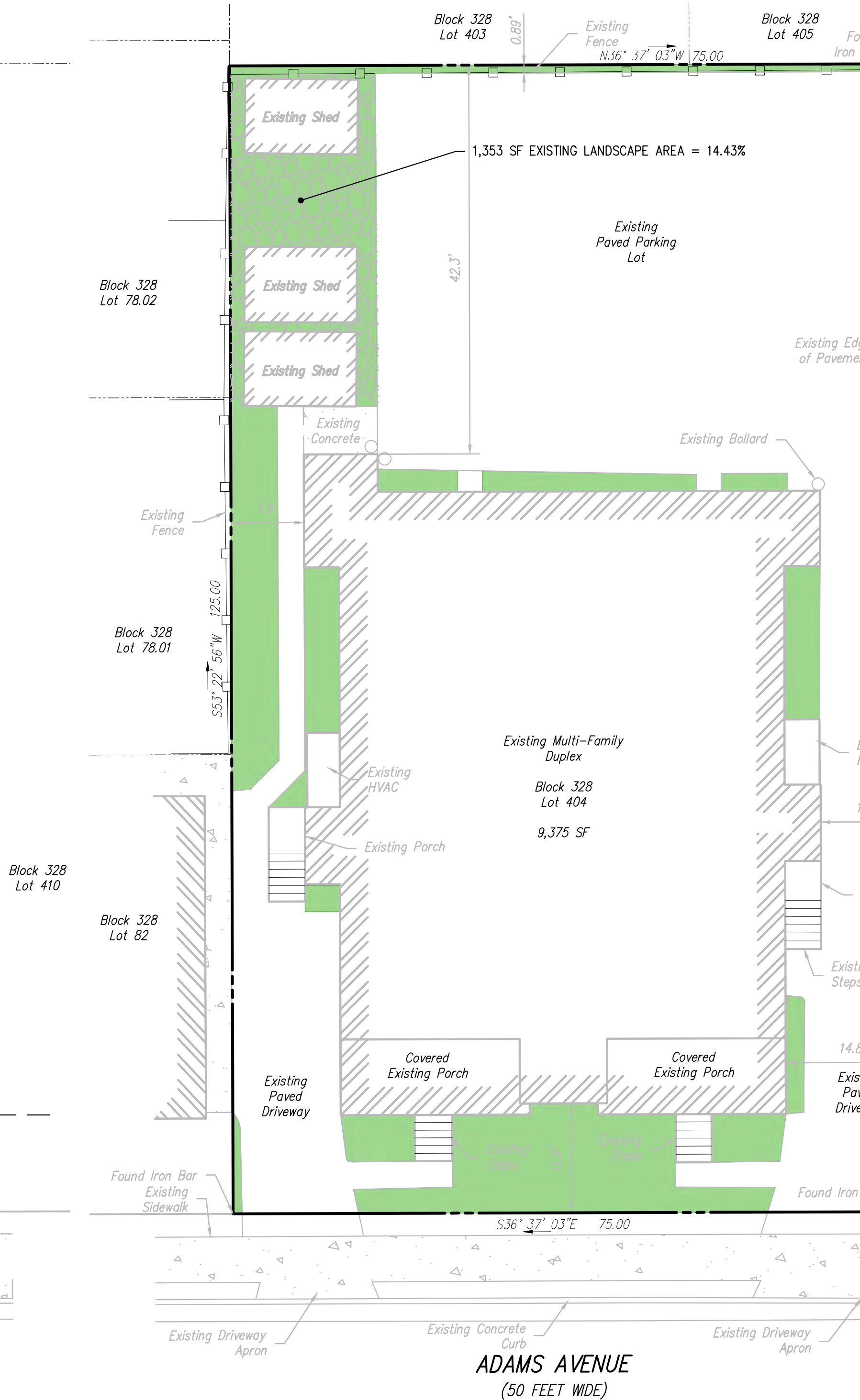
ALL DOCUMENTS PREPARED BY SCIULLO ENGINEERING SERVICES, LLC ARE INSTRUMENTS OF SERVICE. ANY REUSE WITHOUT WRITTEN PERMISSION BY SCIULLO ENGINEERING SERVICES, LLC IS STRICTLY PROHIBITED. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND FOR CONTRACTOR TO CALL 1-800-272-1000 FOR THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

JASON T. SCIULLO, P.E., P.P.
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24620458000
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 35100026400
www.sciulloengineering.com

