

PMB&B

PERSKIE MAIRONE BROG BARRERA & BAYLINSON

A PROFESSIONAL CORPORATION

COUNSELLORS AT LAW

327 CENTRAL AVENUE, SUITE 200, LINWOOD, NJ 08221

PHONE: 609-601-1775 FAX: 609-601-8440

PHILIP J. PERSKIE*
STEVEN J. BROG**
CHRISTOPHER M. BAYLINSON***
ALEXANDER J. BARRERA*

COUNSEL TO THE FIRM
STEVEN P. PERSKIE*

RICHARD S. MAIRONE
(1968-2023)

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

January 3, 2024

Via Hand Delivery

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

Re: Application of Jack Roche and Tina Sacco
419 North Clermont Avenue
Block 604.01, Lot 38
Margate, New Jersey
Our File No.: 12836-1

Dear Ms. Shiles:

We represent Jack Roche and Tina Sacco with respect to their application to the Margate Planning Board scheduled to be heard on January 25, 2024. Applicants make application requesting "C" variance relief for side yard setback and aggregate side yard for a dormer and second floor deck at the front of the house and to build an accessory pool house in the rear yard larger than permitted. 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) – Plan prepared by James E. Chadwick, P.E.&R.A., L.L.C. dated 10/23/23, consisting of two sheets;
3. (18) – Survey prepared by Daniel J. Ponzio, Sr. dated 9/27/23;
4. (18) – Flood Elevation Certificate;
5. (18) – Staff Committee Application and Action;
6. (18) – Photographs of property;
7. (18) – Deed of Consolidation;
8. (1) – 200 foot property owners' list;

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9. (1) – Confirmation of paid taxes, water and sewer;
10. (1) – Applicants' check in the amount of \$250.00 representing the application fee.

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

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: Jack Roche and Tina Sacco (via email) (w/ Application)
James E. Chadwick, P.E, R.A. (via email) (w/ Application)

S:\R\Roche, Jack & Tina (12836)\Mat 1 - Margate Planning (419 N. Clermont)\Shiles (application submission) 12-14-23 CMB ltr.docx

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

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

2. Zoning District:

S-60	Single Family Residential	<input type="checkbox"/>	MF	Multi-Family Residential	<input type="checkbox"/>
S-60-WF	Single- Family Residential	<input type="checkbox"/>	CBD	Central Business District	<input type="checkbox"/>
S-50	Single Family Residential	<input type="checkbox"/>	C-1	Commercial	<input type="checkbox"/>
S-40	Single Family Residential	<input type="checkbox"/>	C-2	Commercial/Business	<input type="checkbox"/>
S-40-WF	Single-Family Residential	<input type="checkbox"/>	WSD	Waterfront Special District	<input type="checkbox"/>
S-30	Single Family Residential	<input type="checkbox"/>	R	Riparian	<input type="checkbox"/>
S-25	Single Family Residential	<input 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) 419 N. Clermont Avenue
 Block Number 604.01 Lot No(s) 38
 Total Area (in square feet) 7,094.49 s. f.
 Frontage: 57'
 Depth: 122.82'

4. Information about the Applicant:

Full name(s) Jack Roche and Tina Sacco
 If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

 Local Residence Address 419 N. Clermont Avenue, Margate, NJ Zip 08402
 Other Residence Address _____ Zip _____
 Business Address _____ Zip _____
 Phone Number(s) (include area code);
 Email Address jack.roche@ngc.com & tina0618.ts@gmail.com
 Business _____ Fax _____ Cell Phone (410) 703-9134

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 _____
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 James E. Chadwick, NJRA Phone (609) 391-6460

Address 1348 Asbury Avenue, Ocean City, NJ 08226

Fax _____ Cell (609) 827-4670 Email jamesechadwick@aol.com

Engineer: Name James E. Chadwick, NJRA Phone (609) 391-6460

Address 1348 Asbury Avenue, Ocean City, NJ 08226

Fax _____ Cell (609) 827-4670 Email jamesechadwick@aol.com

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 dwelling and home occupation (artist studio)

-Proposed use: Single-family dwelling and home occupation (artist studio)

-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
area and height of poolhouse	80 s.f., floor area, 9' height	N/A	249 s.f., 12' high
side yard setback to deck	8'	2.9' at exist 1st flr deck	2.9' at prop 2nd flr deck
side yard setback to dormer	8'	no dormer exists	5.5' to new dormer
aggregate side yard setback	21.09'	13.3' existing	13.3' at new deck, 16' at new dormer

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. Baylinson, 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 Jack Roche and Tina Sacco
419 North Clermont Avenue
Block 604.01, Lot 38
Margate, New Jersey**

Jack Roche and Tina Sacco reside in Margate, Jack growing up on Kenyon Avenue and Tina on Jerome Avenue. They now live at 419 North Clermont Avenue identified on the tax map as Lot 38 in Block 604.01. The property was a double lot with frontage on Clermont Avenue and unimproved Clarendon Avenue. The property was recently consolidated in anticipation of this application. Lot dimensions are now 57.75' by 122.82' with 7,094.5 square feet of lot area. The property is split zoned, R-25 on Clarendon and R-40 on Clermont. This variance application relies on the more stringent R-40 standards.

