

PMB&B

PERSKIE MAIRONE BROG BARRERA & BAYLINSON

A PROFESSIONAL CORPORATION

COUNSELLORS AT LAW
CORNERSTONE COMMERCE CENTER
1201 NEW ROAD, SUITE 204, LINWOOD, NJ 08221
609-601-1775 FAX: 609-601-8440

PHILIP J. PERSKIE*
STEVEN J. BROG**
CHRISTOPHER M. BAYLINSON***
RICHARD S. MAIRONE*
ALEXANDER J. BARRERA*

COUNSEL TO THE FIRM
STEVEN P. PERSKIE*

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

REPLY TO LINWOOD OFFICE

November 24, 2020

Via Email: mclarnon_roger@margate-nj.com

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

Re: Application of Larry and Kathleen Malamut
421B North Nassau Avenue
Block 614, Lot 6.01
Margate, New Jersey
Our File No.: 12269-1

Dear Mr. McLarnon:

In anticipation of the continued hearing scheduled for December 10, 2020, I attach a copy of Sheets A-201, A-202 and A-103 which show the third floor deck as revised and now proposed for variance relief. It is respectfully submitted that the deck as currently designed meets the intent and purpose of the ordinance the Planning Board is contemplating which will allow third floor decks consistent with the design as shown.

I note that the second floor deck roof, which the third floor deck is set within, shows a pitch of 4/12; that will be revised to 5/12.


I will drop off full size plan sheets this week.

Thank you as always for your consideration.

Very truly yours,

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON, P.C.

BY:


CHRISTOPHER M. BAYLINSON
cmbaylinson@pmbb.com

CMB:dbm/encl.

c: Mr. Larry Malamut (via email) (w/ encl.)
Robert J. Lolio, RA (via email) (w/ encl.)
Elias T. Manos, Esquire (via email) (w/ encl.)
Palma Accardi, Planning Board Secretary (via email) (w/ encl.)

S:\M\Malamut, Larry (12269)\Mat 1 - 421B N. Nassau, Margate\Subfile 1B - Land Use\McLarnon 11-23-20 CMB ltr.docx

601 South Main St., Suite A-4, Cape May Court House, NJ 08210 * 609-536-2800

3123 Atlantic Ave., Suite 100, Atlantic City, NJ 08401

www.pmbb.com

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***CERTIFIED CIVIL TRIAL ATTORNEY

REPLY TO LINWOOD OFFICE

October 9, 2020

Via Hand Delivery

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

Re: Application of Larry and Kathleen Malamut
421B North Nassau Avenue
Block 614, Lot 6.01
Margate, New Jersey
Our File No.: 12269-1

Dear Ms. Accardi:

We represent Larry and Kathleen Malamut with respect to their application to the Margate Planning Board scheduled to be heard on October 29, 2020. Mr. and Mrs. Malamut make application requesting "c" variance relief for third floor deck in order to construct a new single family home. In support of the application, the following is enclosed for the Planning Board's review and consideration:

1. (18) – Application for Action by Planning Board with Addendum and Checklist;
2. (18) – Architectural plan prepared by Lolio Architect dated 8/4/20, consisting of Sheets C-101 through C-103; A-101 through A-103, A-201 and A-202;
3. (18) – Staff Committee Application and Action;
4. (1) – 200 foot property owners' list;
5. (1) – Confirmation of paid taxes, water and sewer (*to be provided under separate cover*);
6. (1) – Our client's check in the amount of \$250 representing the application fee.

Should you require any further information in advance of the October 29th hearing date, please do not hesitate to contact me.

PERSKIE MAIRONE BROG BARRERA & BAYLINSON
A PROFESSIONAL CORPORATION

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

Thank you as always for your kind attention and usual courtesies.

Very truly yours,

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON, P.C.

