

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*
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COUNSEL TO THE FIRM
STEVEN P. PERSKIE*

RICHARD S. MAIRONE
(1968-2023)

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

October 27, 2023

Via Hand Delivery

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

Re: Application of Davco Construction, Inc.
24 North Exeter Avenue
Block 207.01, Lot 41
Margate, New Jersey
Our File No.: 10494-14

Dear Ms. Shiles:

We represent Davco Construction, Inc. with respect to its application to the Margate Planning Board scheduled to be heard on November 16, 2023. Davco makes application requesting "C" variance relief for combined side yard setback of 10 feet proposed where 12.95 feet is required in order to build a new two story single family home. In support of the application, the following is enclosed for the Planning Board's review and consideration:

1. (18) – Application for Action by Planning Board with Addendum and Checklist;
2. (18) – Architectural plan prepared by Dennis McShane Architect dated 09/25/23, consisting of Sheets SP1, SVY and A1 through A3;
3. (18) – Survey prepared by Schaeffer Nassar Scheidegg Consulting Engineers, LLC dated 9-13-23;
4. (18) – Staff Committee Application and Action;
5. (18) – Corporate Disclosure Certification;
6. (1) – 200 foot property owners' list;
7. (1) – Confirmation of paid taxes, water and sewer;
8. (1) – Applicants' check in the amount of \$250.00 representing the application fee.

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Palma Shiles, Administrator
Margate Planning Board
October 27, 2023
Page 2 of 2

Should you require any further information in advance of the November 16th hearing date, please do not hesitate to contact me.

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

Very truly yours,

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON, P.C.

BY: 

CHRISTOPHER M. BAYLINSON
cmabaylinson@pmbb.com

CMB:dbm
Enclosures

c: Mr. David DiLeonardo (via email) (w/ Application)

S:\D\DiLeonardo, David (10494)\Mat 14 - Margate Pl. Bd. - 24 N. Exeter\Shiles (application submission) 10-25-23 CMB ltr.docx

LAND USE

Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	Submit the following documents with the Standard Development Application: a. Copy of an area map showing all lots within 200 feet of the property. b. List of names, addresses, lot and block numbers, as they appear on the official tax records of the City, of all owners of property within 200 feet of the property affected by the application and upon whom the notice must be served in the manner provided by law. c. Copy of professional survey at a scale not smaller than 1" = 100' nor larger than 1/8" = 1'; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines. d. Copies of subdivision, site plan or conditional use applications when applicable. e. Certification that taxes are paid.	a. ✓ b. ✓ ✓ d. N/A e. ✓	
2.	If the survey is more than one year old, attach certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance, and show any proposed changes with all dimensions including enlargement of existing footprint, if applicable.	✓	
3.	A statement containing the following information: a. Date of acquisition of property and from whom. b. The number of dwelling units in existing building(s). c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s). d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.	a. ✓ b. N/A c. N/A d. N/A	
4.	Ten (10) folded copies of a plot plan, map or survey.	✓	
	Checklist prepared by: <u>Christopher M. Baylinson, Esq.</u> Checklist reviewed by City: _____ Application found complete on: _____ Application found incomplete on: _____	Date: <u>10/27/23</u> _____ Date: _____ _____	

Application of Davco Construction, Inc.
 24 North Exeter Avenue
 Block 207.01, Lot 41
 Margate, New Jersey

N/A Not applicable

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

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

2. Zoning District:

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

3. Subject Parcel:

Street Address(es) 24 North Exeter Avenue
 Block Number 207.01 Lot No(s) 41
 Total Area (in square feet) 3,450.62 sq. ft.
 Frontage: 35 ft.
 Depth: 98.59 ft.

4. Information about the Applicant:

Full name(s) Davco Construction, Inc.
 If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

 Local Residence Address _____ Zip _____
 Other Residence Address P.O. Box 672, Buena Vista, NJ Zip 08310
 Business Address _____ Zip _____
 Phone Number(s) (include area code); _____
 Email Address _____
 Business (856) 691-3889 Fax _____ Cell Phone (856) 498-2979

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 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 Dennis McShane Architect Phone _____
 Address 11 Kelly Drive, Woodbury, NJ 08096
 Fax _____ Cell _____ Email _____

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

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

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

10. If Site Plan Action is Required:

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

-How will this be changed?

11. If Subdivision Action is Required:

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

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

-Purpose of the Subdivision

- To sell lot(s)
 To build and sell homes (or other buildings)
 Other (please explain): _____

12. If Variances are Required:

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

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

-Proposed use: Construction of a new two 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
<u>Combined side yard</u>	<u>37% lot width 5' min 5'/7.95'</u>	<u>N/A</u>	<u>5'/5'</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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 Davco Construction, Inc.
24 North Exeter Avenue
Block 207.01, Lot 41
Margate, New Jersey**

Davco Construction, Inc. is the owner of property located at 24 North Exeter Avenue, identified on the Margate tax map as Lot 41 in Block 207.01. The property is situated in the S-25 single family residential zoning district and has 35' of frontage and 3,450.62 square feet of lot area.

This is a request for combined side yard setback relief of 10' where 12.95' is required, a combined side yard deficiency of 2.95'. As is required by the most recent amendment to the Zoning Ordinance, the house proposed by Davco is limited to two stories, but given the deficiency in lot width (35' versus 40') side yard setback relief is requested in order to build a two story home of reasonable width. A 5' side yard setback is proposed on each side of the house, 5' being the minimum setback permitted in the S-25 zone.

The house as proposed is only 25' wide with less than 2,000 square feet of living space. Parking for two cars is provided underneath with a kitchen, office and full bath on the first floor and four bedrooms and two baths on the second floor. Although 2.95' of side yard relief is requested, the rear yard setback at 30.1' greatly exceeds the 19.72' required. The front yard setback to the house is also substantial at 18' where 12.8' is required. All other aspects of zoning comply with the S-25 criteria. The landscaping plan schedule is shown on the plan and will conform as well as all other landscaping requirements.

This is an application for a single variance requesting combined side yard setback of less than 1.5' on each side. This is a reasonable request in light of the enhanced rear yard and front yard setbacks as well as development of a two story, four bedroom home limited to 25' in width. Certainly, the new home proposed by Davco will provide an aesthetic enhancement to the property and the neighborhood; compliance with the flood hazard requirements is also shown on the plan. With a setback of 5' on each side being the mandatory minimum setback in the S-25 zone, there is no substantial impairment of the Zone Plan or Zoning Ordinance, nor does this request cause substantial detriment to the public good.



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

Block	Lot	Applicant Name
207.01	41	DAVCO Construction
District		Address of Subject Application
S-25		24 North Exter Avenue

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

Your submittal was considered at the Staff Committee meeting of Thursday, October 12, 2023

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

staff committee reviewed the application and agrees with the combined side yard setback request and that possibly others may be needed.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, November 16, 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:

complete application, include original survey.

APPLICATION FEES:

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

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

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

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

In order for you to be able to appear on the Board Agenda as per the above date, all application material must be submitted by 11:00am, Wednesday, October 25, 2023

Palma Accardi
Planning Board Administrator
Thursday, October 12, 2023

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

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

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

1. Date of Application: October 3, 2023
2. Submitted by – Name: Christopher M. Baylinson, Esq. Phone No.: (609) 601-1775
Address: 1201 New Road, Suite 204, Linwood, NJ 08221
Email Address: cbaylinson@pmbb.com
3. If the party submitting this form is other than the potential Applicant for Board action (attorney, architect, builder, engineer, etc.), then who would the APPLICANT be?
Name: Davco Construction, Inc. Phone No.: (856) 691-3889
Address: P.O. Box 672, Buena Vista, NJ 08310
Email Address: thedio@comcast.net
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: 24 North Exeter Avenue Block: 207.01 Lot(s): 41
Zoning District: S-25

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

8. Answer the following as to:	<u>Existing Condition</u>	<u>Proposed Condition</u>
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)

Combined side yard setback of 10' versus 12.95' required in order to build a new two story home on a 35' wide lot

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? Combined side yard setback - 10' proposed, 12.95' required

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)

CHRISTOPHER M. BAYLINSON, ESQUIRE
PERSKIE MAIRONE BROG BARRERA & BAYLINSON, P.C.
327 Central Avenue, Suite 200
Linwood, NJ 08221
(609) 601-1775

Attorneys for Applicant

IN THE MATTER OF THE APPLICATION) MARGATE PLANNING BOARD
OF: DAVCO CONSTRUCTION INC.) DISCLOSURE CERTIFICATION
Concerning Block 207.01, Lot 41) PURSUANT TO N.J.S.A. 40:55D-48.1


DAVID DI LEONARDO hereby certifies the following factual information:

1. I am the President of Davco Construction Inc., which is the applicant in the above-entitled matter.
2. Davco Construction Inc. is the owner of the above-captioned property.
3. The name(s) and address(es) of all those persons owning a 10% or greater interest in and to Davco Construction Inc. is/are as follows:

David DiLeonardo
P.O. Box 672
Buena Vista, NJ 08310

There are no other persons or entities holding a 10% or greater interest in Davco Construction Inc.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.



