

PMB&B

PERSKIE MAIRONE BROG BARRERA & BAYLINSON

A PROFESSIONAL CORPORATION

COUNSELLORS AT LAW

327 CENTRAL AVENUE, SUITE 200, LINWOOD, NJ 08221

PHONE: 609-601-1775 FAX: 609-601-8440

PHILIP J. PERSKIE*
STEVEN J. BROG**
CHRISTOPHER M. BAYLINSON***
ALEXANDER J. BARRERA*
JAMES J. LEEDS

COUNSEL TO THE FIRM
STEVEN P. PERSKIE*

RICHARD S. MAIRONE
(1968-2023)

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

October 3, 2023

Via Hand Delivery

Roger D. McLarnon, PE, PP, CME, CFM, CPWM
City of Margate
9001 Winchester Avenue
Margate City, NJ 08402

Re: Application of Gary and Nancy Veloric
111 and 113 South Rumson Avenue
Block 18, Lots 6 and 8
Margate, New Jersey
Our File No.: 9660-6

Dear Mr. McLarnon:

We represent Gary and Nancy Veloric with respect to their application to the Margate Planning Board scheduled to be heard on October 26, 2023. The Velorics make application requesting "C" variance relief for front yard pool and pool fence, and for width of curb cut in order to construct a new home closer to the beach utilizing a portion of Lot 8 and Lot 6. 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 QMA Architects, revised through 9-27-23 (R7 Zoning), consisting of Sheets PD-1 through PD-11;
3. (18) – Staff Committee Application and Action;
4. (18) – Photographs of 111 and 113 South Rumson Avenue;
5. (1) – 200 foot property owners' list;
6. (1) – Confirmation of paid taxes, water and sewer.

Applicants' check in the amount of \$250.00 representing the application fee was previously submitted.

PERSKIE MAIRONE BROG BARRERA & BAYLINSON
A PROFESSIONAL CORPORATION

Roger D. McLarnon, PE, PP, CME, CFM, CPWM
City of Margate
October 3, 2023
Page 2 of 2

Should you require any further information in advance of the October 26th 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

CMB:dbm
Enclosures

c: Gary and Nancy Veloric (via email) (w/ Application)
Todd A. Miller, Architect (via email) (w/ Application)

S:\V\Veloric, Gary (9660)\Mat 6 - New Home Construction (111-113 S. Rumson)\Shiles (application submission) 10-2-23 CMB ltr.docx

LAND USE

Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	Submit the following documents with the Standard Development Application: a. Copy of an area map showing all lots within 200 feet of the property. b. List of names, addresses, lot and block numbers, as they appear on the official tax records of the City, of all owners of property within 200 feet of the property affected by the application and upon whom the notice must be served in the manner provided by law. c. Copy of professional survey at a scale not smaller than 1" = 100' nor larger than 1/8" = 1'; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines. d. Copies of subdivision, site plan or conditional use applications when applicable. e. Certification that taxes are paid.	a. ✓ b. ✓ ✓ d. N/A e. ✓	
2.	If the survey is more than one year old, attach certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance, and show any proposed changes with all dimensions including enlargement of existing footprint, if applicable.	✓	
3.	A statement containing the following information: a. Date of acquisition of property and from whom. b. The number of dwelling units in existing building(s). c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s). d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.	a. ✓ b. N/A c. N/A d. N/A	
4.	Ten (10) folded copies of a plot plan, map or survey.	✓	
Checklist prepared by: <u>Christopher M. Baylinson, Esq.</u> Checklist reviewed by City: _____ Application found complete on: _____ Application found incomplete on: _____		Date: <u>10/3/23</u> _____ Date: _____	

Application of Gary and Nancy Veloric
 111 and 113 South Rumson Avenue
 Block 18, Lots 6 and 8
 Margate, New Jersey

N/A Not applicable

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** October 3, 2023

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) 111 and 113 South Rumson Avenue
 Block Number 18 Lot No(s) 6 and 8
 Total Area (in square feet) 8,000 sq. ft.
 Frontage: 100 ft.
 Depth: 80 ft.

4. Information about the Applicant:

Full name(s) Gary and Nancy Veloric
 If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

 Local Residence Address 111 South Rumson Avenue, Margate, NJ Zip 08402
 Other Residence Address _____ Zip _____
 Business Address _____ Zip _____
 Phone Number(s) (include area code);
 Email Address gveloric@rsplanes.com
 Business _____ Fax _____ Cell Phone (215) 817-1255

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 2007 (Lot 6); 2019 (Lot 8)

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: 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 327 Central Avenue, Suite 200, Linwood, NJ 08221
 Fax (609) 601-8440 Cell _____ Email cbaylinson@pmbb.com

Architect: Name Todd A. Miller, Architect Phone (609) 214-4869
 Address 15 S. Dorset Avenue, Ventnor, NJ 08406
 Fax _____ Cell _____ Email qmatodd@me.com

Engineer: Name _____ Phone _____
 Address _____
 Fax _____ Cell _____ Email _____

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

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

10. If Site Plan Action is Required:

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

-How will this be changed?

11. If Subdivision Action is Required:

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

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

-Purpose of the Subdivision

To sell lot(s)

To build and sell homes (or other buildings)

Other (please explain): _____

12. If Variances are Required:

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

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

-Proposed use: Raise home and move it toward the beach

-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 - Lot 6	Proposed Condition - Lot 8
Pool fence	5' high min.; 6' high max.	6' in front yard	5'/6' at porch setback line
Driveway	1 permitted, 1-car 10' 2-car 18'	30'	30'
Pool	Not in front yard	In front yard	In front yard

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".

Planning Board for identical variances on existing Lot 6

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

Site Plan:

N/A

Subdivision:

N/A

Other:

N/A

15. Space for Narrative: In this space you must provide a general narrative description of what is being proposed, as well as any information not otherwise set forth above which may be relevant to the application, including justifications, clarifications and extenuating circumstances. FAILURE TO PROPERLY COMPLETE THIS SPACE WILL CONSTITUTE AN INCOMPLETE APPLICATION.

Please see attached Addendum to Application.

16. Signature of Applicant(s):

 _____ Date _____
Christopher M. Baylinson, Esq. - Attorney for Applicant(s)
_____ Date _____

17. This space for Board Administrator:

-Staff Committee action took place
_____ and case assigned to
the Planning Board for _____ or

-This application received by the
Planning Board Administrator on

By: _____

18. Notarized Statement by Applicant:

State of New Jersey } ss.
County of Atlantic }
_____, being duly
sworn according to law, deposes and says, that
the statements contained in the above application
and the statements contained in the papers
submitted herewith are true.
Sworn to and subscribed before me this _____
day of _____.

ADDENDUM TO APPLICATION

**Application of Gary and Nancy Veloric
111 and 113 South Rumson Avenue
Block 18, Lots 6 and 8
Margate, New Jersey**

Gary and Nancy Veloric's home sits on a double lot at 113 South Rumson Avenue (Lot 8). In 2022, the Velorics had the opportunity to buy the property next to them on the beach side (Lot 6) with the thought of building a new home closer to the beach and utilizing a portion of Lot 8 and Lot 6.

The Velorics appeared before the Planning Board for their current home in 2010. At that time the Board granted variances allowing the Velorics to put their pool in the front yard along with the required pool fence. The house required no variances. The substantial front yard setback to the house on the beach block was well received by the neighbors and the Board. Due to the size of the lot, the Board also granted a variance to allow a 30' curb cut for off-street parking finding it may relieve some of the strain on Atlantic Avenue and off-street parking was not affected as it is not permitted.

The Velorics are requesting the same variance relief as was granted in 2010. This will allow the pool to remain in the front yard along with the pool fence. As the parking configuration is similar, a variance for a 30' curb cut is again requested to accommodate three cars without stacking. No other variance relief is sought, only those variances previously granted.



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

Block	Lot	Applicant Name
18	8	Gary and Nancy Veloric
District		Address of Subject Application
S-40		113 South Rumson Avenue

Dear (Name of Submitting Party) Christopher M. Baylinson, Esq.

Your submittal was considered at the Staff Committee meeting of Tuesday, February 07, 2023

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

Staff committee reviewed the application and agrees with the variances but also has concerns about the ground floor level. FEMA only permits Entryway, storage and parking below design flood yet there 7 rooms, a shower, 2 rooms with sinks, a tv room (not storage), a workup room (not storage), 2 offices or game rooms, (not storage)mechanicals, The aggregate of the areas permitted vs the areas shown which are not is extremely high.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, April 27, 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:

staff conditons ar to reduce number of rooms and habitable space below DFE.

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, April 05, 2023

Palma Accardi
Planning Board Administrator
Tuesday, February 07, 2023

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

Office Use Only:	Date Submitted: _____	Received By: _____
	Paid: _____ Check/Receipt #: _____	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: February 3, 2023
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: Gary and Nancy Veloric Phone No.: (215) 817-1255
Address: 111 South Rumson Avenue, Margate, NJ 08402
Email Address: gveloric@rsplanes.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:	<u>113 South Rumson Avenue</u> Block: <u>18</u> Lot(s): <u>8</u>
Zoning District:	<u>S-40</u>

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

8. Answer the following as to:

Existing Condition

Proposed Condition

a. Size and Dimension of Lot:

N/A

8,000 s.f. - 100' x 80'

b. Size, Dimensions of Buildings:

Please see Zoning Schedule on plan

c. Height of Buildings (Feet):

d. Height of Buildings (Stories):

e. % of Coverage on Land:

f. Front Yard Setback:

g. Rear Yard Setback:

h. Side Yard Setbacks:

9. According to the Administrative Regulations, a scaled drawing must accompany this Application. If available, a survey would be appreciated. In addition, use this space to provide a detailed narrative description of the proposed action.