BY: 

CHRISTOPHER M. BAYLINSON
cmbaylinson@pmbb.com

CMB:dbm
Enclosures

c: Mr. Larry Malamut (via email) (w/ Application)
Robert J. Lolio, RA (via email) (w/ Application)

S:\M\Malamut, Larry (12269)\Mat 1 - 421B N. Nassau, Margate\Subfile 1B - Land Use\Accardi (application submission) 10-8-20 CMB ltr.docx

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** October 9, 2020

2. Zoning District:

S-60	Single Family Residential	<input type="checkbox"/>	MF	Multi-Family Residential	<input type="checkbox"/>
S-60-WF	Single- Family Residential	<input type="checkbox"/>	CBD	Central Business District	<input type="checkbox"/>
S-50	Single Family Residential	<input type="checkbox"/>	C-1	Commercial	<input type="checkbox"/>
S-40	Single Family Residential	<input checked="" type="checkbox"/>	C-2	Commercial/Business	<input type="checkbox"/>
S-40-WF	Single-Family Residential	<input type="checkbox"/>	WSD	Waterfront Special District	<input type="checkbox"/>
S-30	Single Family Residential	<input type="checkbox"/>	R	Riparian	<input type="checkbox"/>
S-25	Single Family Residential	<input type="checkbox"/>	WAPC	Washington Avenue Pedestrian Corr.	<input type="checkbox"/>
S-25 (HD)	Historic Single Family Residential	<input type="checkbox"/>	WSPA	Government and Open Space	<input type="checkbox"/>
TF	Two-Family Residential	<input type="checkbox"/>	I	Institutional Use	<input type="checkbox"/>
B	Beach	<input type="checkbox"/>			

3. Subject Parcel:

Street Address(es) 421B North Nassau Avenue

Block Number 614 Lot No(s) 6.01

Total Area (in square feet) 4,000 sq. ft.

Frontage: 50 ft.

Depth: 80 ft.

4. Information about the Applicant:

Full name(s) Larry and Kathleen Malamut

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

Local Residence Address 206 Alexander Drive, Linwood, NJ Zip 08221

Other Residence Address _____ Zip _____

Business Address _____ Zip _____

Phone Number(s) (include area code);

Email Address mutman35@gmail.com

Business _____ Fax _____ Cell Phone (609) 703-3257

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 6/29/20; purchased from Frank Macciocca
- 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 1201 New Road, Suite 204, Linwood, NJ 08221
Fax (609) 601-8440 Cell _____ Email cbaylinson@pmbb.com

___ Architect: Name Robert J. Lolio, RA Phone (856) 322-6476
Address 219 Bellevue Avenue, Hammonton, NJ 08037
Fax _____ Cell _____ Email bob@lolioarchitect.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): Vacant lot

-Proposed use: New single family home

-If a "D" or "Use" Variance is required, please explain: N/A

-Regarding any dimensional variances required, please fill out the following chart:

Variance	Requirement of District	Present Condition	Proposed Condition
Third floor deck	Not permitted	N/A	Third floor deck
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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

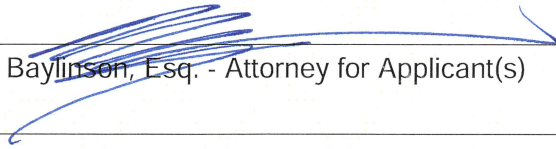
Subdivision:
N/A

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.

Please see attached Addendum to Application.

16. **Signature of Applicant(s):**

 Date October 9, 2020
Christopher M. Baylison, Esq. - Attorney for Applicant(s)
Date _____

17. **This space for Board Administrator:**

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

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

By: Palma Accardi

18. **Notarized Statement by Applicant:**

State of New Jersey } ss.
County of Atlantic }

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

ADDENDUM TO APPLICATION

**Application of Larry and Kathleen Malamut
421B North Nassau Avenue
Block 614, Lot 6.01
Margate, New Jersey**

Larry and Kathleen Malamut are the owners of 421B North Nassau Avenue, identified on the tax map as Lot 6.01 in Block 614. The Malamuts are moving back to Margate after too many years offshore and are building a new home on the property. The property is located in the S-40 zoning district and is a conforming lot having recently been created by subdivision.

With this application, the Malamuts are requesting a "c" variance for a third floor deck. The deck is designed taking into consideration the design criteria relied upon by the Planning Board in acting favorably on similar applications. The third floor deck as proposed is shown within the roof line of the third floor with ample buffering from the street and the neighbor on each side. Understanding that the Planning Board will likely revise the Zoning Ordinance in the near future to allow third floor decks similar in design to that proposed, the Malamuts are requesting a variance so that their construction schedule can proceed without delay.

It is respectfully submitted that the Planning Board should act favorably on this application as it is well established that a planning or zoning board is obligated to grant variance applications that reflect proposed ordinance revisions, even when those revisions have not yet been adopted.

