

March 26, 2024

**VIA HAND DELIVERY**

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

RE: Application of Gregory and Rachael Georges  
206 N. Decatur Avenue  
Block 426, Lot 11.03  
Margate, County, New Jersey  
Our File No. 13449-001

Dear Ms. Shiles:

Please be advised that I represent the above-referenced property owners regarding their application to the City of Margate Planning Board for certain “c” variance relief for the renovation of an existing two-story single-family home.

The applicants seek variances through the present application for renovation work to the existing house located at 206 N. Decatur Avenue. The property is located in the WSD Waterfront Special District. The proposal is to remove the existing 6x6 concrete pad and reconfigure the landing, which are both located in the rear of the property. The applicants also propose to add a new deck where the concrete pad currently exists, relocate the existing fence to the property line, and reconnect the side yard fences to the rear fence.

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

In support of this application, enclosed please find the following:

1. Original and seventeen (17) copies of the City of Margate Planning Board Application and Variance Application Checklist;
2. Eighteen (18) copies of a List of Variances;

3. Eighteen (18) sets of plans prepared by Arthur J. Chew, III of Arthur Chew Consulting LLC dated February 8, 2024, consisting of one (1) sheet;
4. Eighteen (18) copies of the survey prepared by Arthur W. Ponzio, Jr., PP, PLS, last revised September 25, 2023;
5. Eighteen (18) copies of the Staff Committee Application and City of Margate Staff Committee Action Report;
6. One (1) copy of the vesting Deed dated September 29, 2023, and recorded on October 12, 2023, in the Atlantic County Clerk's Office as Instrument Number 2023043386;
7. One (1) copy of the 200' Property Owners List;
8. One (1) original Proof of Paid Taxes, water and sewer;
9. One (1) original W-9; and
10. One (1) USB flash drive with electronic copies of all submission materials.

Lastly, I enclose my client's check in the amount of \$250.00 representing the required application fee.

Please do not hesitate to contact me should you require any additional documents or information to deem this application complete and, thereafter, I will provide the required public notice in advance of the April 25, 2024 Planning Board.

Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

By:   
ERIC S. GOLDSTEIN

ESG/lmm  
Enclosures

c: Gregory and Rachael Georges (w/encl. via e-mail)  
13449-001/69467

APPLICATION FOR ACTION BY PLANNING BOARD  
MARGATE, NEW JERSEY

PLEASE  
TYPE OR  
PRINT

1. **Date of Application:** March 26, 2023

2. **Zoning District:**

S-60	Single Family Residential	MF	Multi-Family Residential
S-50	Single Family Residential	CBD	Central Business District
S-40(WD)	Single Family Residential	C-1	Commercial
S-30	Single Family Residential	C-2	Commercial/Business
S-25	Single Family Residential	WSD	<input checked="" type="checkbox"/> Waterfront Special District
S-25 (HD)	Historic Single Family Residential	GO	Government and Open Space
TF	Two-Family Residential	R	Riparian Overlay District

3. **Subject Parcel:**

Street Address(es) 206 N. Decatur Avenue

Block Number 426 Lot No(s) 11.03

Total Area (in square feet) 2,250

Frontage: 22.5 ft.

Depth: 100 ft.

4. **Information about the Applicant:**

Full name(s) Gregory and Rachael Georges

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

N/A

Local Residence Address \_\_\_\_\_ Zip \_\_\_\_\_

Other Residence Address 1891 Middletown Road, Glen Mills, PA Zip 19342

Business Address \_\_\_\_\_ Zip \_\_\_\_\_

Phone Number(s) (include area code);

Local Residence \_\_\_\_\_ Other Residence \_\_\_\_\_

Business \_\_\_\_\_ Fax GeorgesG@cintas.com Cell Phone (215) 284-0646

**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 September 29, 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)<br>_____    |
| <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 Eric S. Goldstein, Esquire Phone (609) 927-1177  
 Address Nehmad Davis & Goldstein, PC - 4030 Ocean Heights Avenue, Egg Harbor Township, NJ 08234  
 Fax (609) 926-9721 Cell \_\_\_\_\_
- Architect:** Name Arthur J. Chew, III, PE Phone (609) 992-8409  
 Address 130 West Seaview Avenue, Linwood, NJ 08221  
 Fax arthur@arthurchewconsulting.com Cell \_\_\_\_\_
- Surveyor:** Name Arthur W. Ponzio, Jr., PP, PLS Phone (609) 344-8194  
 Address 400 N. Dover Avenue, Atlantic City, NJ 08401  
 Fax \_\_\_\_\_ Cell \_\_\_\_\_
- 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><b>10. If Site Plan Action is Required:</b></p> <p>-What is the present use of the site and building(s)? N/A</p> <hr/> <hr/> <hr/> <p>-How will this be changed?</p> <hr/> <hr/> <hr/>	<p><b>11. If Subdivision Action is Required:</b></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: 15%;">Lot No(s)</td> <td style="width: 35%;">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): 2 story single-family home.

-Proposed use: 2 story 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
See Attached List of Variances	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**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".

N/A

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

**Site Plan:**  
N/A

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**Subdivision:**  
N/A

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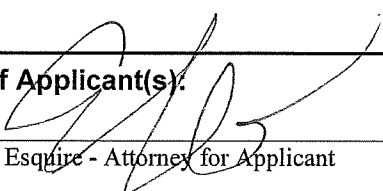
**Other:**  
N/A

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

The subject property is currently improved with a two-story single-family home on the lot located at 206 N. Decatur Avenue. The property is located in the WSD Waterfront Special District. The applicants propose to remove the existing 6' x 6' concrete pad and reconfigure the landing, which are both located in the rear of the property. The applicants also propose to add a new deck where the concrete pad currently exists, relocate the existing fence to the property line, and reconnect the side yard fences to the rear fence.

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



Date 3/26/24

Eric S. Goldstein, Esquire - Attorney for Applicant

Date \_\_\_\_\_

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

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

-This application received by the  
 Planning Board Administrator on  
 \_\_\_\_\_

By: \_\_\_\_\_

**18. Notarized Statement by Applicant:**

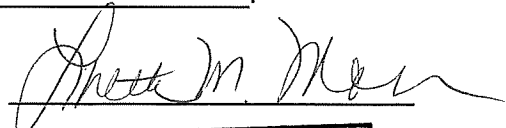
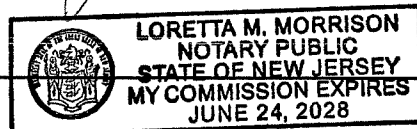
State of New Jersey } ss.

County of Atlantic }

Eric S. Goldstein \_\_\_\_\_, being duly

sworn according to law, deposes and says, that  
 the statements contained in the above application  
 and the statements contained in the papers  
 submitted herewith are true.

Sworn to and subscribed before me this 26th  
 day of March 2024.