Attach additional paper, if necessary:

(THIS SECTION MUST BE COMPLETED)

Applicants request "C" variance relief for pool fence enclosure and driveway width in order to construct a new single family home

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

Subdivision

Site Plan

C-Variance(s)

Conditional Use Permit

D-(Use) Variance

Other: _____

11. Which variances are needed, if any? Pool fence enclosure and driveway width

12. IF THERE HAS BEEN ANY PREVIOUS STAFF COMMITTEE OR FORMAL BOARD APPLICATION AND/OR ACTION ON THIS PROPOSAL PROPERTY, PLEASE ATTACH RELEVANT DOCUMENTS, AND PROVIDE INFORMATION HERE: N/A

Signature of Submitting Party: _____

Print or Type Name: Christopher M. Baylinson, Esq. - Attorney for Applicant(s)

**Application of Gary and Nancy Veloric
111 and 113 South Rumson Avenue
Block 18, Lots 6 and 8
Margate, New Jersey**

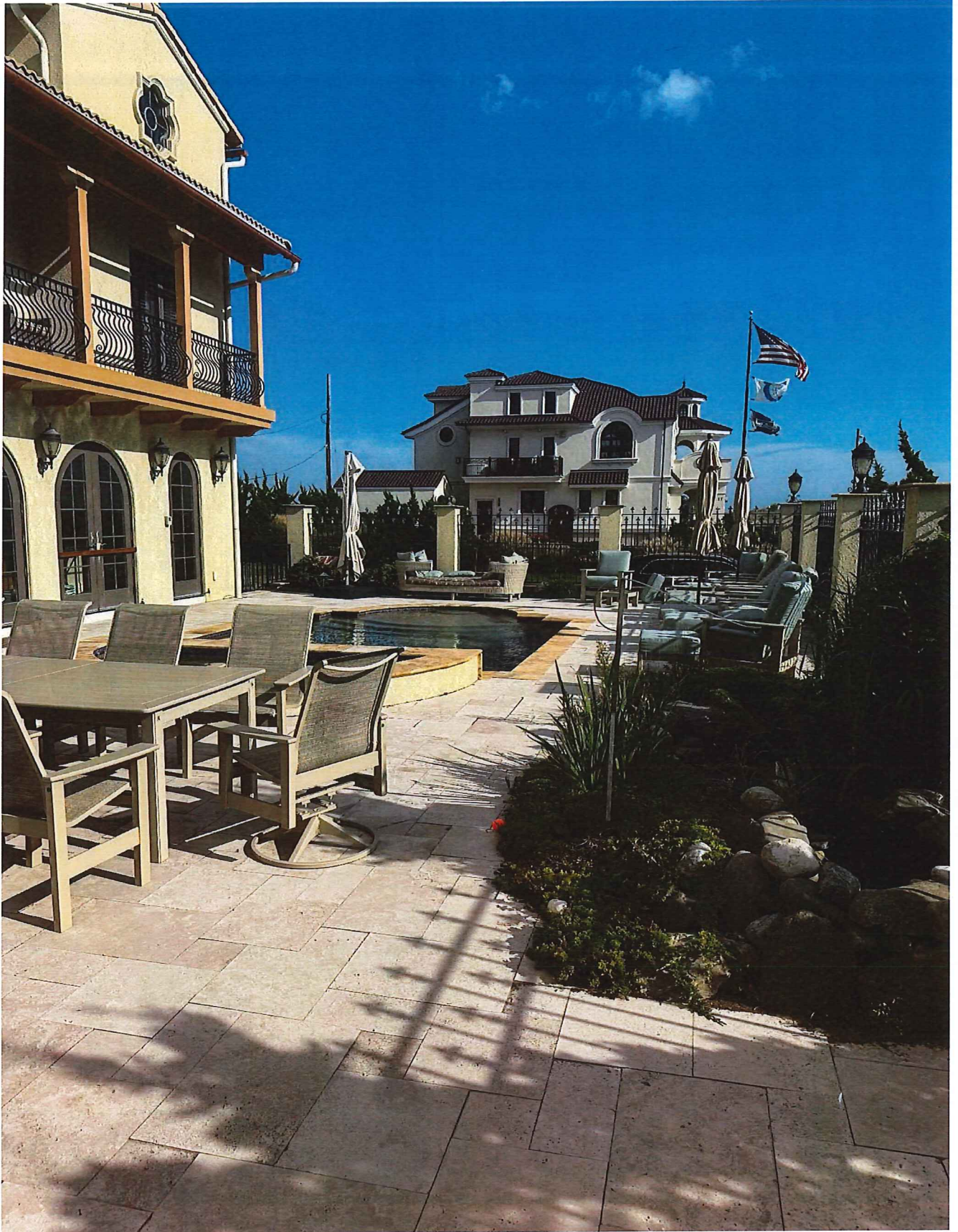
Photographs of the Property

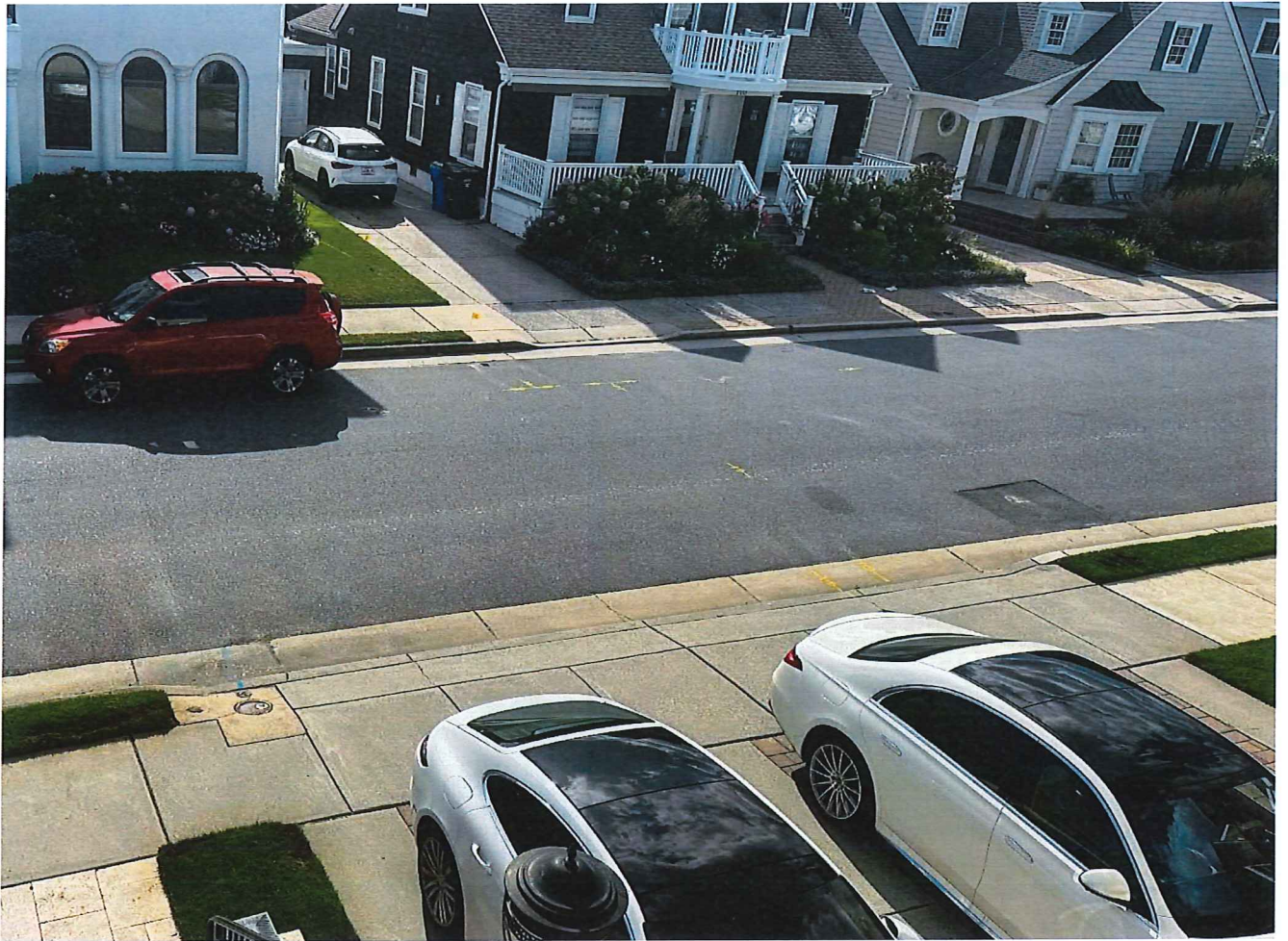














Office of the Tax Assessor
Municipal Building
9001 Winchester Ave.
Margate City, NJ 08402
P: 609-822-1950
F: 609-487-1142

RECEIVED

AUG 21 2023

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON

James W. Manghan, CTA
Tax Assessor

Christopher M. Baylinson
Perskie Mairone
Brog Barrara & Baylinson
327 Central Ave, Suite 200
Linwood, NJ 08221

Block: 18 Lot(s): 6 & 8
Location: 111-113 S Rumson
Date: August 15, 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: 9660-6

