

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*

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

January 3, 2024

Via Hand Delivery

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

Re: Application of Richard and Abigail Edelman
205 North Harding Avenue
Block 424.02, Lot 14
Margate, New Jersey
Our File No.: 12813-1

Dear Ms. Shiles:

We represent Richard and Abigail Edelman with respect to their application to the Margate Planning Board scheduled to be heard on January 25, 2024. The Edelmans make application requesting "C" variance relief for front yard setback and landscaping to construct a new first floor porch and second floor deck. 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 Robert D. Reynolds, Jr., RA, AIA, consisting of Sheets SP-1 (dated 10-27-2023), A-1 (dated 11-1-2023) and A-2 (dated 10-27-2023), all revised through 11-16-2023;
3. (18) – Property Survey prepared by Arthur Ponzio Co. dated 09/07/2023;
4. (18) – Staff Committee Application and Action;
5. (1) – 200 foot property owners' list;
6. (1) – Confirmation of paid taxes, water and sewer;
7. (1) – Applicants' check in the amount of \$250.00 representing the application fee.

Should you require any further information in advance of the January 25th hearing date, please do not hesitate to contact me.

PERSKIE MAIRONE BROG BARRERA & BAYLINSON
A PROFESSIONAL CORPORATION

Palma Shiles, Administrator
Margate Planning Board
January 3, 2024
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: Richard and Abigail Edelman (via email) (w/ Application)
Robert D. Reynolds, Jr., RA, AIA (via email) (w/ Application)

S:\E\Edelman, Richard & Abigail (12813)\Mat 1 - 205 N. Harding, Margate\Subfile 1B - Land Use\Shiles (application submission) 12-22-23 CMB ltr.docx

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** January 3, 2024

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 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 checked="" type="checkbox"/>	I	Institutional Use	<input type="checkbox"/>
B	Beach	<input type="checkbox"/>			

3. Subject Parcel:

Street Address(es) 205 North Harding Avenue
 Block Number 424.02 Lot No(s) 14
 Total Area (in square feet) 3,222.625 sq. ft.
 Frontage: 50.75 ft.
 Depth: 63.50 ft.

4. Information about the Applicant:

Full name(s) Richard and Abigail Edelman
 If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

 Local Residence Address _____ Zip _____
 Other Residence Address 16 Ashland Drive, Montville, NJ Zip 07045
 Business Address _____ Zip _____
 Phone Number(s) (include area code);
 Email Address redelman5@gmail.com
 Business _____ Fax _____ Cell Phone (646) 298-7851

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 9/2023

___ By other interest in law (describe):

6. If you do not own the Subject Property, provide the following regarding the Owner:

Name(s) _____

Address _____

Phone No. (include area code);

Res. _____

Bus. _____

Fax _____

Cell _____

7. Type of Application Applied For (check all applicable):

<input checked="" type="checkbox"/> C Variance(s)	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation (B Variance)
<input type="checkbox"/> D Variance(s)	<input type="checkbox"/> Major Subdivision	<input type="checkbox"/> Other (Explain)
<input type="checkbox"/> Minor Site Plan Action	<input type="checkbox"/> Conditional Use Permit	_____
<input type="checkbox"/> Major Site Plan Action	<input type="checkbox"/> Appeal (A)	_____

8. Application Made To: X Planning Board ___ Other

9. Professionals Representing the Applicant: (Check applicable professional and provide information)

___ Attorney: Name 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 Robert D. Reynolds, Jr., RA, AIA Phone (609) 942-3365
 Address 109 Iona Avenue, Linwood, NJ 08221
 Fax _____ Cell _____ Email robreynolds109@comcast.net

___ 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): Duplex

-Proposed use: Construction of a new first floor porch and second floor deck in front yard

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

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

Variance	Requirement of District	Present Condition	Proposed Condition
Front yard setback	10.57'	9'	6'
Landscape - front	60%	45.99%	25.81%
Landscape - lot	35%	25.58%	20.55%
_____	_____	_____	_____

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".

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 _____
Christopher M. Baylison, 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 Richard and Abigail Edelman
205 North Harding Avenue
Block 424.02, Lot 14
Margate, New Jersey**

Richard and Abigail Edelman purchased the duplex located at 205 North Harding Avenue last year. The property is identified on the tax map as Lot 14 in Block 424.02 and is situated in Margate's largest two family zone. The property is identical in appearance to just about every other property on Wilson Avenue and Harding Avenue between Fremont and Winchester. The dominant housing style in this area is a two story, over-under duplex with no differentiation of architectural style and nothing unique in design that would set one duplex apart from the other.

These properties lack any usable outside living space. Although the front and rear yards are ample, no decks or porches were part of the original design. While a few owners have improved their properties with porches and decks, the cost and expense of a Planning Board Application and appearance is required. Most of these properties have only small front landings so the prevailing setback mandates variance relief.

The Edelman's request the following variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Porch setback	10.57'	9'	6'
Front yard landscape coverage	60%	45.99%	25.81%
Lot landscaping	35%	25.58%	20.55%

Proposed is a new porch and deck extending 8' into the front yard from the building leaving a setback of 6'. The requested variance leaves a 6' setback versus 10.57' required.

It is respectfully submitted that the variances requested should be encouraged to beautify this property and this area of Margate. The proposed improvements at the front of the house provide aesthetic enhancement creating contrast between buildings in this monolithic neighborhood. The proposed porch and deck also promote the general welfare by providing comfortable, usable outdoor living space promoting interaction between neighbors. The property easily accommodates the deck and porch leaving a setback of 6', greater than Margate's mandatory minimum of 5' setback. Although the improvements create a landscape deficiency, the neighborhood benefits by the aesthetic enhancement and the homeowners benefit from the outdoor living space. The porch and deck are constructed in a manner that allows rainwater to pass through and drain into the ground.

The variances requested can be granted without substantial detriment to the public good as the outside living space promotes interaction between residents creating a more vibrant neighborhood, and promotes a more durable appearance benefitting the public. The variances can also be granted without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance as the decks are

constructed to allow rainwater to drain as required by Ordinance. Consideration should be given to amending the Ordinance in this area to allow the addition of outside living space such as that proposed. This neighborhood of Margate could certainly be a more attractive gateway to Margate's bayfront by encouraging improvements like this without having to appear before the Planning Board. This is a neighborhood that could easily be enhanced by modest changes to the Ordinance specific to this area. The lots are big enough in the front yard to easily accommodate decks and porches as shown leaving a reasonable setback. This Amendment would certainly benefit the public similarly to the variances requested.

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>1/2/24</u> _____ Date: _____	

Application of Richard and Abigail Edelman
 205 North Harding Avenue
 Block 424.02, Lot 14
 Margate, New Jersey

N/A Not applicable



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

Block	Lot	Applicant Name
424.02	14	Richard and Abigail Edleman
District		Address of Subject Application
TF		205 North Harding Avenue

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

Your submittal was considered at the Staff Committee meeting of Tuesday, November 28, 2023

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

Staff committee met and agreed with the variances identified and possibly others.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, December 21, 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:

Submission may be made on Friday December 1 instead of Wednesday November 29 due to holidays.

