

PMB&B

PERSKIE MAIRONE BROG BARRERA & BAYLINSON

A PROFESSIONAL CORPORATION

COUNSELLORS AT LAW

CORNERSTONE COMMERCE CENTER

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PHILIP J. PERSKIE*
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COUNSEL TO THE FIRM
STEVEN P. PERSKIE*

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

REPLY TO LINWOOD OFFICE

June 5, 2020

Via Hand Delivery

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

Re: Application of Ralph Levi and Janice Burg-Levi
40 North Clarendon Avenue
Block 204.01, Lot 10
Margate, New Jersey
Our File No.: 12257-1

Dear Ms. Accardi:

We represent Ralph Levi and Janice Burg-Levi with respect to their application to the Margate Planning Board scheduled to be heard on June 25, 2020. Mr. and Mrs. Levi make application requesting "c" variance relief for rear yard setback and building coverage in order to construct an addition. 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 Peter C. Weiss Architect dated 1/23/20, consisting of one sheet (Sheet A-1);
3. (18) – Property Survey prepared by Arthur W. Ponzio Co. & Associates dated 10-3-2019;
4. (18) – Staff Committee Application and Action;
5. (18) – Elevation Certificate.
6. (18) – Photograph of the subject property;
7. (1) – 200 foot property owners' list;

PERSKIE MAIRONE BROG BARRERA & BAYLINSON
A PROFESSIONAL CORPORATION

Palma Accardi, Secretary
Margate Planning Board
April 7, 2020
Page 2 of 2

8. (1) – Confirmation of paid taxes, water and sewer;
9. (1) – Our firm's check in the amount of \$250 representing the application fee.

Should you require any further information in advance of the June 25th 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
cmbaylinson@pmbb.com

CMB:dbm
Enclosures

c: Ralph Levi and Janice Burg-Levi (via email) (w/ Application)
Peter C. Weiss, R.A. (via email) (w/ Application)

S:\L\Levi, Ralph & Janice Burg-Levi (12257)\Mat 1 - Margate Planning Bd. (40 N. Clarendon)\Accardi (application submission) 6-5-20 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. ✓ c. ✓ d. N/A ✓	
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.	N/A	
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>		Date: <u>6/5/2020</u>	
Checklist reviewed by City: _____		Date: _____	
Application found complete on: _____			
Application found incomplete on: _____			

Application of Ralph Levi and Janice Burg-Levi
 40 North Clarendon Avenue
 Block 204.01, Lot 10
 Margate, New Jersey

N/A Not applicable
 TBP To be provided

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** June 5, 2020

2. Zoning District:

S-60	Single Family Residential	<input type="checkbox"/>	MF	Multi-Family Residential	<input type="checkbox"/>
S-60-WF	Single- Family Residential	<input type="checkbox"/>	CBD	Central Business District	<input type="checkbox"/>
S-50	Single Family Residential	<input type="checkbox"/>	C-1	Commercial	<input type="checkbox"/>
S-40	Single Family Residential	<input 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) 40 North Clarendon Avenue
 Block Number 204.01 Lot No(s) 10
 Total Area (in square feet) 2,500 sq. ft.
 Frontage: 40 ft.
 Depth: 62.5 ft.

4. Information about the Applicant:

Full name(s) Ralph Levi and Janice Burg-Levi
 If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

 Local Residence Address _____ Zip _____
 Other Residence Address 8750 SE Riverfront Terrace, Tequesta, FL Zip 33469
 Business Address _____ Zip _____
 Phone Number(s) (include area code); _____
 Email Address _____
 Business _____ Fax _____ Cell Phone (732) 742-5800 (Janice)

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 12/18/01; purchased from Joseph Gonnelli and Olga E. Gonnelli
- By other interest in law (describe):

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

Name(s) _____
 Address _____
 Phone No. (include area code);
 Res. _____
 Bus. _____
 Fax _____
 Cell _____

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

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> C Variance(s) | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Interpretation (B Variance) |
| <input type="checkbox"/> D Variance(s) | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Other (Explain)

_____ |
| <input type="checkbox"/> Minor Site Plan Action | <input type="checkbox"/> Conditional Use Permit | |
| <input type="checkbox"/> Major Site Plan Action | <input type="checkbox"/> Appeal (A) | |