LAND USE

Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	Submit the following documents with the Standard Development Application: a. Copy of an area map showing all lots within 200 feet of the property. b. List of names, addresses, lot and block numbers, as they appear on the official tax records of the City, of all owners of property within 200 feet of the property affected by the application and upon whom the notice must be served in the manner provided by law. c. Copy of professional survey at a scale not smaller than 1" = 100' nor larger than 1/8" = 1'; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines. d. Copies of subdivision, site plan or conditional use applications when applicable. e. Certification that taxes are paid.	a. ✓ b. ✓ ✓ d. N/A e. TBP	
2.	If the survey is more than one year old, attach certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance, and show any proposed changes with all dimensions including enlargement of existing footprint, if applicable.	(Testimony)	
3.	A statement containing the following information: a. Date of acquisition of property and from whom. b. The number of dwelling units in existing building(s). c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s). d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.	a. ✓ b. N/A c. N/A d. N/A	
4.	Ten (10) folded copies of a plot plan, map or survey.	✓	
Checklist prepared by: <u>Christopher M. Baylinson, Esq.</u> Checklist reviewed by City: _____ Application found complete on: _____ Application found incomplete on: _____		Date: <u>10/9/2020</u> _____ Date: _____ _____	

Application of Larry and Kathleen Malamut
 421B North Nassau Avenue
 Block 614, Lot 6.01
 Margate, New Jersey

N/A Not applicable
 TBP To be provided



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

Block	Lot	Applicant Name
614	6.01	Larry Malamut
District	Address of Subject Application	
S-40	421B North Nassau Avenue	

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

Your submittal was considered at the Staff Committee meeting of Friday, October 02, 2020

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

Staff committee reviewed the application and agreed with the third floor deck request and possibly others. It is known that the City is considering City-wide permission for third floors with distinct design and location requirements.

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

Applications will be accepted on a first-come first-served basis. If the agenda becomes over-crowded, you will be rescheduled the following month. If you decide, for whatever reason, not to appear on this date, you must notify the Board Administrator as early as possible. The following month's agenda cannot be guaranteed.

The following conditions and special considerations must be addressed as part of your application to the Board:

no conditions

APPLICATION FEES:

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

Applicant shall combine all application fees into one separate check made out to the City of Margate. Escrow fees shall be a separate check made out to the City of Margate. NOTE: If an Escrow deposit is requested, a W9 form must be submitted with the Escrow check. Any Escrow funds will be refunded to the name and address indicated on the W9 form.

Please note that in proceeding further with the formal Board Application, you are responsible for satisfying all of the checklist particulars in the appropriate section(s) of the Administrative Regulations. The instructions and checklist for your particular application can be found on the following pages of this booklet: 1-19

You must also comply with the more detailed requirements of the Margate City Land Development Ordinance.

In order for you to be able to appear on the Board Agenda as per the above date, all application material must be submitted by 11:00am, Wednesday, October 07, 2020

Palma Accardi
Planning Board Administrator
Friday, October 02, 2020

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

Office Use Only:	Date Submitted: <u>8/28/2020</u>	Received By: <u><i>pulma</i></u>
	Paid: <u>\$25⁰⁰</u> Check/Receipt #: <u>4453</u>	Board Administrator or Zoning Officer

Staff Committee meetings are held as needed. Contents must comply in all particulars with the Administrative Regulations for Processing Planning Board Applications, sections on Staff Committee Review. The Board Administrator and other City Hall staff will answer reasonable questions regarding this procedure. They cannot, however, fill out these forms for you.

1. Date of Application: August 24, 2020
2. Submitted by – Name: Christopher M. Baylinson, Esq. Phone No.: (609) 601-1775
Address: 1201 New Road, Suite 204, Linwood, NJ 08221
Email Address: cbaylinson@pmbb.com
3. If the party submitting this form is other than the potential Applicant for Board action (attorney, architect, builder, engineer, etc.), then who would the APPLICANT be?
Name: Larry Malamut Phone No.: (609) 703-3257
Address: 206 Alexander Drive, Linwood, NJ 08221
Email Address: mutman35@gmail.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>421B N. Nassau Avenue</u> Block: <u>614</u> Lot(s): <u>6.01</u> Zoning District: <u>S-40</u>
--