This is a request for a side yard setback variance at the front of the house and for the size of a proposed accessory structure in the rear yard. Jack and Tina are taking advantage of their gracious rear yard and making improvements to include a paver patio, pool and pool house set within an attractive landscape plan. All improvements in the rear yard are in compliance with the Ordinance but for the pool house. The pool house is a permitted structure accessory to the house on the lot. The Ordinance limits accessory structures to 80 square feet of floor area. The proposed pool house has 249 square feet of floor area and is 12' high versus 9' permitted.

Jack and Tina would also like to expand their master bedroom by adding a dormer which will extend toward the front of the house allowing for two new closets as well as a modest second floor deck. The deck fits nicely into the front southerly corner of the house being situated to meet the front yard setback and comply with the existing side yard setback. The deck is only 7.7' deep and lines up with the porch below. In order to locate the dormer and deck at this corner of the house, a variance is required to extend the existing non-conforming side yard setback. The variances are as follows:

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Side yard setback and dormer/deck	2.9' to house	5.5' (dormer) 2.9' (deck)	8'
Combined side yard setback	13.3'	5.5 & 10.4 (dormer) 2.9 & 10.4 (deck)	21.09'
Accessory structure	N/A	249 s. f. 12' height	80 s.f. floor area 8' height

As can be seen from the plans prepared by James Chadwick, P.E., R.A., the small addition at the front of the house is a simple gable end dormer allowing for two modest closets within and a small deck with access from the dormer. The deck and addition meet or exceed the front yard setback requirement lining up with the first floor porch and meeting the existing side yard setback. The dormer

and deck addition on the front facade updates the existing 1950s home which looks like most of the other houses on the street. The improvements to the front façade will update the property providing subtle architectural contrast with other homes on the street.

The proposed pool house is appropriate in light of the substantial rear yard. With the pool house, Jack and Tina will enjoy a large paved patio area, a sizable lap pool with spa, sunbathing area, gathering area for meals and socializing vastly improving the rear yard aesthetic.

The pool house is designed to be no larger than a permitted single car garage in a location where a single car garage would be permitted. The pool house meets the accessory structure side yards. The roof slope is 5:12 to match the character of the new front façade. In light of the fact that the rear yard is large enough to accommodate a house in the S-25 zone, the 249 square foot pool house is scaled conservatively. As can be seen from the photos, the pool house will replace two timber sheds and is designed as a cohesive element of the overall plan.

The benefits to this variance plan are clear; there is little disruption or impact on the public or the Master Plan or Zoning Ordinance. The home remains two stories of habitable space, the elevation remains the same so as not to disrupt this neighborhood where homes have not been elevated at the pace of other areas in the City. The plan also reduces the number of lots on the block. Jack and Tina achieve ample outdoor space to enjoy with neighbors, friends and family while at the same time aesthetically enhancing the appearance of their home, both front and back. Hopefully, the rear yard improvements will be a catalyst for neighbors who have a similar double lot property to improve their yards in a similar manner.

LAND USE

Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	Submit the following documents with the Standard Development Application: a. Copy of an area map showing all lots within 200 feet of the property. b. List of names, addresses, lot and block numbers, as they appear on the official tax records of the City, of all owners of property within 200 feet of the property affected by the application and upon whom the notice must be served in the manner provided by law. c. Copy of professional survey at a scale not smaller than 1" = 100' nor larger than 1/8" = 1'; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines. d. Copies of subdivision, site plan or conditional use applications when applicable. e. Certification that taxes are paid.	a. ✓ b. ✓ ✓ d. N/A e. ✓	
2.	If the survey is more than one year old, attach certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance, and show any proposed changes with all dimensions including enlargement of existing footprint, if applicable.	✓	
3.	A statement containing the following information: a. Date of acquisition of property and from whom. b. The number of dwelling units in existing building(s). c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s). d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.	a. ✓ b. N/A c. N/A d. N/A	
4.	Ten (10) folded copies of a plot plan, map or survey.	✓	
	Checklist prepared by: <u>Christopher M. Baylinson, Esq.</u> Checklist reviewed by City: _____ Application found complete on: _____ Application found incomplete on: _____	Date: <u>1/2/24</u> _____ Date: _____ _____	

Application of Jack Roche and Tina Sacco
 419 North Clermont Avenue
 Block 604.01, Lot 38
 Margate, New Jersey

N/A Not applicable

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

G # 20681.01	Bk/Pg 1053/65	SECTION A - PROPERTY INFORMATION	For Insurance Company Use:
A1. Building Owner's Name John P. Roche			Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 419 N. Clermont Avenue City Margate State NJ ZIP Code 08402			Company NAIC Number
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Block 604.01, Lot 38			
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>			
A5. Latitude/Longitude: Lat. <u>N 39° 20' 16.8"</u> Long. <u>W 74° 30' 07.6"</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 & 1</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>875</u> sq ft		a) Square footage of attached garage <u>N/A</u> sq ft	
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>4*</u>		b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>	
c) Total net area of flood openings in A8.b <u>240</u> sq in		c) Total net area of flood openings in A9.b <u>0</u> sq in	
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number City of Margate 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) A-8	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