## 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.	X  X  X  X  X	
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.	X	
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.	9/29/23 Single-Family Home Owner  No	Single-Family Home Owner
4.	Ten (10) folded copies of a plot plan, map or survey.	X	
	Checklist prepared by: <u>Eric S. Goldstein, Esquire</u> Checklist reviewed by City: _____ Application found complete on: _____ Application found incomplete on: _____	Date: 3/26/24 _____ Date: _____	

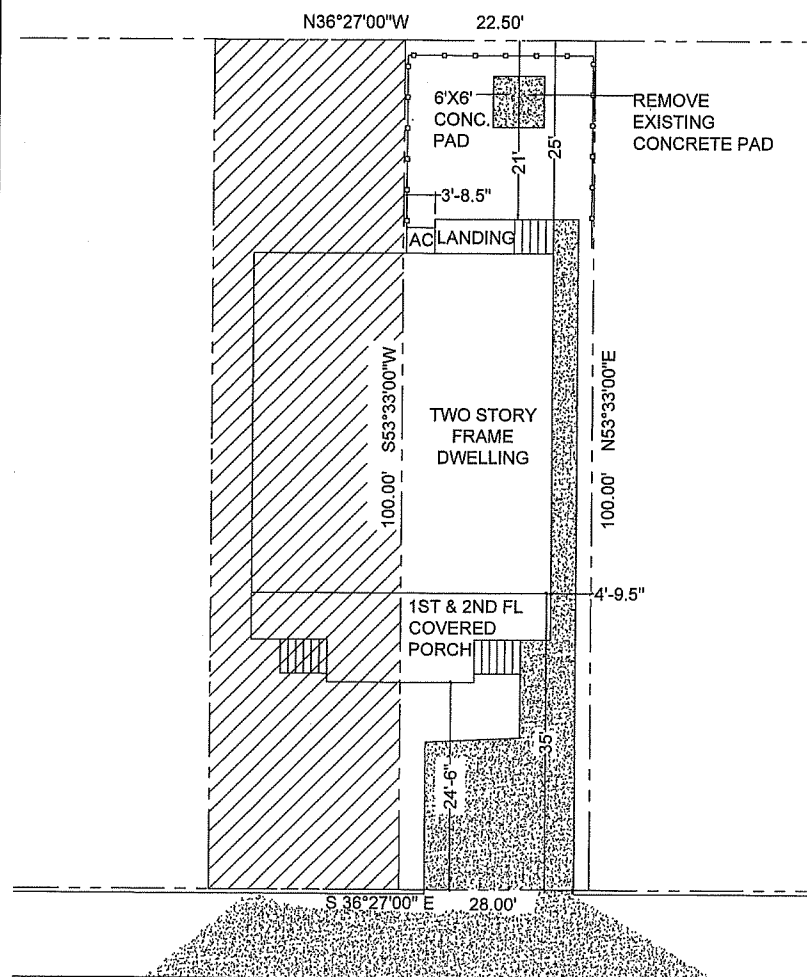
**CITY OF MARGATE PLANNING BOARD**

**APPLICANTS: GREGORY AND RACHAEL GEORGES  
PROPERTY: 206 N. DECATUR AVENUE, BLOCK 426, LOT 11.03**

**LIST OF VARIANCES**

VARIANCE	REQUIREMENT OF DISTRICT	PRESENT CONDITION	PROPOSED CONDITION
Minimum Lot Area	4,400 sf.	2,250 sf. (ENC)	2,250 sf. (ENC)
Minimum Lot Width	40 ft.	22.5 ft (ENC)	22.5 ft (ENC)
Minimum Side Yard (North)	5 ft.	4.8 ft. (ENC)	4.8 ft. (ENC)
Minimum Side Yard (South)	5 ft.	0 ft. (ENC)	0 ft. (ENC)
Minimum Rear Yard (Deck)	20 ft.	21 ft.	12 ft.
Minimum Side Yard (North)(Deck)	5 ft.	9.25 ft.	4.8 ft
Minimum Side Yard (South)(Deck)	5 ft.	3.71 ft. (ENC)	3.71 ft.
Minimum Total Landscape Coverage	35%	33.07% (ENC)	29.07%



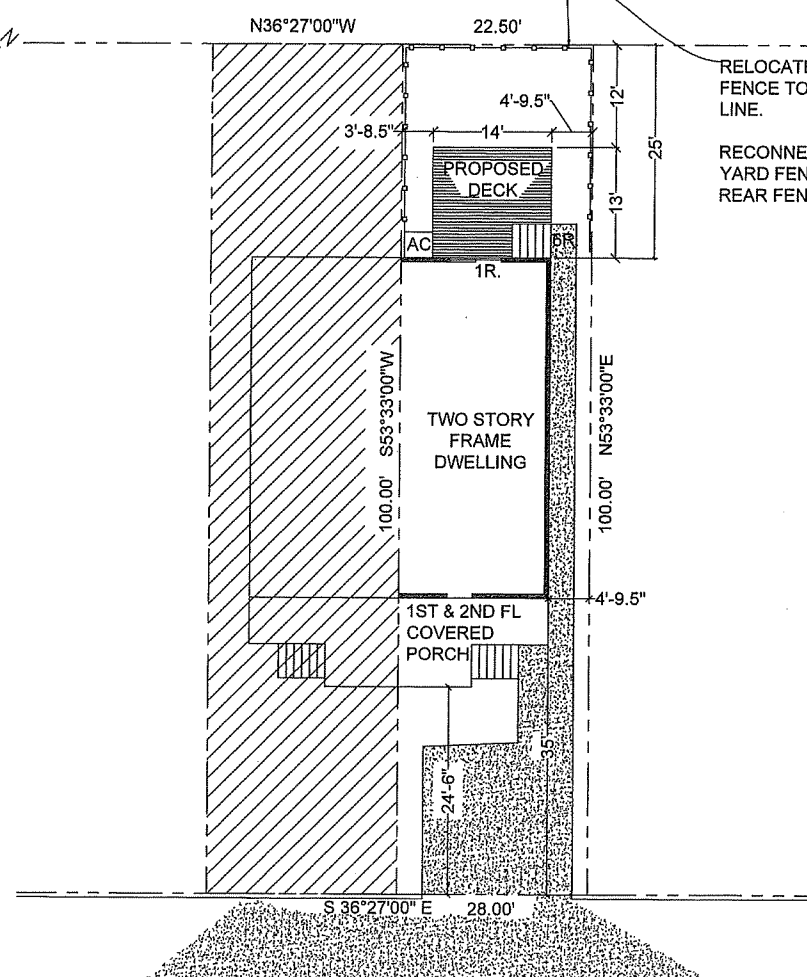


**DECATUR AVENUE**  
(40.357' WIDE)

**EXISTING**  
SCALE: 1"=10'-0"

200' LIST:

Block	Lot	Owner	Address	Area	Notes
100	100	ARTHUR J. CHEW III	206 N. DECATUR AVE.	0.15	PROPOSED
100	101	...	...	...	...
100	102	...	...	...	...
100	103	...	...	...	...
100	104	...	...	...	...
100	105	...	...	...	...
100	106	...	...	...	...
100	107	...	...	...	...
100	108	...	...	...	...
100	109	...	...	...	...
100	110	...	...	...	...
100	111	...	...	...	...
100	112	...	...	...	...
100	113	...	...	...	...
100	114	...	...	...	...
100	115	...	...	...	...
100	116	...	...	...	...
100	117	...	...	...	...
100	118	...	...	...	...
100	119	...	...	...	...
100	120	...	...	...	...