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
17 3	103 S QUINCY AVE	2	MOROWITZ TRUST@ WILLIAM & DEBBIE 19 CLUBHOUSE LANE BOYNTON BEACH, FL	33436
17 4	107 S QUINCY AVE	2	BURTON, THOMAS R & CHRISTINE G 107 S QUINCY AVE MARGATE, NJ	08402
17 5	109 S QUINCY AVE	2	109 S QUINCY AVENUE, LLC 3021 BOOTH FALLS ROAD VAIL, CO	81657
17 6	111 S QUINCY AVE	2	PERRY, ANDREW 111 S QUINCY AVE MARGATE, NJ	08402
17 8	115 S QUINCY AVE	2	HOFFMAN FAMILY TRUST, C W %K HOFFMAN 31 WEBB RD WESTPORT, CT	06880
17 9	PUBLIC BEACH	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
18 2	103 S RUMSON AVE	2	SOFFER, SEYMOUR & SYLVIA 8802 LAGUNA ROYALE PTS LAKE WORTH, FL	33467
18 3	105 S RUMSON AVE	2	BEGELMAN, ROSALYN 100 GRAYS LANE HAVERFORD, PA	19042
18 4	107 S RUMSON AVE	2	NOVIN, GERTRUDE 5828 WATERFORD BOCA RATON, FL	33496
18 5	109 S RUMSON AVE	2	HARON, ERIC & HOPE 815 MOUNT MORO RD VILLANOVA, PA	19085
18 6	111 S RUMSON AVE	2	111 S RUMSON, LLC 1100 N MARKET ST #1010 WILMINGTON, DE	19801
18 8	113 S RUMSON AVE	1	113 S RUMSON AVE LLC 1100 N MARKET ST #1010 WILMINGTON, DE	19801
18 9,01	115 S RUMSON AVE	1	ABSECON ISLAND INVESTORS LLC 30 WATERFRONT WAY HAMMONTON, NJ	08037

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
18 9.02	117 S RUMSON AVE	2	ATLANTIC DOWNBEACH ASSOC, LLC 30 WATERFRONT WAY HAMMONTON, NJ	08037
18 11	102 S QUINCY AVE	2	KUNTZ TRUSTEES, MICHAEL H & DEBRA B PO BOX 433 STEVENSON, MD	21153
18 12	104 S QUINCY AVE	2	SETZMAN, DANIEL W 605 S GULFSTREAM AVE SARASOTA, FL	34236
18 13	106 S QUINCY AVE	2	FABRIETTI, ALDA L 106 S QUINCY AVE MARGATE, NJ	08402
18 14.01	108 S QUINCY AVE	2	STILMAN, RANDY & PATTI 23 STOCKTON DRIVE VOORHEES, NJ	08043
18 14.02	110 S QUINCY AVE	2	ABRAMS, PETER C & JODY W 112 S 19TH ST #1106 PHILADELPHIA, PA	19103
18 16	112 S QUINCY AVE	2	POPOWICH, LEAH, JESSIE & DANIEL 400 LOCUST STREET PHILADELPHIA, PA	19106
18 17	114 S QUINCY AVE	2	2012 TOPAZ FAMILY TRUST 6106 CREEKSIDE DRIVE FLOURTOWN, PA	19031
18 18	PUBLIC BEACH	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
19 2	103 S SUMNER AVE	2	AGUIAR, LICINIO S & ELLEN J 103 S SUMNER AVE MARGATE, NJ	08402
19 3	105 S SUMNER AVE	2	SUSSMAN, ERIC & JILL 639 MONTGOMERY SCHOOL LN WYNNWOOD, PA	19096
19 4	107 S SUMNER AVE	2	JACOBY, E MYRNA 1102 SAINT ANDREWS RD BRYN MAWR, PA	190101936
19 5.01	109 S SUMNER AVE	2	SPIEGEL, WILLIAM & SHERRI A 2100 HAMILTON ST #6E PHILADELPHIA, PA	19130

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
19 5.02	109A S SUMNER AVE	2	PERRY, TODD M 34 MOUNTAIN AVE MAPLEWOOD, NJ	07040
19 7	111 S SUMNER AVE	2	CENTER POINT PLAZA INC @J TURCHI 1700 WALNUT ST STE 200 PHILADELPHIA, PA	19103
19 9	PUBLIC BEACH	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
19 11	102 S RUMSON AVE	2	BERGER, ERIC & JESSICA 516 FISHERS ROAD BRYN MAWR, PA	19010
19 12	104 S RUMSON AVE	2	SCHWARTZ, R & S 4 DOGWOOD ROAD MOORESTOWN, NJ	08057
19 13	108 S RUMSON AVE	2	LEVY, JONATHAN B & YVONNE 332 LAWRENCE CT PHILADELPHIA, PA	19106
19 14	110 S RUMSON AVE	2	TORREN, ARNOLD 192 LEXINGTON AVE #1100 NEW YORK, NY	10016
19 15	112 S RUMSON AVE	2	BRODY, JEFFREY & LISA 86 FOXHEDGE ROAD SADDLE RIVER, NJ	07458
19 17	114 S RUMSON AVE	2	BLTW REALTY LLC 505 SOUTH ST PHILADELPHIA, PA	19147

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.....38



TARA J. MAZZA, CTC
TAX COLLECTOR

OFFICE OF THE TAX COLLECTOR

MUNICIPAL BUILDING
9001 WINCHESTER AVENUE
MARGATE CITY, NEW JERSEY 08402
(609) 822-2508
FAX (609) 822-8316
E-mail: mazza_tara@margate-nj.com

RECEIVED

AUG 21 2023

PERSKIE MAIRONE BROG
SARREFFA & BAYLINSON

Date: August 15, 2023

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for Q3 due August 1, 2023;

And the WATER and SEWER charges for the year 2023

Are paid on property located at 113 S. Rumson Ave

Assessed to 113 S. Rumson Ave. LLC

Designated as BLOCK 18 Lots 6 and 8 Tax Map of Margate City, N.J.

This certification expires on October 31, 2023

Tara J Mazza, CTC
Tax Collector
Mazza_tara@margate-nj.com

Per *TJM*

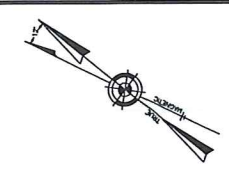
DEPARTMENT OF REVENUE, 27 F. ROCKY HILL ROAD, SUITE 200, WESTPORT, CONNECTICUT 06880

STATE OF CONNECTICUT, DEPARTMENT OF REVENUE, 27 F. ROCKY HILL ROAD, SUITE 200, WESTPORT, CONNECTICUT 06880

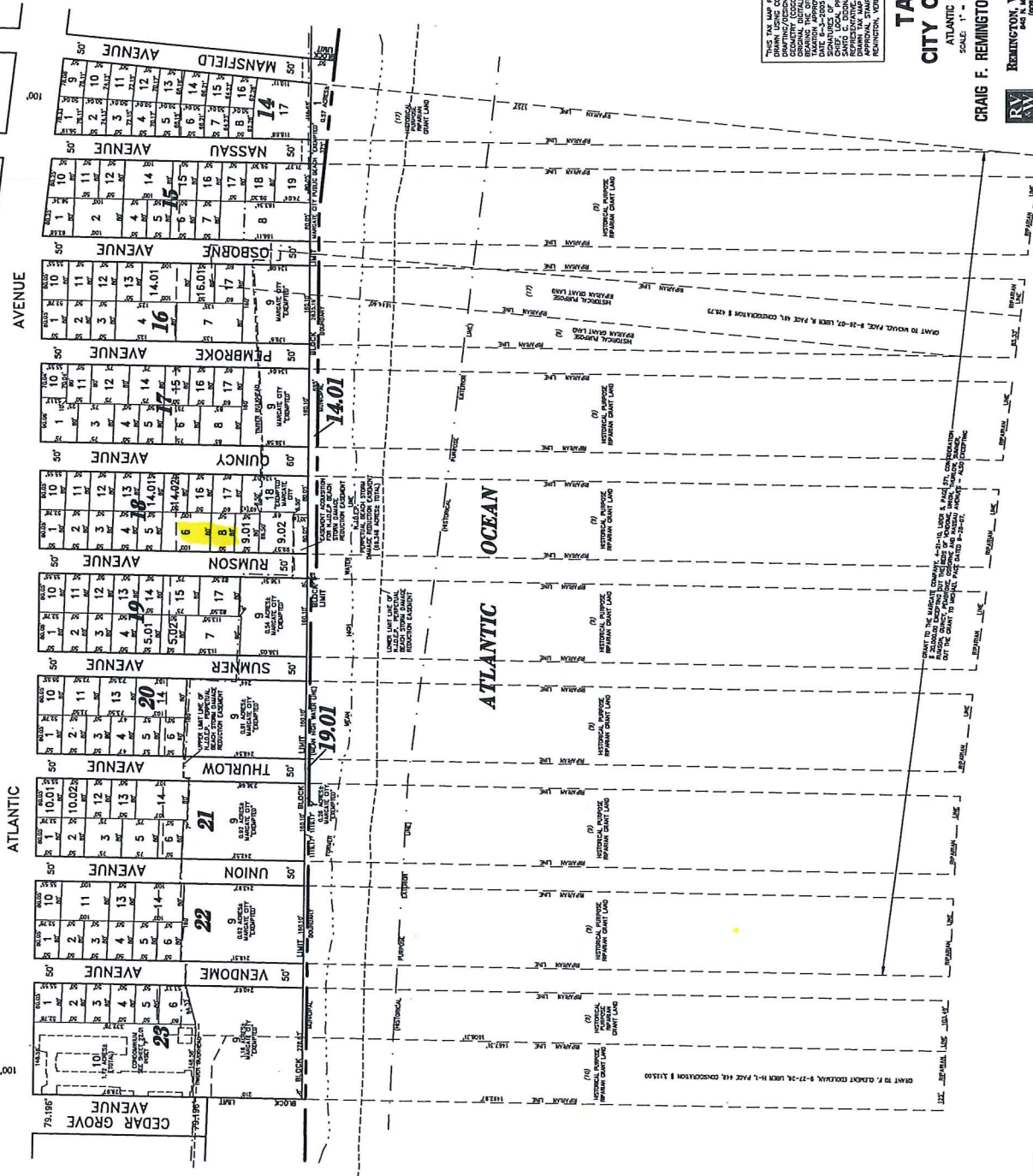
STATE OF CONNECTICUT, DEPARTMENT OF REVENUE, 27 F. ROCKY HILL ROAD, SUITE 200, WESTPORT, CONNECTICUT 06880