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, November 29, 2023

Palma Accardi
Planning Board Administrator
Tuesday, November 28, 2023

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

Office Use Only:	Date Submitted: _____ Paid: _____ Check/Receipt #: _____	Received By: _____ Board Administrator or Zoning Officer
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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: November 6, 2023
2. Submitted by – Name: Christopher M. Baylinson, Esq. Phone No.: (609) 601-1775
Address: 327 Central Avenue, Suite 200, Linwood, NJ 08221
Email Address: cbaylinson@pmdbb.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: Richard and Abigail Edelman Phone No.: (646) 298-7851
Address: 16 Ashland Drive, Montville, NJ 07045
Email Address: redelman5@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: 205 North Harding Avenue Block: 424.02 Lot(s): 14
Zoning District: TF

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

	<u>Existing Condition</u>	<u>Proposed Condition</u>
8. Answer the following as to:		
a. Size and Dimension of Lot:	See Zoning Schedule on Plan	
b. Size, Dimensions of Buildings:	_____	_____
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)
 "C" variance relief for front yard setback to new first and second floor decks; required is 12.57',
 proposed is 6' (first floor and second floor)

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? Front yard setback to decks

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 Ave.
Margate City, NJ 08402
P: 609-822-1950
F: 609-487-1142

RECEIVED
12/11/23
FRANK M. MURPHY CROG
CITY OF MARGATE

James W. Manghan, CTA
Tax Assessor

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

Block: 424.02 Lot: 14
Location: 205 N Harding Ave
Date: December 11, 2023

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

James W. Manghan, CTA
Tax Assessor

Your file No: 12813-1

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

www.margate-nj.com

Block Lot Qual	Property Location		Property Class	Owner		Zip Code
	Additional Lot	Additional Lot		Address	City, State	
323 13		119 N WILSON AVE	2	TIGANO, ANTHONY P & MICHELLE A 1 CARRINGTON COURT SEWELL, NJ		08080
324.01 1		118 N HARDING AVE	2	KISIELEWSKI, ALEXANDER MICHAEL 617 LAKEVIEW DR RUNNEMEDE, NJ		08078
324.01 2 C000A		116 N HARDING AVE	2	KRONTRIS, JOANNE & DEMETRIOS 200 GLENDALE ROAD WALLINGFORD, PA		19086
324.01 2 C000B		116 N HARDING AVE	2	RICHARD, SHELBY 116 N HARDING AVE #B MARGATE, NJ		08402
324.01 125		N BENSON AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ		08402
324.02 1		118 N WILSON AVE	2	LAZOS, JOHN & KOSTAS 208 LANDER RD EGG HARBOR TWP NJ		08234
324.02 2 C0001		116 N WILSON AVE	2	BURKE, JOHN & CARIANN 116 N WILSON AVENUE #1 MARGATE, NJ		08402
324.02 2 C0002		116 N WILSON AVE	2	WESLEY, JR., DONALD J & SUSAN 222 W MEYRAN AVE SOMERS POINT, NJ		08244
324.02 11.01		119 N HARDING AVE	2	MUSKETT, PAUL & MUSKETT, JAMES A 5600 EDGEWATER AVE VENTNOR, NJ		08406
324.02 11.02		9102 MONMOUTH AVE	2	RACHINSKY, HEATHER 9102 MONMOUTH AVE MARGATE, NJ		08402
324.02 12 C000A		117 N HARDING AVE	2	LYNGH, HOLLY D & CHRISTOPHER M 124 ROYER DR C COLLEGEVILLE PA		19426
324.02 12 C000B		117 N HARDING AVE	2	MC CUSKER, THOMAS & KAREN M 231 WOODCREEK RD WENONAH, NJ		08090
423 4.01		216 N VENDOME AVE	2	ZANAN, MICHAEL P & AIMEE L 1284 TRESSLER DRIVE FORT WASHINGTON, PA		19034

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
423 4.02	214 N VENDOME AVE	2	SPERA JR, JOHN S & CHRISTIS A 214 N VENDOME AVE MARGATE, NJ	08402
423 5	212 N VENDOME AVE	2	GANGE, PAUL 212 N VENDOME AVE MARGATE, NJ	08402
423 6	210 1/2 N VENDOME AVE	2	FELTWELL, DANIEL J 210 1/2 N VENDOME AVE MARGATE, NJ	08402
423 7	210 N VENDOME AVE	2	CALVO, PETER J & ELIZABETH P 627 HARPER DR GLASSBORO, NJ	08028
423 8	208 N VENDOME AVE	2	HUTCHINSON, FRANK & JODY 208 N VENDOME AVE MARGATE, NJ	08402
423 9	206 N VENDOME AVE	2	STACK, SEAN W & CHRISTY M 206 N VENDOME AVE MARGATE, NJ	08402
423 11	9005 MONMOUTH AVE	2	REID, NEIL D & SUSAN 9005 MONMOUTH AVE MARGATE, NJ	08402
423 14 C000A	213 N WILSON AVE	2	ORLOWSKI, ROBERT & MORGAN 333 VAN SANT AVE LINWOOD, NJ	08221
423 14 C000B	213 N WILSON AVE	2	PLITNIKAS, DEBORAH JEAN 28 JADE DRIVE FREDERICKSBURG, VA	22401
423 15 C000A	211 N WILSON AVE	2	WARD, SUSAN E 211 N WILSON AVE MARGATE, NJ	08402
423 15 C000B	211 N WILSON AVE	2	SARTO, MARK LOUIS & ROSANNA CONSALVO 6515 BOULEVARD W SN WEST NEW YORK, NJ	07093
423 16 C000A	209 N WILSON AVE	2	SAVIO, JAMES MARCELO 209 N WILSON AVENUE#A MARGATE, NJ	08402
423 16 C000B	209 N WILSON AVE	2	PATTERSON, GRACE & EDWARD 1057 VILLANOVA AVENUE SWARTHMORE, PA	19081

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
423 17	207 N WILSON AVE	2	LAMBERTI, LUCIANO PO BOX 231 BERLIN, NJ	08009
423 18 C000A	205 N WILSON AVE	2	EASTERLY, TARA & JASON V 107 HORNING ROAD MOHNTON, PA	19540
423 18 C000B	205 N WILSON AVE	2	MC DONNELL, ROBERT & ROSEMARIE 808 MAPLE AVE NORTHFIELD, NJ	08225
423 19	203 N WILSON AVE	2	HOLLAND, JOHN WARD 110 N HAVERFORD AVE MARGATE, NJ	08402
423 20	201 N WILSON AVE	2	WEHLING, VICTORIA B 201 N WILSON AVE #A MARGATE, NJ	08402
424.01 2	212 N HARDING AVE	2	REALE, VINCENT PAUL 35 SHORELINE RD EGG HARBOR TWP NJ	082348111
424.01 3	210 N HARDING AVE	2	SCOTT, JR JOHN & DOROTHY R 3 N WILSON AVE MARGATE, NJ	08402
424.01 4	208 N HARDING AVE	2	VELLA SR, ROGER & ROSEANN 1124 TREE STREET PHILADELPHIA, PA	19148
424.01 5	206 N HARDING AVE	2	SIMKINS, JOSEPH & JACQUELINE 206 N HARDING AVE #A MARGATE, NJ	08402
424.01 6	204 N HARDING AVE	2	KUGEL, PATRICK 210 N RUMSON AVE MARGATE, NJ	08402
424.01 7	202 N HARDING AVE	2	MULLER, JR., RUDOLPH P & SUSAN A 13062 KELVIN AVENUE PHILADELPHIA, PA	19116
424.01 8 C00A	200 N HARDING AVE	2	ROCHE, JOSEPH & PATRICIA 211 MEADOWVIEW COURT MULLICA HILL, NJ	08062
424.01 8 C00B	200 N HARDING AVE	2	ANTONINI, JACQUELINE & RICHARD 1775 TALBOT ROAD BLUEBELL, PA	19422