8. Application Made To: Planning Board Other

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

___ Attorney: Name Christopher M. Baylinson, Esquire Phone (609) 601-1775
 Address 1201 New Road, Suite 204, Linwood, NJ 08221
 Fax (609) 601-8440 Cell _____ Email cbaylinson@pmbb.com

___ Architect: Name Peter C. Weiss, R.A. Phone (609) 822-9616
 Address 101 N. Washington Avenue, Suite 8, Margate, NJ 08402
 Fax (609) 822-9364 Cell _____ Email pwarchitect@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): Single family home

-Proposed use: Enlarge the master bedroom and construct an addition

-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
Rear yard setback	12.5 ft.	14.6 ft.	10 ft.
Building coverage	40%	41%	44%
_____	_____	_____	_____
_____	_____	_____	_____

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

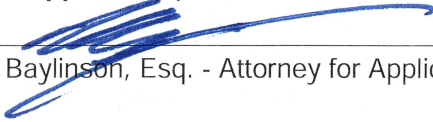
Subdivision:
N/A

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 June 5, 2020
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 Ralph Levi and Janice Burg-Levi
40 North Clarendon Avenue
Block 204.01, Lot 10
Margate, New Jersey**

Ralph Levi and Janice Burg-Levi are the owners of 40 North Clarendon Avenue identified on the tax map as Lot 10 in Block 204.01. The property is located in the S-25 zoning district and is improved with an existing single family home. This application to the Planning Board requests variances in order to bump out the rear wall at the second floor in order to enlarge the master bedroom. The expansion will allow for a closet and sitting area. The work proposed also includes 15 square feet (approximately) for a shower in the second floor bathroom.

The purpose of the addition is to provide Mr. and Mrs. Levi more privacy as their family grows. The house as designed has three bedrooms on the second floor, all about equal in size. The bump out will make the master bedroom slightly larger than the kids' rooms across the hall. The addition is limited to the width of the bedroom and extends 4 feet 7.5 inches toward the rear yard. The addition does not extend any further into the rear yard than the porch below.

With this application, the Levis request two variances:

1. Rear yard setback of 10 feet where 12.5 feet is required;
2. Building coverage of 44% where 40% is permitted.

The rear yard setback variance is required as the addition extends 2.5 feet into the rear yard. The additional space lines up with the porch below meeting this existing non-conforming condition. The remainder of the house exceeds the rear yard setback requirement at 14.6 feet. The addition does not infringe upon the back yard area, nor does it impact the neighbors, being limited to the second floor and within the footprint of the existing improvements.

Even though the addition is situated above an existing porch, coverage increases necessitating a variance. Building coverage increases from 41% to 44% where 40% is permitted. The intent of the Ordinance is adhered to as the addition is situated over an impervious porch so there are no additional impervious improvements which would impact drainage. In other words, drainage is not affected since the area of the addition is already an area covered by a structure.

The proposed addition is designed to complement the Levi's well maintained, attractively designed home. There will be no change to the streetscape as the improvements are entirely at the back of the house surrounded on all three sides by the neighboring homes and landscaping. As can be seen from the plans submitted, the proposal does not substantially impact the public good, nor is there substantial impairment of the Zone Plan or the Zoning Ordinance as the improvements are within the building's footprint and at the back of the house preserving the neighborhood characteristics.



REVISED

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

Block 204.01	Lot 10	Applicant Name Ralph Levi and Janice Burg-Levi
District S-25		Address of Subject Application 40 North Clarendon Avenue

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

Your submittal was considered at the Staff Committee meeting of Monday, April 20, 2020

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

staff committee reviewed the application and determined application revised as complete. Variances requested are agreed upon until final review is performed.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, June 25, 2020

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

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

resubmit complete staff committee application. This has been completed.

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: 1-13

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, June 03, 2020

Palma Accardi
Planning Board Administrator
Monday, April 20, 2020

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

Office Use Only:	Date Submitted: <u>2/28/2020</u> Paid: <u>25⁰⁰</u> Check/Receipt #: <u>4419</u>	Received By: <u><i>Pulma</i></u> 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: February 26, 2020
2. Submitted by – Name: Christopher M. Baylinson, Esq. Phone No.: (609) 601-1775
Address: 1201 New Road, Suite 204, Linwood, NJ 08221
Email Address: cbaylinson@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: Ralph Levi and Janice Burg-Levi Phone No.: 732-742-5800
Address: 8750 SE Riverfront Terrace, Tequesta FL 33469
Email Address: ralphlevi@comcast.net; jburglevi@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: <u>40 North Clarendon Avenue</u> Block: <u>204.01</u> Lot(s): <u>10</u> Zoning District: <u>S-25</u>
--