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

8. Answer the following as to:	<u>Existing Condition</u>	<u>Proposed Condition</u>
a. Size and Dimension of Lot:	50' x 80' - 4,000 s.f.	Same
b. Size, Dimensions of Buildings:	_____	_____
c. Height of Buildings (Feet):	N/A	29' 11"
d. Height of Buildings (Stories):	"	2.5 stories
e. % of Coverage on Land:	"	1,310 s.f. - 32.75%
f. Front Yard Setback:	"	11.5' (porch)
g. Rear Yard Setback:	"	19'
h. Side Yard Setbacks:	"	9.50' (min.) & 19' (total)

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)

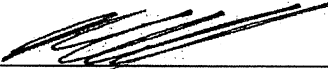
Applicant seeks "c" variance relief to construct a third floor deck in connection with a proposed new single family home.

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

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

11. Which variances are needed, if any? "C" variance relief for third floor deck

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

Signature of Submitting Party: 

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



Office of the Tax Assessor

Municipal Building
9001 Winchester Avenue
Margate City, NJ 08402
609-822-1950
609-487-1142 Fax

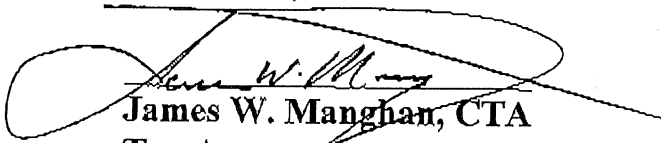
James W. Manghan, CTA

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

Block 614- Lot 6.01

Location: 421B N Nassau

Date: October 7th 2020


James W. Manghan, CTA
Tax Assessor

Your file No: 12269-1B

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

ADJACENT PROPERTY LISTING APPLICANT: 421B N Nassau Ave 10-8-20
TAXING DISTRICT 16 MARGATE CITY COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
515 1	500 N NASSAU AVE	2	CHERRY, DAVID & JOYCE 500 N NASSAU AVE MARGATE CITY, NJ 08402
515 5	430 N NASSAU AVE	2	STOLOFF TRUST, JERRY & JOANNE 1 BROOKLAWN DRIVE SHORT HILLS, NJ 07078
515 7	428 N NASSAU AVE	2	FABI TRUST, JUNIO & FABI, VIVIAN A 428 N NASSAU AVE MARGATE, NJ 08402
515 8	426 N NASSAU AVE	2	MORGANROTH TRUST, JOEL 3251 HIGEL AVE SARASOTA, FL 34242
515 11	424 N NASSAU AVE	2	SCHAPER, ERIC & MARY ANNE 515 FAIRVIEW RD PENN VALLEY, PA 19072
515 13	422 N NASSAU AVE	2	KREVITZ FAMILY LP 2385 JOHN FRIES HIGHWAY QUAKERTOWN, PA 18951
515 15	412 N NASSAU AVE	2	TAUBE, JOHN F 412 N NASSAU AVE MARGATE NJ 08402
613.01 1	8510 FULTON AVE	2	PERRONE, ANDREA S 93 ROCHELLE PKWY SADDLE BROOK, NJ 07663
613.01 4	415 N MANSFIELD AVE	2	KOCH, DANIEL M & STEPHANIE E 415 N MANSFIELD AVE MARGATE, NJ 08402
613.01 7	411 N MANSFIELD AVE	2	HAUGEN MICHAEL S & STEPHANIE J 2113 SPRUCE ST PHILADELPHIA, PA 19103
613.01 9	409 N MANSFIELD AVE	2	SNYDER, LAWRENCE & JUDITH 3001 TAFT ROAD NORRISTOWN, PA 19403
613.01 11	407 N MANSFIELD AVE	2	DAVIS, RUTH B @ DAVIS 21 FIELDSTONE DR HOLLAND, PA 18966
614 1	8602 FULTON AVE	2	ZUMOFF, DEBBIE & MARC 8602 FULTON AVE MARGATE, NJ 08402
614 3	423 N NASSAU AVE	2	POLLINO, JAMES & MARY 2108 FAIRWOLD LANE FORT WASHINGTON, PA 19034