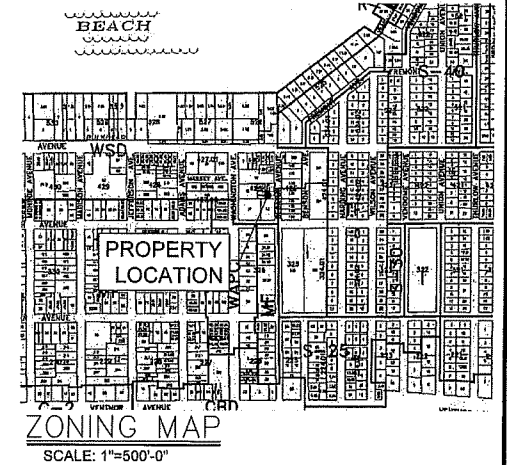
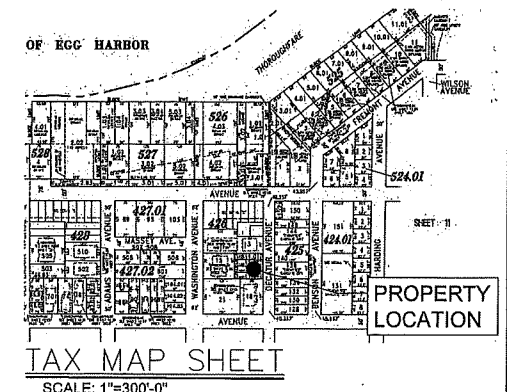
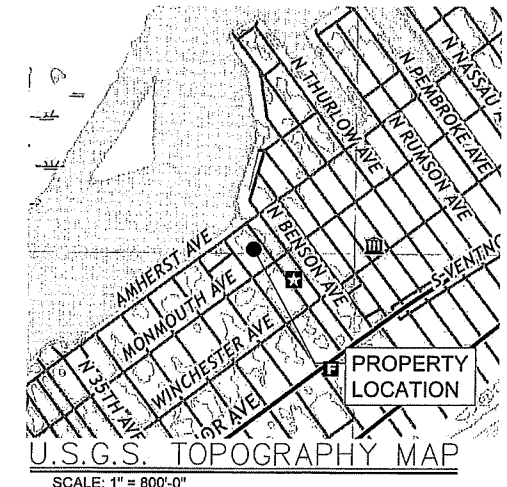
**DECATUR AVENUE**  
(40.357' WIDE)

**PROPOSED**  
SCALE: 1"=10'-0"

**OWNER/APPLICANT:**  
GREGORY & RACHAEL GEORGES,  
1891 MIDDLETOWN RD.,  
GLEN MILLS, PA 19342  
(215) 284-0646

USE	WSD Zone		
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	RESIDENTIAL 2ND FLOOR	SINGLE FAMILY ENC	SINGLE FAMILY ENC
MINIMUM LOT WIDTH	4,400 SF	2,250 SF ENC	2,250 SF ENC
MAXIMUM PRINCIPAL BUILDING COVERAGE	40'	22.5' ENC	22.5' ENC
MINIMUM FRONT YARD	45%	31.50%	31.50%
MINIMUM REAR YARD	24.5'	24.5'	24.5'
MINIMUM SIDE YARD (NORTH)	20'	25'	25'
MINIMUM SIDE YARD (SOUTH)	5'	4.8' ENC	4.8' ENC
MINIMUM REAR YARD (DECK)	5'	0' ENC	0' ENC
MINIMUM SIDE YARD (NORTH)(DECK)	20'	21'	12' *
MINIMUM SIDE YARD (SOUTH)(DECK)	5'	9.25'	4.8' *
MINIMUM TOTAL LANDSCAPING COVERAGE	5'	3.71' ENC	3.71' *
ACCESSORY STRUCTURE	35%	33.07% ENC	29.07%
	SIDE	1'	N/A
	REAR	1'	N/A
	HEIGHT	9'	N/A
	SIZE	80 SF	N/A

RELOCATE EXISTING FENCE TO PROPERTY LINE.  
RECONNECT SIDE YARD FENCES TO REAR FENCE.



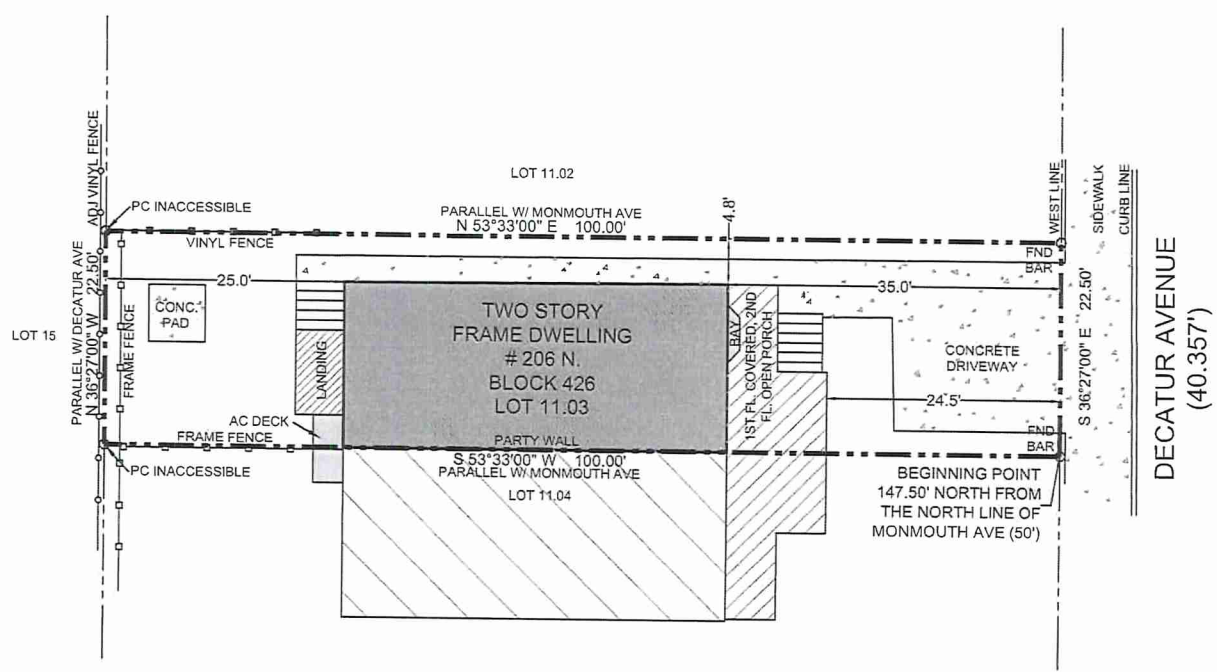
ARTHUR CHEW CONSULTING LLC  
130 WEST SEAVIEW AVENUE  
LINWOOD, NJ 08221  
(609) 992-8409 / ARTHUR@ARTHURCHEWCONSULTING.COM  
ARTHUR J. CHEW III, PROFESSIONAL ENGINEER  
NJ LICENSE NO. 24CE04700100

REV. NO.	DATE	DESCRIPTION OF CHANGES
1		
2		
3		
4		
5		
6		
7		
8		
9		

MINOR SITE PLAN for  
206 NORTH DECATUR AVE,  
BLOCK 426, LOT 11.03,  
MARGATE CITY,  
ATLANTIC COUNTY, NEW JERSEY

<b>MINOR SITE PLAN</b>
DATE: 2/08/2024
JOB NO: 23-0240
DRAWN BY: ZNK
CHECKED BY: AJC
DRAWING SHEET: 1/1

PLANNING BOARD CHAIR	DATE
PLANNING BOARD SECRETARY	DATE
PLANNING BOARD ENGINEER	DATE
PLANNING BOARD PLANNER	DATE



**SURVEY REFERENCES**

1. MARGATE CITY TAX MAP
2. THE TITLE COMPANY OF JERSEY FILE #811567-NF
3. ATLANTIC COUNTY CLERK'S OFFICE FILED MAP #3630
4. FIELD SURVEY COMPLETED ON 09/22/2023