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:	40' x 62.5' - 2,500 s.f.	Same
b. Size, Dimensions of Buildings:	_____	_____
c. Height of Buildings (Feet):	27.5 ft.	Same
d. Height of Buildings (Stories):	3	Same
e. % of Coverage on Land:	41%	44%
f. Front Yard Setback:	16.1 ft.	Same
g. Rear Yard Setback:	14.6 ft.	10 ft.
h. Side Yard Setbacks:	0 ft. & 3.3 ft.	Same

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)

Applicants request "c" variance relief for rear yard setback and building coverage in order to construct a new single family home at the subject property.

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? Rear yard setback and building 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: N/A

Signature of Submitting Party: 

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

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION		For Insurance Company Use
A1. Building Owner's Name	Ralph M. Levi and Janice Levi	Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.	40 Claredon Avenue	Company NAIC Number
City Margate State NJ ZIP Code 08402		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 10 Block 204.01 Plate 8		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>39.3335</u> Long. <u>74.4941</u>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>8</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s)	<u>797</u> sq ft	a) Square footage of attached garage
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade	<u>5</u>	b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade
c) Total net area of flood openings in A8.b	<u>670</u> sq in	c) Total net area of flood openings in A9.b
d) Engineered flood openings?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	d) Engineered flood openings?
		<input type="checkbox"/> Yes <input type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number Margate City 345304		B2. County Name Atlantic		B3. State NJ	
B4. Map/Panel Number 0001	B5. Suffix C	B6. FIRM Index Date 10/18/1983	B7. FIRM Panel Effective/Revised Date 10/18/1983	B8. Flood Zone(s) A8	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 10.00

- B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
 FIS Profile FIRM Community Determined Other (Describe) _____
- B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other (Describe) _____
- B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date _____ CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.
- C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.
 Benchmark Utilized RM1 Vertical Datum NGVD 1929
 Conversion/Comments _____
- Check the measurement used:
- | | | |
|--|-------------|---|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>11.0</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| b) Top of the next higher floor | <u>21.0</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| c) Bottom of the lowest horizontal structural member (V Zones only) | _____ | <input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| d) Attached garage (top of slab) | <u>7.50</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) | <u>11.0</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>6.9</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>7.3</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>6.6</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

- Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

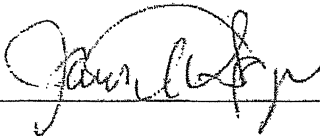
Certifier's Name	James T. Sapio, P.L.S. & P.P.	License Number	17780
Title	President	Company Name	JTS Engineers and Land Surveyors, Inc.
Address	19 Stratford Avenue	City	Stratford
		State	NJ
		ZIP Code	08084
Signature		Date	12/21/11
		Telephone	(856) 783-0055

IMPORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 40 Claredon Avenue	Policy Number
City Margate State NJ ZIP Code 08402	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments Machinery is on first floor elevation 11.0

Signature  Date 12/21/11 Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name _____

Address	City	State	ZIP Code
Signature	Date	Telephone	
Comments			

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____
- G10. Community's design flood elevation _____ feet meters (PR) Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date
Comments	

Check here if attachments





James W. Manghan, CTA

Office of the Tax Assessor

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

RECEIVED

MAY 22 2020


PERSKIE MAIRONE BROG
BARRERA & BAYLINSON

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

Block 204.01 Lot 10

Location 40 N Clarendon Ave.