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
424.01 131	203 N BENSON AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
424.01 151	9100 AMHERST AVE	4C	9100 AMHERST LLC 1021 MASON AVENUE DREXEL HILL, PA	19026
424.02 2	212 N WILSON AVE	2	KARASINSKI, COLLEEN M 212 N WILSON AVENUE MARGATE, NJ	08402
424.02 3	210 N WILSON AVE	2	DAHAB, SAM A 210 N WILSON AVE MARGATE, NJ	08402
424.02 4	208 N WILSON AVE	2	RETTANO, D & MARINELLI, J R 516 HOWARD RD CHERRY HILL, NJ	08034
424.02 5	206 N WILSON AVE	2	DAHDAH, RAYMOND 3126 S UBER ST PHILADELPHIA, PA	19145
424.02 6	204 N WILSON AVE	2	FADULE, JUNE 204 N WILSON AVENUE MARGATE, NJ	08402
424.02 7	202 N WILSON AVE	2	DAVIDSON, JON A 202 N WILSON AVE MARGATE, NJ	08402
424.02 8	200 N WILSON AVE	2	COMER, MERYL 9826 CONNECTICUT AVE KENSINGTON, MD	20895
424.02 10	213 N HARDING AVE	2	MARVEN PROPERTIES, LLC 9205 VENTNOR AVENUE MARGATE, NJ	08402
424.02 11 C000A	211 N HARDING AVE	2	DUTKIN, SAMUEL L & JAIME C 27 TENBY LANE MARLTON, NJ	08053
424.02 11 C000B	211 N HARDING AVE	2	EISMAN, MALINDA & BARRY 4013 INDIAN GUIDE ROAD LAFAYETTE HILL, PA	19444
424.02 12 C000A	209 N HARDING AVE	2	QUIRUS, JOHN J & MARY GRACE 905 SCOTTA RD PHILADELPHIA, PA	19128

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
424.02 12 C000B	209 N HARDING AVE	2	ZUCCARELLI, JOSEPH & JULIA 209 N HARDING AVE #B MARGATE, NJ	08402
424.02 13 C0001	207 N HARDING AVE	2	SCARLETT B LLC 6 MERGANSER DRIVE VOORHEES, NJ	08043
424.02 13 C0002	207 N HARDING AVE	2	KAYTES, DAVID E & SHARON 6 MERGANSER DRIVE VOORHEES, NJ	08043
424.02 14	205 N HARDING AVE	2	EDELMAN, ABIGAIL & RICHARD 16 ASHLAND DR MONTVILLE, NJ	070459161
424.02 15	203 N HARDING AVE	2	BLUM, ANDREW L & CHRISTINA N 227 W KING STREET MALVERN, PA	19355
424.02 16	201 N HARDING AVE	2	GLAUSER, BRIAN & AUDRA 4753 STREET RD TREVOSE, PA	19053

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.....61



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

DEC 11 2023

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON

Date: December 7, 2023

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for Q4 2023;

And the WATER and SEWER charges for the year 2023

Are paid on property located at 205 N. Harding Ave.

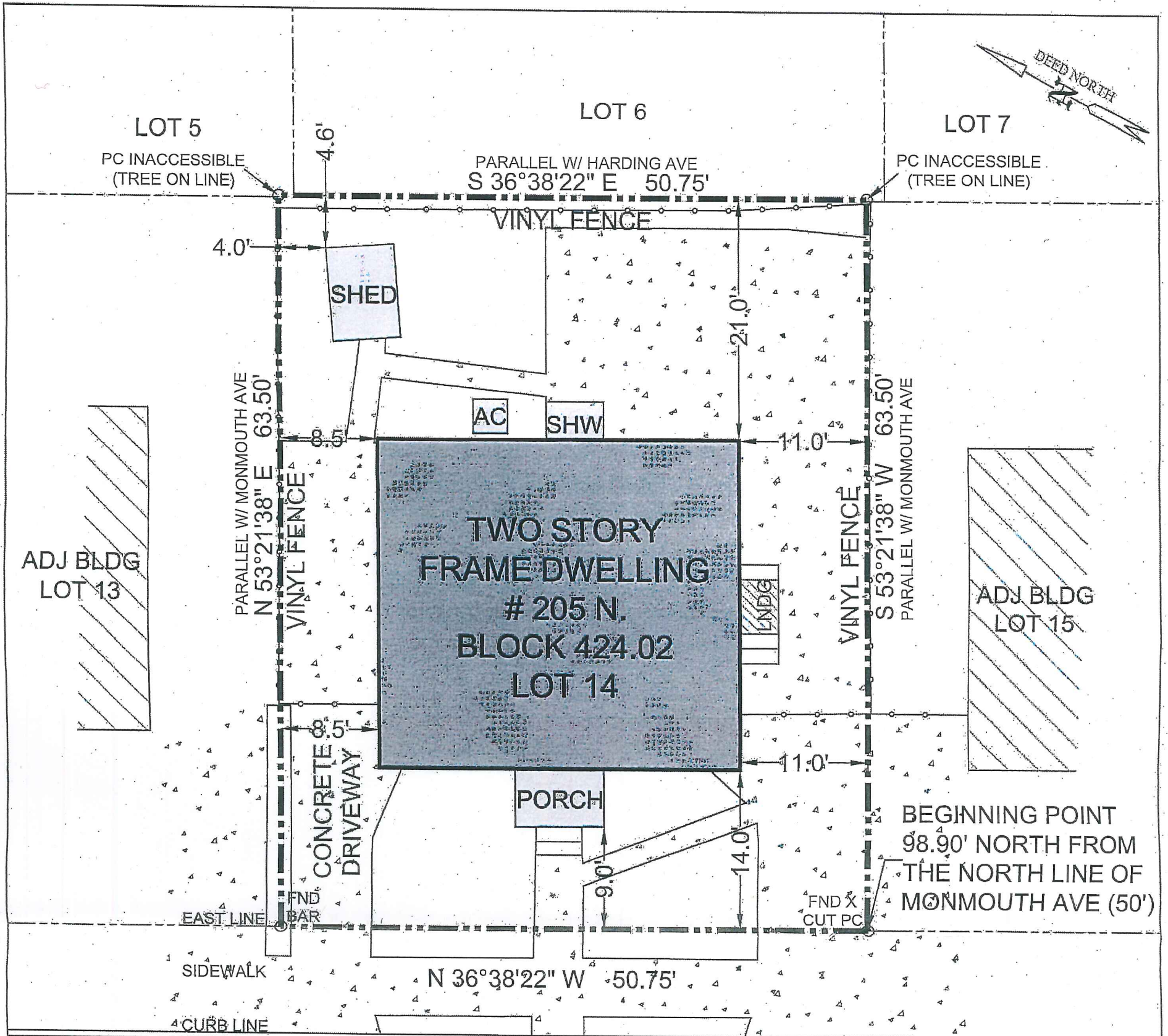
Assessed to Edelman, Abigail & Richard

Designated as BLOCK 424.02 Lot 14

This certification expires on January 31, 2024

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

Per *LH*



HARDING AVENUE (50')

SURVEY REFERENCES

1. MARGATE CITY TAX MAP
2. TRIDENT LAND TRANSFER COMPANY FILE #23NJ02277
3. FIELD SURVEY COMPLETED ON 09/06/2023

BEING KNOWN AND DESIGNATED AS LOT 14 IN BLOCK 424-B ON MAP ENTITLED "PROPERTY IN MARGATE" AND DULY FILED IN THE ATLANTIC COUNTY CLERK'S OFFICE ON JULY 16, 1964 AS MAP # 1323

PROPERTY SURVEY MARGATE CITY BLOCK 424.02 LOT 14 ATLANTIC COUNTY, NEW JERSEY

1. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF X SF
2. PERMANENT MARKERS HAVE BEEN SET
3. OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
4. THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, EITHER RECORDED OR UNRECORDED. UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
5. SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.
6. THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
7. THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
8. THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

CERTIFIED TO:

ABBY EDELMAN & RICHARD EDELMAN
TRIDENT LAND TRANSFER COMPANY, LLC.
TITLE RESOURCES GUARANTY COMPANY

ARTHUR W. PONZIO, JR.