BEING KNOWN AND DESIGNATED AS LOT 11.03 IN BLOCK 426 ON MAP ENTITLED, "SURVEY/MINOR SUBDIVISION PLAN" PREPARED BY ARTHUR W. PONZIO COMPANY & ASSOCIATES, INC., FILED ON JULY 10, 1998 IN THE ATLANTIC COUNTY CLERK'S OFFICE AS MAP #3630

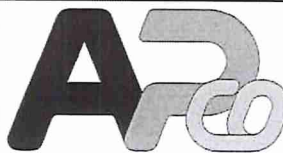
**PROPERTY SURVEY**  
MARGATE CITY  
BLOCK 426 LOT 11.03  
ATLANTIC COUNTY, NEW JERSEY

1. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 2,250 SF
2. PERMANENT MARKERS HAVE BEEN RECOVERED OR INACCESSIBLE AS SHOWN
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:**  
GREGORY GEORGES & RACHAEL M. GEORGES  
THE TITLE COMPANY OF JERSEY  
FIRST AMERICAN TITLE INSURANCE COMPANY  
OCEANFIRST BANK, N.A  
ISAOA/ATIMA

**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: 09/25/2023

DRAWN BY: WER

SCALE: 1" = 15'

PROJECT NO.: 41017





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

<b>Block</b>	<b>Lot</b>	<b>Applicant Name</b>
426	11.03	Greg and Rachael Georges
<b>District</b>	<b>Address of Subject Application</b>	
WSD	206 Norh Decatur Avenue	

Dear (Name of Submitting Party) Eric S. Goldstein, Esq.

Your submittal was considered at the Staff Committee meeting of Monday, March 11, 2024

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

Staff committee reviewed the application and agrees with the variances as a zoning permit was denied for the same reasons hence the variance relief being sought.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, April 25, 2024

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:

indicate the height of the deck and details as necessary.

**APPLICATION FEES:**

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

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

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

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

In order for you to be able to appear on the Board Agenda as per the above date, all application material must be submitted by 11:00am, Wednesday, April 03, 2024

Palma Accardi  
Planning Board Administrator  
Tuesday, March 12, 2024

February 16, 2024

**VIA HAND-DELIVERY**

Roger D. McLarnon, PE, PP, CME, CFM, CPWM, QPA  
Planning Engineering Zoning and Purchasing  
City of Margate  
Margate Planning and Zoning Board  
Municipal Building  
9001 Winchester Avenue  
Margate, NJ 08402

RE: Application of Greg & Rachel Georges  
206 N. Decatur Avenue  
Block 426, Lot 11.03  
Margate, County, New Jersey  
Our File No. 13449-001

Dear Sir/Madam:

Please be advised that I represent the above-referenced property owners with regard to their application to the City of Margate Planning Board for certain “c” variance relief for the additional of a new deck on the rear of the property and the relocation of the existing fence line to the property line at the property located at 206 N. Decatur Avenue.

I enclose the following information for staff committee review:

1. Original Staff Committee Review Application;
2. Architectural plans of the subject property prepared by Arthur J. Chew, III, PE, Arthur Chew Consulting, LLC dated February 8, 2024, consisting of one (1) sheet;
3. My firm’s check payable to the City of Margate in the amount of \$25.00 representing the Staff Committee Review Application fee.

I am submitting this application and documentation in order to be placed on the Staff Committee’s next available agenda. Please do not hesitate to contact me if you have any further questions from the applicant or require any further documentation to be submitted.

Roger D. McLarnon, PE, PP, CME, CFM, CPWM, QPA  
City of Margate Planning Board  
February 16, 2024  
Page 2

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Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

By: 

ERIC S. GOLDSTEIN

ESG/lmm

Enclosures

c: Greg & Rachel Georges (w/encl. via e-mail: [georgesr@mlhs.org](mailto:georgesr@mlhs.org))  
13449-001/66612

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

<b>Office Use Only:</b>	Date Submitted: _____	Received By: _____
	Paid: _____ Check/Receipt #: _____	Board Administrator or Zoning Officer

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

- Date of Application: February 16, 2024
- Submitted by – Name: Greg & Rachael Georges Phone No.: (215) 284-0646  
Address: 1891 Middletown Road, Glen Mills, PA 19342  
Email Address: georgesr@mlhs.org
- 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: Eric S. Goldstein, Esquire Phone No.: (609) 927-1177  
Address: Nehmad Davis & Goldstein, PC, 4030 Ocean Heights Avenue, Egg Harbor Township, NJ 08234  
Email Address: egoldstein@ndglegal.com
- The applicant would be (Check one):  
 Owner  Buyer under Agreement of Sale  
 Tenant  Other: \_\_\_\_\_
- If the applicant for Board action would be Tenant or Buyer, who is the present OWNER?  
Name: N/A Phone No.: \_\_\_\_\_  
Address: \_\_\_\_\_

<b>Proposed Action is Located as Follows:</b> Street Address: <u>206 N. Decatur Avenue</u> Block: <u>426</u> Lot(s): <u>11.03</u> Zoning District: <u>WSD - Waterfront Special District</u>
---

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


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The Property is improved with a multi family dwelling.  
However, the subject parcel (and other parcels at the dwelling) are owned through the fee simple form of ownership.  


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8. Answer the following as to:	<u>Existing Condition</u>	<u>Proposed Condition</u>
a. Size and Dimension of Lot:	<u>22.5 ft. x 100 ft (ENC)</u>	<u>22.5 ft. x 100 ft (ENC)</u>
b. Size, Dimensions of Buildings:	<u>See attached plan</u>	<u>See attached plan</u>
c. Height of Buildings (Feet):	<u>See attached plan</u>	<u>See attached plan</u>
d. Height of Buildings (Stories):	<u>2 Stories</u>	<u>2 Stories</u>
e. % of Coverage on Land:	<u>33.07% (ENC)</u>	<u>29.07%</u>
f. Front Yard Setback:	<u>24.5 ft.</u>	<u>24.5 ft.</u>
g. Rear Yard Setback:	<u>25 ft.</u>	<u>25 ft.</u>
h. Side Yard Setbacks:	<u>See attached plan</u>	<u>See attached plan</u>

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)

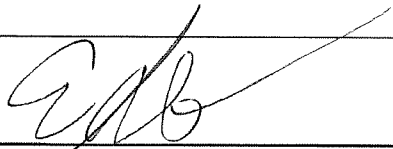
The property is currently improved with an existing 2-story multi-family dwelling. The applicants propose to add a new deck to the rear of the left side of the property and relocate the existing fence to the property line.