DAVID DI LEONARDO

DATED: October 17th, 2023




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

RECEIVED
OCT 23 2023
PERSKIE MAIRONE BROG
BARRERA & BAYLINSON

James W. Manghan, CTA
Tax Assessor

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

Block: 207.01 Lot: 41
Location: 24 N Exeter Ave
Date: October 18, 2023


James W. Manghan, CTA
Tax Assessor

Your file No: 10494-14

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

www.margate-nj.com

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
206.01 1	20 N ESSEX AVE	2	PORAT, GAIL & MANNY D 35 OLD STEVENS LANE VOORHEES, NJ	08043
206.01 2	22 N ESSEX AVE	2	ERCOLANO, LUCILLE A& JARRETT, MARY 22 N ESSEX AVE MARGATE, NJ	08402
206.01 3	24 N ESSEX AVE	2	FRIDEL, BETH L & MARK E 21 GALLOPING HILL ROAD CHERRY HILL, NJ	08003
206.01 4	26 N ESSEX AVE	2	COOKE, MARIE B 26 N ESSEX AVE MARGATE, NJ	08402
206.01 5	28 N ESSEX AVE	2	HINES, WILLIAM T & ANGELA RUBINO 216 AMBERFIELD DR MT LAUREL, NJ	08054
206.01 6	32 N ESSEX AVE	2	RUSSECK, HARRY S & ELLEN B 2216 RHONDA ROAD BROOMALL, PA	19008
206.01 7	34 N ESSEX AVE	2	CHRISTANSEN, DAVID & MILLER, MICHAEL 335 QUEEN STREET PHILADELPHIA, PA	191473220
206.01 13	37 N EXETER AVE	2	RUTTENBERG, JOAN GUBERNICK 758 S CHADWICK ST PHILADELPHIA, PA	19146
206.01 14	35 N EXETER AVE	2	BURDSALL, EDWARD 210 S MADISON AVENUE UPPER DARBY, PA	19082
206.01 15	33 N EXETER AVE	2	ZARYCH, MARC F & AMORRNPHAN 33 N EXETER AVE MARGATE, NJ	08402
206.01 16	29 N EXETER AVE	2	BAANG, CHARLENE 29 N EXETER AVE MARGATE, NJ	08402
206.01 18	27 N EXETER AVE	2	DI SABATTINO, DENNIS & LINDA 27 N EXETER AVENUE MARGATE, NJ	08402
206.01 19	25 N EXETER AVE	2	GUTTIN, BARRY D & SUZANNE M 25 N EXETER AVENUE MARGATE, NJ	08402

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
206.01 21	21 N EXETER AVE	2	ESSEX MARGATE LLC 21 N EXETER AVE MARGATE, NJ	08402
206.01 22	19 N EXETER AVE	2	TABASSO, ANTHONY J & ARLENE K 19 N EXETER AVE MARGATE, NJ	08402
206.02 25	15 N EXETER AVE	2	MILROD, ALICE NANCY 1901 JFK BLVD #1904 PHILADELPHIA, PA	19103
206.02 28	17 N EXETER AVE	2	SCHNOLL, MICHAEL & IVY 17 N EXETER AVENUE MARGATE, NJ	08402
206.02 29	18 N ESSEX AVE	2	KUMOR, KENNETH J HEATHER M 409 CENTRE ST HADDONFIELD, NJ	08033
206.02 31	18A N ESSEX AVE	2	18 ESSEX, LLC 4901 NW 17TH WAY #103 FT LAUDERDALE, FL	33309
207.01 8	11 N FRANKLIN AVE	2	MURPHY, TODD E & ROSEANN FULGINITI 41 FOX HOLLOW LANE SEWELL, NJ	08080
207.01 10	14 N EXETER AVE	2	SIMMENS, TODD C & MICHELE B 3 SWALLOW COURT EAST BRUNSWICK, NJ	08816
207.01 11	12 N EXETER AVE	2	GOSNEAR, TIMOTHY H & RITA M 576 PARK RIDGE DR WAYNE, PA	19087
207.01 16	21 N FRONTENAC AVE	2	ROTH, ARTHUR L & TERRI S 3200 TWELVE OAKS PL CHARLOTTE, NC	28210
207.01 17	23 N FRONTENAC AVE	2	BLAKER, EVAN A & AMY K 124 LUCERNE BLVD CHERRY HILL, NJ	08003
207.01 18	7901 WINCHESTER RD	2	PROSMUSHKIN, GREG & IRINA 534 HOLLY KNOLL DRIVE CHURCHVILLE, PA	18966
207.01 19	25 N FRONTENAC AVE	2	KRETSCHMAN, D, KRETSCHMAN, P&J 105 RAVENWOOD PLACE NORTH WALES, PA	19454

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
207.01 20	19 N FRONTENAC AVE	2	SEIDEN, MICHAEL & AMY L 19 N FRONTENAC AVE MARGATE, NJ	08402
207.01 21	27 N FRONTENAC AVE	2	PREBICH, JONATHAN & GINA 1178 PEACH BASKET LANE MOUNT PLEASANT, SC	29464
207.01 22	29A N FRONTENAC AVE	2	MARKS, ANGELA JOY & EUGENE JAY 275 S 19TH ST APT 600 PHILADELPHIA, PA	19103
207.01 23	29 N FRONTENAC AVE	2	KELLERMAN, JONATHON L & BRECHER, KE 29 N FRONTENAC AVE MARGATE CITY, NJ	084021852
207.01 30	31 N FRONTENAC AVE	2	CHASAN, AARON & ROCHELLE A 1250 GREENWOOD AVE#427 JENKINTOWN, PA	19046
207.01 31	7902 WINCHESTER AVE	2	D'ANGELO, GIANNA 7902 WINCHESTER AVE MARGATE, NJ	08402
207.01 35	36 N EXETER AVE	2	SCHARPF, E & ODABASHIAN, T 1319 CALDER ROAD MC LEAN, VA	22101
207.01 36	34 N EXETER AVE	2	DE VINNEY, JEAN 34 N EXETER AVE MARGATE, NJ	08402
207.01 37	32 N EXETER AVE	2	GRUEN, RONALD & KARENA 1528 CHALET DRIVE CHERRY HILL, NJ	08003
207.01 38	30 N EXETER AVE	2	SCARDILLI, SHARON 30 N EXETER AVENUE MARGATE, NJ	08402
207.01 39	28 N EXETER AVE	2	DI NUBILE, JOHN R & ELEANOR 28 N EXETER AVENUE MARGATE, NJ	08402
207.01 40	26 N EXETER AVE	2	FALGIATORE, DONNA M 101 LANDOVER ROAD BRYN MAWR, PA	19010
207.01 41	24 N EXETER AVE	2	MARTINO, MARIE 220 S WASHINGTON STREET HAMMONTON, NJ	08037

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
207.01 42	22 N EXETER AVE	2	GOLDENBERG, JILL 22 N EXETER AVE MARGATE, NJ	08402
207.01 43	20 N EXETER AVE	2	FRIEMAN, ERIC & KAREN J 20 N EXETER AVENUE MARGATE, NJ	08402
207.01 44	18 N EXETER AVE	2	DOBBINS STEPHEN W & DONNA M 18 N EXETER AVE MARGATE, NJ	08402
207.01 45	16 N EXETER AVE	2	LLEWELLYN, JEFFREY & FERN H 564 DERWIN DR BLUE BELL, PA	19422
207.02 1	8003 WINCHESTER RD	2	WATERS, CAROL 8003 WINCHESTER ROAD MARGATE, NJ	08402
207.02 3	22 N FRONTENAC AVE	1	HERSHMAN, HAL E & KAREN M 614 GLEN MEADOW ROAD RICHBORO, PA	18954
207.02 4	8001 WINCHESTER RD	2	GUERRIERI JR, MASSIME & ROSEMARY A 8001 WINCHESTER ROAD MARGATE, NJ	08402
207.02 9	22-1/2 N FRONTENAC	2	GASMAN TRUST & L.E. @HERMAN & JEAN 9400 ATLANTIC AVE #414 MARGATE, NJ	08402
207.02 10	24 N FRONTENAC AVE	2	IRELAND, PETER J & BARBARA 24 N FRONTENAC AVE MARGATE, NJ	08402
207.02 12	26 N FRONTENAC AVE	2	KLIGERMAN, ABBE & BRETT 2117 BASSWOOD DR LAFAYETTE HILL, PA	19444
207.02 13	28 N FRONTENAC AVE	2	PRONESTI, ROSALINA C. ESTATE 28 N FRONTENAC AVE MARGATE, NJ	08402
207.02 15	34 N FRONTENAC AVE	2	KOZIELA, THOMAS & LORETTA 18 HIDDEN ACRES DRIVE TABERNACLE, NJ	08088
207.03 10	12 N FRANKLIN AVE	2	KOUZI, JACKY & PEARL 3006 LYNDBURST H DEERFIELD BEACH, FL	33442

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.....55



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

OCT 23 2023

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON

Date: October 19, 2023

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for Q4 due November 1, 2023;

And the WATER and SEWER charges for the year 2023

Are paid on property located at 24 N. Exeter Ave.