ADJACENT PROPERTY LISTING APPLICANT: 421B N Nassau Ave 10-8-20
 TAXING DISTRICT 16 MARGATE CITY COUNTY 01 ATLANTIC

PAGE 2

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
614 6.01	421B N NASSAU AVE	1	MALAMUT, LAWRENCE & KATHLEEN 206 ALEXANDER DR LINWOOD, NJ 08221
614 6.02	421A N NASSAU AVE	1	DEFINO, VINCENT & NELLA 3402 S 20TH ST PHILADELPHIA, PA 19145
614 8	419 N NASSAU AVE	2	MELHEM, MIA B & JOHN 3667 MOUNTAIN VIEW AVE EASTON, PA 18945
614 10	417 N NASSAU AVE	2	BERG, JEFFREY & CELESTINE 1754 ROLLING LANE CHERRY HILL, NJ 08003
614 11	415 N NASSAU AVE	2	CLEVENSTINE, RICHARD F & BARBARA D 516 GUINEVERE DRIVE NEWTOWN SQUARE, PA 19073
614 13	411 N NASSAU AVE	2	LANZILOTTA, YOLANDA 618 CLYMER ST. PHILADELPHIA, PA 19147
614 19.01	418 N MANSFIELD AVE	1	BAGLIVO, STEVEN 8005 ATLANTIC AVE MARGATE, NJ 08402
614 19.02	416 N MANSFIELD AVE	1	BAGLIVO, STEVEN 8005 ATLANTIC AVE MARGATE, NJ 08402
614 24.01	414 N MANSFIELD AVE	2	STEADY, MAUREEN P & KIRTZMAN, JEFFREY 516 S FRONT ST #1 PHILADELPHIA, PA 19147
614 24.02	412 N MANSFIELD AVE	2	WOOD, ERIC M & ANTOINETTE 412 N MANSFIELD AVE MARGATE, NJ 08402
614 26	410 N MANSFIELD AVE	2	CRISHAM, DANIEL F & ROSEMARIE P 410 N MANSFIELD AVE MARGATE, NJ 08402
614 29	408 N MANSFIELD AVE	2	ARRISON, JOHN P & SHARON R 408 N MANSFIELD AVE MARGATE, NJ 08402
614 30	406 N MANSFIELD AVE	2	AVERSA, JEFFREY M 406 N MANSFIELD AVE MARGATE, NJ 08402
714 1	8605 FULTON AVE	2	CHAKRABARTI, DEBOSH, JULIANNA V 405 POND VIEW DRIVE MOORESTOWN, NJ 08057

ADJACENT PROPERTY LISTING
TAXING DISTRICT 16 MARGATE CITY

APPLICANT: 421B N Nassau Ave 10-8-20
COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
714 4	8601 FULTON AVE	2	RB PARTNERS LLC 14 PAUL LANE GLEN MILLS, PA	19342

