

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

Office Use Only:	Date Submitted: <u>11/25/22</u>	Received By: _____
	Paid: <u>25.00</u> 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: 10/18/22
2. Submitted by – Name: JAMES CHADWICK Phone No.: 609-391-6460
Address: 1348 ASBURY AVE. OCEAN CITY, NJ
Email Address: JAMESECHADWICK@AOL.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: MICHAEL HERLICH Phone No.: 609-923-5671
Address: 4084 BRIARCLIFF CIRCLE BOCA RATON, FL 33496
Email Address: CLHERLICH@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>14 S. ANDOVER AVE.</u> Block: <u>101.02</u> Lot(s): <u>18</u> Zoning District: <u>S-25</u>
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7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)
60'x62.50' LOT WITH AN EXISTING TWO STORY FRAMED SINGLE FAMILY DWELLING.
THE PROPERTY CONTAINS AN IN-GROUND POOL WITH BRICK PATIO AND ALSO
CONTAINS (2) EXISTING PARKING SPACES AT THE FRONT OF THE PROPERTY WHICH
PARTIALLY ENCROACH INTO THE CITY RIGHT-OF-WAY BUT DO NOT OBSTRUCT THE
SIDEWALK AT THE FRONT OF THE DRIVEWAY. THE EXISTING DWELLING CURRENTLY
VIOLATES THE SIDE YARD SETBACK AT THE NORTHERLY SIDE OF THE RESIDENCE.

	<u>Existing Condition</u>	<u>Proposed Condition</u>
8. Answer the following as to:		
a. Size and Dimension of Lot:	3,750 S.F. (60'x62.50')	3,750 S.F. (60'x62.50')
b. Size, Dimensions of Buildings:	1,154.4 S.F. (29.4'x39.6')	1,154.4 S.F. (29.4'x39.6')
c. Height of Buildings (Feet):	25.21'	30'
d. Height of Buildings (Stories):	2	2.5
e. % of Coverage on Land:	76%	76%
f. Front Yard Setback:	1.9' PORCH, 9.94' BLDG.	1.9' PORCH, 9.94' BLDG.
g. Rear Yard Setback:	12.97'	12.97'
h. Side Yard Setbacks:	4.89', 25.52'	4.89', 25.52'

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)

REMOVE EXISTING ROOF STRUCTURE, AND CONSTRUCT A NEW HALF STORY ADDITION UNDER NEW ROOF STRUCTURE.

THE SLOPE OF THE NEW ROOF ENCROACHES INTO THE NORTHERLY SIDE YARD SETBACK AREA AND THUS REQUIRES A SIDE YARD SETBACK VARIANCE. THE PLAN PROPOSES A SMALL SHED DORMER ON THE NORTHERLY SIDE OF THE STRUCTURE. THE NORTHERLY WALL OF THE DORMER COMPLIES WITH THE REQUIRED 10' SIDE YARD SETBACK

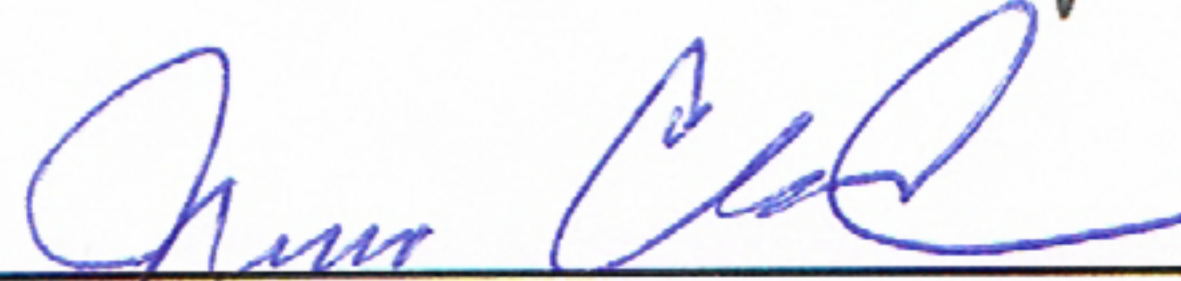
10. Although the Staff Committee will determine the correct legal steps, what are the actions requested. (check more than one, if applicable):

- | | |
|---|---|
| <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? SIDE YARD SETBACK & NUMBER OF PARKING SPACES

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:

SEE ATTACHED STAFF COMMITTEE REPORT
DATED 12/19/22

Signature of Submitting Party:  NJPE & NJRA

Print or Type Name: JAMES E. CHADWICK NJPE & NJRA
AGENT FOR COUNCIL

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. Date of Application: 11/28/22

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 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 checked="" 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) 14 S. ANDOVER AVE.
 Block Number 101.02 Lot No(s) 18
 Total Area (in square feet) 3,750
 Frontage: 60'
 Depth: 62.50'

4. Information about the Applicant:

Full name(s) MICHAEL HERLICH *(Applicant & Owner)*
 If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

 Local Residence Address 14 S ANDOVER AVE. MARGATE CITY, NJ Zip _____
 Other Residence Address 4084 BRIARCLIFF CIRCLE BOCA RATON, FL Zip 33496
 Business Address _____ Zip _____
 Phone Number(s) (include area code);
 Email Address CLHERLICH@GMAIL.COM
 Business _____ Fax _____ Cell Phone 609-923-5671

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 Nov. 2011

____ 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 _____ Phone _____
 Address _____
 Fax _____ Cell _____ Email _____

____ Architect: Name JAMES E CHADWICK Phone 609-391-6460
 Address 1348 ASBURY AVE., GROUND FLOOR, OCEAN CITY, NJ 08226
 Fax _____ Cell 609-827-4670 Email JAMESECHADWICK@AOL.COM