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

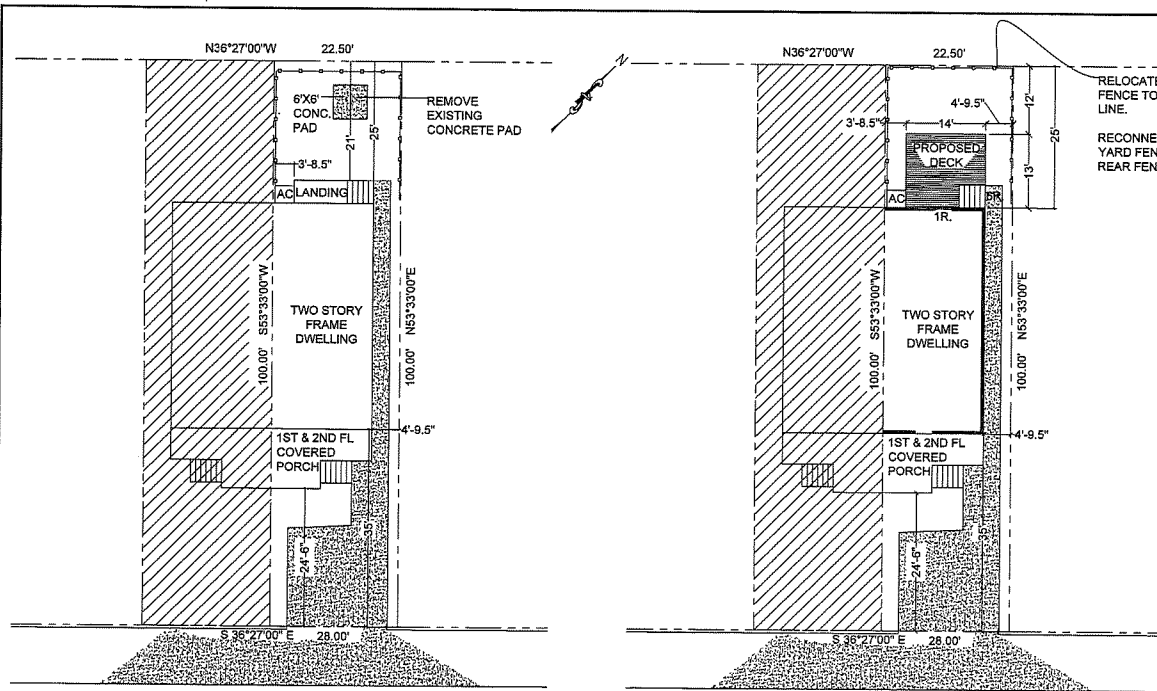
- |   |   |
|---|---|
| <input type="checkbox"/> Subdivision              | <input type="checkbox"/> Site Plan              |
| <input checked="" type="checkbox"/> C-Variance(s) | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> D-(Use) Variance         | <input type="checkbox"/>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

11. Which variances are needed, if any? Minimum lot area (ENC); Minimum lot width (ENC); Minimum side yard (North) (ENC); Minimum side yard (South) (ENC); Minimum side yard (South-Deck) (ENC); Minimum total landscaping coverage.

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: \_\_\_\_\_

Signature of Submitting Party: 

Print or Type Name: Eric S. Goldstein, Esquire - Attorney for Applicant



RELOCATE EXISTING FENCE TO PROPERTY LINE.  
RECONNECT SIDE YARD FENCES TO REAR FENCE.

**DECATUR AVENUE**  
(40.357' WIDE)

**DECATUR AVENUE**  
(40.357' WIDE)

**EXISTING**  
SCALE: 1"=10'-0"

**PROPOSED**  
SCALE: 1"=10'-0"

200' LIST:

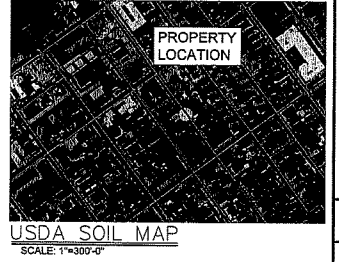
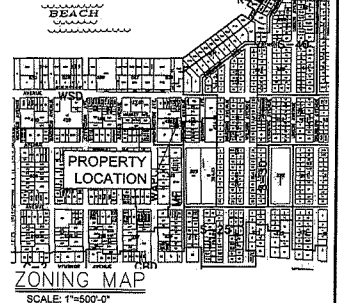
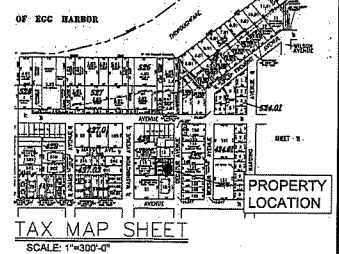
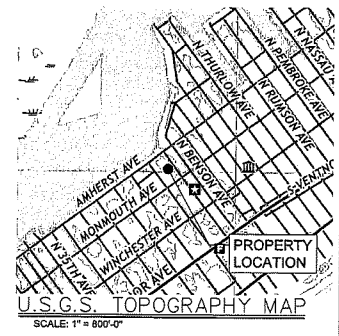
NO.	DESCRIPTION	EXISTING	PROPOSED
1	REAR YARD	25'	25'
2	REAR YARD (DECK)	0'	0'
3	REAR YARD (SCREENED)	0'	0'
4	REAR YARD (SCREENED) (DECK)	0'	0'
5	REAR YARD (SCREENED) (DECK)	0'	0'
6	REAR YARD (SCREENED) (DECK)	0'	0'
7	REAR YARD (SCREENED) (DECK)	0'	0'
8	REAR YARD (SCREENED) (DECK)	0'	0'
9	REAR YARD (SCREENED) (DECK)	0'	0'
10	REAR YARD (SCREENED) (DECK)	0'	0'
11	REAR YARD (SCREENED) (DECK)	0'	0'
12	REAR YARD (SCREENED) (DECK)	0'	0'
13	REAR YARD (SCREENED) (DECK)	0'	0'
14	REAR YARD (SCREENED) (DECK)	0'	0'
15	REAR YARD (SCREENED) (DECK)	0'	0'
16	REAR YARD (SCREENED) (DECK)	0'	0'
17	REAR YARD (SCREENED) (DECK)	0'	0'
18	REAR YARD (SCREENED) (DECK)	0'	0'
19	REAR YARD (SCREENED) (DECK)	0'	0'
20	REAR YARD (SCREENED) (DECK)	0'	0'
21	REAR YARD (SCREENED) (DECK)	0'	0'
22	REAR YARD (SCREENED) (DECK)	0'	0'
23	REAR YARD (SCREENED) (DECK)	0'	0'
24	REAR YARD (SCREENED) (DECK)	0'	0'
25	REAR YARD (SCREENED) (DECK)	0'	0'
26	REAR YARD (SCREENED) (DECK)	0'	0'
27	REAR YARD (SCREENED) (DECK)	0'	0'
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40	REAR YARD (SCREENED) (DECK)	0'	0'
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46	REAR YARD (SCREENED) (DECK)	0'	0'
47	REAR YARD (SCREENED) (DECK)	0'	0'
48	REAR YARD (SCREENED) (DECK)	0'	0'
49	REAR YARD (SCREENED) (DECK)	0'	0'
50	REAR YARD (SCREENED) (DECK)	0'	0'
51	REAR YARD (SCREENED) (DECK)	0'	0'
52	REAR YARD (SCREENED) (DECK)	0'	0'
53	REAR YARD (SCREENED) (DECK)	0'	0'
54	REAR YARD (SCREENED) (DECK)	0'	0'
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56	REAR YARD (SCREENED) (DECK)	0'	0'
57	REAR YARD (SCREENED) (DECK)	0'	0'
58	REAR YARD (SCREENED) (DECK)	0'	0'
59	REAR YARD (SCREENED) (DECK)	0'	0'
60	REAR YARD (SCREENED) (DECK)	0'	0'
61	REAR YARD (SCREENED) (DECK)	0'	0'
62	REAR YARD (SCREENED) (DECK)	0'	0'
63	REAR YARD (SCREENED) (DECK)	0'	0'
64	REAR YARD (SCREENED) (DECK)	0'	0'
65	REAR YARD (SCREENED) (DECK)	0'	0'
66	REAR YARD (SCREENED) (DECK)	0'	0'
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71	REAR YARD (SCREENED) (DECK)	0'	0'
72	REAR YARD (SCREENED) (DECK)	0'	0'
73	REAR YARD (SCREENED) (DECK)	0'	0'
74	REAR YARD (SCREENED) (DECK)	0'	0'
75	REAR YARD (SCREENED) (DECK)	0'	0'
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80	REAR YARD (SCREENED) (DECK)	0'	0'
81	REAR YARD (SCREENED) (DECK)	0'	0'
82	REAR YARD (SCREENED) (DECK)	0'	0'
83	REAR YARD (SCREENED) (DECK)	0'	0'
84	REAR YARD (SCREENED) (DECK)	0'	0'
85	REAR YARD (SCREENED) (DECK)	0'	0'
86	REAR YARD (SCREENED) (DECK)	0'	0'
87	REAR YARD (SCREENED) (DECK)	0'	0'
88	REAR YARD (SCREENED) (DECK)	0'	0'
89	REAR YARD (SCREENED) (DECK)	0'	0'
90	REAR YARD (SCREENED) (DECK)	0'	0'
91	REAR YARD (SCREENED) (DECK)	0'	0'
92	REAR YARD (SCREENED) (DECK)	0'	0'
93	REAR YARD (SCREENED) (DECK)	0'	0'
94	REAR YARD (SCREENED) (DECK)	0'	0'
95	REAR YARD (SCREENED) (DECK)	0'	0'
96	REAR YARD (SCREENED) (DECK)	0'	0'
97	REAR YARD (SCREENED) (DECK)	0'	0'
98	REAR YARD (SCREENED) (DECK)	0'	0'
99	REAR YARD (SCREENED) (DECK)	0'	0'
100	REAR YARD (SCREENED) (DECK)	0'	0'