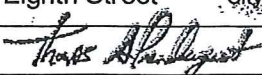
SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

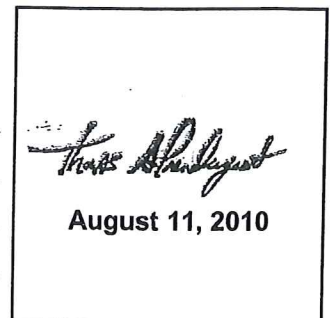
- C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.
- C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, 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 _____ Vertical Datum _____
 Conversion/Comments _____
- Check the measurement used.
- | | |
|--|---|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>8.61*</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| b) Top of the next higher floor <u>9.21**</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| c) Bottom of the lowest horizontal structural member (V Zones only) <u>N/A.</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| d) Attached garage (top of slab) <u>N/A.</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>8.91</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| f) Lowest adjacent (finished) grade next to building (LAG) <u>8.61</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| g) Highest adjacent (finished) grade next to building (HAG) <u>9.06</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>N/A.</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 Thomas A. Prendergast, PLS	License Number GS37604
Title Professional Land Surveyor	Company Name Hyland Design Group, Inc.
Address 101 East Eighth Street	City Ocean City State NJ ZIP Code 08226
Signature 	Date 8/11/2010 Telephone 609.398.4477



IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

419 N. Clermont Avenue

City Margate State NJ ZIP Code 08402

For Insurance Company Use:

Policy Number

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 A7. Building has crawl space and walkout level
 *C2a. Crawl Space inaccessible, LAG Used
 C2b. Next Higher Floor, Walkout level, Elev 9.21,
 Main Floor Elev 12.18

Signature

Date 8/11/2010

 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) CERTIFICATIONThe 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.

31. 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.)
32. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
33. 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

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

Local Official's Name Title

Community Name Telephone

Signature Date

Comments

 Check here if attachments



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

Block 604.01	Lot 38	Applicant Name Jack Roche and Tina Sacco
District S-25		Address of Subject Application 419 North Clermont Avenue

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

Your submittal was considered at the Staff Committee meeting of Monday, December 04, 2023

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

Staff committee met and presumes that the lots are or will be consolidated. No survey or deed indicating this has been submitted. Additional variances will be required if not consolidated including possibly a use variance. Staff committee requires that a flood elevation certificate be submitted. Accessory building floor area variance is required as well as accessory building height.

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

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

Consolidate the lots. A survey of the site is required. A flood elevation certificate s required to be submitted.

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, January 03, 2024

Palma Accardi
Planning Board Administrator
Monday, December 04, 2023

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



Office Use Only:	Date Submitted: <u>11-3-23</u>	Received By: <u>PS</u>
	Paid: <u>25</u> Check/Receipt #: <u>6584</u>	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: November 1, 2023
- Submitted by – Name: Christopher M. Baylinson, Esq. Phone No.: (609) 601-1775
 Address: 327 Central Avenue, Suite 200, Linwood, NJ 08221
 Email Address: cbaylinson@pmdbb.com
- 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: Jack Roche and Tina Sacco Phone No.: (410) 703-9134
 Address: 419 N. Clermont Avenue, Margate, NJ 08402
 Email Address: jack.roche@ngc.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: _____ Phone No.: _____
 Address: _____

6. Proposed Action is Located as Follows: Street Address: <u>419 N. Clermont Avenue</u> Block: <u>604.01</u> Lot(s): <u>38</u> Zoning District: <u>S-25</u>
--

- Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)
Single family home on back to back double lot

8. Answer the following as to:

Existing Condition

Proposed Condition

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)

Applicants propose to expand the master bedroom with dormer and deck, and build an accessory pool house

- "C" variance relief for side yard setback: 8' required; 2.9' to deck proposed; 5.4' at dormer proposed; 2.9' to house existing

- "C" variance relief for aggregate side yard setback: 21.09' required; 13.3' to deck proposed; 16' at dormer proposed; existing (N/A)

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

Subdivision

Site Plan

C-Variance(s)

Conditional Use Permit

D-(Use) Variance

Other: _____

11. Which variances are needed, if any? "C" variance relief for side yard setback and aggregate side yard setback

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)

**Application of Jack Roche and Tina Sacco
419 North Clermont Avenue
Block 604.01, Lot 38
Margate, New Jersey**

Photographs of Property









**Atlantic County
Document Summary Sheet**

ATLANTIC COUNTY CLERK

5901 MAIN ST

MAYS LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ
JOSEPH J. GIRALO, COUNTY CLERK
RECORDED 12/12/2022 14:24:28
RCPT # 1696826 RECD BY E-RECORD
NAME FEE
RECORDING FEES 100.00
INSTRUMENT# 2022066574
VOL 15360 PAGE 1 OF 9