PROFESSIONAL PLANNER N.J. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400



ARTHUR PONZIO CO.
ENGINEERS & SURVEYORS
PLANNERS

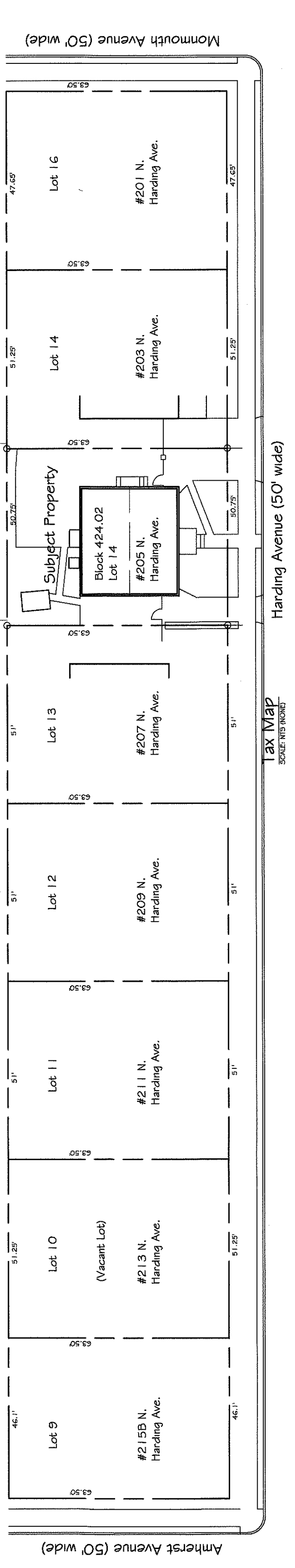
400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401
PHONE: 609-344-8194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 24GA28001300

DATE: 09/07/2023

DRAWN BY: WER

SCALE: 1" = 10'

PROJECT NO.: 41003



Tax Map
SCALE: 1" = 10'-0"

Record of Existing Prevailing Front Yard Setbacks
 Subject Property: Lot 14, Block 424.02
 205 N. Harding Ave.: Exg. Porch (to be demolished) = 9'-0";
 Exg. Residence Structure = 14'-0"

Lot 16 - 201 N. Harding Ave.:
 Residence Structure = 17'-0" +/-; Porch = 12'-9" +/-

Lot 15 - 203 N. Harding Ave.:
 Residence Structure = 14'-0" +/-; 2-story Deck = 6'-0" +/-

• Subject Property: Lot 14 - 205 N. Harding Avenue
 Residence Structure = 17'-0" +/-; Deck = 8'-0" +/-

Lot 13 - 207 N. Harding Ave.:
 Residence Structure = 17'-0" +/-; Deck = 8'-0" +/-

Lot 12 - 209 N. Harding Ave.:
 Residence Structure = 17'-0" +/-; 2-story Porch = 15'-8" +/-

Lots 11 - 211 N. Harding Ave.:
 Residence Structure = 13'-1" +/-; Deck = 8'-1" +/-

Lot 10 - 213 N. Nassau Ave.:
 Vacant Lot: (Structures were demolished)

Lot 9 - 215B Harding Avenue:
 Residential Structure = 17'-0" +/-; Porch = 13'-0" +/-

Average Residence Structure Front Yd. Setback = 15.83' +/-;
 Average Porch Front Yard Setback = 10.57' +/-

*Proposed Landscape Planting Schedule

Street Tree	Quantity	Botanical Name	Common Name	Caliper Size	Mature Size	Root	Comments
LP	2	Platanus x acerifolia	London Planetree	-	8'-10" (65'-75')	10gal. cont.	Multi-stemmed; (streetscape) *Note: All Plantings are as listed per Margate City Land Use - Appendix A- Use - Appendix A- Plant Species List

(GROSS) BUILDING AREAS:
 EXG. BUILDING FOOTPRINT = 890.625 S.F.
 EXG. FRONT PORCH & STEPS = (-) 42 S.F.
 (to be demolished)
 EXG. SHED TO REMAIN = 46 S.F.
 EXG. AC PLATFORM TO REMAIN = 9 S.F.
 EXG. OUTDOOR SHOWER TO REMAIN = 15 S.F.
 EXG. (SIDE) CONC. STOOP & STEPS = 24 S.F.

PROPOSED AREA of NEW 2-STORY DECK ADDITION, (3'-0" x 8'-0") = 240 S.F.

EXISTING LANDSCAPING TOTALS:
 393.7 s.f. + 61.3 s.f. + 18 s.f. + 182.75 s.f. + 108.25 s.f. + 60.5 s.f. = 824.5 s.f.

EXISTING FRONT YARD LANDSCAPE TOTALS:
 18 s.f. + 182.75 s.f. + 108.25 s.f. + 60.5 s.f. = 369.5 s.f.