REVISIONS	DATE	BY
1-15-2003	11/15/03	CHAS. F. WALKER
2-15-2003	11/15/03	CHAS. F. WALKER
3-15-2003	11/15/03	CHAS. F. WALKER
4-15-2003	11/15/03	CHAS. F. WALKER
5-15-2003	11/15/03	CHAS. F. WALKER
6-15-2003	11/15/03	CHAS. F. WALKER
7-15-2003	11/15/03	CHAS. F. WALKER
8-15-2003	11/15/03	CHAS. F. WALKER
9-15-2003	11/15/03	CHAS. F. WALKER
10-15-2003	11/15/03	CHAS. F. WALKER
11-15-2003	11/15/03	CHAS. F. WALKER
12-15-2003	11/15/03	CHAS. F. WALKER
13-15-2003	11/15/03	CHAS. F. WALKER
14-15-2003	11/15/03	CHAS. F. WALKER
15-15-2003	11/15/03	CHAS. F. WALKER
16-15-2003	11/15/03	CHAS. F. WALKER
17-15-2003	11/15/03	CHAS. F. WALKER
18-15-2003	11/15/03	CHAS. F. WALKER
19-15-2003	11/15/03	CHAS. F. WALKER
20-15-2003	11/15/03	CHAS. F. WALKER
21-15-2003	11/15/03	CHAS. F. WALKER
22-15-2003	11/15/03	CHAS. F. WALKER
23-15-2003	11/15/03	CHAS. F. WALKER
24-15-2003	11/15/03	CHAS. F. WALKER
25-15-2003	11/15/03	CHAS. F. WALKER
26-15-2003	11/15/03	CHAS. F. WALKER
27-15-2003	11/15/03	CHAS. F. WALKER
28-15-2003	11/15/03	CHAS. F. WALKER
29-15-2003	11/15/03	CHAS. F. WALKER
30-15-2003	11/15/03	CHAS. F. WALKER
31-15-2003	11/15/03	CHAS. F. WALKER
32-15-2003	11/15/03	CHAS. F. WALKER
33-15-2003	11/15/03	CHAS. F. WALKER
34-15-2003	11/15/03	CHAS. F. WALKER
35-15-2003	11/15/03	CHAS. F. WALKER
36-15-2003	11/15/03	CHAS. F. WALKER
37-15-2003	11/15/03	CHAS. F. WALKER
38-15-2003	11/15/03	CHAS. F. WALKER
39-15-2003	11/15/03	CHAS. F. WALKER
40-15-2003	11/15/03	CHAS. F. WALKER
41-15-2003	11/15/03	CHAS. F. WALKER
42-15-2003	11/15/03	CHAS. F. WALKER
43-15-2003	11/15/03	CHAS. F. WALKER
44-15-2003	11/15/03	CHAS. F. WALKER
45-15-2003	11/15/03	CHAS. F. WALKER
46-15-2003	11/15/03	CHAS. F. WALKER
47-15-2003	11/15/03	CHAS. F. WALKER
48-15-2003	11/15/03	CHAS. F. WALKER
49-15-2003	11/15/03	CHAS. F. WALKER
50-15-2003	11/15/03	CHAS. F. WALKER
51-15-2003	11/15/03	CHAS. F. WALKER
52-15-2003	11/15/03	CHAS. F. WALKER
53-15-2003	11/15/03	CHAS. F. WALKER
54-15-2003	11/15/03	CHAS. F. WALKER
55-15-2003	11/15/03	CHAS. F. WALKER
56-15-2003	11/15/03	CHAS. F. WALKER
57-15-2003	11/15/03	CHAS. F. WALKER
58-15-2003	11/15/03	CHAS. F. WALKER
59-15-2003	11/15/03	CHAS. F. WALKER
60-15-2003	11/15/03	CHAS. F. WALKER
61-15-2003	11/15/03	CHAS. F. WALKER
62-15-2003	11/15/03	CHAS. F. WALKER
63-15-2003	11/15/03	CHAS. F. WALKER
64-15-2003	11/15/03	CHAS. F. WALKER
65-15-2003	11/15/03	CHAS. F. WALKER
66-15-2003	11/15/03	CHAS. F. WALKER
67-15-2003	11/15/03	CHAS. F. WALKER
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69-15-2003	11/15/03	CHAS. F. WALKER
70-15-2003	11/15/03	CHAS. F. WALKER
71-15-2003	11/15/03	CHAS. F. WALKER
72-15-2003	11/15/03	CHAS. F. WALKER
73-15-2003	11/15/03	CHAS. F. WALKER
74-15-2003	11/15/03	CHAS. F. WALKER
75-15-2003	11/15/03	CHAS. F. WALKER
76-15-2003	11/15/03	CHAS. F. WALKER
77-15-2003	11/15/03	CHAS. F. WALKER
78-15-2003	11/15/03	CHAS. F. WALKER
79-15-2003	11/15/03	CHAS. F. WALKER
80-15-2003	11/15/03	CHAS. F. WALKER
81-15-2003	11/15/03	CHAS. F. WALKER
82-15-2003	11/15/03	CHAS. F. WALKER
83-15-2003	11/15/03	CHAS. F. WALKER
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87-15-2003	11/15/03	CHAS. F. WALKER
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90-15-2003	11/15/03	CHAS. F. WALKER
91-15-2003	11/15/03	CHAS. F. WALKER
92-15-2003	11/15/03	CHAS. F. WALKER
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94-15-2003	11/15/03	CHAS. F. WALKER
95-15-2003	11/15/03	CHAS. F. WALKER
96-15-2003	11/15/03	CHAS. F. WALKER
97-15-2003	11/15/03	CHAS. F. WALKER
98-15-2003	11/15/03	CHAS. F. WALKER
99-15-2003	11/15/03	CHAS. F. WALKER
100-15-2003	11/15/03	CHAS. F. WALKER

SHEET 23



SHEET 21



THIS TAX MAP HAS BEEN DIGITALLY
 DRAUGHTSMAN (CAD) & COORDINATE
 SYSTEMS (CADD) SOFTWARE
 ORIGINAL, DIGITALLY DRAWN TAX MAP PLATE
 TAXATION APPROVAL STAMP WITH APPROVAL
 DATE 11-15-2003 SERIAL NUMBER 848 AND
 CHAS. F. WALKER, REGISTERED PROFESSIONAL
 CHIEF, LOCAL PROPERTY TAX ASSISTANCE,
 REPRESENTATIVE OF THE ORIGINAL, DIGITALLY
 DRAWN TAX MAP PLATE. APPROVAL STAMP IS ON FILE WITH
 REMINGTON, YERGEN & WALDBERG ENGINEERS.

TAX MAP
CITY OF MARGATE
 ATLANTIC COUNTY NEW JERSEY
 SCALE: 1" = 100' DATE: 11-15-2003
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23824
 REMINGTON, YERGEN & WALDBERG ENGINEERS
 24 CA 36047000
 1007 642-7676 FAX (609) 642-7678
 1007 642-7678 FAX (609) 642-7678
 WWW.RYEW.COM

I:\Volumes\Architects\2022-23\Projects\2022-38 Veloric Residence (New home)\2. CAD Files\2. Preliminary Design\Rev #7 9-27-23 Zoning\Plan Files\2022-38 230927 PD Zoning (22).ph

APPROVALS
Board of Chairperson
Board Secretary
City Engineer
Land Use Administrator

QMA
Architects

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Ventnor City
New Jersey 08406
Tel 609 214 4869

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VELORIC Residence
BLOCK 18 LOT 8 113 S. Rumson Avenue Margate NJ

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REVISIONS

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R2 1-25-23	R5 2-3-23	
R3 1-27-23	R6 2-13-23	

DATE 1-16-23

JOB NO. 2022-38

SHEET

PD-1

1 OF 11 SHEETS

1 Front View
PD-1

/Volumes/Architects/2022-38 Veloric Residence (New home)/2. CAD Files/2. Preliminary Design/Rev #7 9-27-23 Zoning/Plan Files/2022-38 230927 PD Zoning (22).ph

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Board Secretary
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Land Use Administrator