____ Engineer: Name JAMES E CHADWICK 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)

<p>10. If Site Plan Action is Required:</p> <p>-What is the present use of the site and building(s)?</p> <p>_____</p> <p>_____</p> <p>NOT APPLICABLE</p> <p>_____</p> <p>_____</p> <p>-How will this be changed?</p> <p>_____</p> <p>_____</p> <p>NOT APPLICABLE</p> <p>_____</p> <p>_____</p>	<p>11. If Subdivision Action is Required:</p> <p>-After conferring with the City Tax Assessor, provide lot numbers of new lot(s), dimensions, and area of each: (use extra pages, if necessary)</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:20%;">Lot No(s)</td> <td style="width:30%;">Dimension(s)</td> <td style="width:50%;">Area(s)</td> </tr> <tr> <td>_____</td> <td>_____ x _____</td> <td>_____ S.F.</td> </tr> <tr> <td>_____</td> <td>_____ x _____</td> <td>_____ S.F.</td> </tr> <tr> <td>_____</td> <td>_____ x _____</td> <td>_____ S.F.</td> </tr> </table> <p>-Purpose of the Subdivision</p> <p><input type="checkbox"/> To sell lot(s)</p> <p><input type="checkbox"/> To build and sell homes (or other buildings)</p> <p><input type="checkbox"/> Other (please explain): _____</p>	Lot No(s)	Dimension(s)	Area(s)	_____	_____ x _____	_____ S.F.	_____	_____ x _____	_____ S.F.	_____	_____ x _____	_____ S.F.
Lot No(s)	Dimension(s)	Area(s)											
_____	_____ x _____	_____ S.F.											
_____	_____ x _____	_____ S.F.											
_____	_____ x _____	_____ S.F.											

12. If Variances are Required:

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

-Current use of lot(s) and building(s): SINGLE FAMILY RESIDENTIAL

-Proposed use: SINGLE FAMILY RESIDENTIAL

-If a "D" or "Use" Variance is required, please explain: _____

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

Variance	Requirement of District	Present Condition	Proposed Condition
SIDE YARD SETBACK	10'	4.89'	4.89'
PARKING	2.5	2	2

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

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.

REMOVAL OF EXISTING HIP ROOF ABOVE EXISTING TWO STORY DWELLING, AND THE CONSTRUCTION OF A NEW GABLE ROOF WITH PROPOSED HALF STORY. THE PROPOSED ROOF ABOVE THE ADDITIONAL LIVING SPACE IS DESIGNED SO AS TO HAVE MINIMAL TO NO NEGATIVE AFFECT TO ADJACENT LOT 19. IN FACT, THE EXTERIOR WALL OF THE NEW SHED DORMER FACING LOT 19 IS SET APPROX 10'-9" FROM THE SIDE PROPERTY LINE IN COMPLIANCE WITH THE REQUIRED 10' SETBACK. THE NEW PROPOSED ROOF LINES PROVIDE AN AESTHETIC ENHANCEMENT TO THE DWELLING VIA USE OF CREATIVE DESIGN/DEVELOPMENT TECHNIQUES. AS REGARDS THE INCREASE IN FLOOR AREA, IT DOES CREATE AN ADDITONAL BEDROOM WHICH WILL BE USED BY VISITING GRANDCHILDREN IN THIS EXISTING SINGLE FAMILY RESIDENCE. THE SMALL CHILDREN ARE NOT OF DRIVING AGE AND THEIR VISITING WOULD ONLY CREATE THE NEED FOR THE ADDITONAL PARKING SPACE FOR BRIEF PERIODS OF TIME AS THE GROWN CHILDREN AND YOUNG GRANDCHILDREN VISIT THE OWNERS. WHILE THE SIZE OF THE PROPERTY CAN ACCOMODATE THE VISITORS, THERE IS NO ADDITIONAL UNUSED LAND AREA WITHIN WHICH TO LOCATE THE NECESSARY THIRD PARKING SPACE. THE APPLICANTS BELIEVE THE VARIANCES CAN BE GRANTED WITHOUT SUBSTANTIAL DETRIMENT TO THE ZONE PLAN AND/OR ZONING ORDINANCE

16. Signature of Applicant(s):

Caren K. Herlich Date 11/29/22
Michael B. Herlich Date 11/29/22

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~~ Camden }
Caren Herlich and Michael Herlich, 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 29th
day of November, 2022

Alexis Young

ALEXIS C YOUNG
Notary Public - State of New Jersey
My Commission Expires May 11, 2026

Corporate Disclosure Form

(Corporation Name)

IN THE MATTER OF THE: MARGATE CITY PLANNING BOARD

APPLICATION OF _____
(print applicant name)

Property Location

Block (101.02) Lot (18)

N/A

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

- I am authorized to file this Certification on behalf of _____ the
(print corporation name)
owner of the property, which is the subject of this application.
- _____ is a _____ corporation organized
(print corporation name) (style of)
pursuant to the laws of the State of _____.
- The names and addresses of all persons having a 10% or greater ownership interest in
_____ are as follows:
(print corporation name)
 - _____
 - _____
 - _____
- There are no other persons or entities having a 10% or greater interest in
_____.
(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) (print name) (title)

Dated: ()

Corporate Disclosure Form

(Corporation Name)

IN THE MATTER OF THE: MARGATE CITY PLANNING BOARD

APPLICATION OF _____
(print applicant name)

Property Location

Block (101.02) Lot (18)

N/A

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 - _____
 - _____
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(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) (print name) (title)

Dated: ()



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

Block	Lot	Applicant Name
101.02	18	Michael Herlich
District	Address of Subject Application	
S-25	14 South Andover Avenue	

Dear (Name of Submitting Party) James Chadwick, PE, RA

Your submittal was considered at the Staff Committee meeting of Monday, December 19, 2022

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

Staff committee met and agreed to variances requested however it appears that a height variance ("C") is required as well as the building height is measure from FF, not BFE/DFE for existing structures in case house has to be elevated. Third floor deck requires a variance as it does not meet the design standards for third floor deks recently passed.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, January 26, 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 gauranteed.

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

Provide the area of the third fllor to condirm that it does not exceed 50% of the second floor area. Den may be viewed asa spare bedroom and a total space parking variance may be required due to increase in bedroom count.

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 anEscrow 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 Admistrative 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, January 04, 2023

Palma Accardi
Planning Board Administrator
Monday, December 19, 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>✓</p> <p>✓</p> <p>✓</p> <p>N/A</p> <p>✓</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>	N/A	
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>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	
4.	<p>Ten (10) folded copies of a plot plan, map or survey.</p>		
<p>Checklist prepared by: <u>James Chazwick PE.</u></p> <p>Checklist reviewed by City: _____</p> <p>Application found complete on: _____</p> <p>Application found incomplete on: _____</p>		<p>Date: <u>11/30/22</u></p> <p>Date: _____</p>	



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: 11/30/22

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 14 S. Andover Ave

Assessed to Michael & Caren Herlich

And designated as
BLOCK 101.02, LOT 18; Tax Map of Margate City, N.J.