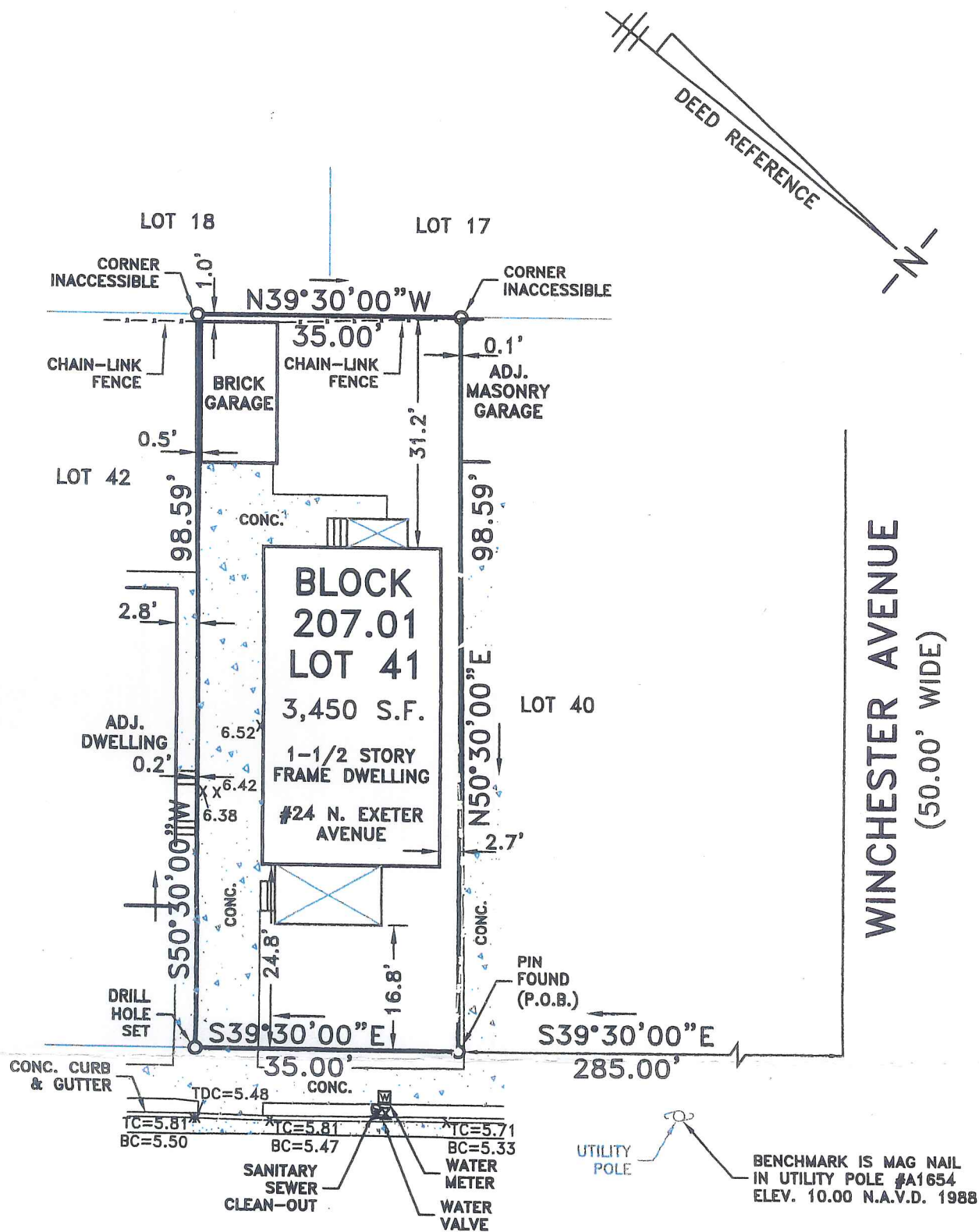
Assessed to Marie Martino

Designated as BLOCK 207.01 Lot 41 Tax Map of Margate City, N.J.

This certification expires on January 31, 2023

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

Per *L.H.*



EXETER AVENUE
(50.00' WIDE)

WINCHESTER AVENUE
(50.00' WIDE)

NOTE:
ELEVATIONS ARE N.A.V.D. 1988 DATUM.

LEGEND:
x 00.00 EXISTING ELEVATION SPOT SHOT

OWNERSHIP AND USE OF DOCUMENTS
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SCHAEFFER, MASSAR, & SCHEIDEGG CONSULTING ENGINEERS, LLC AND IS NOT TO BE USED, IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF THE SUBJECT ENGINEERING FIRM. THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".

TO: DAVCO CONSTRUCTION

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON AUGUST 30, 2023 BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS."
THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE. THIS CERTIFICATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES EXCEPT AS FOLLOWS:
A. TO THE TITLE INSURER SO THAT IT MAY INSURE TITLE TO PREMISES SHOWN HEREON
B. TO THE MORTGAGE HOLDER, THE CERTIFICATION SHALL SURVIVE TO ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR.

Handwritten signature: H.A.C.

HOWARD A. TRANSUE, PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. 33541



Schaeffer Nassar Scheidegg
CONSULTING ENGINEERS, LLC
Surveyors • Environmentalists • Planners

1425 Cantillon Boulevard • Mays Landing • New Jersey
Telephone: (609) 625-7400 • Fax: (609) 909-0253

Certificate of Authorization #24GA28103800

SURVEY OF PROPERTY FOR:
DAVCO CONSTRUCTION

24 N EXETER AVENUE,
BLOCK 207.01, LOT 41
CITY OF MARGATE
ATLANTIC COUNTY
NEW JERSEY

DATE: 9-13-23

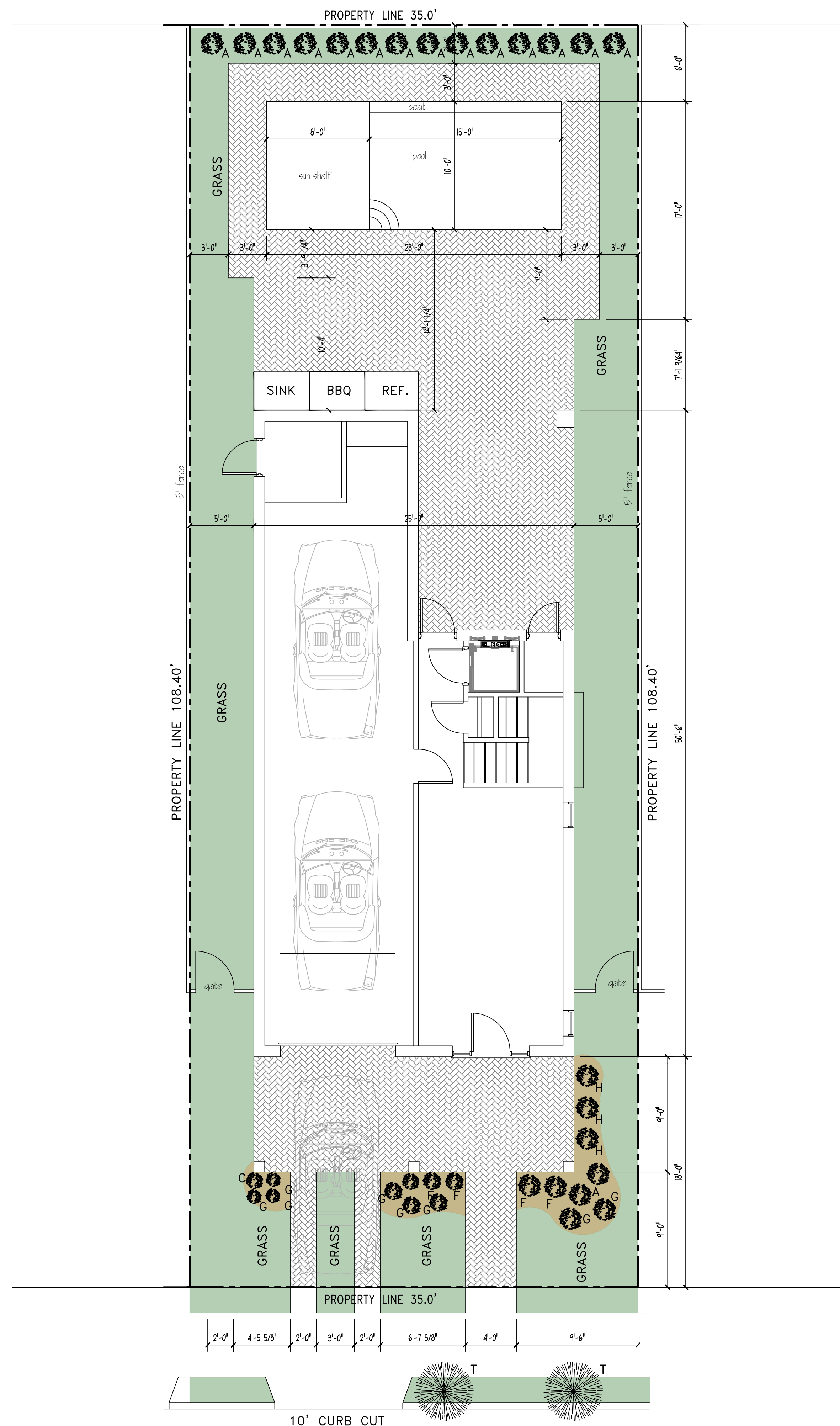
SCALE: 1"=20'

DRAWN: MJE

CHECKED H.A.T.