1
PD-2

Right Side View

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DATE 1-16-23

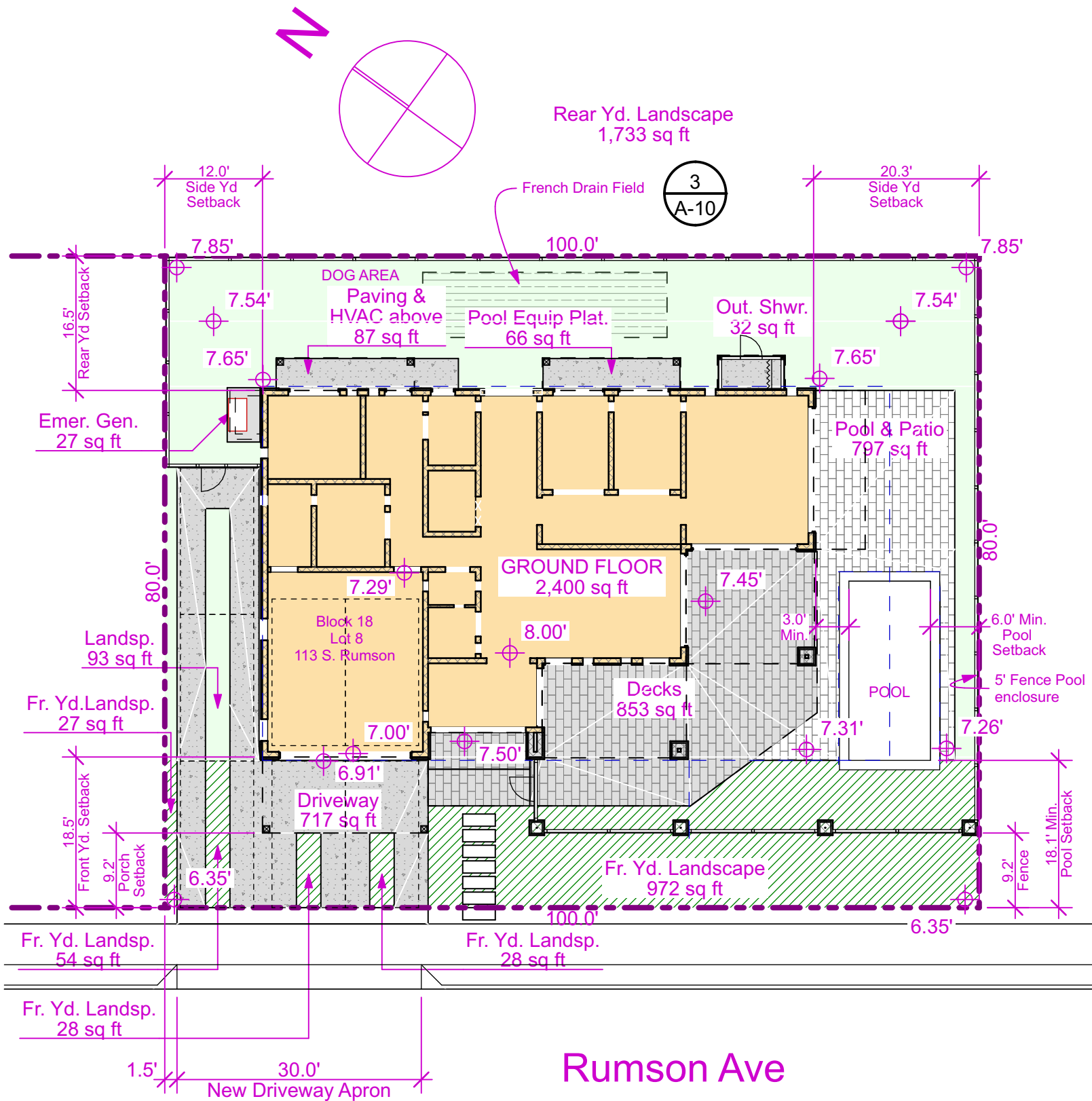
JOB NO. 2022-38

SHEET

PD-2

2 OF 11 SHEETS

I:\Volumes\Architects\2022-23\Projects\2022-38 Veloric Residence (New home)\2. CAD Files\2. Preliminary Design\Rev #7 9-27-23 Zoning\Plan Files\2022-38 230927 PD Zoning (22).ph



1
PD-3

2
PD-3

APPROVALS	
Board of Chairperson	
Board Secretary	
City Engineer	
Land Use Administrator	

Block 18 Lot 6 & 8				
	Code Section	Required	Proposed (Lot 8)	Conformance
Zone		S-40	S-40	Conforms
Use		Single Family	Single Family	Conforms
Min. Lot Area	Schedule B-1	4,000 SF Min	8,000 SF	Conforms
Min. Lot Width	Schedule B-1	50 FT	100 FT	Conforms
Prin. Bldg. Coverage	Schedule B-1	Lot >5000 SF = 30%	2,400 SF	Conforms
Principal Bldg. Setbacks				
Front Dwelling	Schedule B-1	Prevailing 18.1' Ft	18.5'	Conforms
Front Porch	Schedule B-1	Prevailing 9.1' Ft	9.2'	New Conforms
Left Side	Schedule B-1	22.0 Ft Total (min 10 Ft)	12.0'	Conforms
Right Side	Schedule B-1	22.0 Ft Total (min 10 Ft)	20.3'	Conforms
Rear	Schedule B-1	20% (16.0 Ft)	16.1'	Conforms
Building Height	Schedule B-1 & 175-32 E(5)	2.5 Floors & 30 Ft above FF with 8.0 Ft parking below; 9' above grade	29.3'	Conforms
Roof Pitch	175-2; 175-32 E(6)	5:12 Min., 14:12 Max	5:12, 10:12	Conforms
Dormer	175-2	15% Area of Half Story	N/A	Conforms
Roof Eave Height	175-2	18" above top plate		Conforms
Accessory Building				
Height	175-33 B(2)	9 Ft above adj Grade	N/A	
Setback	175-33 B(4)	1 Ft to Roof Eave	N/A	
Area (Max)	175-33 B(6)	80 SF	N/A	
Detach Garage	175-33 B(7)	Not permitted where parking provided under house	N/A	
Elevator Shaft Height	175-32 E (4)	2 Ft max above roof peak,	0 FT	Conforms
Elevator Roof	175-32 E (4)	5:12 Slope	5:12	Conforms
Third Floor (Half Story)	175-2, Schedule B-1	Area over 5' H is less than 50% of FI below, 15% dormers	N/A	Conforms
Front Yard Landscape Coverage	Schedule B-1*	60% Min.	1,109 SF (61.3%)	Conforms
Total Landscape Coverage	Schedule B-1*	35% Min.	2,935 SF (36.6%)	Conforms
Landscaping	175-26 D (4)	24 Shrubs + 1 per 2' of front over 40' (50% in Front Yard). No trees in Front yard on beach block		Will Conform
Fire Pit	175 D(11)	15' of any structure	N/A	
3rd Floor Deck	175-33 D(3)(e)	Permitted oceanside of Atlantic Ave.	N/A	Conforms
Stairs to 1st Floor in Yards	175-30 C(4)	0' Setback	N/A	Conforms
Shower Enclosures	175-33(4)	9 Ft High Max, 32 SF Max, 3 Ft min setback Side & Rear	9', 32 SF	Conforms
Pools	175-33(5)	6 Ft side/rear setback & 3' from Building & Decks	6' Setback, 3' from Building & Decks	Conforms
Pool Equipment	175-33 D(5)d	10 Ft side/5 Ft rear setback	>10' Side/ >5' Rear	Conforms
Pool Fence (enclosure)	175-33 (l)	5 Ft high min, 6' High max.	5' / 6'	Conforms
Pool Fence (enclosure)	175-33D(5)(c)	No Fence in Front Yard	At Porch/ Deck Setback line	Variance
AC Compressors & Emerg. Generators	175-33 D(6)	5' from any Property line	>5'	Conforms
Driveway Width	175-30 D	(1) permitted, 1-car 10' or 2-car 18' Wide	(1) 30'	Variance
Parking	175-36 Schedule II	6 BR or more = 4 spaces 9'x18', 18' setback	8 BR, 4 SPACES provided, 3 additional optional	Conforms
Parking under house	Schedule B-2 *****	8' high garage under house permitted	Parking is provided under the house	Conforms
FEMA Prelim Zone	FIRM Map*	AE (10)		
First Floor Elevation	175-2*	BFE + 4' = 14.0' NAVD88 or FF	18.33' NAVD88 over Garage	Conforms

*****The maximum height above existing grade of a building may include an uninhabitable ground floor eight feet in height above existing or proposed requires a grading plan) grade (only if used for garage parking to meet off-street parking requirements; face of garage doors must be set back 18 feet from the property line) to the lowest structural member of the first floor plus the first floor depth, which shall not be counted in building height, with the exception of buildings in the S-25 (HD) District. Buildings within the S-25 (HD) District are allowed to be raised such that the lowest structural member is at elevation 12.0 feet (NAVD 88) + 3 feet in Zone AE (E1 9) and 13.0 feet (NAVD 88) + 3 feet in Zone AE (E1 10).
 Building heights in the S-25, S-30 (north of Atlantic Avenue), S-40 (north of Ventnor Avenue), S-40 WF, S-50, S-60 (not abutting and north of Ventnor Avenue), S-60 WF, TF, MF (east of Decatur Avenue) Districts shall permit, for 30 feet of building height provided, that the distance from the finished first floor to the top plate of the second habitable floor does not exceed 20 feet.
Lowest Floor The lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for the parking of vehicles, building access or storage in an area other than a basement is not considered a building's lowest floor, provided that such enclosure is not built so to render the structure in violation of other applicable nonelevation design requirements of 44 CFR 60.3.
Lowest Horizontal Structural Member The lowest beam, joist, or other horizontal member that supports the building. Grade beams installed to support vertical foundation members where they enter the ground are not considered lowest horizontal members.

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Architects

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 New Jersey 08406
 Tel 609 214 4869

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Todd Allen Miller

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VELORIC Residence
 BLOCK 18 LOT 8 113 S. Rumson Avenue Margate NJ

I have reviewed this preliminary drawing and _____ approve the design, with the changes as noted
 I authorize work to begin on the next phase of work based upon this preliminary design. I understand that any additional design modifications not specified above will be made as an additional service to the contract.
 Signature _____ Date _____

REVISIONS

R1	R4	R7 Zoning
1-23-23	1-30-23	9-27-23
R2	R5	
1-25-23	2-3-23	
R3	R6	
1-27-23	2-13-23	