OWNER/APPLICANT:  
GREGORY & RACHAEL GEORGES,  
1891 MIDDLETOWN RD,  
GLEN HILLS, PA 19246,  
(215) 284-0846

	ZONING TABLE		
	REQUIRED	EXISTING	PROPOSED
RESIDENTIAL 2ND FLOOR	RESIDENTIAL 2ND FLOOR	SINGLE FRAME ENC	SINGLE FRAME ENC
MINIMUM LOT AREA	4,400 SF	2,250 SF ENC	2,250 SF ENC
MINIMUM LOT WIDTH	40'	22.5' ENC	22.5' ENC
MAXIMUM PRINCIPAL BUILDING COVERAGE	45%	31.50% ENC	31.50%
MINIMUM FRONT YARD	25'	24.5'	24.5'
MINIMUM REAR YARD	20'	25'	25'
MINIMUM SIDE YARD (NORTH)	5'	4' ENC	4' ENC
MINIMUM SIDE YARD (SOUTH)	5'	0' ENC	0' ENC
MINIMUM REAR YARD (DECK)	20'	21'	12' *
MINIMUM SIDE YARD (NORTH) (DECK)	5'	3.25'	4.8' *
MINIMUM SIDE YARD (SOUTH) (DECK)	5'	3.75' ENC	3.75' *
MINIMUM TOTAL LANDSCAPING COVERAGE	35%	33.0% ENC	28.0%
ACCESSORY STRUCTURE			
DEPTH	1'	N/A	N/A
HEIGHT	7'	N/A	N/A
AREA	80 SF	N/A	N/A

ENC = EXISTING NON-COMFORMITY \* = VARIANCE REQUESTED

PLANNING BOARD CHAIR	DATE
PLANNING BOARD SECRETARY	DATE
PLANNING BOARD ENGINEER	DATE
PLANNING BOARD PLANNER	DATE



ARTHUR CHEW CONSULTING LLC  
130 WEST SEAVIEW AVENUE  
LINWOOD, NJ 08221  
(609)-992-8409 / ARTHUR@ARTHURCHEWCONSULTING.COM  
ARTHUR J. CHEW III, PROFESSIONAL ENGINEER  
NJ LICENSE NO. 246E04700100

SCHEDULE OF REVISIONS	
NO.	DESCRIPTION OF CHANGES
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

MINOR SITE PLAN  
for  
206 NORTH DECATUR AVE,  
BLOCK 426, LOT 11.03,  
MARGATE CITY,  
ATLANTIC COUNTY, NEW JERSEY

DATE:	2/26/2024
JOB NO:	23-0240
DRAWN BY:	ZWK
CHECKED BY:	AJC
DRAWING SHEET:	1/1





## Atlantic County Document Summary Sheet



**INST # 2023043386**  
 RECD 10/12/2023 VOL 15498  
 RCPT # 1735720 RECD BY YW (6 PGS)  
 CDN \$699,900.00 RTF \$6,245.00  
 JOSEPH J. GIRALO, COUNTY CLERK  
 ATLANTIC COUNTY, NJ

**ATLANTIC COUNTY CLERK**  
 5901 MAIN ST  
 MAYS LANDING NJ 08330

**Return Name and Address**  
 The Title Company of Jersey  
 1501 Tilton Road  
 Northfield, NJ 08225  
 811567-NF

Official Use Only

<b>Submitting Company</b>	The Title Company of Jersey
<b>Document Date (mm/dd/yyyy)</b>	09/29/2023
<b>Document Type</b>	DEED
<b>No. of Pages of the Original Signed Document (including the cover sheet)</b>	6
<b>Consideration Amount (if applicable)</b>	\$699,900.00

	<b>Name(s)</b> <small>(Last Name First Name Middle Initial, Suffix) (or Company Name as Written)</small>	<b>Address (Optional)</b>
<b>First Party</b> <small>(Grantor or Mortgagor or Assignor) (Enter up to five names)</small>	Gloria Gorman Perilstein Janis Vinitzky	

	<b>Name(s)</b> <small>(Last Name First Name Middle Initial, Suffix) (or Company Name as Written)</small>	<b>Address (Optional)</b>
<b>Second Party</b> <small>(Grantee or Mortgagee or Assignee) (Enter up to five names)</small>	Gregory Georges Rachael M. Georges	

	Municipality	Block	Lot	Qualifier	Property Address
<b>Parcel Information</b> <small>(Enter up to three entries)</small>	Margate City	426	11.03		206 N Decatur Avenue

	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date
<b>Reference Information</b> <small>(Enter up to three entries)</small>					

**\*DO NOT REMOVE THIS PAGE.**

DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF ATLANTIC COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

# DEED

Prepared by: Joseph R. Dougherty, Esq.