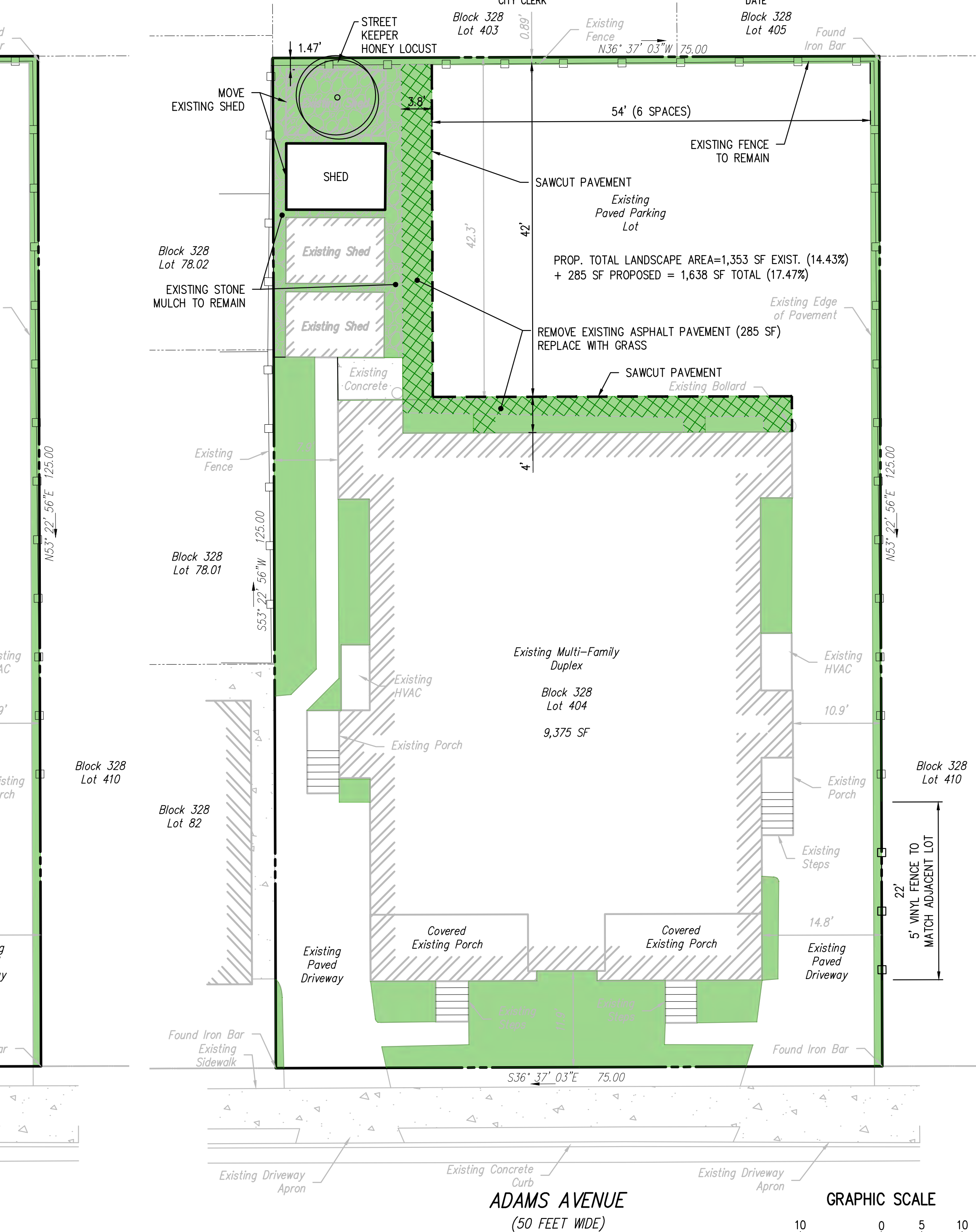
SCIULLO ENGINEERING SERVICES, LLC
17 SOUTH GORDON'S AVE, SUITE 3
ATLANTIC CITY, NEW JERSEY 08401
PHONE: (609) 300-5171
www.sciulloengineering.com
NJ CERTIFICATE OF AUTHORIZATION NO. 24620290700



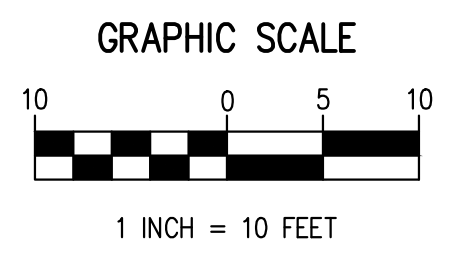
PREVIOUSLY APPROVED CONDITIONS
SCALE: 1" = 10'



EXISTING CONDITIONS
SCALE: 1" = 10'



PROPOSED CONDITIONS
SCALE: 1" = 10'



108 N ADAMS AVE
BLOCK 328, LOT 404
CITY OF MARGATE, ATLANTIC COUNTY, NEW JERSEY

SITE PLAN

BEACHWALK CONDO ASSOCIATION
108 N ADAMS AVE
MARGATE, NEW JERSEY 08402

PROJECT NO.	BCA 001.01	DRAWING NO.	C0101
SCALE	AS SHOWN	SHEET	1 OF 1
DATE	9/9/2022	ISSUE NO.	
	1	INITIAL SUBMISSION	
		SUBMISSION/REVISION	
		BY	JTS
		APPR.	