Date 5-20-2020


James W. Manghan, CTA
Tax Assessor

Your file No.: 12257-1

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

ADJACENT PROPERTY LISTING
TAXING DISTRICT 16 MARGATE CITY

APPLICANT: 40 N Clarendon Ave. 5-20-2020
COUNTY 01 ATLANTIC

P

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
203 1	27 N CLARENDON AVE	2	RUBIN, LEE & LAURIE 21 COOPER BEECH DRIVE LAFAYETTE HILL, PA	19444
203 2	29 N CLARENDON AVE	2	STEIER, ALAN & GOLDA 210 W WASHINGTON SQ #2N PHILADELPHIA, PA	19106
203 4	31 N CLARENDON AVE	2	EPSHTEYN, ALEXANDER 36 CALLISON LANE VOORHES, NJ	08043
203 5	33 N CLARENDON AVE	2	MARGOLIT, DAVID & NICOLE 1713 FOXWOOD DR JAMISON, PA	18929
203 6.01	35 N CLARENDON AVE	2	SAVRAN, STEVEN & LYNNE 789 PERIWINKLE LANE WYNNEWOOD, PA	19096
203 6.02	37 N CLARENDON AVE	2	DORFMAN, KARL & CAREN 17181 BALBOA POINT WAY BOCA RATON, FL	33487
203 8	7600 WINCHESTER AVE	2	KORSKY, YELENA 25 TEAK COURT CHERRY HILL, NJ	08003
203 9	34 N BRUNSWICK AVE	2	FROLOVE, MICHAEL & LINDA, FROLOVE, S B 56 JOSHUA DR RICHBORO, PA	18954
203 11	32 N BRUNSWICK AVE	2	DORFNER, SCOTT & TINAMARIE 405 LAUREL CREEK BLVD MOORESTOWN, NJ	08057
203 12	30 N BRUNSWICK AVE	2	MICKEY, RICHARD E 30 N BRUNSWICK AVE MARGATE, NJ	08402
203 13	28 N BRUNSWICK AVE	2	BERNHARDT, GREG & JODI 161 W 61ST ST #15G NEW YORK, NY	10023
203 14	26 N BRUNSWICK AVE	2	AXE, STEVEN R 5805 LOCHLEA RD BALTIMORE, MD	21209
204.01 1	25 N CLERMONT AVE	2	POLIN, CHAD & CHRISTINA 1832 SAXTON LANE MAPLE GLEN, PA	19002
204.01 2	27 N CLERMONT AVE	2	PAGLIUSO, FRANK 23 JENNINGS RD MEDFORD, NJ	08055
204.01 3	29 N CLERMONT AVE	2	CUNDIFF, WILLIAM & BARBARA 29 N CLERMONT AVE MARGATE, NJ	08402
204.01 4	31 N CLERMONT AVE	2	SIEGEL, KENNETH & CINDY 4586 RIVERSIDE WAY PHILADELPHIA, PA	19127
204.01 5	33 N CLERMONT AVE	2	DUBIN, LANE & LORI 1295 FAIRLAND DR LOWER GWYNEDD, PA	19002
204.01 6	35 N CLERMONT AVE	2	PELTZMAN, ANDREW B & LORI 1405 CINNAMON CIRCLE DRESHER, PA	19025

ADJACENT PROPERTY LISTING APPLICANT: 40 N Clarendon Ave. 5-20-2020
TAXING DISTRICT 16 MARGATE CITY COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
204.01 7	37 N CLERMONT AVE	2	NOVELLI, VINCENT & HIPKINS THERESE 37 N CLERMONT AVE MARGATE, NJ 08402
204.01 8	39 N CLERMONT AVE	2	WRISTBRIDGE, MONICA M 930 MORNINGSIDE DRIVE MAYS LANDING, NJ 08330
204.01 9	7604 WINCHESTER AVE	2	AVALLONE, JOAN 1000 SAVOY PL APT 1309 PISCATAWAY, NJ 08854
204.01 10	40 N CLARENDON AVE	2	LEVI TRUSTEES RALPH M& JANICE BURG- 40 N CLARENDON AVENUE MARGATE, NJ 08402
204.01 11	38 N CLARENDON AVE	2	TAROFF, HOWARD HJ & ELLEN 38 N CLARENDON AVE MARGATE, NJ 08402
204.01 13.01	34 N CLARENDON AVE 13	2	GOODMAN, JERALD M & JILL M 1720 SOMERSET STREET DRESHER, PA 19025
204.01 13.02	32 N CLARENDON AVE 13	2	KUNIS, RICHARD L & MICHELE K 440 S BROAD STREET #1401 PHILADELPHIA, PA 19146
204.01 15	30 N CLARENDON AVE	2	FLAHERTY, PETER & MARY ELLEN V 4112 APALOGEN ROAD PHILADELPHIA, PA 19129
204.01 16	28 N CLARENDON AVE	2	TARGAN, STEPHEN N & GAIL 1441 SCHIRRA DRIVE AMBLER, PA 19002.4012
204.04 1	25 N DELAVAN AVE	2	HARRIS, JAMES B & JILL 648 MULFORD RD WYNCOTE, PA 19095
204.04 2	27 N DELAVAN AVE	2	ROSENBLOOM, JACK & STACI 680 MISTY HOLLOW DR AMBLER, PA 19002
204.04 3	29 N DELAVAN AVE	2	KOMM, BARRY & SUSAN 3709 LISETER RD NEWTOWN SQUARE, PA 19073
204.04 4	31 N DELAVAN AVE	2	BONK, LIVIA 31 N DELAVAN AVE MARGATE, NJ 08402
204.04 5	33 N DELAVAN AVE	2	MOSKOWITZ, JEFFREY & KIM 67 ROY LANE HUNTINGDON VALLEY, PA 19006
204.04 6	7702 WINCHESTER AVE	2	SMALL ESTATE, MURRAY 7702 WINCHESTER AVE MARGATE, NJ 08402
204.04 7	38 N CLERMONT AVE	2	VENUTO, NICHOLAS N & IOELE, THERESA 6 PACKER COURT SEWELL, NJ 08080
204.04 8	36 N CLERMONT AVE	2	STRAKA, STACY SCHOTT 886 N WOODSTOCK STREET PHILADELPHIA, PA 19130
204.04 9	34 N CLERMONT AVE	2	TIERNEY, JAMES A & NEENA K 1081 DREW DR YARDLEY, PA 19067