THIS DEED is made on September 21, 2023,

between: **GLORIA GORMAN PERILSTEIN and JANIS VINITZKY**

whose address is: 76 Ashley Drive, Feasterville, PA 19053

referred to as the Grantor,

and: **GREGORY GEORGES and RACHAEL M. GEORGES,**  
**as Joint Tenants with Rights of Survivorship**

whose address is: 1891 Middletown Road, Glen Mills, PA 19342

referred to as the Grantee. The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **SIX HUNDRED NINETY NINE THOUSAND NINE HUNDRED and 00/100 DOLLARS (\$699,900.00)**. The Grantor acknowledges receipt of this money.

**Tax Map Reference.** Municipality of Margate City, Block: 426, Tax Lot: 11.03.

**Property.** The property consists of the land and all the buildings and structures on the land in the City of Margate City, County of Atlantic and State of New Jersey. The legal description is:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART  
HEREOF

BEING the same premises conveyed to Gloria Gorman Perilstein and Janis Vinitzky from Gloria Gorman Perilstein by Quitclaim Deed dated 12/26/2012 and recorded 01/03/2013 as Instrument #2013000275 in the office of the Atlantic County Clerk.

And previously conveyed to Gloria G. Perilstein from Alex Linsk by Deed dated 08/06/1999 and recorded 08/12/1999 in Deed Book 6530, page 305 in the office of the Atlantic County Clerk.

## LEGAL DESCRIPTION

All that certain lot, tract or parcel of land and premises situate lying and being in the City of Margate , County of Atlantic and State of New Jersey, bounded and described as follows:

BEGINNING at a point it the west line of Decatur Avenue (40.357 wide) said point being 147 .50' North of the North line of Monmouth Avenue (50.00' wide) and extending from said beginning point thence

1) South 53 degrees 33 minutes 00 seconds West and parallel to Monmouth Avenue a distance of 100 .00' to a point; thence

2) North 36 degrees 27 minutes 00 seconds West and parallel to Decatur Avenue a distance of 22.50' to a point thence

3) North 53 degrees 33 minutes 00 seconds East and parallel with Monmouth Avenue a distance of 100.00' to a point in the Southwest line of Decatur Avenue; thence

4) South 36 degrees 27 minutes 00 seconds East and parallel to Decatur Ave a distance of 22.50' to the point and place of BEGINNING.

The above description drawn in accordance with survey made by Arthur W. Ponzio Jr., dated 09/25/2023 NJ License #24GS02831400.

### FOR INFORMATION PURPOSES ONLY:

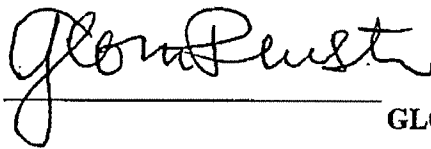
Commonly known as:  
206 N. Decatur Avenue  
Margate, NJ 08402  
Block 426 Lot 11.03

The street address of the Property is 206 North Decatur Avenue, Margate City, NJ 08402.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:



GLORIA GORMAN PERILSTEIN

(Seal)



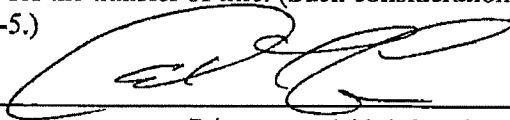
JANIS VINITZKY

(Seal)

STATE OF NEW JERSEY, COUNTY OF ATLANTIC; ss:

I CERTIFY that on September 21, 2023, **GLORIA GORMAN PERILSTEIN and JANIS VINITZKY** personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) was the maker of the attached Deed;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$699,900.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)



(Print name and title below signature)

DONNA L. COUCHOUD  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES JUNE 11, 2024

GIT/REP-1  
(10-21)

**State of New Jersey  
Nonresident Seller's Tax Declaration**

(Print or type)

**Seller's Information**

Name(s)

Gloria Gorman Perilstein

Current Street Address:

76 Ashley Drive

City, Town, Post Office Box

Feasterville

State

Pennsylvania

ZIP Code

19053

**Property Information**

Block(s)

426

Lot(s)

11.03

Qualifier

Street Address:

206 N Decatur Avenue

City, Town, Post Office

Margate City

State

New Jersey

ZIP Code

08402

Seller's Percentage of Ownership

50.00%

Total Consideration

\$699,900.00

Owner's Share of Consideration

\$349,950.00

Closing Date

September 29, 2023

**Seller's Declaration**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct, and complete. By checking this box  I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

9/29/23

Date

*Gloria Gorman Perilstein*

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Cut along dotted line

GIT/REP-1  
(10-21)

### State of New Jersey Nonresident Seller's Tax Declaration

(Print or type)

#### Seller's Information

Name(s)

Janis vinitzky

Current Street Address:

9926 President Street

City, Town, Post Office Box

Philadelphia

State

Pennsylvania

ZIP Code

19115

#### Property Information

Block(s)

426

Lot(s)

11.03

Qualifier

Street Address:

206 N Decatur Avenue

City, Town, Post Office

Margate City

State

New Jersey

ZIP Code

08402

Seller's Percentage of Ownership

50.00%

Total Consideration

\$699,900.00

Owner's Share of Consideration

\$349,950.00

Closing Date

September 29, 2023

#### Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct, and complete. By checking this box  I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

9/29/23

Date

*Janis Vinitzky*

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Cut along dotted line

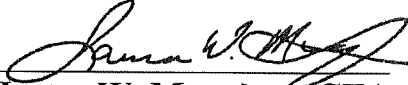


Office of the Tax Assessor  
Municipal Building  
9001 Winchester Ave.  
Margate City, NJ 08402  
Phone: 609-822-1950  
Fax: 609-487-1142

James W. Manghan, CTA  
Tax Assessor

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

**Block: 426 Lot: 11.03**  
**Location: 206 N Decatur Ave**  
**Date: February 7, 2024**

  
James W. Manghan, CTA  
Tax Assessor

**Your File No.: 13449-001**

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

[www.margate-nj.com](http://www.margate-nj.com)

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
326 25 C000A	9200 MONMOUTH AVE	2	FORTE, JOSEPH & ELIZABETH 58 LOWELL DR MARLTON, NJ	08053
326 25 C000B	9200 MONMOUTH AVE	2	WETZLER, MERRICK & JUDY 16 CARRIAGE HOUSE CT CHERRY HILL, NJ	08003
326 25 C000C	9200 MONMOUTH AVE	2	BRUNO SR, STEPHEN F 9200 MONMOUTH AVE UNIT C MARGATE, NJ	08402
326 25 C000D	9200 MONMOUTH AVE	2	BLOOM, WARREN & PAMELA 131 SAWGRASS DRIVE BLUE BELL, PA	19422
326 28 C000A	127 N WASHINGTON AVE	2	KANOFF, MICHAEL & JENNA 717 STEWARTS WAY YARDLEY, PA	19067
326 28 C000B	127 N WASHINGTON AVE	2	NUNEZ, GEORGE & MARNE 1114 WANDA LANE NORRISTOWN, PA	19043
326 28 C000C	127 N WASHINGTON AVE 818SF	2	SWERDON, CAROL A 70 WHARTON DRIVE GLEN MILLS, PA	19342
326 28 C000D	127 N WASHINGTON AVE	2	HAIM, OPHIR & SUSAN ABIGAIL 3845 PARK LANE DALLAS, TX	75220
326 28 C000E	127 N WASHINGTON AVE	2	BROWNSTEIN, GARY 127 N WASHINGTON AVENUE#E MARGATE, NJ	08402
425 128	BENSON AVE	15C	CITY OF MARGATE 9001 WINCHETER AVE MARGATE, NJ	08402
425 130	BENSON AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
425 132	BENSON AVE	15C	CITY OF MARGATE 9001 WINCHETER AVE MARGATE, NJ	08402
425 134	BENSON AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402