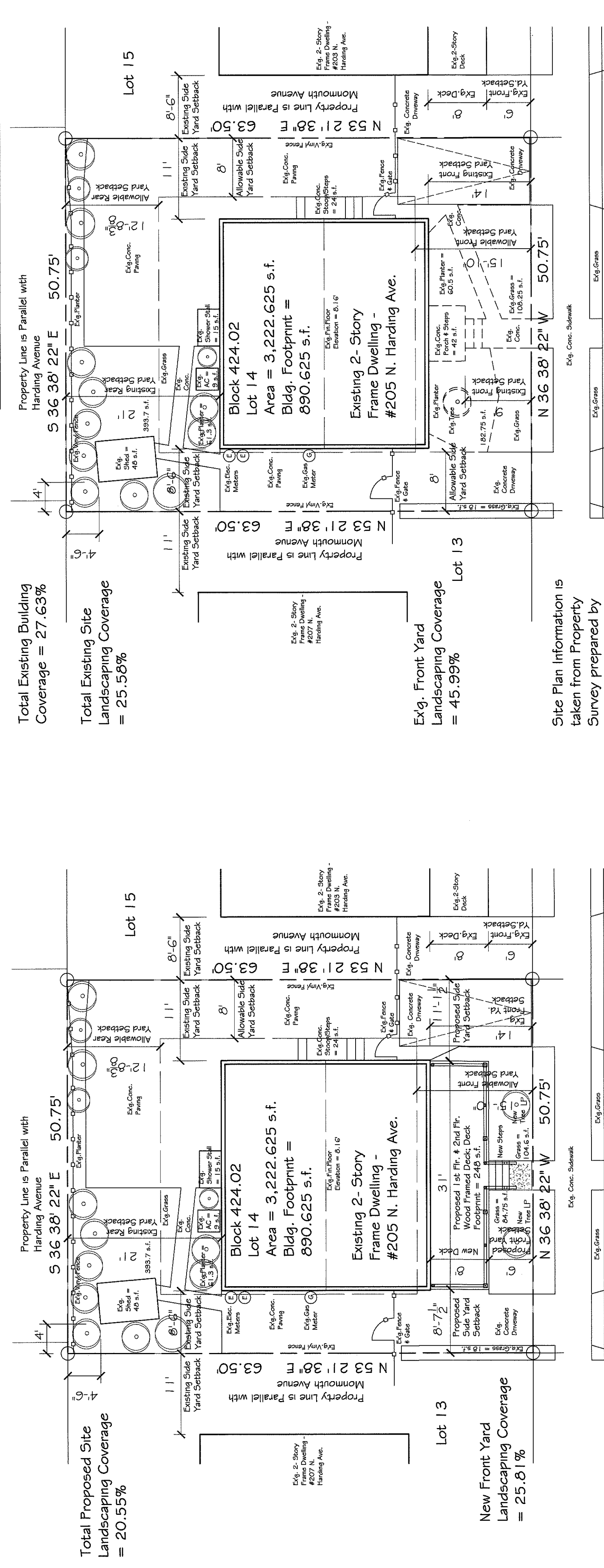
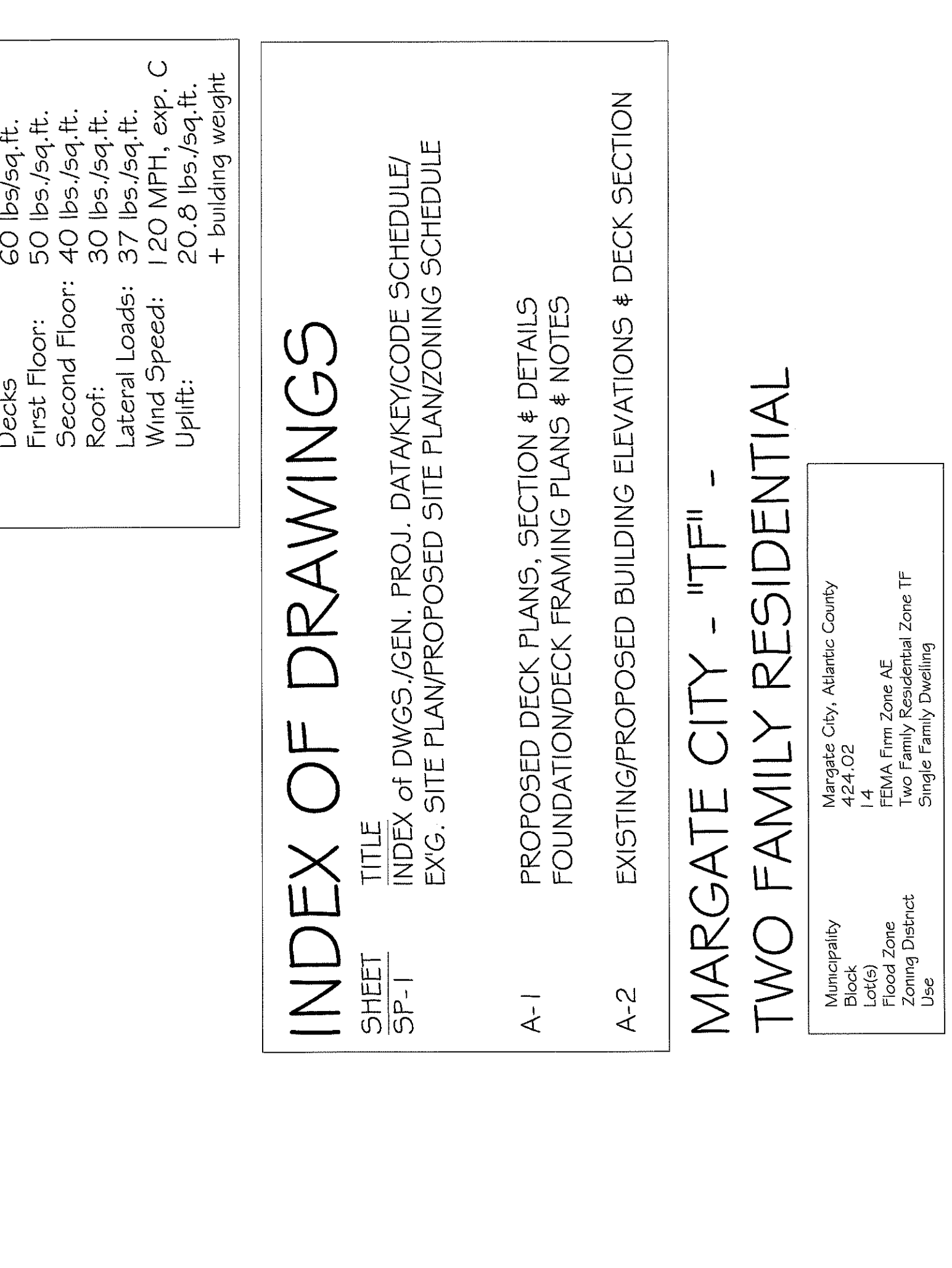
GENERAL PROJECT DATA

Use Group: R-5
 Construction Type: 5-B unprotected

Total Design Loads
 Decks: 60 lbs./sq. ft.
 First Floor: 50 lbs./sq. ft.
 Second Floor: 40 lbs./sq. ft.
 Roof: 30 lbs./sq. ft.
 Lateral Loads: 37 lbs./sq. ft.
 Wind Speed: 120 MPH, exp. C
 Uplift: 20.8 lbs./sq. ft. + building weight

PROPOSED LANDSCAPING TOTALS:
 393.7 s.f. + 61.3 s.f. + 18 s.f. + 84.75 s.f. + 104.6 s.f. = 662.35 s.f.

PROPOSED FRONT YARD LANDSCAPE TOTALS:
 18 s.f. + 84.75 s.f. + 104.6 s.f. = 207.35 s.f.



Zoning District Regulations	Required	Existing	Proposed	Conforms
Number of Dwelling Units	1 or 2	1	existing to remain	yes, no change
Min. Lot Size (Area in sq. ft.)	3,200 s.f.	3,222.625 s.f.	existing to remain	yes, no change
Min. Lot Width, (ft.)	40	50.75	existing to remain	yes, no change
Min. Lot Depth, (ft.)	-	63.50	existing to remain	yes, no change
Min. Front Yard Setback (ft.)	Prevailing: 14'-0"; 9'-0"; 15.83'; 10.57'	14'-0"; 9'-0"; 20% of 10min.	14'-0"; 6'-0" for new Decks existing to remain	FrontYd Setback/Variance req. for new 2-story Decks yes, no change
Min. Rear Yard Setback	37% of 8min.	8'-6"; 11'-0" (shed)	8'-7.5" + 11'-1.5" (Decks)	yes, conforming
Max. Density & Max. FAR	N/A	N/A	N/A	N/A
Max. Building Coverage (sq. ft.) (principal structure only)	30.16%	890.625 s.f.	890.625 s.f.	yes, conforming
Off-Street Parking Spaces (9.0 x 18.0 spaces)	-	(1) 9x18' space + (1) smaller space	(1) 9x18' space	no change
Max. Building Height (ft.)	30' and 44'-4"	23'-8" +/- a.f.f.	23'-8" +/- a.f.f.	yes, conforming
No. of Stories	2 - 4 stories	2-stories	no change	yes, conforming
Min. Roof Pitch	5:12	5:12	no change	yes, conforming
Min. Total Landscape Coverage (%)	35%	25.58%	20.55%	No, Variance is required
Min. Landscape Cov., Front Yd. (%)	60%	45.99%	25.81%	No, Variance is required

Harding Avenue (50' wide)

Existing Site Plan

SCALE: 1" = 10'-0"
 0' 2' 4' 8' 16' 32'

CODE SCHEDULE

Building Subcode (NUAC 5:23-3.1.4)
 International Residential Code, IRC - NJ edition 2021
 International Mechanical Code/2021
 National Electrical Code, (NFPA 70)/2020
 National Standard Plumbing Code/2021, NJ edition
 International Fuel Gas Code/2021
 ICC/ANSI A-117.1-1-2017

BALUSTRADES & GUARDS SHALL BE CONSTRUCTED TO RESIST A POINT LOAD OF 300 LBS. APPLIED LATERALLY ALONG ANY POINT OF ITS TOP SURFACE

Proposed Site Plan

SCALE: 1" = 10'-0"
 0' 2' 4' 8' 16' 32'

Harding Avenue (50' wide)

Block 424.02
 Area = 3,222.625 s.f.
 Bldg. Footprint = 890.625 s.f.