Tara J Mazza, CTC
Tax Collector

Per LH

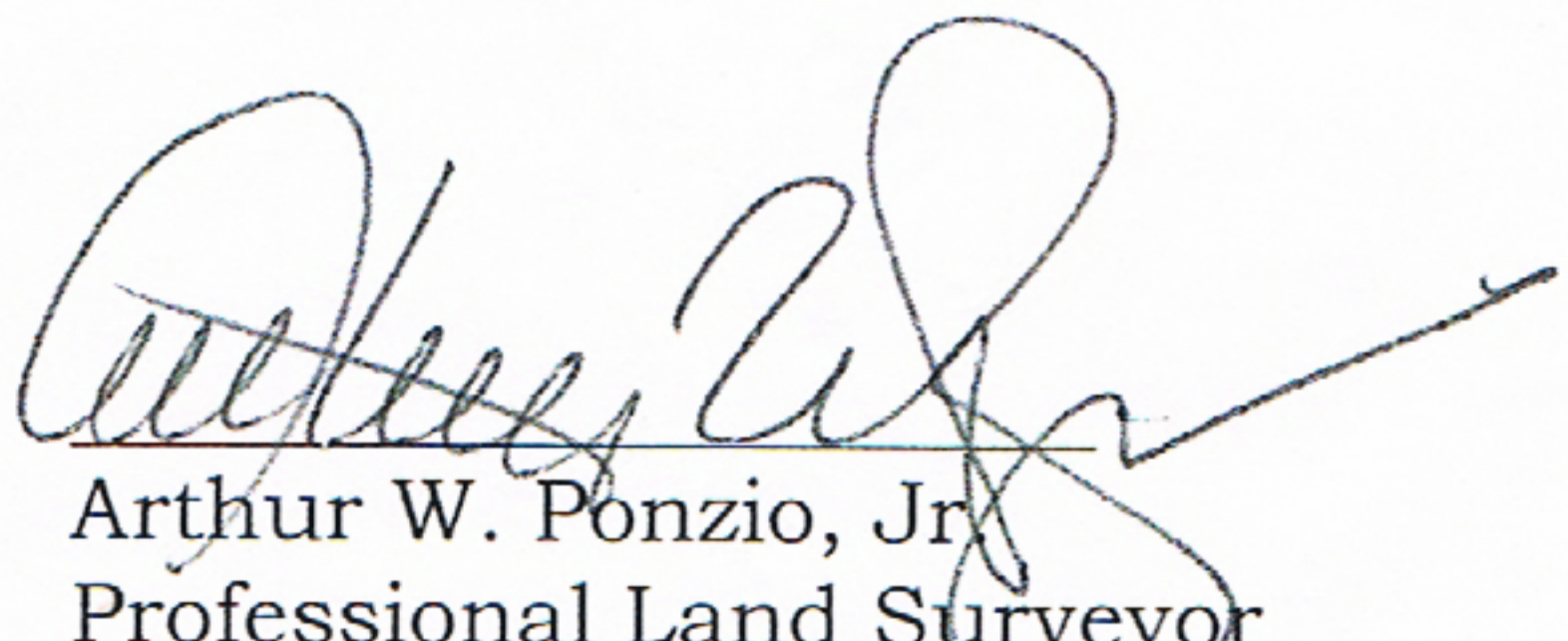
ARTHUR PONZIO CO.
Engineering • Surveying • Planning
400 N Dover Avenue, Atlantic City, NJ 08401
Phone: (609) 344-8194

OCTOBER 26, 2022

200' SETBACK SURVEY RESULTS
14 S. ANDOVER AVENUE
MARGATE, N.J.

BLOCK 101.02 LOT 18

LOT#	PORCH SETBACK	BLDG SETBACK	COMMENTS
14	4.50'	7.20'	
15	0.00'	2.30'	OMIT LOW
16	3.65'	10.00'	
18	1.90'	9.94'	
19	N/A	5.12'	
20	5.30'	12.70'	OMIT HIGH
21	0.28'	0.28'	OMIT LOW
22	0.35'	0.35'	
23	0.70'	0.70'	
AVERAGE	5.00' MIN PER ORD.	5.09'	


Arthur W. Ponzio, Jr.
Professional Land Surveyor
New Jersey License No. 24GS02831400



Office of the Tax Assessor

Municipal Building
9001 Winchester Ave.
Margate City, NJ 08402
609-822-1950
FAX 609-487-1142