ADJACENT PROPERTY LISTING
TAXING DISTRICT 16 MARGATE CITY

APPLICANT: 40 N Clarendon Ave. 5-20-2020
COUNTY 01 ATLANTIC

F

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
204.04 10	32 N CLERMONT AVE	2	GARRABRANT, JESSICA W & DANIEL A 32 N CLERMONT AVE MARGATE, NJ 08402
204.04 11	30 N CLERMONT AVE	2	LOCKMAN, MEGHAN & JUSTIN 433 ANTHWYN RD NARBERTH, PA 19072.2301
204.04 12	28 N CLERMONT AVE	2	STERN, ADAM & LAUREN 110 PINETREE LANE PLYMOUTH MEETING, PA 19462
303.02 1.01	101 N CLARENDON AVE	2	FRANK, TOBI 6 FALCON'S RIDGE CIRCLE HOLMDEL, NJ 07733
303.02 1.02	103 N CLARENDON AVE	2	MELLER, BRUCE D & PHYLLIS G 5 HURLEY COURT WYCKOFT, NJ 07481
303.02 3	105 N CLARENDON AVE	2	COHEN, S & D, & DYEN, D & S 410 PARKVIEW WAY NEWTOWN, PA 18940
303.02 23	102 N BRUNSWICK AVE	2	JAFFE, JAMISON S & RONI S 115 RIDING WAY AMBLER, PA 19002
303.02 24	7601 WINCHESTER AVE	2	ADAMS, PATRICIA A 7601 WINCHESTER AVE MARGATE, NJ 08402
304.01 1	101 N CLERMONT AVE	2	PARSONS, RICHARD M. & CLAUDIA J. 1303 HILLCREST ROAD WEST CHESTER, PA 19380
304.01 2	103 N CLERMONT AVE	2	PRESSMAN, JUDITH 103 N CLERMONT AVE MARGATE, NJ 08402
304.01 3	105 N CLERMONT AVE	2	KESSLER, SCOTT & ABBE 2543 KIRK DR HUNTINGDON VALLEY, PA 19006
304.01 22	104 N CLARENDON AVE	2	PRESSER, SHARON H & CHARLES L 2 LINDEN DR ELKINS PARK, PA 19027
304.01 23	102 N CLARENDON AVE	2	GREENBAUM, BRUCE 457 N SWEET GUM LN LAFAYETTE HILL, PA 19444
304.01 24	7605 WINCHESTER AVE	2	KRATCHMAN TRUST, BRETT & ROBYN 7605 WINCHESTER AVE MARGATE, NJ 08402
304.02 1	7703 WINCHESTER AVE	2	JAMIESON, JEFFREY 14146 SPOONBILL LN CLEARWATER, FL 33762
304.02 17	102 N CLERMONT AVE	2	KANOFF, JACK M & CAROL I 1528 BRICK ROAD CHERRY HILL, NJ 08003
304.02 18	100 N CLERMONT AVE	2	FIELD, GREGORY & AMY 1395 BELL LANE MAPLE GLEN, PA 19002