Official Use Only

Transaction Identification Number

6414240

7790016

Submission Date(mm/dd/yyyy)

11/11/2022

Return Address (for recorded documents)

No. of Pages (excluding Summary Sheet)

7

PERSKIE MAIRONE BROG & BAYLINSON

Recording Fee (excluding transfer tax)

\$100.00

1201 NEW ROAD

Realty Transfer Tax

\$0.00

SUITE 204

Total Amount

\$100.00

LINWOOD, NJ 08221

Document Type

DEED-TOTAL EXEMPTION FROM RTF

Municipal Codes

MARGATE

03

Batch Type

L2 - LEVEL 2 (WITH IMAGES)

500475

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Atlantic County
Document Summary Sheet**

DEED-TOTAL EXEMPTION FROM RTF	Type	DEED-TOTAL EXEMPTION FROM RTF				
	Consideration	\$0.00				
	Submitted By	PERSKIE MAIRONE BROG BARRERA & BAYLINSON				
	Document Date	11/08/2022				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File	
	GRANTOR	Name			Address	
		JOHN P ROCHE				
		TINA M SACCO				
	GRANTEE	Name			Address	
		JOHN P ROCHE				
		TINA M SACCO				
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	03	704.01	19		03	
	03	604.01	38		03	

*** DO NOT REMOVE THIS PAGE.**
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.

Please Record and Return to:

Christopher M. Baylinson, Esquire
Perskie Mairone Brog Barrera & Baylinson, P.C.
1201 New Road, Suite 204
Linwood, NJ 08221
(609) 601-1775

Prepared by:
PERSKIE MAIRONE BROG
BARRERA & BAYLINSON P.C.
By: Christopher M. Baylinson, Esquire

DEED OF CONSOLIDATION

This Deed is made on 8 NOV, 2022.

BETWEEN John P. Roche and Tina M. Sacco, husband and wife, with an address of 419 North Clermont Avenue, Margate, New Jersey 08402, as joint tenants,

referred to as the **GRANTOR**,

AND John P. Roche and Tina M. Sacco, husband and wife, with an address of 419 North Clermont Avenue, Margate, New Jersey 08402, as joint tenants,

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 no consideration – Deed made to consolidate lots.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of City of Margate

Block No.: 704.01	Lot No.: 19	Account No.:
Block No.: 604.01	Lot No.: 38	Account No.:

No property tax identification number is available on the date of this Deed.
(Check box if applicable)

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


See Exhibit "A" attached hereto and made a part hereof which constitutes a two-page, six course metes and bounds description prepared by Arthur Ponzio Co., dated September 27, 2022.

THIS DEED is being recorded for the sole and exclusive purpose of consolidating two lots presently shown as Lot 19 in Block 704.01 and Lot 38 in Block 604.01 into one lot consisting of 7,094.49 square feet. The new lot, to be known as Lot 38 in Block 604.01 (with a street address of 419 North Clermont Avenue, Margate, New Jersey), is described by metes and bounds on Exhibit "A".

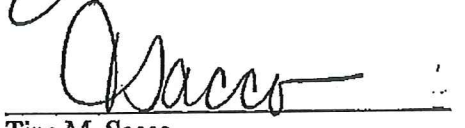
Type of Deed. This Deed is called a Deed of Consolidation. The Grantor executes this Deed to consolidate two existing lots as designated above into one 7,094.49 square foot parcel now known as Lot 38 in Block 604.01.

[Signatures to follow on next page]

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



John P. Roche

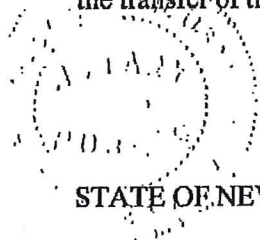


Tina M. Sacco

STATE OF NEW JERSEY :
: SS.
COUNTY OF ATLANTIC :

I CERTIFY that on November 8, 2022, John P. Roche personally came before me and stated 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 own act; and
- (c) made this Deed for no consideration 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).





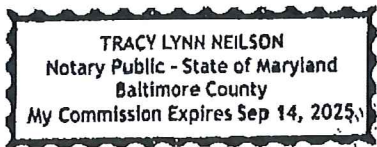
Notary Public

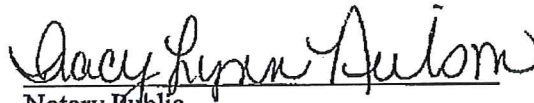


STATE OF NEW JERSEY :
: SS.
COUNTY OF ATLANTIC :

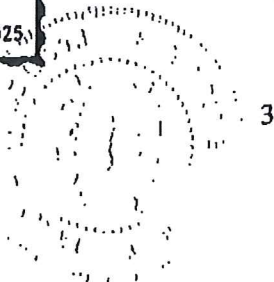
I CERTIFY that on November 8, 2022, Tina M. Sacco personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached Deed;
- (b) executed this Deed as her own act; and
- (c) made this Deed for no consideration 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).