Existing 2-Story Frame Dwelling - #205 N. Harding Ave.

Proposed 1st Flr. & 2nd Flr. Frame Dwelling - #205 N. Harding Ave.
 Footprint = 248 s.f.

New Front Yard Landscaping Coverage = 25.81%

Exg. Front Yard Landscaping Coverage = 45.99%

Total Existing Building Coverage = 27.63%

Total Existing Site Landscaping Coverage = 25.58%

Total Proposed Site Landscaping Coverage = 20.55%

Site Plan Information is taken from Property Survey prepared by Arthur Ponzio Co., Engineers & Surveyors
 400 N. Dover Ave., Atlantic City, NJ 08401

Arthur W. Ponzio Jr., PLS NJ License No. 24G50283 1400
 Survey date: 9/7/2023

STRUCTURAL FRAMING DESIGN FOR UPLIFT AND SHEAR RESISTANCE:
 APA SYSTEM REPORT SR-101
 2021 IRC SECTIONS R104-1.1, R301.1.3
 SIMPSON WOOD CONSTRUCTION CONNECTORS MANUAL C-2009

Concrete Sidewalk Pad Detail
 Scale: NTS

PROJECT NAME:
Proposed Front Yard Deck Additions
 to an
Existing Residence
 for
Mr. Rich Edelman & Mrs. Abby Edelman
 BLOCK 424.02, LOT 14
 205 North Harding Avenue
 Margate City, NJ 08402

DRAWING TITLE:
 Index of Drawings
 Gen. Project Data/Key Code Schedule
 Existing Survey/Site Plan
 Proposed Site Plan
 Zoning Schedule

Robert D. Reynolds Jr., RA, AIA
 109 Iona Ave., Linwood, N.J. 08221
 New Jersey Lic. no. 21A01424500
 Telephone: (609) 942-3365
 email: robreynolds109@comcast.net

BOARD SECRETARY
 DATE

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

REVISIONS:
 A Revision no. #1: 11-16-2023
 B
 C
 D

DESIGNED BY: rReynolds
 DRAWN BY: rReynolds
 CHECKED BY: 10-27-2023
 SCALE: as noted

FILE NAME:
 SHEET NUMBER:
SP-1

Demolition Notes:

- All demolition work shall be approved by Owner prior to the start of work.
- Disconnect all ex.g. utilities prior to the start of any demolition work.
- Contractor shall at all times adequately protect existing property and structures from damage.
- Contractor shall be responsible for any damage as a result of operations or repair operations, and shall replace or repair damaged areas to original condition. All Work shall be done in strict accordance with all State and Local Code Ordinances.
- Contractor is to support all ex.g. work as new work progresses.
- Match ex.g. work where indicated to the same dimensions, finishes, & consistency which applies.
- Replace and/or patch all deficient substrate as uncovered or as directed by the Architect, Owner, or Const. Off.
- Provide access panels as required, as necessary, or as directed by the Architect, Owner, or Const. Official.
- It shall be the responsibility of the Contractor to coordinate all work w/ all structural, mechanical, plumbing, electrical, and life safety subcontractors and the work of their respective trades.
- It shall be the responsibility of the Contractor to visit the site and to familiarize himself with all existing conditions at the project site prior to the start of any work.
- The Contractor(s) is/are responsible for field verifying all dimensions and field conditions. Prior to the start of the Work, Notify the Architect immediately of any found discrepancies.
- All Work shall be done in a manner consistent with the highest standards of the respective trades, and consistent with recognized industry standards.

Note: All new baluster spacing shall be as such that the space between balusters is less than 4", typ. @ deck & stair railings.

Top handrail extension = 1.2", typ.

continuous 1-1/2" dia. pipe handrail, typ. @ each side of stair.

mounted @ ht. = 2'-10" above stair tread nosing, typ.

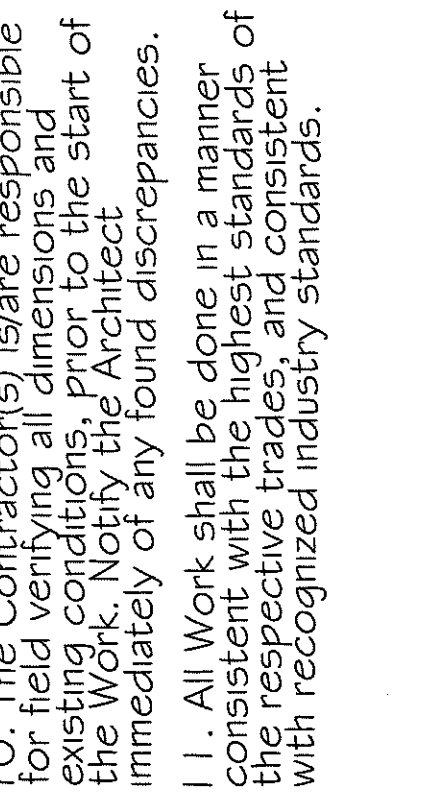
Bottom handrail extension = 1'-0" w/ 1" nosing

Closed risers, typ.

Fin. Grade

2x12 lattice beneath stair, typ.

Note: All handrails are to resist 300 lb force in any direction, typ.



New Stair Detail
SCALE: 1/8" = 1'-0"

New Decking Option:
"Certainteed" vinyl plank decking, (plank spacing = 3/8"). Boardwalk composite lumber w/ Class 1 fire rating.
Color = gray or tan, as selected by the Owner.

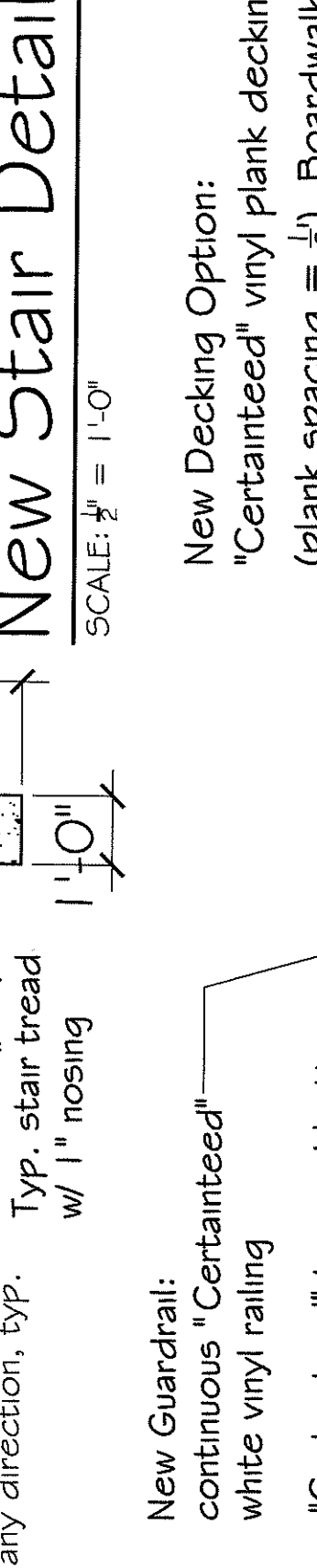
New Guardrail: continuous "Certainteed" white vinyl railing
"Certainteed" top and bottom rails are routed to accept balusters, typ.