TAXING DISTRICT 16 ADJACENT PROPERTY LISTING
MARGATE CITY

APPLICANT: 40 N Clarendon Ave. 5-20-2020
COUNTY 01 ATLANTIC

PROPERTY ID PROPERTY LOCATION CLASS OWNERS NAME & ADDRESS

UTILITIES TO BE INCLUDED WITH TAXLIST

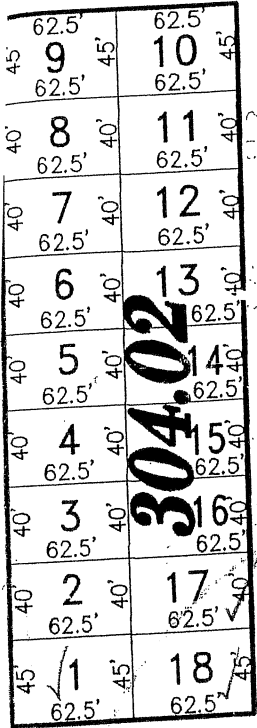
Atlantic City Electric
5100 Harding Highway, Ste 399
Mays Landing, NJ 08330

South Jersey Gas Company
VP Construction
1 South Jersey Plaza, Rt 54
Folsom, NJ 08037

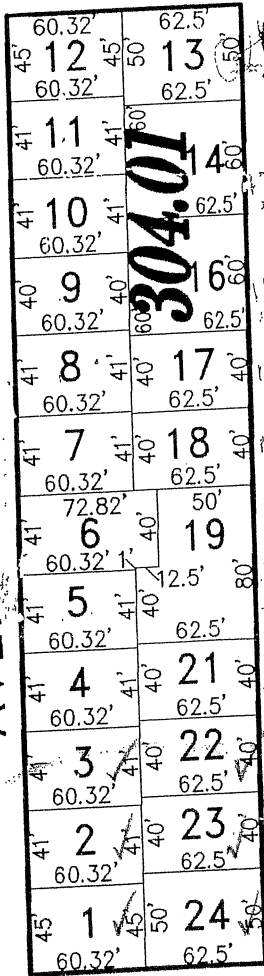
Comcast Cable, Greg Smith PM
901 Leeds Avenue
Absecon, NJ 08201

Items Printed.....56

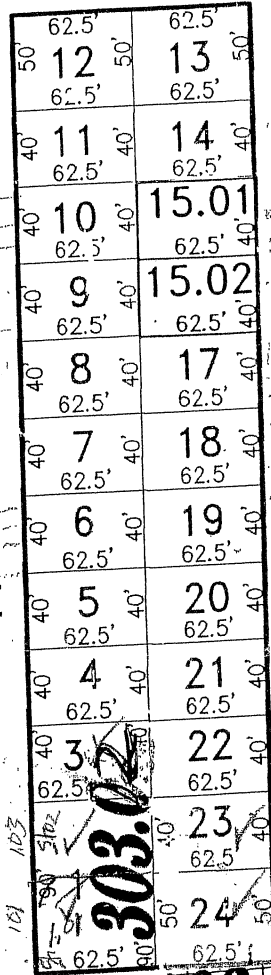
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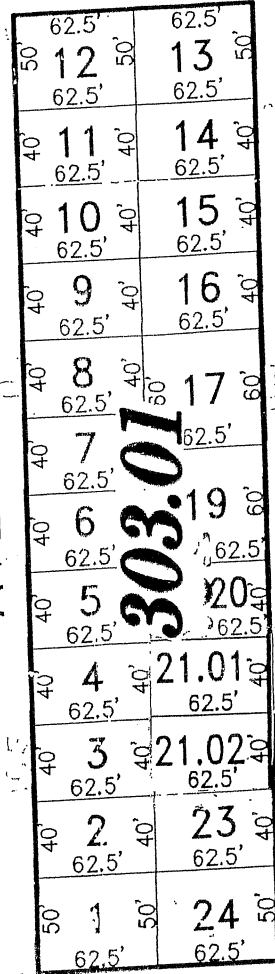
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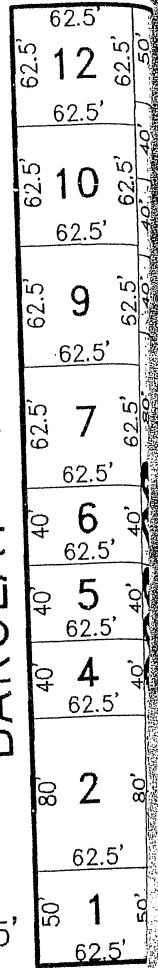
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AVENUE