Notary Public





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

September 27, 2022

**METES AND BOUNDS DESCRIPTION
FOR
LOT CONSOLIDATION**

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 in the southwest line of Clarendon Avenue (45.00' wide, unimproved), northwest, a distance of 490.00' from the northwest line of Fremont Avenue (50.00' wide); and extending thence

- (1) South 53° 33' 00" West, a distance of 62.50' to a point; thence
- (2) North 36° 27' 00" West, a distance of 1.50' to a point; thence
- (3) South 53° 33' 00" West, a distance of 60.32' to a point in the northeast line of Clermont Avenue; thence
- (4) North 36° 27' 00" West, along the northeast line of Clermont Avenue, a distance of 57.00' to a point; thence
- (5) North 53° 33' 00" East, a distance of 122.82' to a point in the southwest line of Clarendon Avenue; thence
- (6) South 36° 27' 00" East, along same, a distance of 58.50' to the point and place of **BEGINNING**.

BEING KNOWN AS Block 704.01, Lot 19 and Block 604.01, Lot 38 on the current official Tax Map of the City of Margate, Atlantic County, New Jersey.

ALSO KNOWN AS Block 704A, Lot 19 and Block 604A, Lot 38 on the Map of Brunswick Gardens, filed with the Atlantic County Clerk's Office on January 11, 1927, Map #903.

SUBJECT TO terms, conditions and provisions as contained in Riparian Grant from the State of New Jersey to Elaine Grossman and recorded with the Atlantic County Clerk's Office on November 8, 1990, Deed Book 5153, Page 211.

Exhibit "A" (Page 1 of 2)

COMMONLY KNOWN AS 419 N. Clermont Avenue, Margate City, New Jersey.

CONTAINING A TOTAL AREA of 7,094.49 square feet (as consolidated)

THIS description was made in accordance with a property survey prepared by Hyland Design Group, dated 8/11/10, project Number 20681.01



Arthur W. Ponzio, Jr.
New Jersey License No. GS28314



STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY Atlantic } SS. County Municipal Code 0116

FOR RECORDER'S USE ONLY
Consideration \$
RTF paid by seller \$
Date By

MUNICIPALITY OF PROPERTY LOCATION Margate City

*Use symbol "G" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, John P. Roche, being duly sworn according to law upon his/her oath,
deposes and says that he/she is the Grantor in a deed dated 11/8/22 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) (new Block 604.01, Lot 38)
real property identified as Block number 704.01 & 604.01 Lot number 19 & 38 located at
419 North Clermont Avenue, Margate and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 0.00 (Instructions #1 and #5 on reverse side) [] to prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:

(See Instructions #5A and #7 on reverse side)
Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation
\$ + % = \$
If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
(a) For consideration of less than \$100

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)
NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) [] 62 years of age or over. * (Instruction #9 on reverse side for A or B)
B. BLIND PERSON Grantor(s) [] legally blind or;
DISABLED PERSON Grantor(s) [] permanently and totally disabled [] receiving disability payments [] not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
[] Owned and occupied by grantor(s) at time of sale. [] Resident of State of New Jersey.
[] One or two-family residential premises. [] Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

- C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)
[] Affordable according to H.U.D. standards. [] Reserved for occupancy.
[] Meets income requirements of region. [] Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)
[] Entirely new improvement. [] Not previously occupied.
[] Not previously used for any purpose. [] "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)
[] No prior mortgage assumed or to which property is subject at time of sale.
[] No contributions to capital by either grantor or grantee legal entity.
[] No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 8 day of November, 2022

Signature of Deponent John P. Roche
Grantor Name

419 North Clermont Avenue
Margate, NJ 08402

Same as Grantor
Deponent Address Grantor Address at Time of Sale

xxx-xxx-867
Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

Tracy Lynn Neilson
Tracy Lynn Neilson

TRACY LYNN NEILSON
Notary Public - State of Maryland
Baltimore County
My Commission Expires Sep 14, 2025

FOR OFFICIAL USE ONLY
Instrument Number County
Deed Number Book Page
Deed Dated Date Recorded

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:
STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:
https://www.state.nj.us/treasury/taxation/lpt/localtax.shtml

GIT/REP-3
(8-19)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
John P. Roche and Tina M. Sacco, husband and wife

Current Street Address
419 North Clermont Avenue

City, Town, Post Office

Margate

State

NJ

ZIP Code

08402

Property Information

Block(s)
704.01 and 604.01

Lot(s)

19 and 38 (new Block 604.01, Lot 38)

Qualifier

Street Address

419 North Clermont Avenue

City, Town, Post Office

Margate

State

NJ

ZIP Code

08402

Seller's Percentage of Ownership

100%

Total Consideration

\$0.00 - Deed made to consolidate lots

Owner's Share of Consideration

\$0.00

Closing Date

11/3/22

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
8. Seller did not receive non-like kind property.
9. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
10. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
11. The deed is dated prior to August 1, 2004, and was not previously recorded.
12. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
13. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
14. The property transferred is a cemetery plot.
15. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
16. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
17. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

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 a 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.