VARIANCE REPORT (200 Ft)

Atlantic County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
425 136	209 N DECATUR AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
425 140	215 N DECATUR AVE	4A	MC CARRON, JANET 215 N DECATUR AVENUE MARGATE, NJ	08402
425 144	210 N BENSON AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
425 148	221 N DECATUR AVE	2	BONAR, RAY SCOTT 9211 AMHERST AVENUE MARGATE, NJ	08402
425 150-01 C0001	222 N BENSON AVE	2	SAJ ASSOCIATES LLC 651 CLINTON AVENUE HADDONFIELD, NJ	08033
425 150-01 C0002	223 N DECATUR	2	SCHACHNER, STEVEN M & ELIZABETH A 9 EASTWOOD DRIVE EAST WINDSOR, NJ	08045
426 1.01	9218 AMHERST AVE	2	SPEAR FAMILY TRUST 6024 SUNNYSLOPE DRIVE NAPLES, FL	34119
426 1.02	9216 AMHERST AVE	2	PAPASTAMELOS, ATHANASIOS & CAITLIN 2106 NEW RD UNIT F LINWOOD, NJ	08221
426 1.03	9214 AMHERST AVE	2	BINNS, FATIMA H 1125 WALNUT STREET PHILADELPHIA, PA	19107
426 1.04	9212 AMHERST AVE	2	CANTOR, CAITLIN D 9212 AMHERST AVENUE MARGATE, NJ	08402
426 1.05	9210 AMHERST AVE	2	YOUNG, RUSSELL E & JUDITH S W 2206 PARKVIEW DR HAVERFORD, PA	19041
426 1.06	9208 AMHERST AVE	2	BROWN, SCOTT & MARGARET 9208 AMHERST AVE MARGATE, NJ	08402
426 1.07	222 N DECATUR AVE	2	CELLA, JOSEPH & NANCY 222 N DECATUR AVE MARGATE, NJ	08402

VARIANCE REPORT (200 Ft)

Atlantic County

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
426 1.08	220 N DECATUR AVE Additional Lot	2	O'CONNELL, STEVEN & TIMMERMAN, RACHEL 6 KINGS HIGHWAY HADDON HEIGHTS, NJ	08035
426 7	9220 AMHERST AVE 6	4A	NICHOLAS, DAVID 9220 AMHERST AVE MARGATE, NJ	08402
426 11.01	210 N DECATUR AVE	2	LAWSON, JANICE C 210 N DECATUR AVE MARGATE, NJ	08402
426 11.02	208 N DECATUR AVE	2	CAPPUCCIO, STEPHEN J & HEATHER M 700 WAYNE AVE HAMMONTON, NJ	08037
426 11.03	206 N DECATUR AVE	2	GEORGES, GREGORY & RACHAEL M 1891 MIDDLETOWN RD GLEN MILLS, PA	19342
426 11.04	204 N DECATUR AVE	2	BLOCH, DENNIS & LAURA 22 HANSEN COURT NARBERTH, PA	19072
426 13 C001A	223 N WASHINGTON AVE L8,9,25	2	ASLANIAN, GARY J & NANCY J 223 N WASHINGTON AVE 1A MARGATE, NJ	08402
426 13 C001B	223 N WASHINGTON AVE L8,9,25	2	NAROFF, JOEL L & CYNTHIA N 223 N WASHINGTON AVENUE MARGATE, NJ	08402
426 13 C002A	223 N WASHINGTON AVE L8,9,25	2	JOFFE, IAN & LEILA 131 RENAISSANCE DR CHERRY HILL, NJ	08003
426 13 C002B	223 N WASHINGTON AVE L8,9,25	2	OBADIE, THOMAS 414 TANTUM STREET WOODBURY, NJ	08096
426 13 C003A	214 N DECATUR AVE L8,9,25	2	KAUFFMAN, BRUCE W & CAROL J 191 PRESIDENTIAL BVD #519 BALA CYNWYD, PA	19004
426 13 C003B	214 N DECATUR AVE L8,9,25	2	SINCLAIR, KENNETH P & MIRIAM N 4172 WINCHESTER ROAD ALLEN TOWN, PA	18104
426 15 C0001	215 N WASHINGTON AVE	2	GORDON, DN & NC 131 SAINT GEORGES RD ARDMORE, PA	19003

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
426 15 C0002	215 N WASHINGTON AVE	2	RANIERI, JOSEPH & LORI 444 PIAZZA WAY DRESHER, PA	19025
426 15 C0003	215 N WASHINGTON AVE	2	SHAPIRO, LORI B 215 N WASHINGTON AVE #3 MARGATE, NJ	08402
426 15 C0004	215 N WASHINGTON AVE	2	WEINBERG, HOWARD M & MARCIA L 9 NOLAN CIRCLE VOORHEES, NJ	08043
426 18 C0001	200 N DECATUR AVE	2	HAVKIN, ALAN & GALINA 156 FAIRWAY DRIVE WARMINSTER PA	18974
426 18 C0002	200 N DECATUR AVE	2	MISKEL, PATRICIA 600 BURGUNDY PL YARDLEY, PA	19067
426 18 C0003	200 N DECATUR AVE	2	RIORDAN, WILLIAM G & JOYCE A 200 N DECATUR AVE #3 MARGATE, NJ	08402
426 18 C0004	200 N DECATUR AVE	2	RAMPRASAD, B K & BENEDETTI, T N 7 MADEIRA COURT MOORESTOWN, NJ	08057
426 18 C0005	200 N DECATUR AVE	2	CHMIELEWSKI JR, MICHAEL & JOANNE T 41 DOGWOOD AVE GLASSBORO, NJ	08028
426 18 C0006	200 N DECATUR AVE	2	DIEMIDIO, DOUG & CHRISTINE 200 N DECATUR AVE #6 MARGATE, NJ	08402
426 21	9211 MONMOUTH AVE	4C	NIKMEHR PROPERTIES, LLC 301 CENTRAL AVENUE STE B EGG HARBOR TWP, NJ	08234
427.02 104.01	206 N WASHINGTON AVE	2	RJITZ, THOMAS & PHYLLIS M 11 BYRON DRIVE MT LAUREL, NJ	08054
427.02 104.02	204 N WASHINGTON AVE	2	GARGANO, SUSAN & NICHOLAS 204 N WASHINGTON AVE MARGATE, NJ	08402
427.02 501	207 N ADAMS AVE	1	MARGATE BAY PROPERTIES LLC 9300 AMHERST AVE MARGATE, NJ	08402

Block  
Lot  
Qual  
427.02  
506

Property Location  
Additional Lot  
Additional Lot  
212 N WASHINGTON AVE

Property  
Class  
4A

Owner  
Address  
City, State  
DITTO PROPERTIES, LLC  
501 N UNION AVE  
MARGATE, NJ

Zip Code  
08402

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.....56



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

Date: February 7, 2024

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for Q1 2024;

And the WATER and SEWER charges for the year 2023

Are paid on property located at 206 N. Decatur Ave.

Assessed to Gregory & Rachael Georges

Designated as BLOCK 426 Lot 11.03

This certification expires on April 30, 2024

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

Per *TJM*