UPDATED:

FILE NO. 23-351



SITE PLAN
SCALE: 3/16" = 1'-0"

24 N. EXETER AVE

①

24 N. Exeter Avenue	RSF-25 Single Family Residential	Block 127.01 Lot 41		
regulation	required	existing	proposed	action
min lot area	2,500 SF	3,450.62 SF	3,450.62 SF	
min lot width	40'	55'	55'	
min lot depth	62.5'	98.59'	98.59'	
front yard setback: Building	12.8'	-----	18'	
front yard setback: Porch	8.4'	-----	9'	
side yard setback	37% lot width 5' min 5' / 7.95'	-----	5' / 5'	VARIANCE REQUIRED
rear yard setback	20% lot depth 19.72'	-----	30.1'	
max building height	30' above 16.0' NAVD 88	-----	30' above 16.0' NAVD 88	
min roof pitch	5 on 12 min	-----	5 on 12 min	
min. front yard landscape	60% (378 SF)	-----	61% (385 SF)	
min. total lot landscape	35% (1,208 SF)	-----	35% (1,208 SF)	
building coverage	38% (1,311.24 SF)	-----	38% (1,311.00 SF)	
bedrooms	4	-----	4	
parking	3 spaces	-----	3 spaces	

PLANT SCHEDULE

SYMBOL	SPECIES	REMARKS
C	GRAPE MYRTLE	(3) 5 GALLON
F	FIREPOWER	(4) 3 GALLON
T	KWANZAN CHERRY	(2) 25 GALLON
G	GOLD THREAD	(8) 3 GALLON
A	EMERALD ARBORVITAE	(14) 5 GALLON
H	HYDRANGAE	(3) 3 GALLON

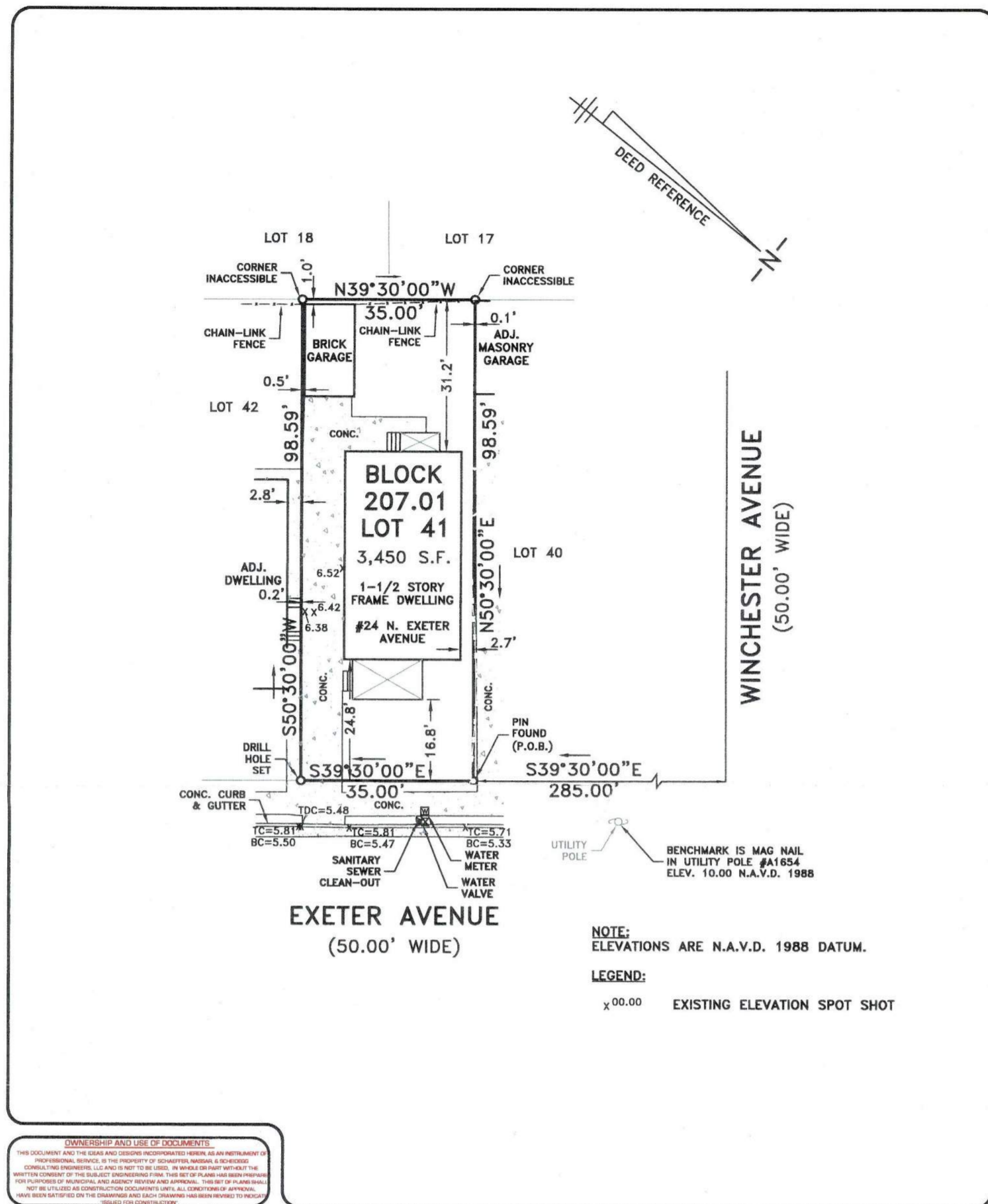
NOTE: SHRUBS SHALL BE A MINIMUM OF 18" HIGH.
TREES SHALL HAVE A 3" MINIMUM CALIPER AND 8' MINIMUM HEIGHT.

Note: Survey and grade topo provided by:
Schaeffer Nasser Scheidegg
Consulting Engineers, LLC
1429 Carlisle Boulevard
Maple Landing, NJ

Utility wires are located along street in the front of property.



DATE:	Dennis McShane ARCHITECT 11 KELLY DRIVE WOODBURY, NJ 08096	Project	DAVCO CONSTRUCTION 24 N. Exeter Avenue Margate NJ 08402 BLOCK 207.01, LOT 41
NJ LICENSE A11926		Scale	AS NOTED
		Date	09/25/23
		Drawing No.	SP1



ZONING REQUIREMENTS EXISTING BUILDING SETBACKS

PROPERTY ADDRESS/LOT #	BUILDING FRONT YARD SETBACK	PORCH FRONT YARD SETBACK
LOT 11 - 12 N. EXETER AVENUE	11.9'	5.6'
LOT 10 - 14 N. EXETER AVENUE	4.4'	0.0'
LOT 45 - 18 N. EXETER AVENUE	14.6'	6.6'
LOT 44 - 18 N. EXETER AVENUE	1.7'	0.0'
LOT 43 - 20 N. EXETER AVENUE	22.4'	11.5'
LOT 42 - 22 N. EXETER AVENUE	15.0'	8.4'
LOT 41 - 24 N. EXETER AVENUE - P.I.D.	24.8'	16.0'
LOT 40 - 26 N. EXETER AVENUE	29.5'	19.8'
LOT 39 - 28 N. EXETER AVENUE	21.5'	13.1'
LOT 38 - 30 N. EXETER AVENUE	4.8'	9.3'
LOT 37 - 32 N. EXETER AVENUE	3.1'	6.3'
LOT 36 - 34 N. EXETER AVENUE	5.0'	5.0'

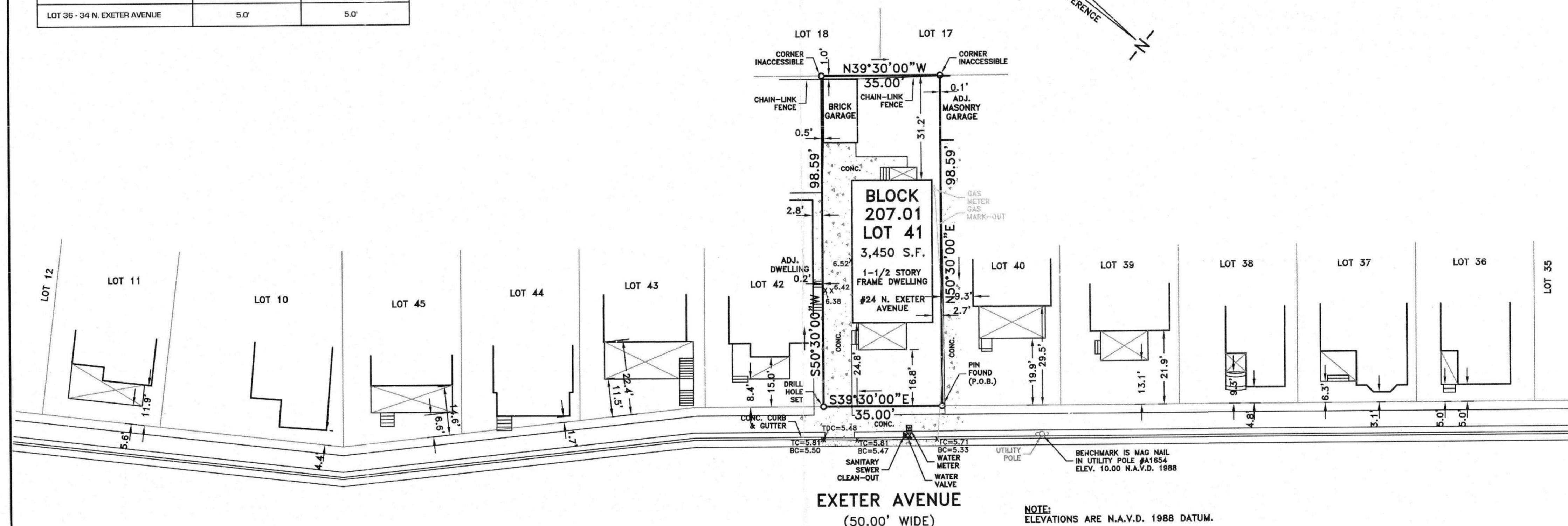
—**PORCHES OR DECKS THAT ARE SET BACK BEHIND THE FRONT WALL OF A HOUSE SHALL NOT BE INCLUDED IN THE CALCULATION.