8 NOV 22

Date

John P. Roche
Signature (Seller)

John P. Roche

Indicate if Power of Attorney or Attorney In Fact

8 NOV 22

Date

Tina M. Sacco
Signature (Seller)

Tina M. Sacco

Indicate if Power of Attorney or Attorney In Fact



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

RECEIVED


DEC 18 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: 604.01 Lot: 38
Location: 419 N Clermont
Date: December 11, 2023


James W. Manghan, CTA
Tax Assessor

Your file No: 12836-1

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

www.margate-nj.com

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
602.04 17	N CLARENDON AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
602.04 19	N CLARENDON AVE	1	HIPPLE, MARGARET M 69 BAYSIDE COURT MARGATE, NJ	08402
602.04 20	N CLARENDON AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
602.04 21	N CLARENDON AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
602.04 22	N CLARENDON AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
602.04 23	CLARENDON AVE L,24,25,26	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
602.04 27	CLARENDON AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
602.04 70	BRUNSWICK DRIVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
602.04 71	BRUNSWICK DRIVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
602.04 72	BRUNSWICK DRIVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
602.04 73	BRUNSWICK DRIVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
602.04 74	BRUNSWICK DRIVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
602.04 75	BRUNSWICK DRIVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
604.01 11	CLARENDON AVE	2	DI BARTOLO, ADAM 413 N CLERMONT AVE MARGATE, NJ	08402
604.01 13	408 N CLARENDON AVE	2	WAWNER JR, SCOTT & STRITTMATTER, DINA 65-1692KOHALA MOUNTAIN RD KAMUELA, HI	96743
604.01 33	409 N CLERMONT AVE	2	STEINBERG TRUST, RAE 1225 RIVER ROAD #2D EDGEWATER, NJ	07020
604.01 34	411 N CLERMONT AVE L, 12	2	VITALE, DONNA LEE 411 N CLERMONT AVE MARGATE, NJ	08402
604.01 35	413 N CLERMONT AVE	2	DI BARTOLO, ADAM 413 N CLERMONT AVE MARGATE, NJ	08402
604.01 36	415 N CLERMONT AVE	2	ISRAELI, H & ARNOLD-SCHWARTZ, D 2816 N KENT ROAD BROOMALL, PA	19008
604.01 37	417 N CLERMONT AVE	2	CASEY, JOHANNA 417 N CLERMONT AVE MARGATE, NJ	08402
604.01 38	419 N CLERMONT AVE	2	ROCHE, JOHN P & SACCO, TINA M 419 N CLERMONT AVE MARGATE, NJ	08402
604.01 39	421 N CLERMONT AVE 17	2	SHER, JOHN A & KAYLE A 421 N CLERMONT AVE MARGATE, NJ	08402
604.01 40	423 N CLERMONT AVE	2	QUIMBY, STEPHEN M & KAREN E HILL- 423 N CLERMONT AVENUE MARGATE, NJ	08402
604.01 41	425 N CLERMONT AVE	2	SCOTTI, TIMOTHY F & AIMEE C 425 N CLERMONT AVE MARGATE, NJ	08402
604.01 42	427 N CLERMONT AVE	2	SULPIZI TRUST, JANET M 427 N CLERMONT AVE MARGATE, NJ	08402
604.02 2	421 N DELAVAN AVE	2	WRIGHT, BRIAN W & STACIE A 421 N DELAVAN AVENUE MARGATE, NJ	08402

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
604.02 3	419 N DELAVAN AVE	2	SCHWARTZ, JOYE 7 ASBURY AVE ELKINS PARK, PA	19027
604.02 4	417 N DELAVAN AVE	2	ROSENBERG TRUST, ETHEL 1133 9TH STREET #211 SANTA MONICA, CA	90403
604.02 5	415 N DELAVAN AVE	2	REED, MATTHEW S & GRETCHEN S 415 N DELAVAN AVE MARGATE, NJ	08402
604.02 6	413 N DELAVAN AVE	2	PETRARCA, JOHN 413 N DELAVAN AVE MARGATE, NJ	08402
604.02 7	411 N DELAVAN AVE	2	DI GEROLAMO III, JOSEPH & THERESA M 507 S EGG HARBOR ROAD HAMMONTON, NJ	08037
604.02 8	409 N DELAVAN AVE	2	BAILIN, DEBRA M & DORI L 6797 WOOD DUCK COURT FREDERICK, MD	21703
604.02 21	410 N CLERMONT AVE	2	HINTON, JOANNE KIND & MICHAEL P 197 ORTHODOX DR RICHBORO, PA	18954
604.02 22	412 N CLERMONT AVE	2	KELLY, MARIANNE R 412 N CLERMONT AVE MARGATE, NJ	08402
604.02 23	414 N CLERMONT AVE	2	GREENSTEIN, NANCY 414 N CLERMONT AVE MARGATE, NJ	08402
604.02 24	416 N CLERMONT AVE	2	BIDDLE, VICTORIA N 416 N CLERMONT AVE MARGATE, NJ	08402
604.02 25	418 N CLERMONT AVE	2	HARTFORD JR, RICHARD W 53 GREENWOODS DRIVE HORSHAM, PA	19044
604.02 26	420 N CLERMONT AVE	2	SAMILLOW TRUSTS, @MERRIE & JOSHUA K 108 ROLLING HILL DRIVE MORGANVILLE, NJ	07751
604.02 27	422 N CLERMONT AVE	2	MASHTOFF, BEN & DIANE 422 N CLERMONT AVENUE MARGATE, NJ	08402