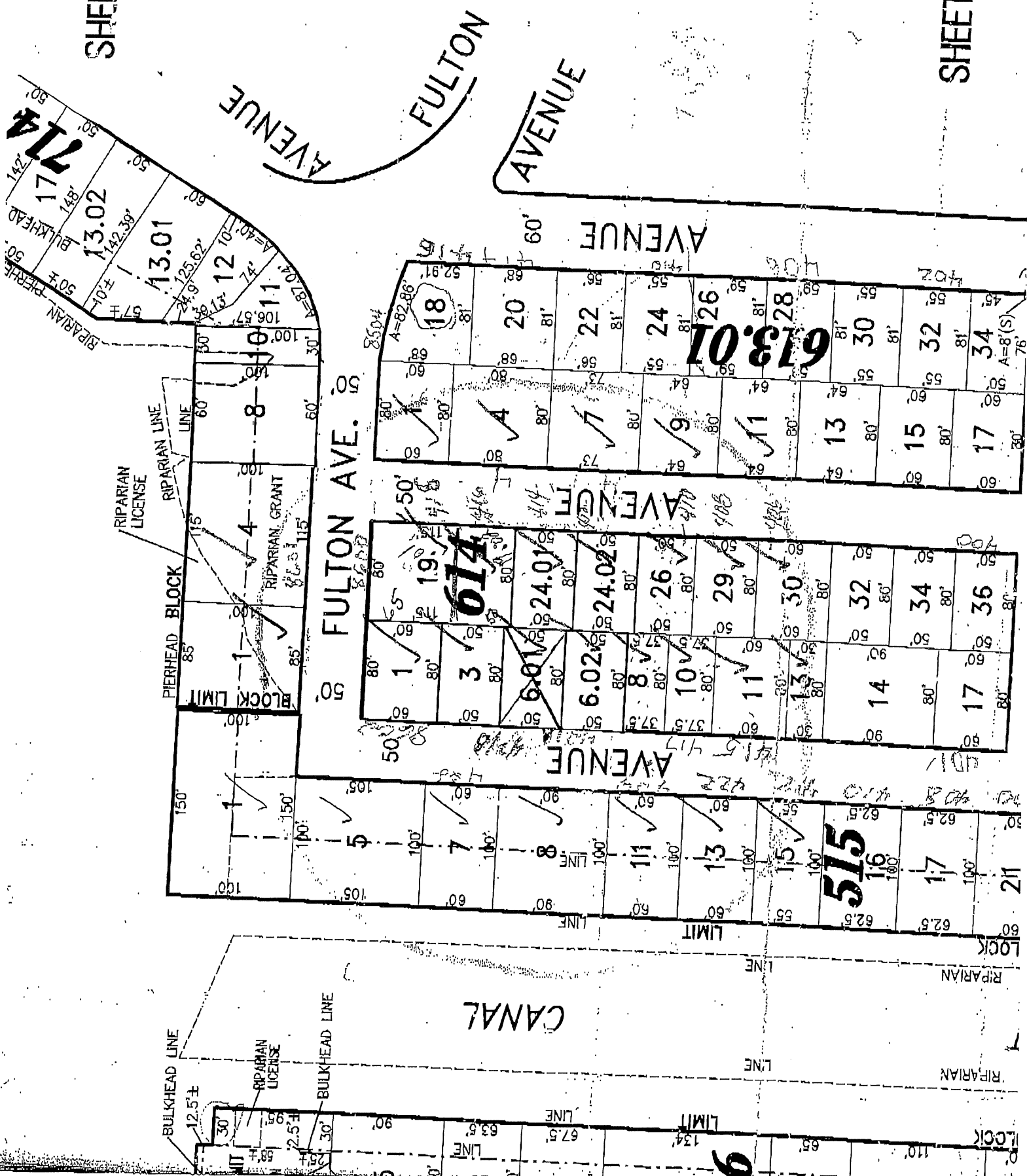
UTILITIES TO BE NOTIFIED WITH TAXLIST

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.....32



PMB&B

PERSKIE MAIRONE BROG BARRERA & BAYLINSON

A PROFESSIONAL CORPORATION

COUNSELLORS AT LAW

CORNERSTONE COMMERCE CENTER

1201 NEW ROAD, SUITE 204, LINWOOD, NJ 08221

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

PHILIP J. PERSKIE*
STEVEN J. BROG**
CHRISTOPHER M. BAYLINSON***
RICHARD S. MAIRONE*
ALEXANDER J. BARRERA*

COUNSEL TO THE FIRM
STEVEN P. PERSKIE*

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

REPLY TO LINWOOD OFFICE

October 13, 2020

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

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

Re: Application of Larry and Kathleen Malamut
421B North Nassau Avenue
Block 614, Lot 6.01
Margate, New Jersey
Our File No.: 12269-1

Dear Ms. Accardi:


Enclosed please find a certification from the Margate Tax Collector confirming that property taxes, water and sewer are current with respect to the Malamut property. Please make the certification part of the application materials submitted to your office under cover letter of October 9, 2020.

Thank you.

Very truly yours,

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON, P.C.

BY:


CHRISTOPHER M. BAYLINSON
cmbaylinson@pmbb.com

CMB:dbm

Enclosure

c: Mr. Larry Malamut (via email) (w/ encl.)
Robert J. Lolio, RA (via email) (w/ encl.)

S:\M\Malamut, Larry (12269)\Mat 1 - 421B N. Nassau, Margate\Subfile 1B - Land Use\Accardi 10-13-20 CMB ltr.docx



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

RECEIVED

OCT 13 2020

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON

Date:

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for 3rd Qtr 2020

And the WATER & SEWER for 2020

Are paid on property located 451 B North Nassau Ave

Assessed to Lawrence^o Kathleen Malarut

And designated as

BLOCK 614, LOT 6.01; Tax Map of Margate City, N.J.

Tara J Mazza, CTC
Tax Collector

Per LH