"Certainteed" white 1-1/4" x 1-1/4" balusters; space between balusters equals 3-3/8"
2 x 10 pressure treated wd deck joists @ 16" o.c.

"Certainteed" white vinyl bottom railing

Galv. "Simpson" joist hanger, typ.

Note: All Guardrails are to resist 300 lb. force in any direction, typ.

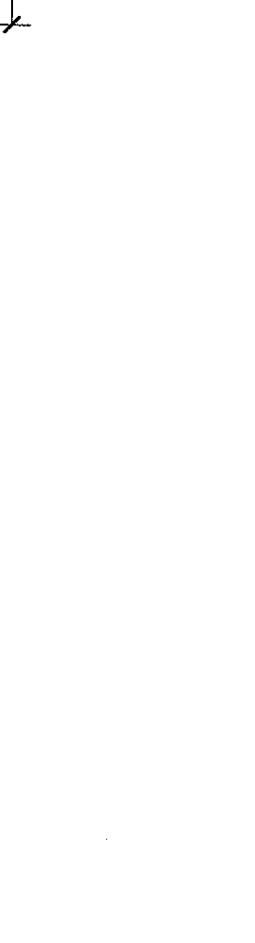


New Deck Detail
SCALE: 1/8" = 1'-0"

Framing Notes:

- All Framing lumber shall be Hem-Fir or better, having a min. fiber stress in bending (Fb) of 1,200 psi (single member), and a Modulus of Elasticity (E) of 1,500,000 psi.
- Where joists intersect and are supported by other joists or beams at the same level, support on 2 x 3 ledgers glue-nailed to supporting joists/beams using 10d nails, 6" o.c., staggered, or with steel joist hangers.
- Provide single joists under all other partitions parallel to joists; offset from partitions as required for passage of mechanical/electrical work.
- Provide solid, (min. 2 x 8), or "X", (min. 1 x 3 wood or steel strips, bridging for all floor joists @ max. 7'-0" o.c.
- All new plywood subflooring shall be 5/8" thick CDX plywood w/ tongue and groove edges, glue-nailed to all floor joists, beams, headers, etc.
- All beams and lintels built-up of lumber and plywood shall be glue-nailed; nail thru solid members w/ 10d nails, 6" staggered.
- Adhesives for securing ledgers, subflooring, lintel, and beam members, etc. shall be "Weldwood" subfloor construction adhesive, or an approved equal.
- Nailing of all framing, sheathing, etc. shall be in accord w/ the recommended fastening schedule of the 2021 IRC.
- Provide multiple studs in equal number lintels, all multiple joists, beams, and ledgers. Nailing shall be applied blocking full depth of floor joists. No floor construction under all multiple studs.

Note: Provide "Simpson" "Strong-Tie" Hurricane & Seismic anchors, (typical H7 installation), for tying wall framing to roof framing, typ.



Typ. COLUMN BASE
Not to Scale

Demolition Notes:

- All exterior metal connectors or fasteners exposed to weather shall be galvanized, typ.
- All exterior exposed wood framing members shall be pressure treated wood, typ.



Proposed 2nd Floor Deck Framing Plan
SCALE: 1/8" = 1'-0"

Structural Design Data:

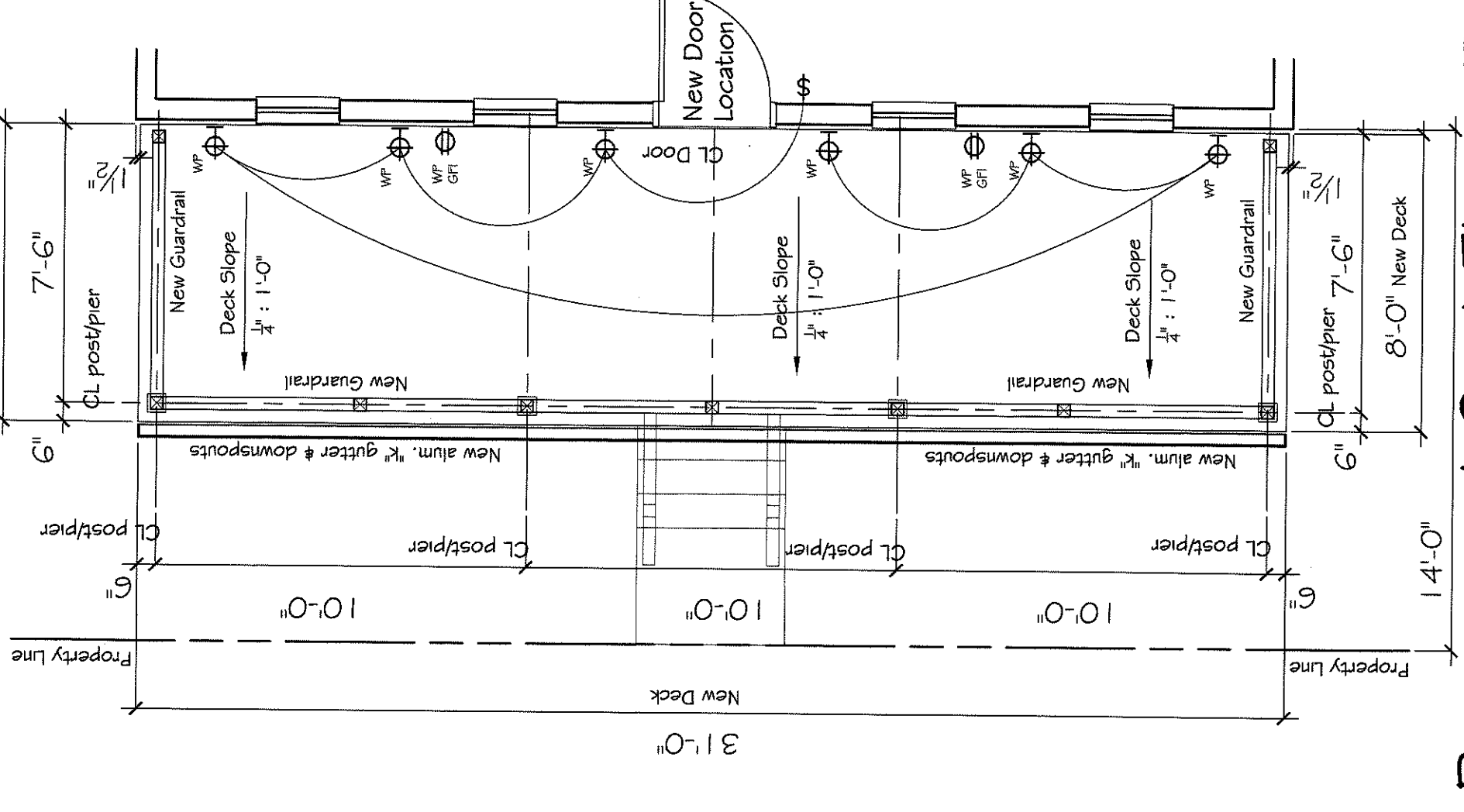
- Building Design Load:**
- DEAD LOADS = 10 PSF
- LIVE LOADS = 100 PSF
- ROOF LOAD = 30 PSF
- LIVING FLOORS = 50 PSF
- ALFOS = 40 PSF
- BALCONY > 100 SF = 60 PSF
- STAIRS & LANDINGS = 100 PSF
- SNOW LOAD = 15 PSF
- WIND LOAD = 15 PSF