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
604.02 28	424 N CLERMONT AVE	2	ZETTLIN, SAMUEL & SVETLANA 105 ADDIS DRIVE CHURCHVILLE, PA	18966
604.02 29	426 N CLERMONT AVE	2	POTENA, DOMINICK 426 N CLERMONT AVE MARGATE, NJ	08402
604.02 30	428 N CLERMONT AVE	2	FLANAGAN, KEVIN & WELSH, FRANCIS 2985 SHEFFIELD DRIVE PLYMOUTH MEETING, PA	19462
704.01 13	CLARENDON AVE	1	SULPITZI TRUST, JANET M 427 N CLERMONT AVE MARGATE, NJ	08402
704.01 14	CLARENDON AVE	1	SULPITZI TRUST, JANET M 427 N CLERMONT AVE MARGATE, NJ	08402
704.01 15	CLARENDON AVE	1	QUIMBY, STEPHEN M & KAREN E HILL- 1 TULANE AVENUE VOORHEES, NJ	08043
704.01 16	CLARENDON AVE	2	QUIMBY, STEPHEN M & KAREN E HILL- 1 TULANE AVENUE VOORHEES, NJ	08043
704.01 20	CLARENDON AVE	1	CASEY, JOHANNA 417 N CLERMONT AVE MARGATE, NJ	08402
704.01 21	CLARENDON AVE	1	ISRAELI, H & ARNOLD-SCHWARTZ, D 105 WOODSIDE RD ARDMORE, PA	19003
704.01 21.01	CLARENDON AVE	1	CASEY, JOHANNA 417 N CLERMONT AVE MARGATE, NJ	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.....52



TARA J. MAZZA, CTC
TAX COLLECTOR

OFFICE OF THE TAX COLLECTOR

MUNICIPAL BUILDING
9001 WINCHESTER AVENUE
MARGATE CITY, NEW JERSEY 08402
(609) 822-2508
FAX (609) 822-8316
E-mail: mazza_tara@margate-nj.com

RECEIVED

DEC 11 2023

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON

Date: December 7, 2023

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for Q4 2023;

And the WATER and SEWER charges for the year 2023

Are paid on property located at 419 N. Clermont Ave.