DATE 1-16-23

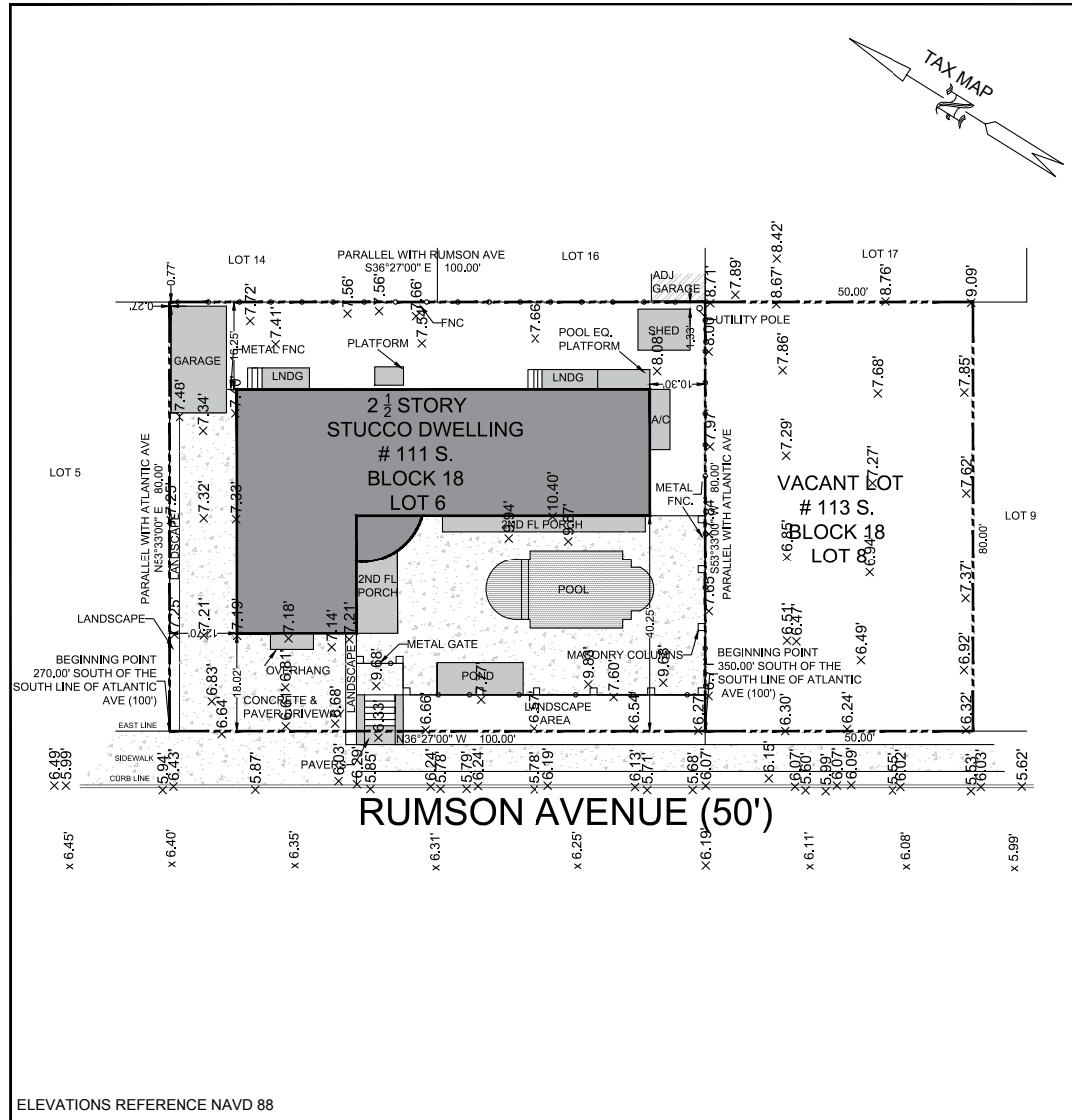
JOB NO. 2022-38

SHEET

PD-3

3 OF 11 SHEETS

/Volumes/Architects/2022-23 Veloric Residence (New home)2. CAD Files/2. Preliminary Design/Rev #7 9-27-23 Zoning/Plan Files/2022-23 230927 PD Zoning (22).ph



ELEVATIONS REFERENCE NAVD 88

PROPERTY SURVEY
MARGATE CITY
BLOCK 18 LOT 6 & 8
ATLANTIC COUNTY, NEW JERSEY

- SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 8,000 SF (LOT 6) & 4,000 SF (LOT 8)
- PERMANENT MARKERS HAVE NOT BEEN SET
- 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.
- 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.
- 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.
- 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.
- 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.
- THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

CERTIFIED TO:
MAUREEN HEALY

ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33L0021100
PROFESSIONAL SURVEYOR N.J. NO. 24GS0831400

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: 05/28/2021
SCALE: 1" = 20'

DRAWN BY: WER
PROJECT NO.: 35475

1
Survey Lots 6 & 8
NOT TO SCALE
PD-4



2
Prevailing Setback Lots 6 & 8
PD-4

ADDRESS	BLOCK/LOT	PORCH (FT)	DWELLING (FT)	NOTES
105 SOUTH RUMSON	18/3	13.7 (H)	18.2	
107 SOUTH	18/4	10.2	17.8 (L)	
109 SOUTH	18/5	8.0	18.0	
111 SOUTH	18/6	6.8	18.0	DEMOLISH EXIST. STRUCTURE (VACANT)
113 SOUTH	18/8	VACANT		SITE
115 SOUTH	18/9.01	VACANT		
117 SOUTH	18/9.02	7.8 (L)	18.3 (H)	
AVERAGE		9.1'	18.1'	

3
Prevailing Setback Lot 8
PD-4

APPROVALS	
Board of Chairperson	
Board Secretary	
City Engineer	
Land Use Administrator	

January 18, 2021
200' FRONT YARD SETBACK SURVEY
111-113 South Rumson Avenue
Block 18, lots 6 and 8
Margate, NJ

ADDRESS	BLOCK/LOT	PORCH	DWELLING
103 South	18/2	2.3' (L)	8.2' (L)
105 South	18/3	13.7' (H)	18.2'
107 South	18/4	10.2'	17.8'
109 South	18/5	8.0'	18.0'
111 South	18/6	6.8' (SITE)	18.0' (SITE)
113 South	18/8	vacant lot	
115 South	18/9.01	vacant lot	
117 South	18/9.02	7.8'	18.3' (H)
AVERAGE		8.2'	17.95'

NOTES:
(H AND L) HIGH AND LOW SETBACKS FOR PORCH AND DWELLING ARE OMITTED FROM THE AVERAGING CALCULATION

(SITE) THE SITE IS OMITTED FROM THE CALCULATION FOR HOMES TO BE DEMOLISHED

(*) PORCHES LOCATED WITH GREATER SETBACK THAN THE DWELLING ARE OMITTED FROM THE CALCULATION

VACANT LOTS ARE EXCLUDED FROM THE CALCULATION



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Ventnor City
New Jersey 08406
Tel 609 214 4869

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Todd Allen Miller
Todd Allen Miller AI-10162

VELORIC Residence
BLOCK 18 LOT 8 113 S. Rumson Avenue Margate NJ

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Signature _____ Date _____

REVISIONS

R1 1-23-23	R4 1-30-23	R7 Zoning 9-27-23
R2 1-25-23	R5 2-3-23	
R3 1-27-23	R6 2-13-23	

DATE 1-16-23

JOB NO. 2022-38

SHEET

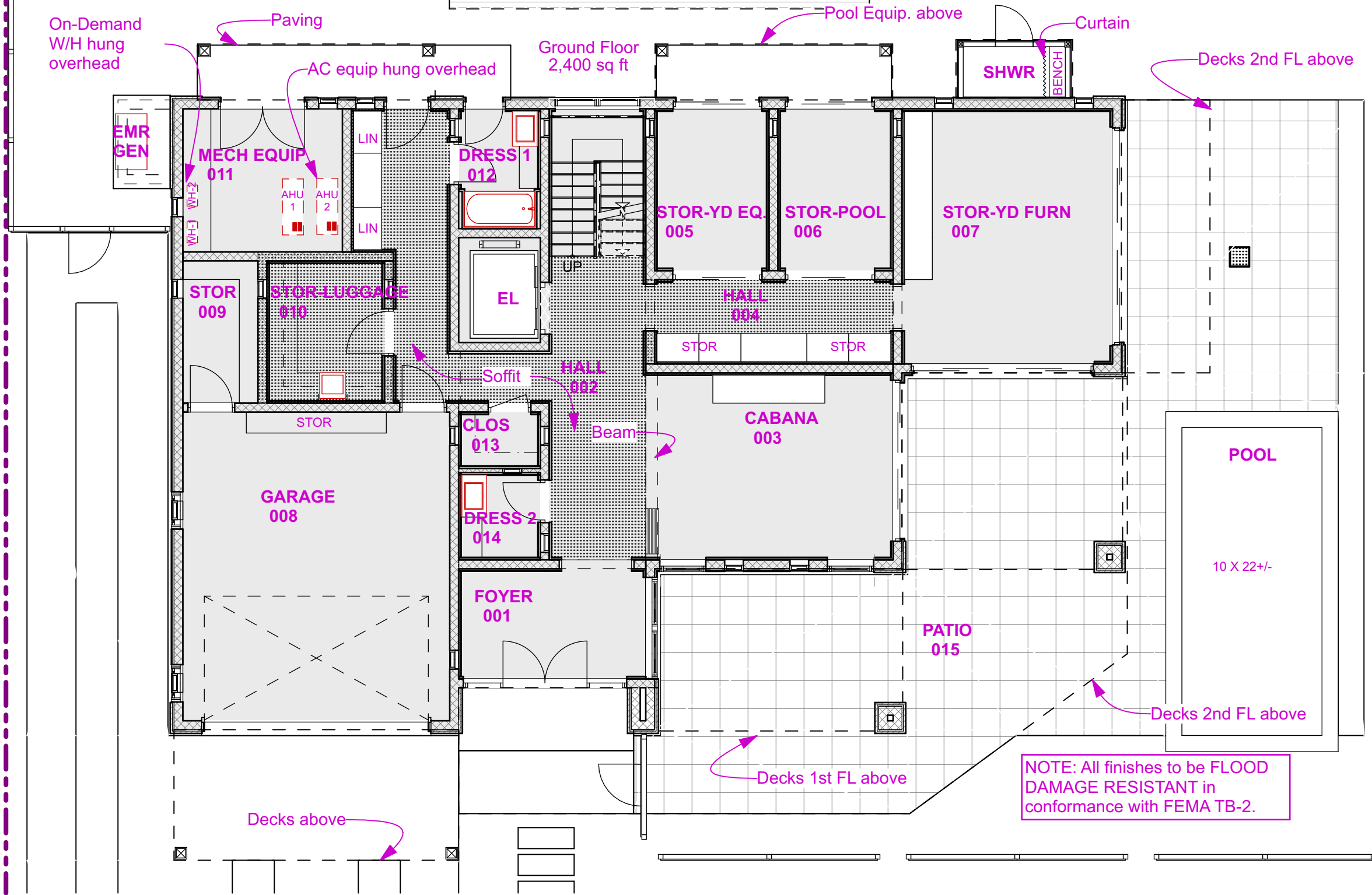
PD-4

4 OF 11 SHEETS

/Volumes/Architects/2022 Projects/2022-38 Veloric Residence (New home)/2. CAD Files/2. Preliminary Design/Rev #7 9-27-23 Zoning/Plan Files/2022-38 230927 PD Zoning (22).ph

NOTE: No Toilets, clothes washers, appliance or equipment permitted in FLOOD ZONE. All Showers & Sinks to drain to French Drain.