Concrete Notes:

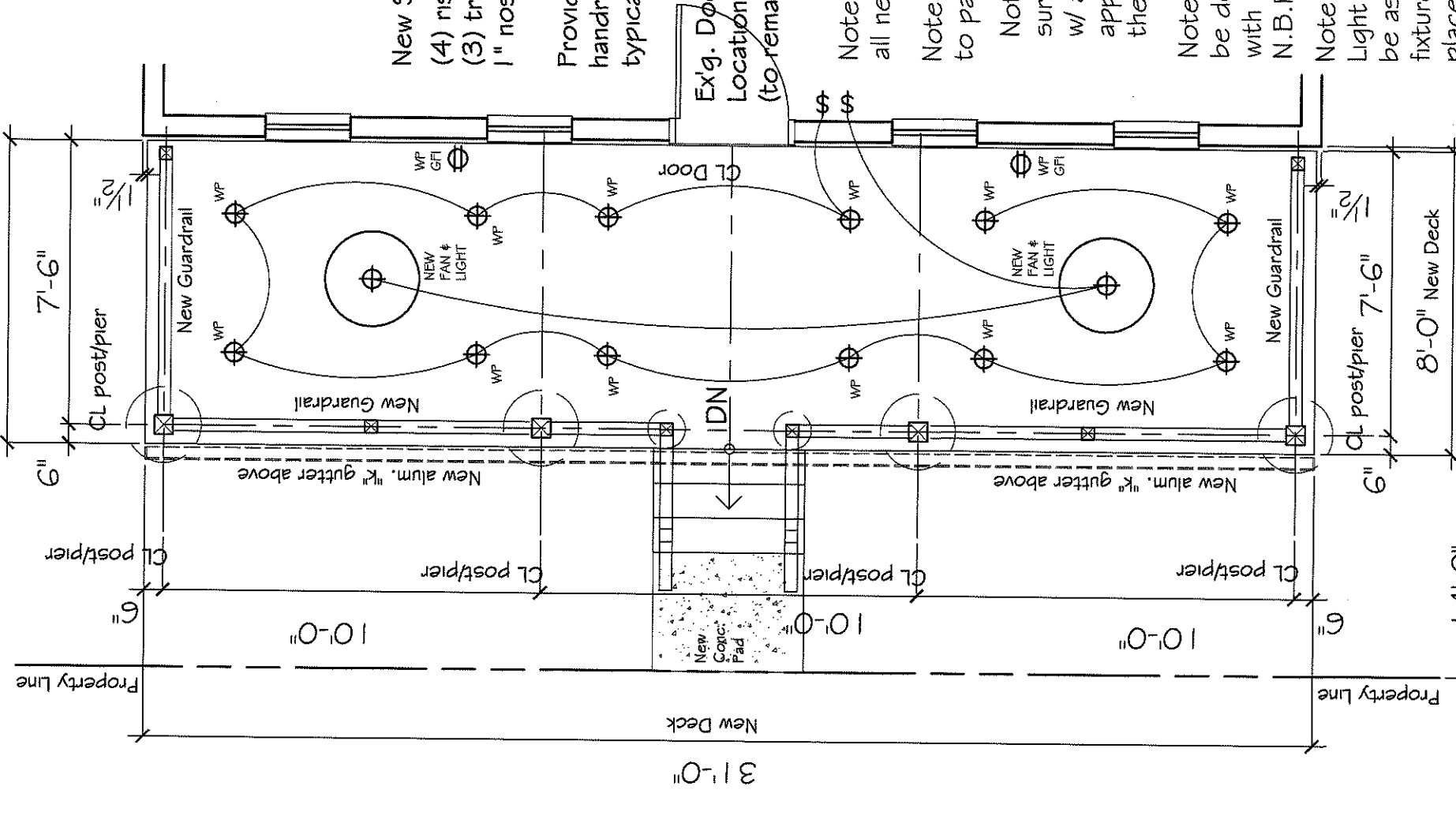
- Concrete Compressive Strength (fc) = 3,500 Psi.
- All reinforcing to be Grade 60, deformed bars.
- All concrete work shall be performed in accordance with the latest American Concrete Institute (ACI) standards.
- All reinforcing shall be installed with a 3" minimum clear distance at locations where the concrete is placed against the distance at all other locations, unless otherwise noted.
- All concrete shall be poured over well compacted gravel, at 95% maximum density or over compacted earth. Concrete shall be placed in maximum lifts of 12".
- Minimum overlap at rebar splices shall be 36 bar diameters.

Footling Notes:

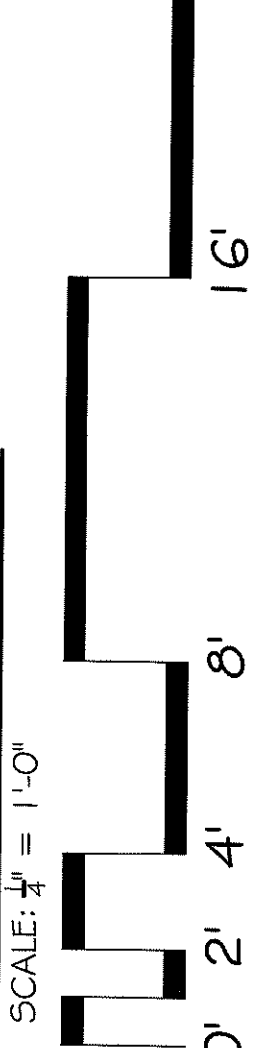
- Place new footings on undisturbed earth or compacted fill.
- All footing design is based upon assumed soil capacity; refer to BCC Table 1804.2 for presumptive load bearing values of foundation materials (if necessary.)
- All Concrete shall have a min. compressive strength of 3,500 Psi in 28 days.



Proposed 2nd Floor Deck Plan
SCALE: 1/8" = 1'-0"



Proposed 1st Floor Deck Plan (w/ Electrical)
SCALE: 1/8" = 1'-0"



Proposed Foundation & 1st Floor Framing Plan
SCALE: 1/8" = 1'-0"

PROJECT NAME
Proposed Front Yd. Deck Additions
to an
Existing Residence
for
Mr. Rich Edelman & Mrs. Abby Edelman
8100X 424.02 LOT 14
205 North Harding Avenue
Margate City, NJ 08402

DRAWING TITLE
Proposed Deck Plans
Proposed Sections, Framing Details, & Notes
Proposed Foundation & Deck Framing Plans

Robert D. Reynolds Jr., RA, AIA
109 Ionia Ave., Linwood, N.J. 08221
New Jersey Lic. no. Z1A01424500
Telephone: (609) 942-3385
email: robreynolds109@comcast.net

SEAL:

Robert D. Reynolds Jr., RA, AIA
109 Ionia Ave., Linwood, N.J. 08221
New Jersey Lic. no. Z1A01424500

BOARD SECRETARY

DATE

BOARD CHAIRPERSON

BOARD ADMINISTRATOR

CITY ENGINEER

ZONING OFFICER

CONSTRUCTION OFFICIAL

CITY CLERK

REVISIONS:

Revision no. #1: 11-16-2023

DESIGNED BY: Reynolds

DRAWN BY: Reynolds

CHECKED BY: Reynolds

DATE: 11-1-2023

SCALE: as noted

FILE NAME

SHEET NUMBER
A-1