—HIGH* AND LOW* NOT USED IN THE CALCULATIONS OF BUILDING AND PORCH FRONT YARD SETBACKS.

—PROPOSED FRONT YARD SETBACK IS THE AVERAGE OF THE FRONT YARD SETBACKS WHICH ARE LOCATED WITHIN 200' OF SITE LOCATED ON SAME BLOCK. MINIMUM REQUIRED 12.8'.

—PROPOSED FRONT PORCH SETBACK IS THE AVERAGE OF THE FRONT PORCH SETBACKS WHICH ARE LOCATED WITHIN 200' OF SITE LOCATED ON SAME BLOCK. MINIMUM REQUIRED 8.4' - SEE NOTE BELOW.

—REGARDLESS OF THE AVERAGE, MINIMUM SETBACK OF AT LEAST 5 FEET SHALL BE PROVIDED.



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TO: DAVCO CONSTRUCTION

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B. TO THE MORTGAGE HOLDER, THE CERTIFICATION SHALL SURVIVE TO ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR.

HOWARD A. TRANSUE

HOWARD A. TRANSUE, PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. 33541

Schaeffer Nassar Scheidegg
CONSULTING ENGINEERS, LLC
Surveyors • Environmentalists • Planners
1425 Cantillon Boulevard • Mays Landing • New Jersey
Telephone: (609) 825-7400 • Fax: (609) 808-0253
Certificate of Authorization #24GA28103800

SURVEY OF PROPERTY FOR:
DAVCO CONSTRUCTION

24 N. EXETER AVENUE,
BLOCK 207.01, LOT 41
CITY OF MARGATE,
ATLANTIC COUNTY,
NEW JERSEY

DATE: 8-13-23
SCALE: 1"=20'
DRAWN: MJE
CHECKED: H.A.T.
UPDATED:
FILE NO. 23-351

Schaeffer Nassar Scheidegg
Consulting Engineers, LLC
Engineers Surveyors Planners Environmental Specialists Municipal Consultants

David S. Scheidegg, PE, PP, CME, CPWM, CFM
Andrew F. Schaeffer, PE, PP
Rami N. Nassar, PE, PP, CME
Howard A. Transue, PLS

18 September 2023
F-23-351
Daveco Construction
Block 207.01, Lot 41
24 N. Exeter Avenue
City of Margate
Atlantic County, New Jersey

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

BEGINNING at a pin found for a corner in the Southwesterly line of Exeter Avenue (50.00 feet wide), said point being South 39 degrees 30 minutes 00 seconds East 285.00 feet from the intersection of the Southwesterly line of Exeter Avenue and the Southeasterly line of Winchester Avenue (50.00 feet wide); thence

- along the Southwesterly line of Exeter Avenue, South 39 degrees 30 minutes 00 seconds East 35.00 feet to a drill hole set for a corner; thence
- along Lot 42 of Block 207.01, South 30 degrees 30 minutes 00 seconds West 98.59 feet to a point; thence
- along Lots 18 and 17 of Block 207.01, North 39 degrees 30 minutes 00 seconds West 35.00 feet to a point; thence
- along Lot 40 of Block 207.01, North 50 degrees 30 minutes 00 seconds East 98.59 feet to the Point of Beginning.

CONTAINING: 3,450 square feet of land.

HOWARD A. TRANSUE
HOWARD A. TRANSUE
Professional Land Surveyor, NJ License No. 33541

(609) 625-7400 www.snsc.com
1425 Cantillon Boulevard Mays Landing, New Jersey 08330

HOWARD A. TRANSUE
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 33541

HOWARD A. TRANSUE

Schaeffer Nassar Scheidegg
CONSULTING ENGINEERS, LLC
Surveyors • Environmentalists • Planners
1425 Cantillon Boulevard • Mays Landing • New Jersey
Telephone: (609) 825-7400 • Fax: (609) 808-0253
Certificate of Authorization #24GA28103800

DATE: 9-14-23
SCALE: 1"=20'
BY: MJE
CHECKED: H.A.T.
SHEET NO.
1
1 OF 1
FILE# 23-351

DAVCO CONSTRUCTION, INC.

Project: DAVCO CONSTRUCTION
24 N. Exeter Avenue
Margate NJ 08402
BLOCK 207.01, LOT 41

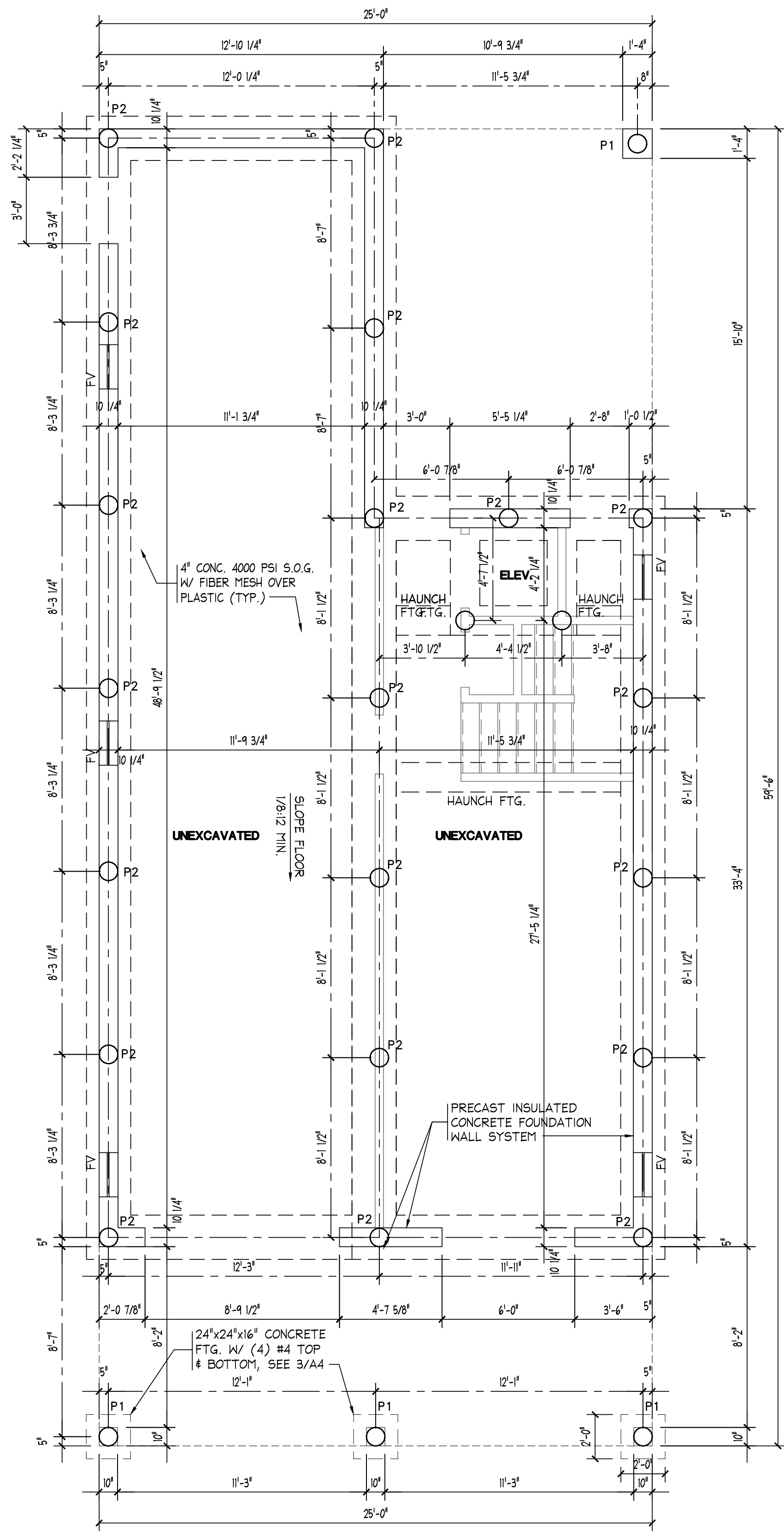
Architect: DENNIS McSHANE ARCHITECT
11 KELLY DRIVE
WOODBURY, NJ 08096