APPROVALS	
Board of Chairperson	
Board Secretary	
City Engineer	
Land Use Administrator	



1
PD-5
Ground Floor Plan
 SCALE: 1/8" = 1'-0"

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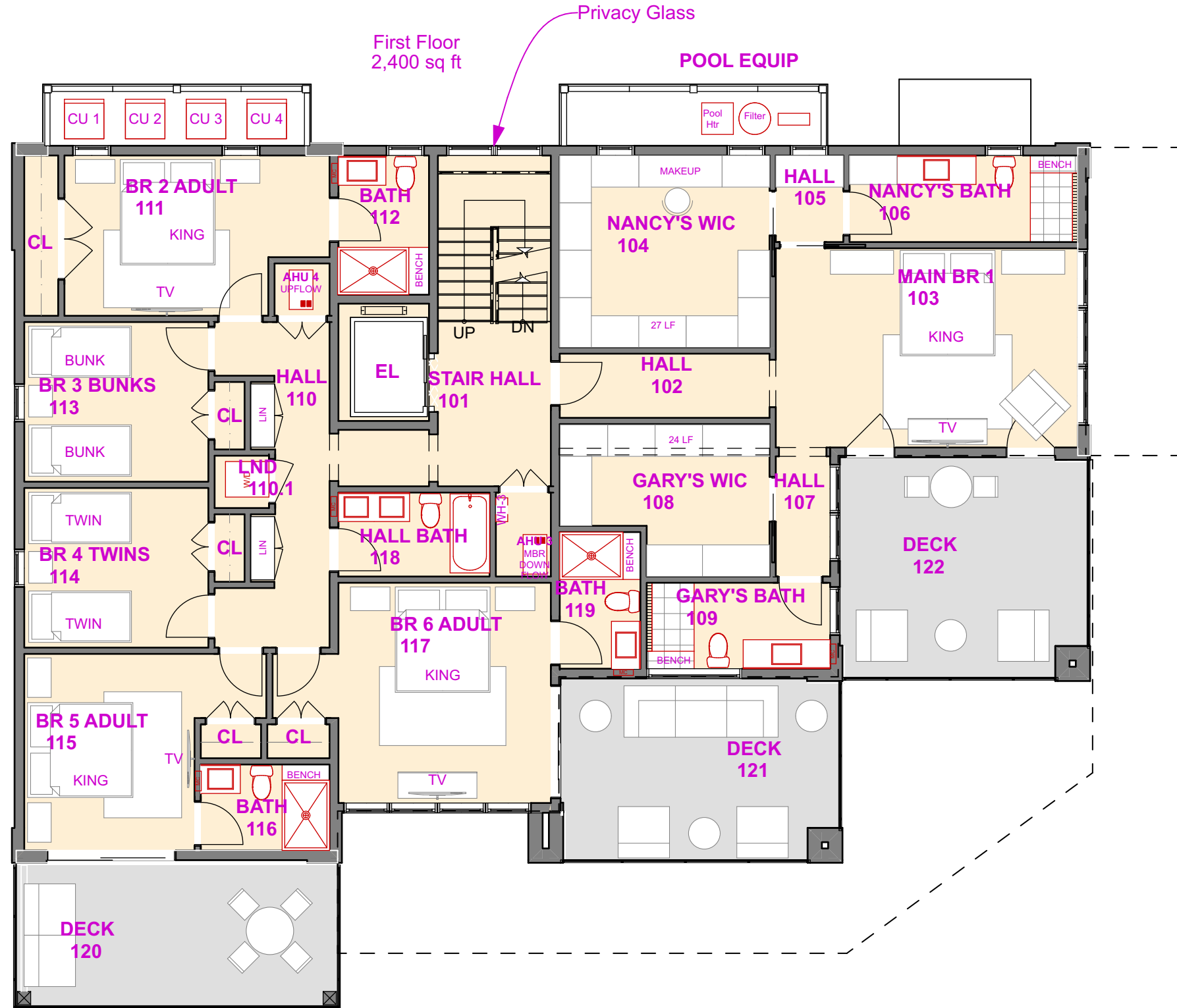
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SHEET

PD-5

5 OF 11 SHEETS

/Volumes/Architects/2022 Projects/2022-38 Veloric Residence (New home)/2. CAD Files/2. Preliminary Design/Rev #7 9-27-23 Zoning/Plan Files/2022-38 230927 PD Zoning (22).ph



APPROVALS	
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R3 1-27-23	R6 2-13-23	

DATE 1-16-23

JOB NO. 2022-38

SHEET

PD-6
6 OF 11 SHEETS

1
PD-6

PROPOSED First Floor Plan

SCALE: 1/8" = 1'-0"

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SECOND FLOOR
2,400 sq ft



Vent Hood above
BBQ Grille

Line of
Roof
above

APPROVALS	
Board of Chairperson	
Board Secretary	
City Engineer	
Land Use Administrator	

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R3 1-27-23	R6 2-13-23	

DATE 1-16-23

JOB NO. 2022-38

SHEET

PD-7

7 OF 11 SHEETS

1
PD-7

PROPOSED Second Floor Plan

SCALE: 1/8" = 1'-0"

/Volumes/Architects/2022-Projects/2022-38 Veloric Residence (New home)/2. CAD Files/2. Preliminary Design/Rev #7 9-27-23 Zoning/Plan Files/2022-38 230927 PD Zoning (22).pln

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Board Secretary	
City Engineer	
Land Use Administrator	

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Architects

15 S. Dorset Avenue
Ventnor City
New Jersey 08406
Tel 609 214 4869

www.QMA-CO.com



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VELORIC Residence
BLOCK 18 LOT 8 113 S. Rumson Avenue Margate NJ

I have reviewed this preliminary drawing and _____ approve the design with the changes as noted
I authorize work to begin on the next phase of work based upon this preliminary design. I understand that any additional design modifications not specified above will be made as an additional service to the contract.
Signature _____ Date _____

REVISIONS

R1 1-23-23	R4 1-30-23	R7 Zoning 9-27-23
R2 1-25-23	R5 2-3-23	
R3 1-27-23	R6 2-13-23	