James W. Manghan, CTA
Tax Assessor

James E. Chadwick, PE & RA
1348 Asbury Ave, Ground Floor
Ocean City, NJ 08226

Block: 101.02 Lot: 18
Location: 14 S. Andover Ave
Date: October 24, 2022

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

James W. Manghan, CTA
Tax Assessor

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

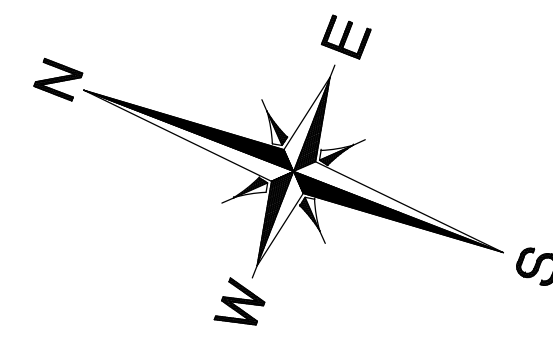
www.margate-nj.com

BOARD CHAIRMAN DATE

BOARD ENGINEER DATE

BOARD SECRETARY DATE

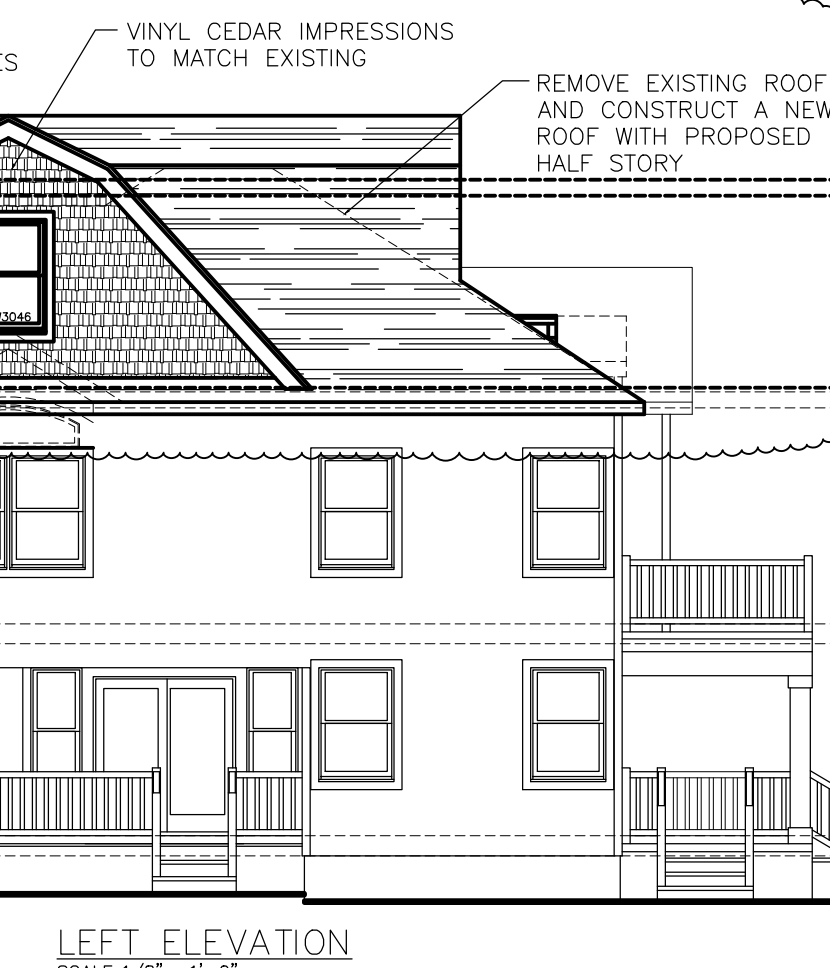
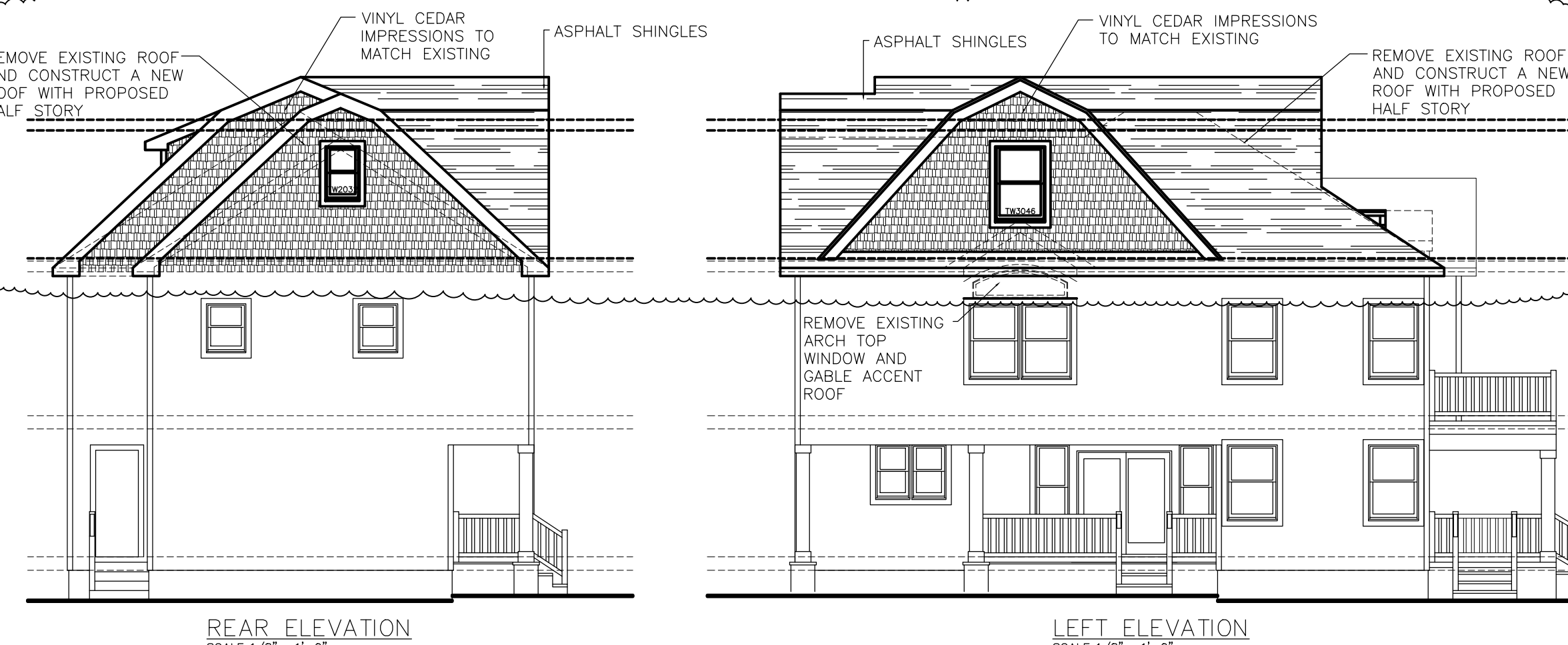
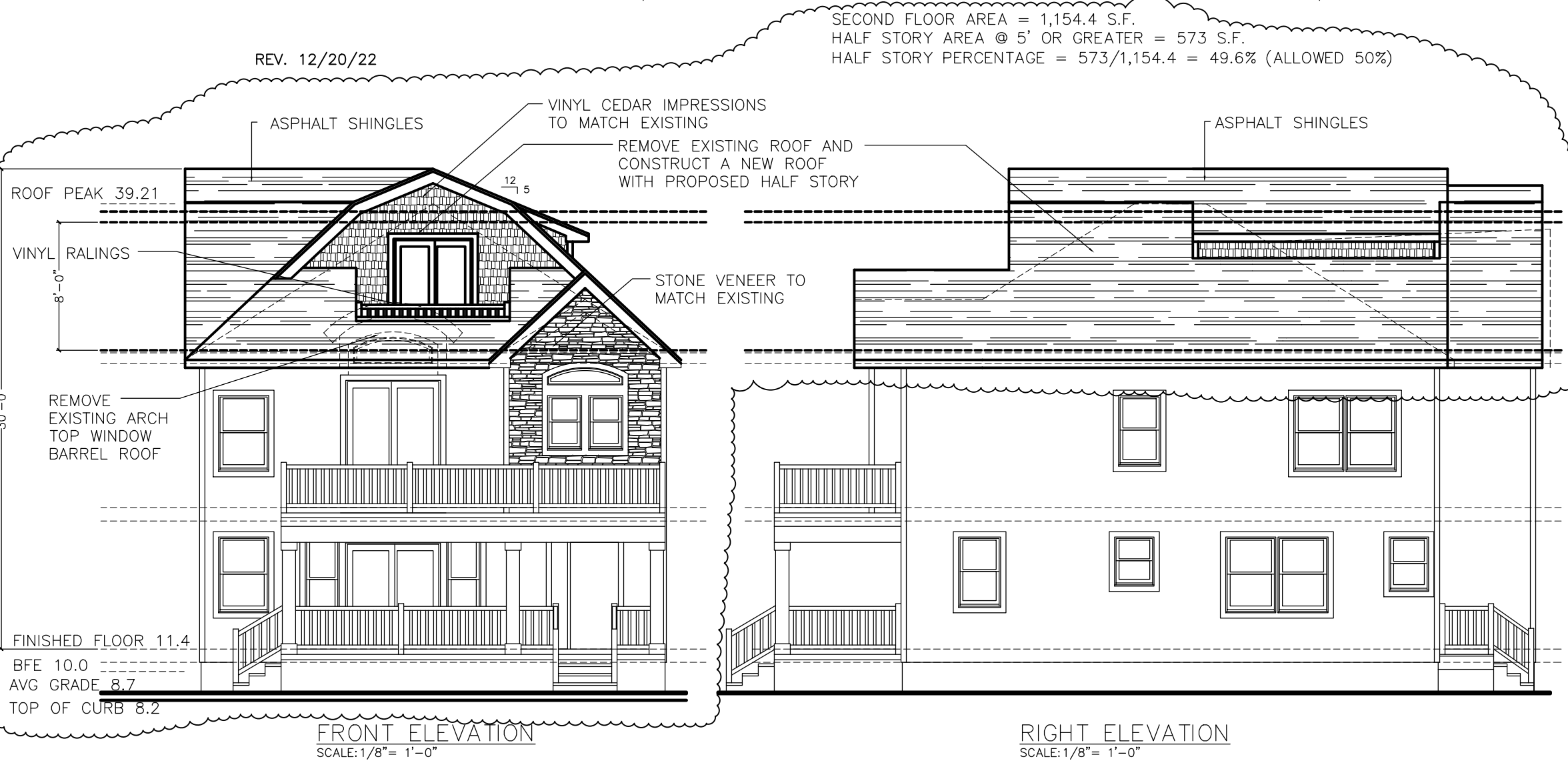
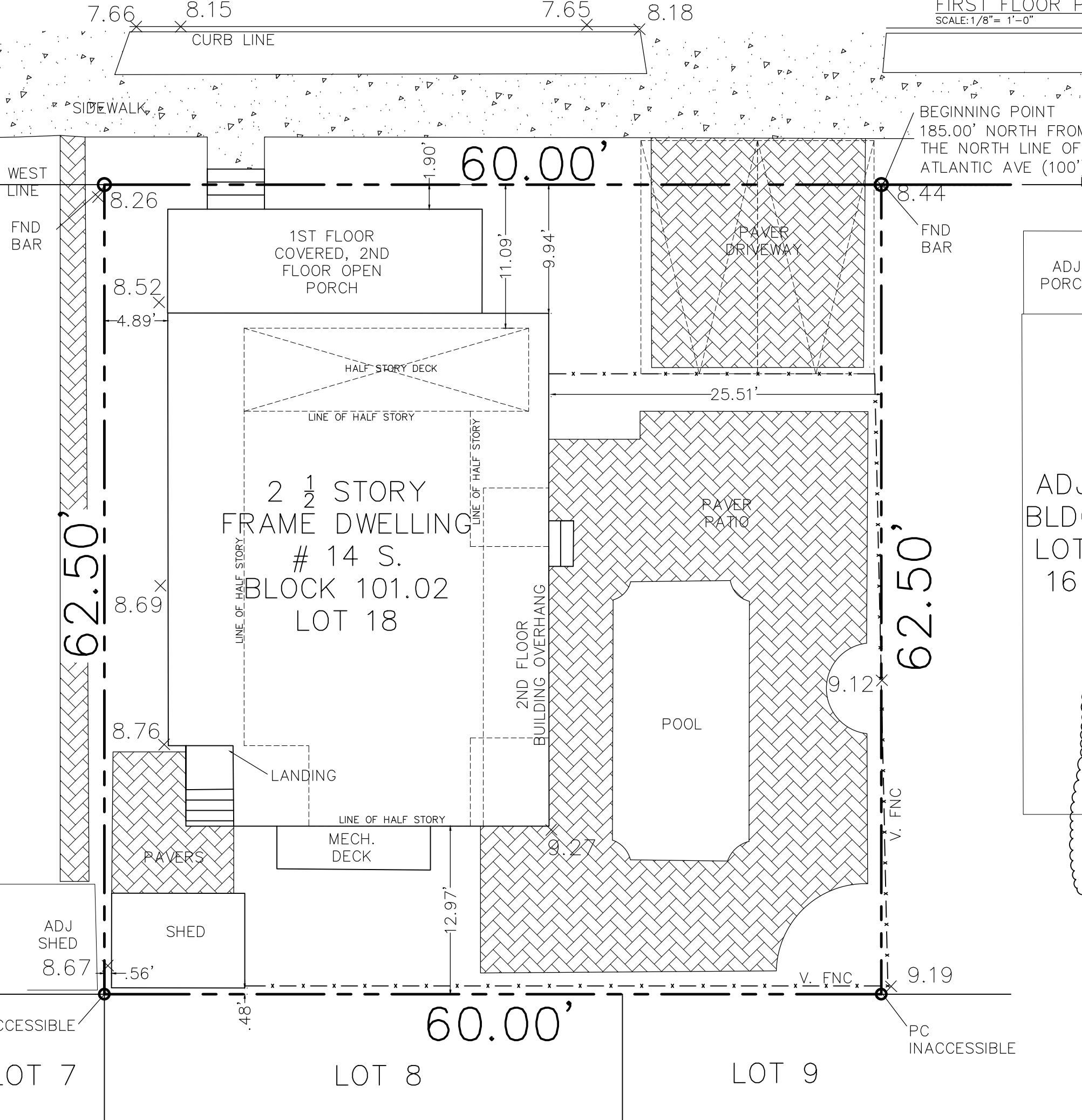
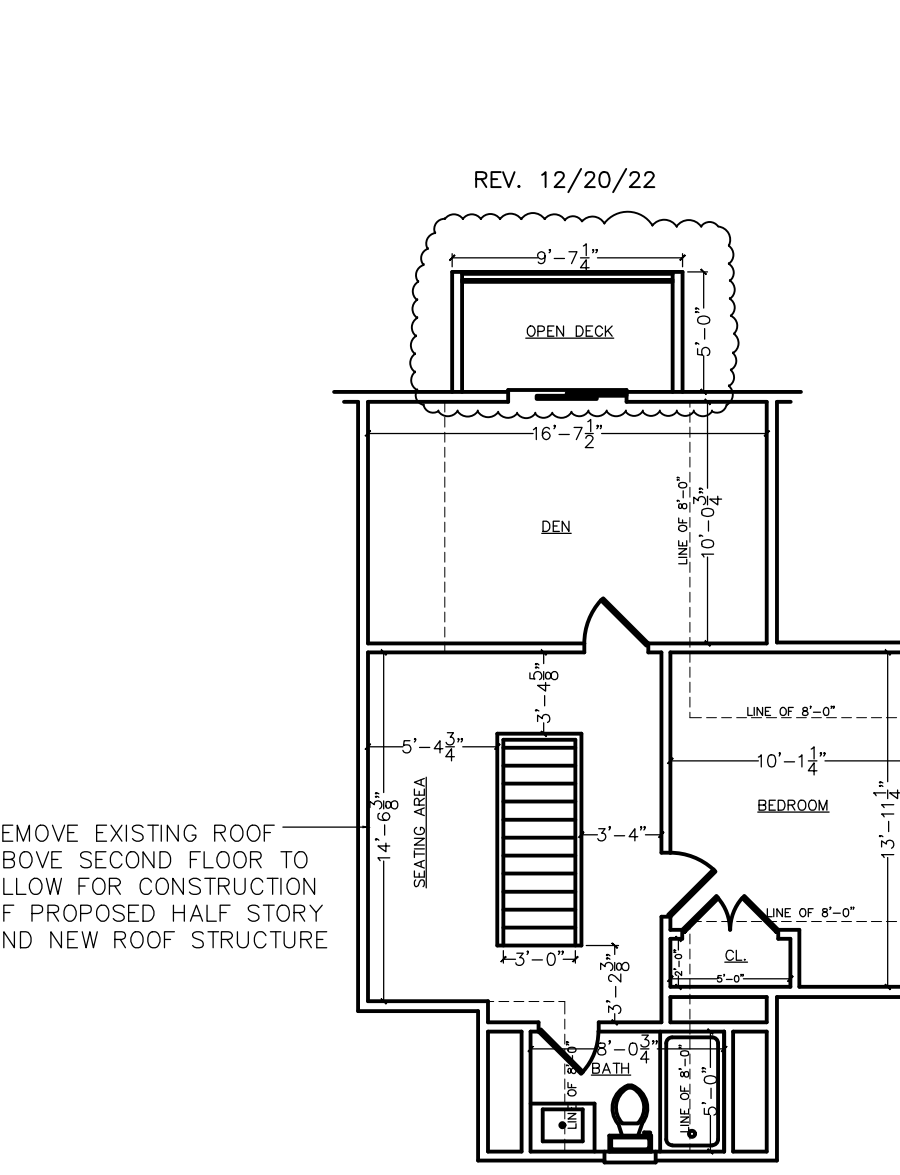
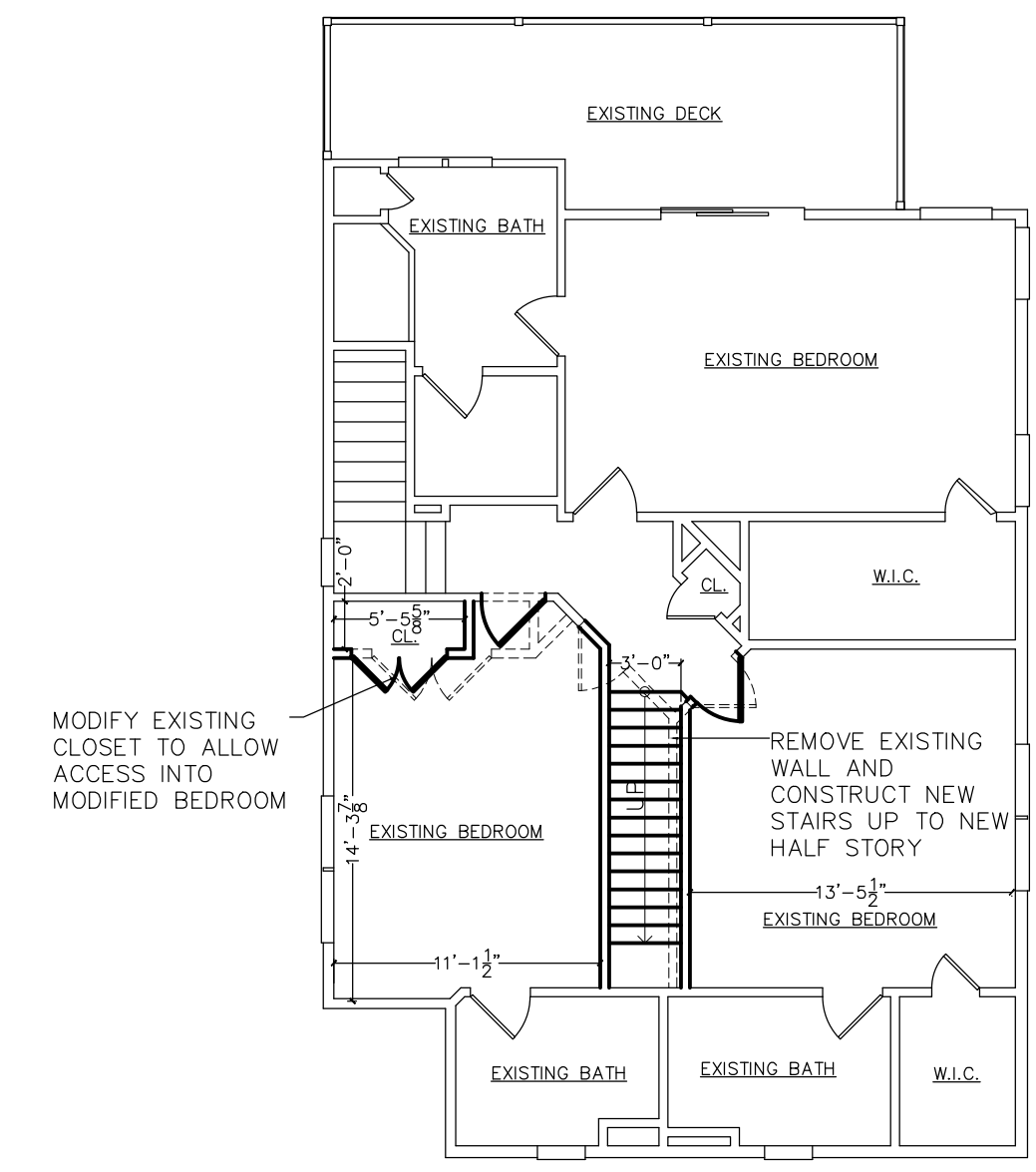
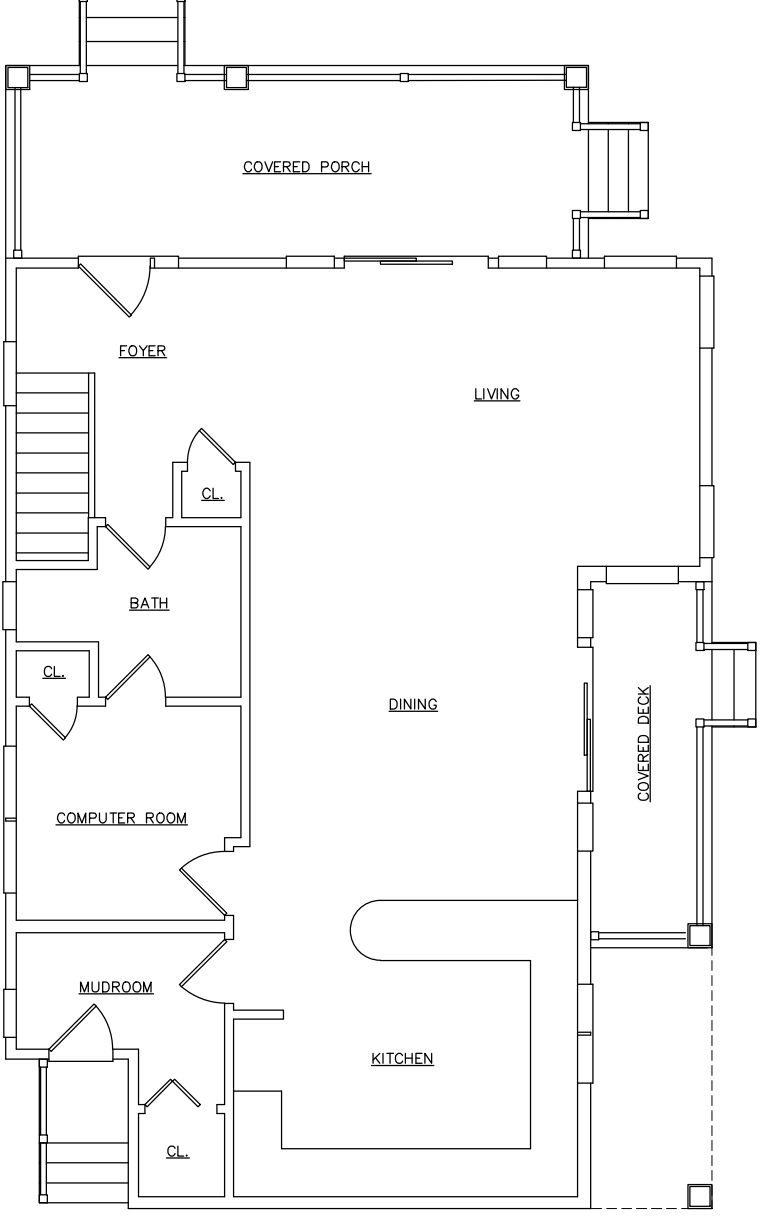