Scale: AS NOTED
Date: 09/25/23

Drawing No. **SVY**

DATE: _____
NJ LICENSE A11926

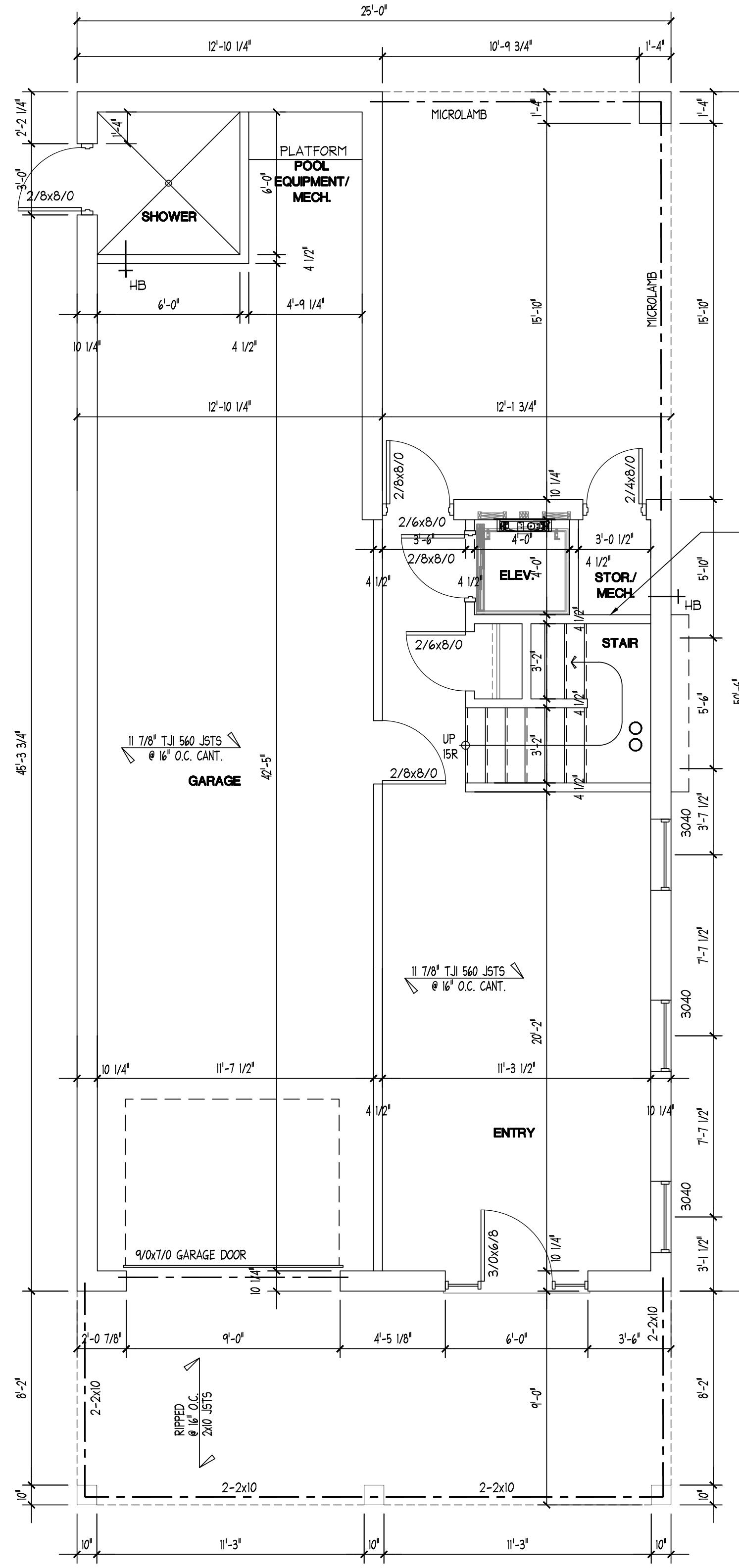




FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

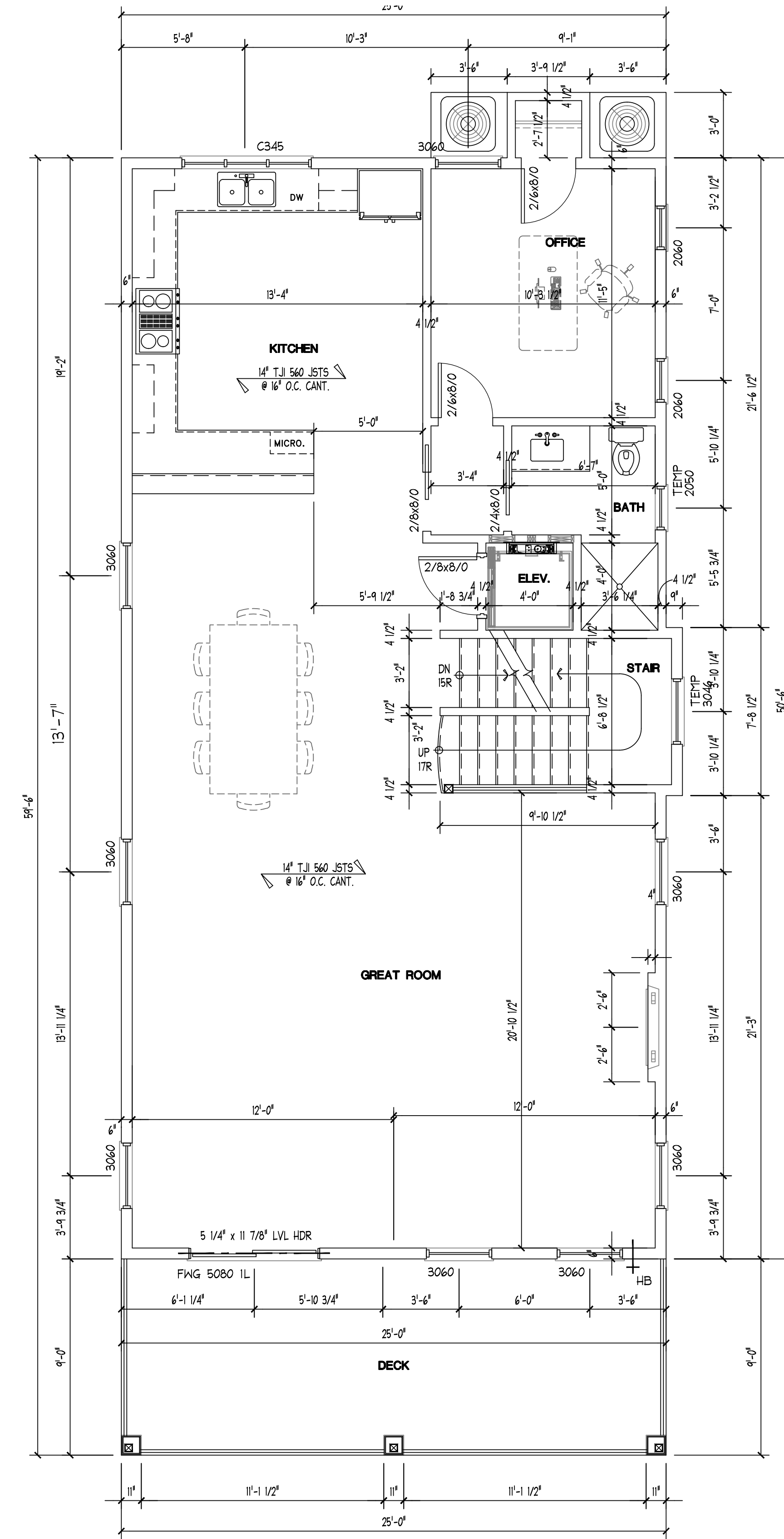
FLOOR VENT SPECIFICATION
 (FV) FLOOR VENT BY "ORNLSPACE DOOR SYSTEM"
 500 SQ. IN. FREE AIR
 LEADING TO EXTERIOR TO BE LOCATED
 NOT HIGHER THAN 12" ABOVE GRADE
 AND INTERIOR SLAB.
 1200 SF GROUND FLOOR SPACE
 5 VENTS REQUIRED & PROVIDED



GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

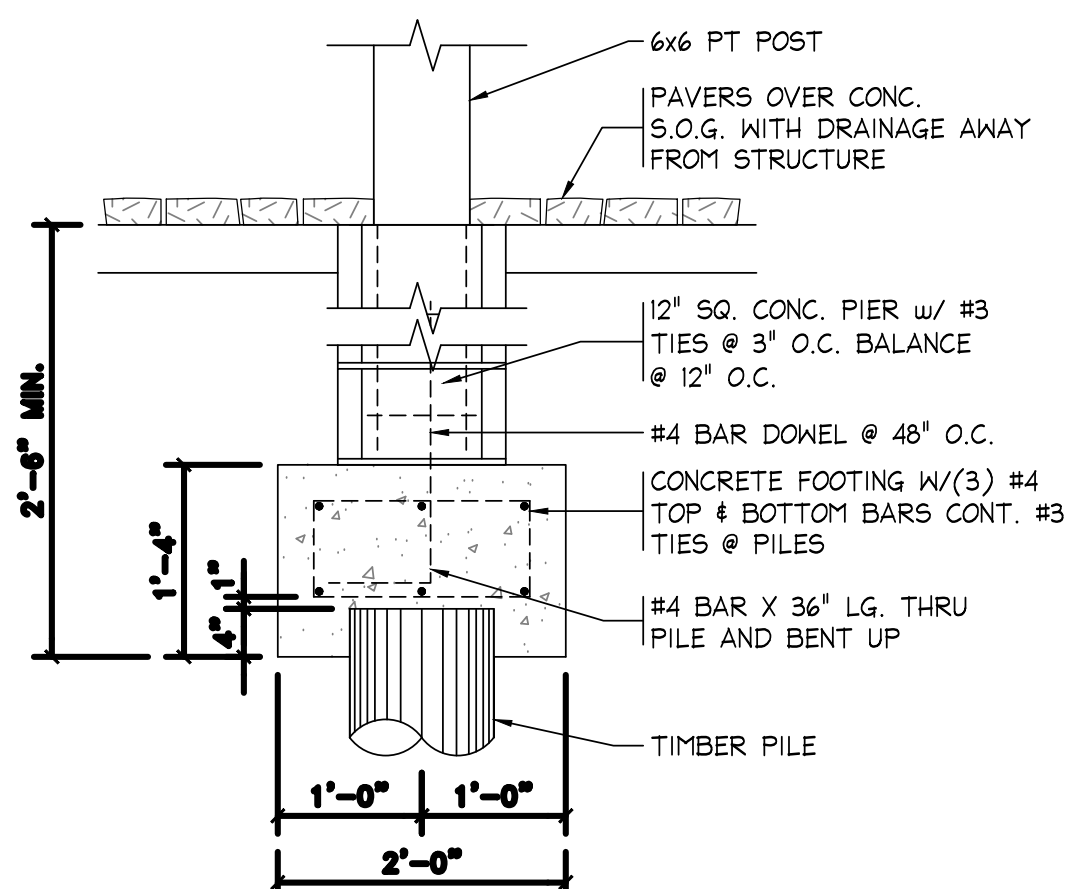
GENERAL NOTE:
 T.J. DESIGN FRAMING FOR REFERENCE ONLY. DESIGN
 BY T.J. ENGINEER OR EQUAL PFR. ENGINEER.
 LVL. DESIGN FRAMING FOR REFERENCE ONLY. DESIGN
 BY LVL. ENGINEER OR EQUAL PFR. ENGINEER.



FIRST FLOOR PLAN

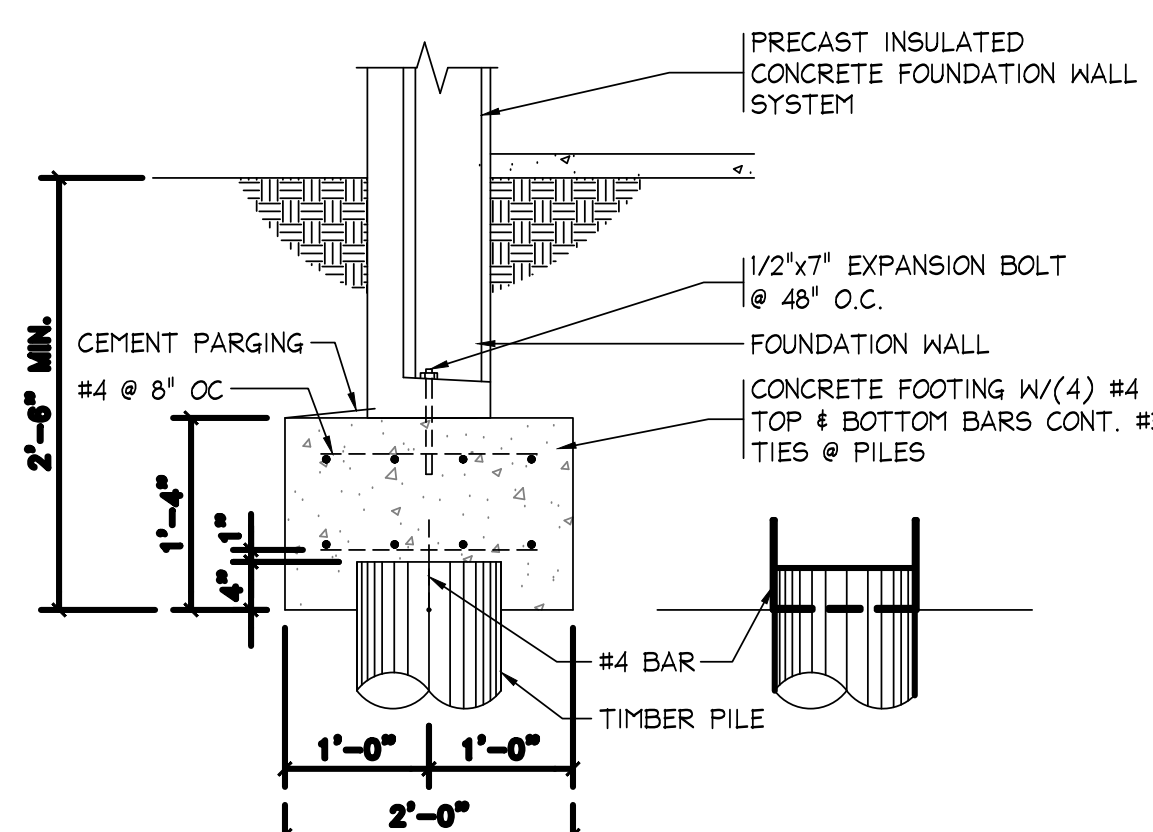
SCALE: 1/4" = 1'-0"

1ST FLOOR - 1286 S.F.



P1 COLUMN PEDESTAL FOOTING

SCALE: 3/4" = 1'