Assessed to Roche, John & Sacco, Tina

Designated as BLOCK 604.01 Lot 38

This certification expires on January 31, 2024

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

Per *TJM*

CLARENDON AVENUE

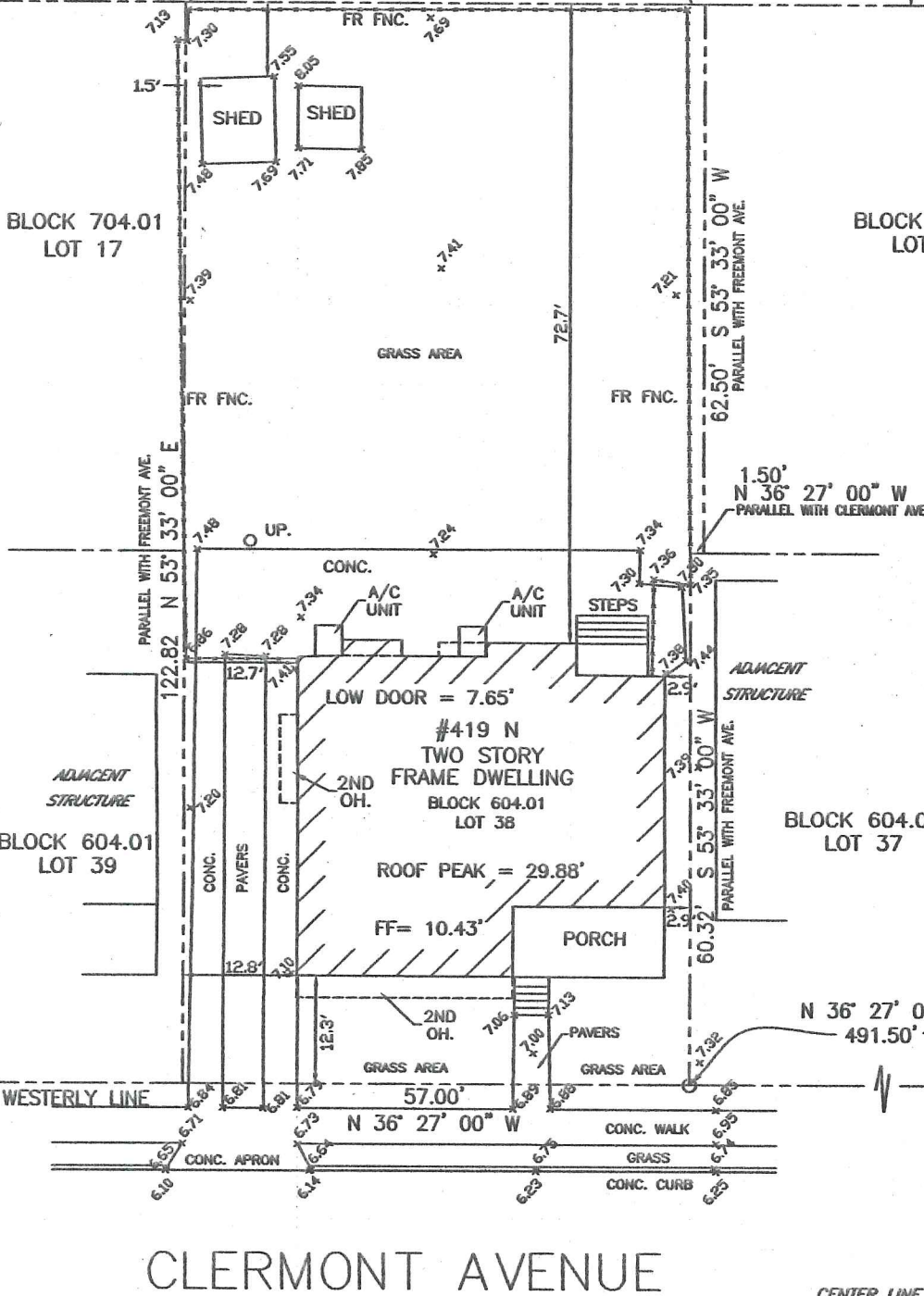
CENTER LINE

(50' WIDE)
UNIMPROVED ROAD

25'

S 36° 27' 00" E
58.50'

EASTERLY LINE



CLERMONT AVENUE

CENTER LINE

(50' WIDE)

25'

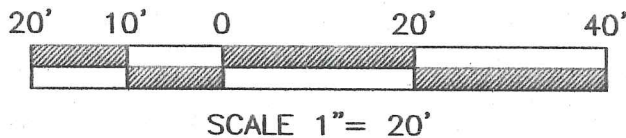
FREEMONT AVENUE

NORTHERLY LINE

TO:
CHADWICK ARCHITECTURE

NOTES:

1. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
2. ALL LOT AND BLOCK NUMBERS SHOWN REFER TO THE OFFICIAL TAX MAPS OF THEIR RESPECTIVE MUNICIPALITIES.
3. PROPERTY CONTAINS 7,094.49 S.F.
4. UNDERGROUND UTILITIES ARE NOT NECESSARILY COMPLETE AND MUST BE VERIFIED PRIOR TO CONSTRUCTION
5. SURVEY REFERENCE:
 A. MARGATE CITY TAX MAP
 B. MAP OF BRUNSWICK GARDENS MAP # 903 1/11/1927
 C. INSTRUMENT # 2022066574 11/8/2022
 D. FIELD SURVEY BY DANIEL J PONZIO SR. & ASSOCIATES 9/27/2023
 E. NGS BENCHMARK DISK H-56 ELEVATION 9.78' NAVD-88
 F. ALL ELEVATIONS REFERENCE NAVD-88



THIS SURVEY/SITE PLAN IS INTENDED TO SHOW OBSERVABLE SURFACE IMPROVEMENTS ONLY. IT IS NOT INTENDED TO SHOW, NOR SHOULD IT BE USED TO DETERMINE OR SHOW ANY WETLANDS BUFFERS, UNDERGROUND TANKS, SURFACE OR SUBSURFACE HAZARDOUS WASTE, DEBRIS OR ANY OTHER OBSERVABLE ITEMS NOT SPECIFICALLY REQUESTED IN WRITING BY THE CLIENT.

SURVEY & TOPOGRAPHY OF PREMISES

situate :
 419 N CLERMONT AVENUE
 CITY OF MARGATE
 ATLANTIC COUNTY, NEW JERSEY
 BLOCK 604.01 LOT 38

"TO ANY INSURER OF TITLE RELYING HERON AND ANY OTHER PART IN INTEREST: IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INCUMBERT FOR ANY INSURER OF TITLE TO INSURE THE TITLE OF THE LANDS AND PREMISES SHOWN THEREON. THIS RESPONSIBILITY LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY." OFFSETS HERON ARE NOT TO BE USED AS A BASIS FOR THE CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.

DANIEL J. PONZIO SR.

COMPANY AND ASSOCIATES L.L.C.

PROFESSIONAL LAND SURVEYING

3910 SOUTH BOULEVARD

ATLANTIC CITY, N.J. 08401

Telephone: (609) 334-7255 ponziosurvey@gmail.com

AUTH. # 24GA2835899



Digitally signed by

Daniel Ponzio

Date: 2023.09.28

11:09:15 -04'00'

DANIEL J PONZIO SR.

N.J. P.L.S., LIC. No. G003760300

DWN: DJP	CKD: DJP
SCALE:	1:20
DATE:	9/27/23
PROJECT:	01712023 ST
SHEET:	1 OF 1