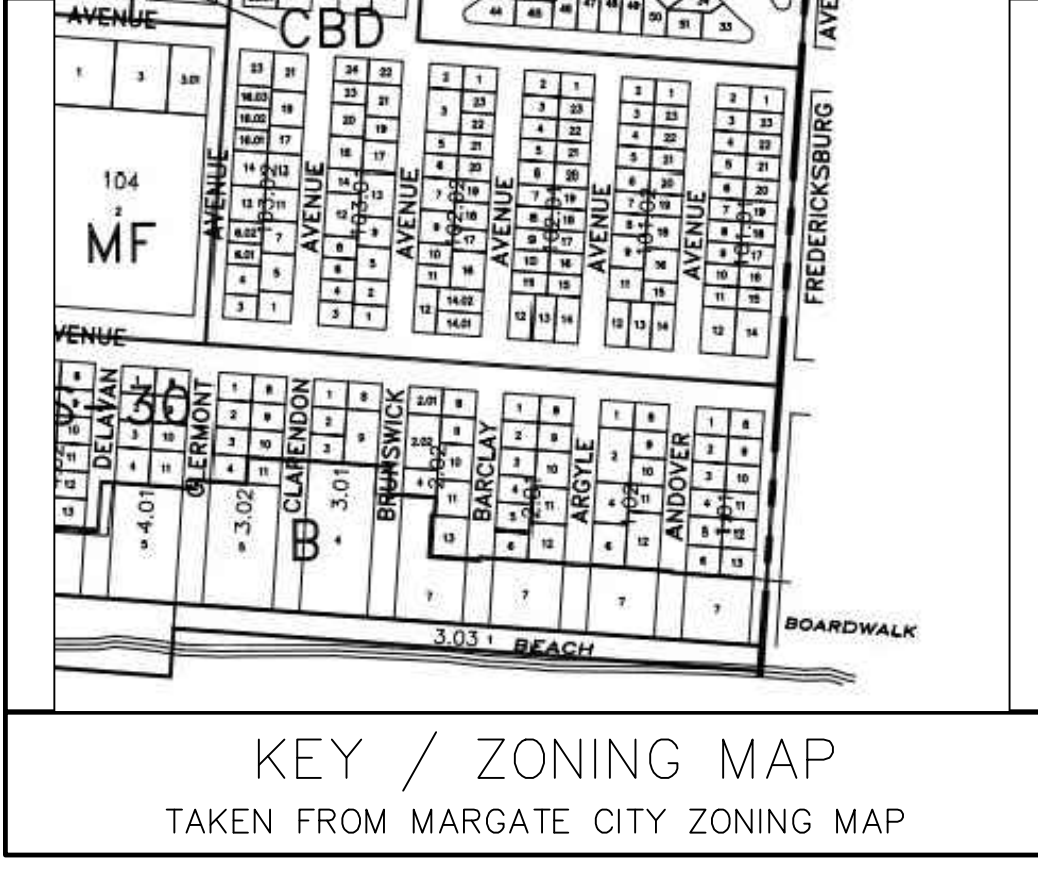
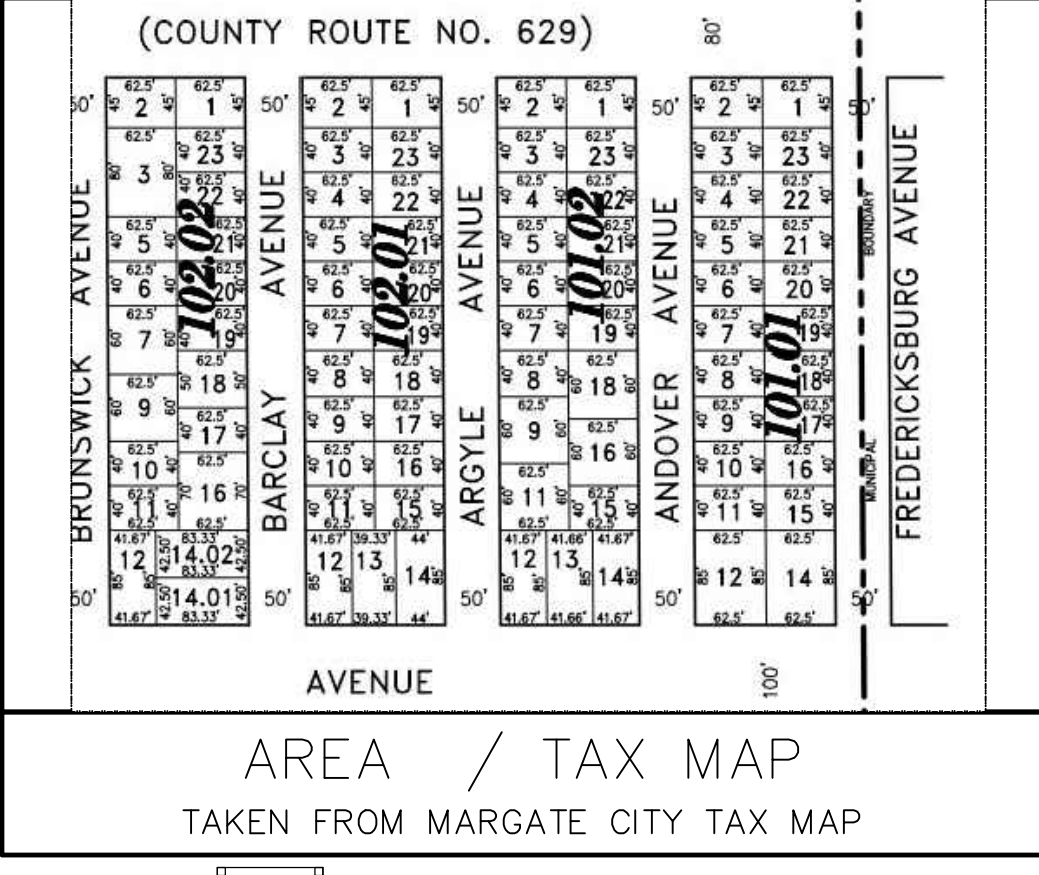
GRAPHIC SCALE 1/8" = 1'-0" Elevation Datum NAVD 1988



BASED UPON PROPERTY SURVEY PREPARED BY ARTHUR PONZIO CO., DATED 10/26/22

PROJECT SITE IS IN FLOOD HAZARD ZONE AE10 WITH BFE 10.0 NAVD

ANDOVER AVENUE (50')



ZONING CONFORMANCE SCHEDULE

Table with columns: ITEM, EXISTING, PROPOSED, ALLOWABLE/REQUIRED, CONFORM TO ZONING. Rows include USE, LOT AREA, LOT WIDTH, setbacks, coverage, and height.

ZONING DISTRICT: SINGLE FAMILY RESIDENTIAL DISTRICT (S-25)

NOTE 1: VALUES BASED ON PREVAILING SETBACKS OF HOUSES WITHIN 200' IN THE SAME BLOCK

LIST OF OWNERS WITHIN 200'

Table listing property IDs, locations, classes, and owner names for properties within a 200-foot radius.

Table listing property IDs, locations, classes, and owner names for properties within a 200-foot radius (continued).

UTILITIES TO BE NOTIFIED WITH TAXLIST ATLANTIC CITY ELECTRIC 5100 HARDING HIGHWAY, SUITE 399 MAYS LANDING, NJ 08330

Vertical sidebar containing project information, drawing title, and revision table.