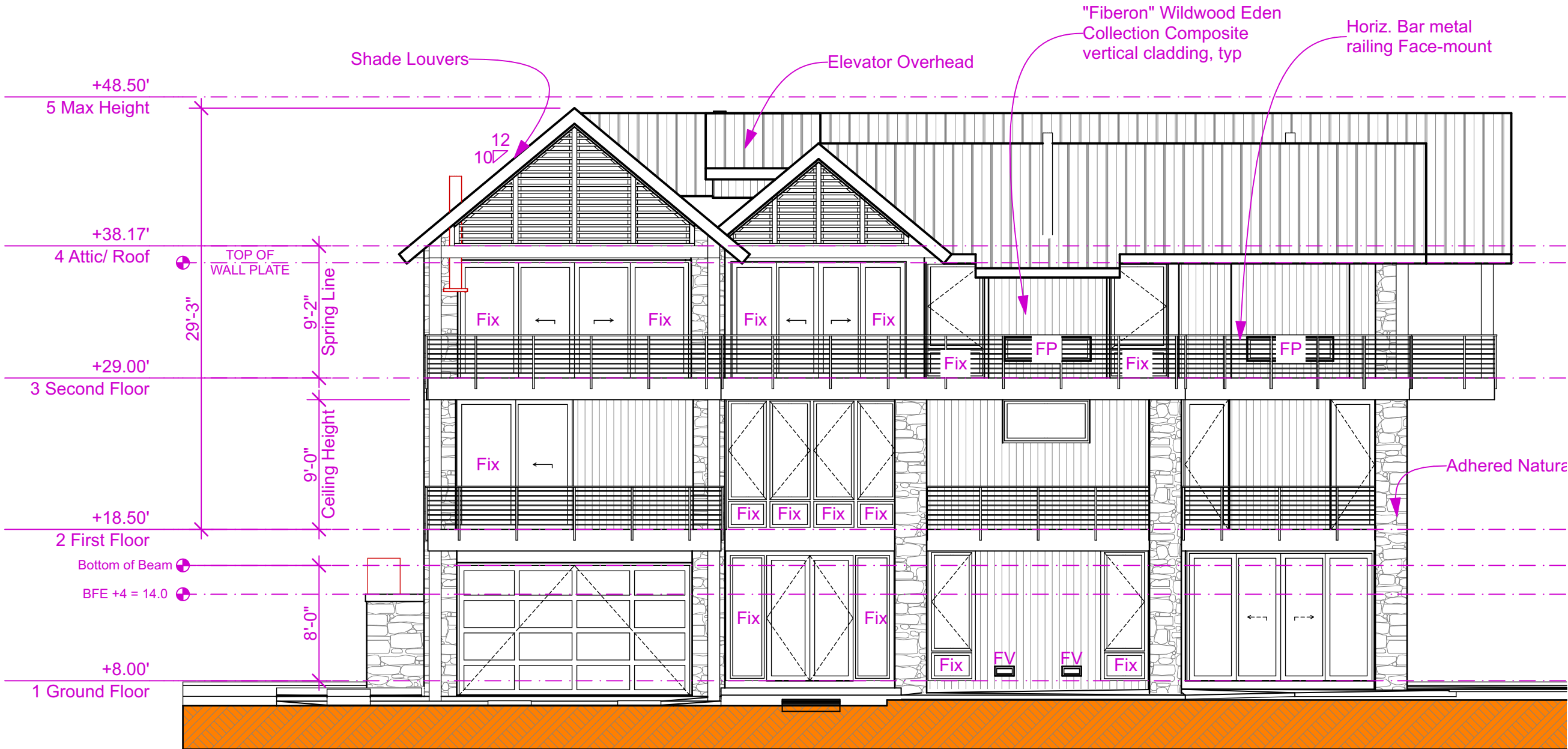
DATE 1-16-23

JOB NO. 2022-38

SHEET

PD-8

8 OF 11 SHEETS



1 PROPOSED Front Elevation
SCALE: 1/8" = 1'-0"

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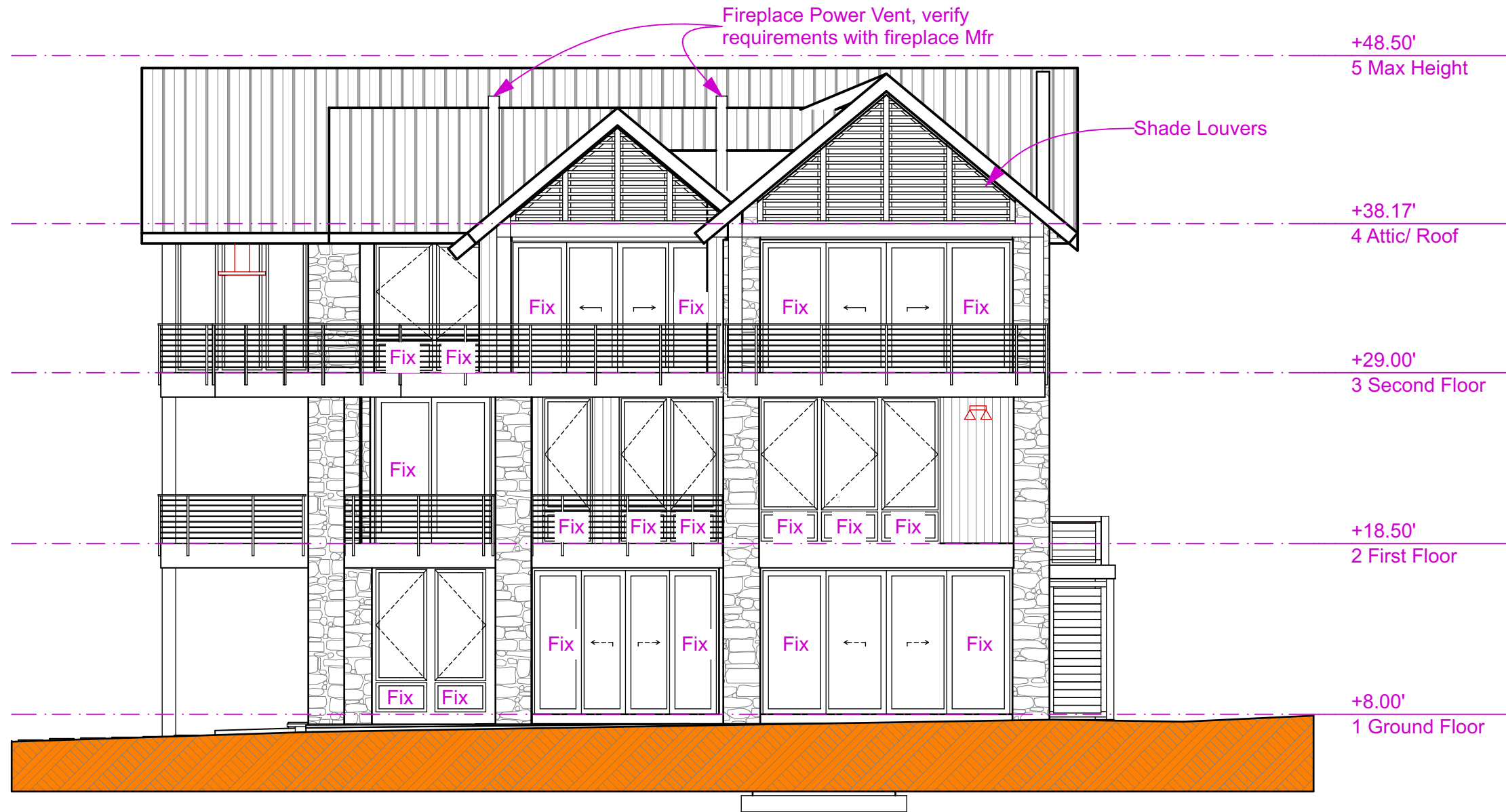
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VELORIC Residence
BLOCK 18 LOT 8 113 S. Rumson Avenue Margate NJ

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REVISIONS

R1 1-23-23	R4 1-30-23	R7 Zoning 9-27-23
R2 1-25-23	R5 2-3-23	
R3 1-27-23	R6 2-13-23	

DATE 1-16-23

JOB NO. 2022-38

SHEET

PD-9

9 OF 11 SHEETS

1
PD-9 **PROPOSED Right Elevation**
SCALE: 1/8" = 1'-0"

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VELORIC Residence
BLOCK 18 LOT 8 113 S. Rumson Avenue Margate NJ

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REVISIONS

R1 1-23-23	R4 1-30-23	R7 Zoning 9-27-23
R2 1-25-23	R5 2-3-23	
R3 1-27-23	R6 2-13-23	

DATE 1-16-23

JOB NO. 2022-38

SHEET

PD-10

10 OF 11 SHEETS



1
PD-10

PROPOSED Rear Elevation

SCALE: 1/8" = 1'-0"

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VELORIC Residence
BLOCK 18 LOT 8 113 S. Rumson Avenue Margate NJ

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REVISIONS

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R2 1-25-23	R5 2-3-23	
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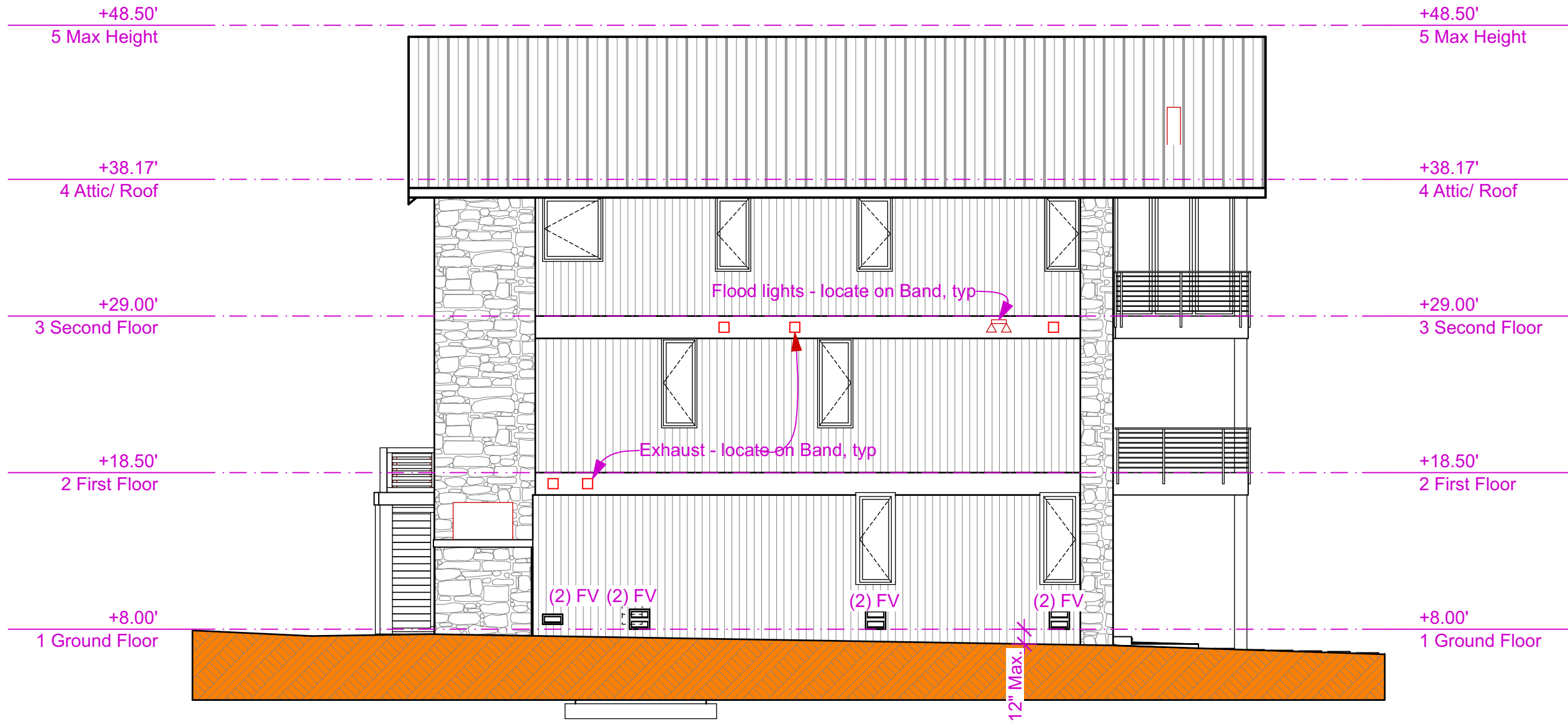
DATE 1-16-23

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SHEET

PD-11

11 OF 11 SHEETS



1
PD-11

PROPOSED Left Elevation

SCALE: 1/8" = 1'-0"