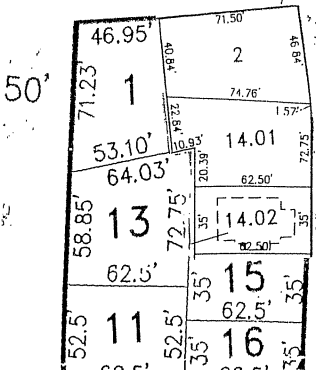


BARCLAY AVENUE

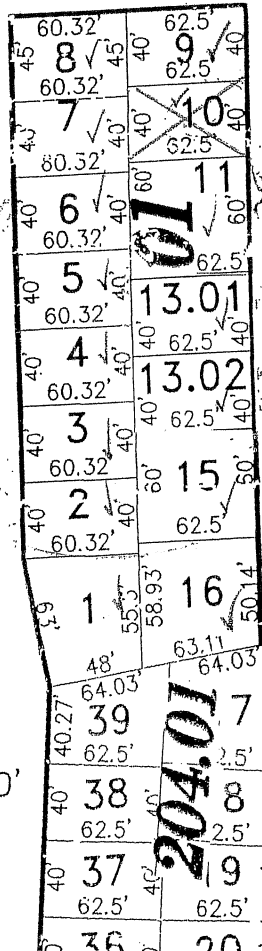


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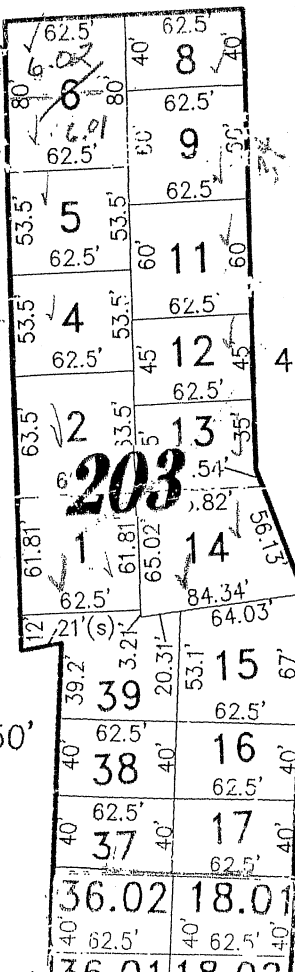
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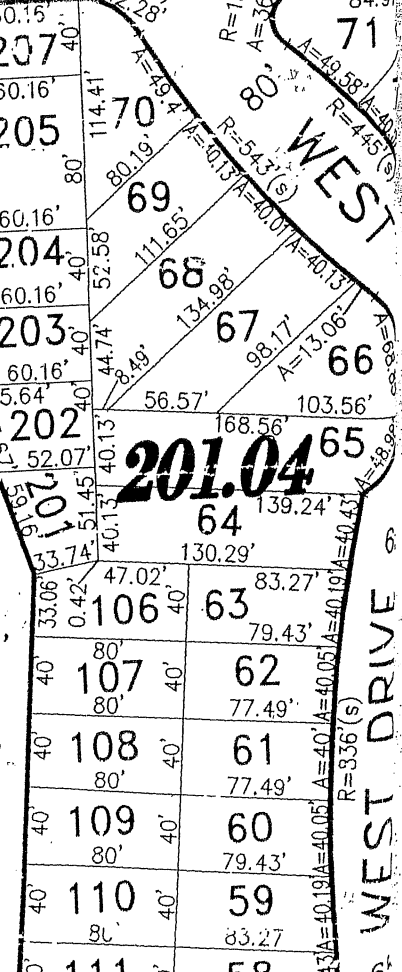
AVENUE



AVENUE



JNSWICK



WEST DRIVE



Linda Morgan
Tax Collector

REVENUE and FINANCE DEPARTMENT
City of Margate
9001 Winchester Ave
Margate City, New Jersey 08402
609-822-2508

RECEIVED

MAY 22 2020

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON

Date: May 20, 2020

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX & WATER for 2Q 2020/CURRENT W/S
is paid on property located at 40 N CLARENDON AVENUE,
assessed to LEVI TRUSTEES, RALPH & JANICE BURG-LEVI
and designated as BLOCK 204.01, LOT 10, Tax Map of Margate City, NJ.

Linda Morgan, CTC
Tax Collector

Per _____