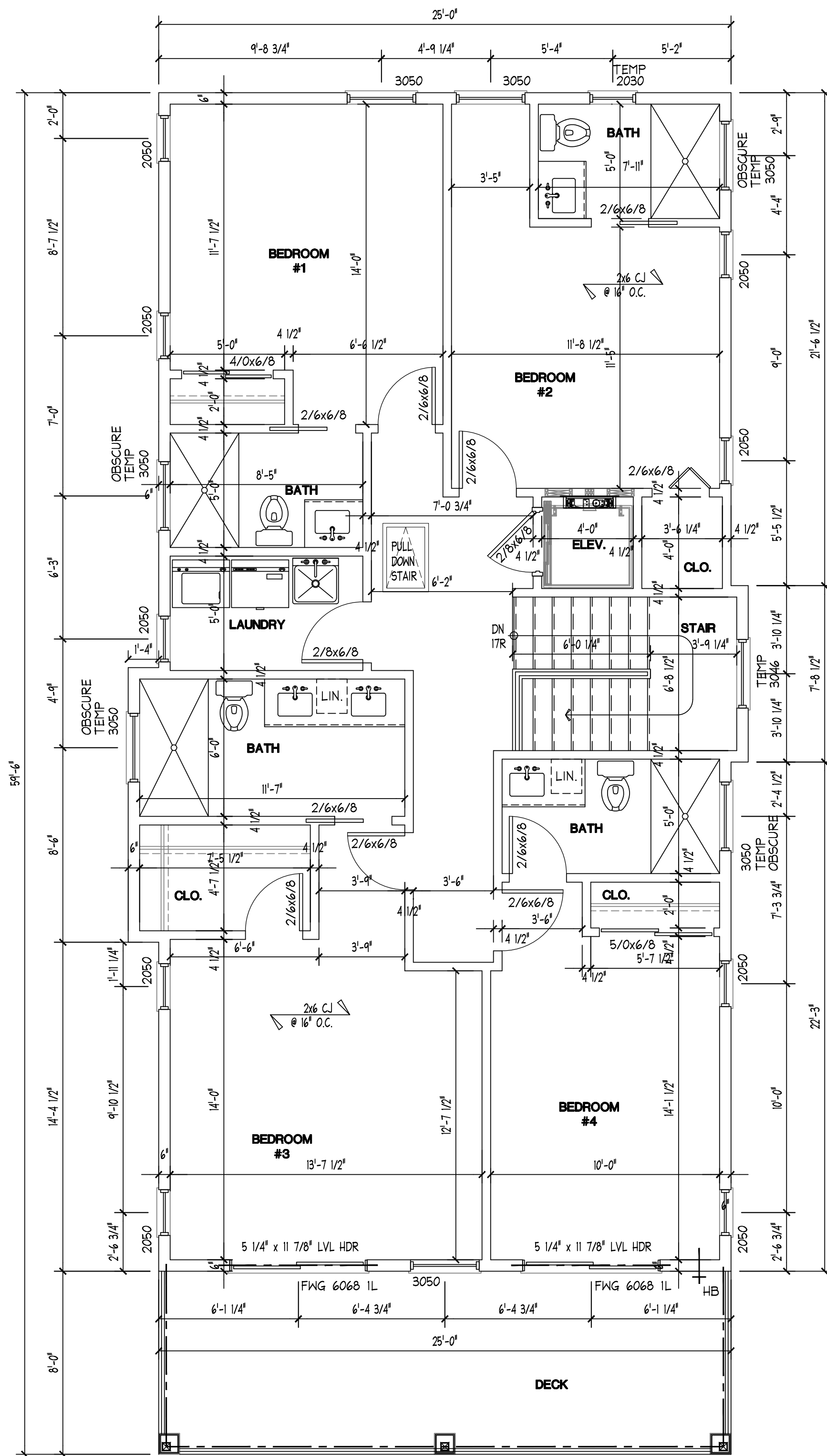


P2 EXTERIOR WALL SECTION

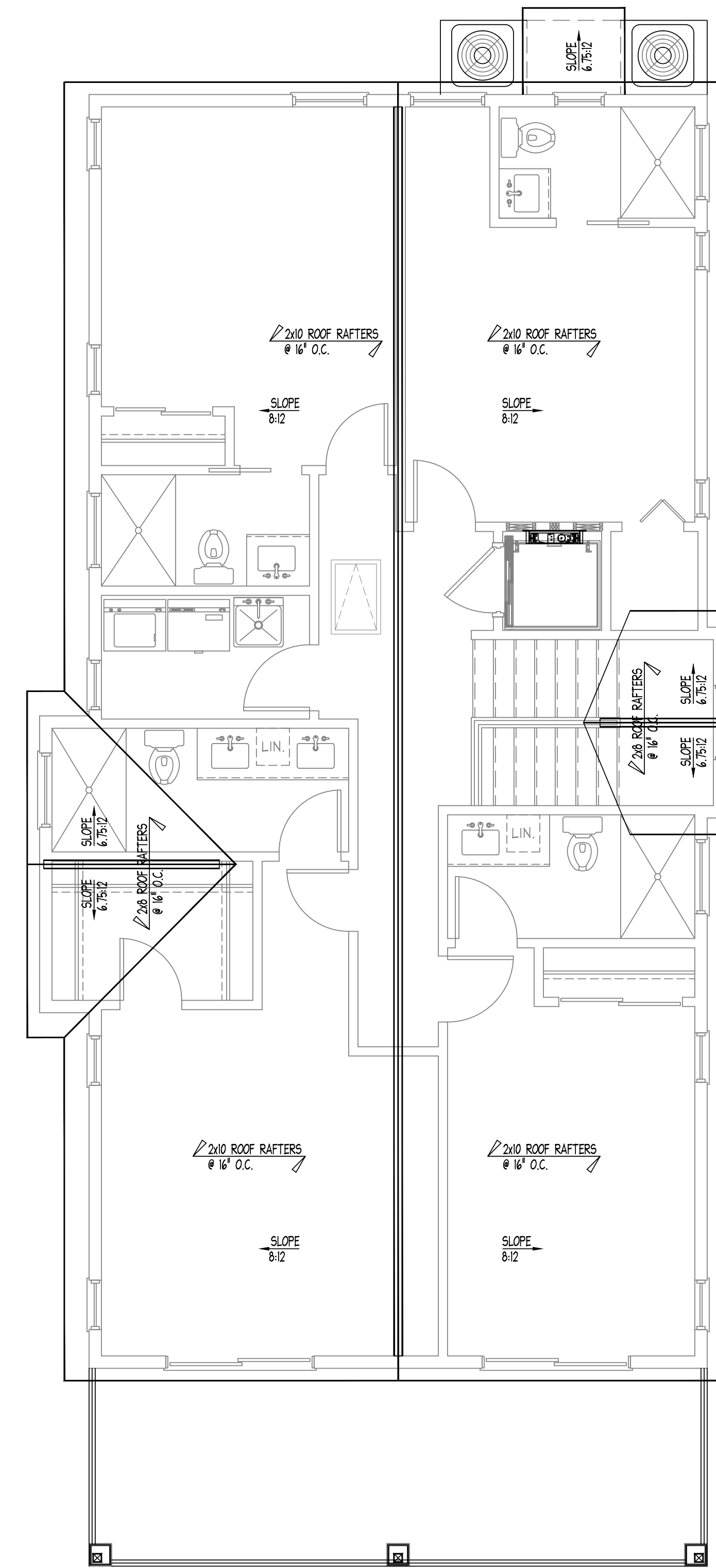
SCALE: 3/4" = 1'



DATE:	Project DENNIS McSHANE ARCHITECT	Scale AS NOTED	Drawing No. A1
NJ LICENSE A11926	11 KELLY DRIVE WOODBURY, NJ 08096	Date 09/25/23	DAVCO CONSTRUCTION 24 N. Essex Avenue Margate NJ 08402 BLOCK 207.01, LOT 41



SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 2ND FLOOR - 1,311 S.F.



ROOF PLAN
 SCALE: 1/4" = 1'-0"



DATE: NJ LICENSE A11926	DENNIS McSHANE ARCHITECT 11 KELLY DRIVE WOODBURY, NJ 08096	Project	DAVCO CONSTRUCTION 24 N. Center Avenue Margate NJ 08402 BLOCK 207.01, LOT 41
		Scale	AS NOTED
		Date	09/25/23
		Drawing No.	A2



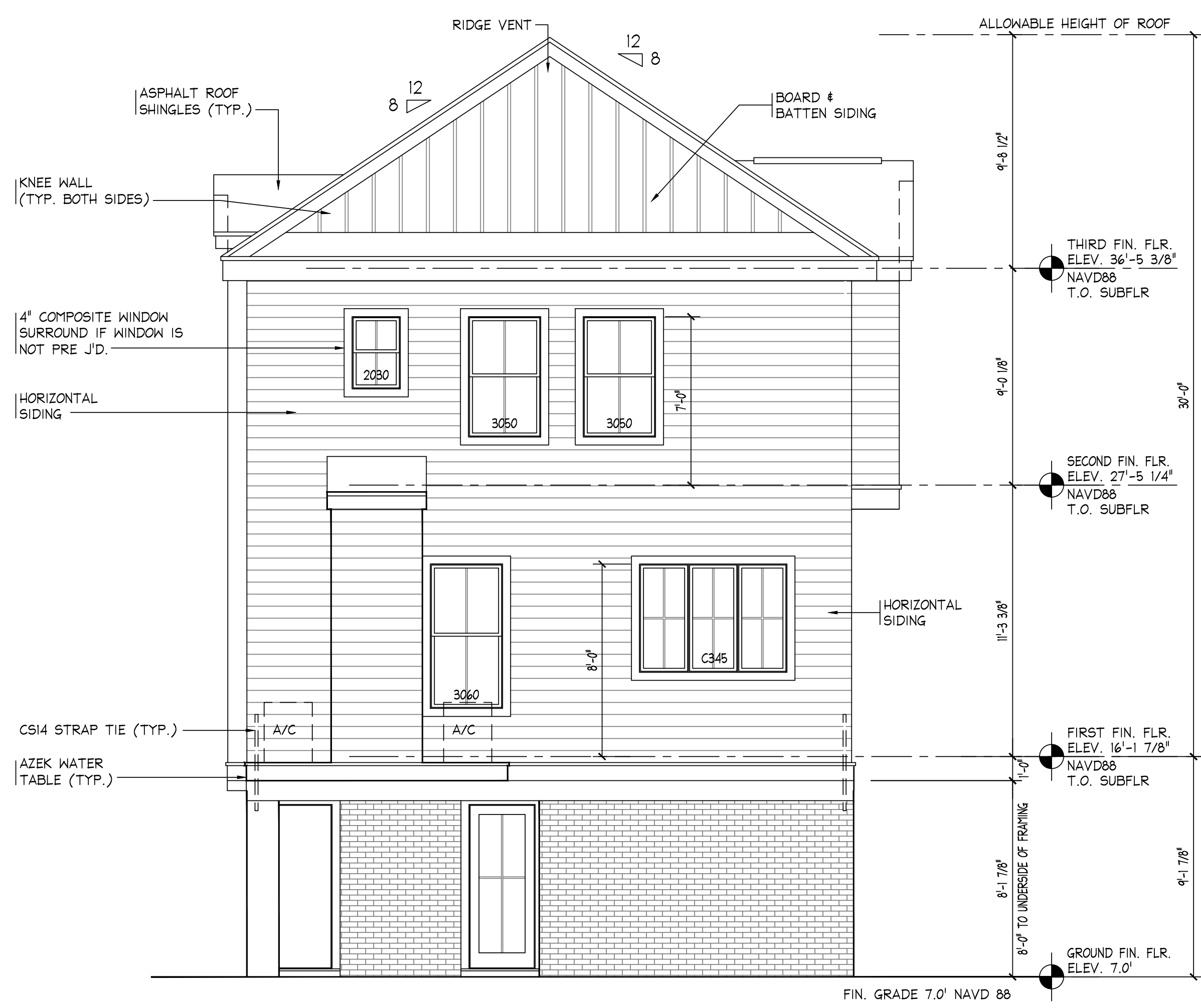
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



DATE:	Project	DAVCO CONSTRUCTION 24 N. Essex Avenue Margate NJ 08402 BLOCK 207.01, LOT 41
Scale	AS NOTED	Drawing No.
Date	09/25/23	A3
NJ LICENSE A11926	DENNIS McSHANE ARCHITECT 11 KELLY DRIVE WOODBURY, NJ 08098	