

# PMB&B

## PERSKIE MAIRONE BROG BARRERA & BAYLINSON

A PROFESSIONAL CORPORATION

COUNSELLORS AT LAW

CORNERSTONE COMMERCE CENTER

1201 NEW ROAD, SUITE 204, LINWOOD, NJ 08221

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

PHILIP J. PERSKIE\*  
STEVEN J. BROG\*\*  
CHRISTOPHER M. BAYLINSON\*\*\*  
RICHARD S. MAIRONE\*  
ALEXANDER J. BARRERA\*

COUNSEL TO THE FIRM  
STEVEN P. PERSKIE\*

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

REPLY TO LINWOOD OFFICE

November 4, 2022

### Via Hand Delivery

Palma Shiles, Administrator

Margate Planning Board

9001 Winchester Avenue

Margate, NJ 08402

Re: Application of Joseph and Mary Robb  
51 Seaside Court  
Block 610.04, Lot 71  
Margate, New Jersey  
Our File No.: 12691-1

Dear Ms. Shiles:

We represent Joseph and Mary Robb with respect to their application to the Margate Planning Board scheduled to be heard on November 17, 2022. Mr. and Mrs. Robb submit the within application requesting "c" variance relief in order to extend the curb cut from 12 feet to 18 feet in order to provide two off-street driveway spaces. 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) – Property Survey / Plot Plan prepared by Arthur Ponzio Co. dated 09/15/2022;
3. (18) – Staff Committee Application and Action;
4. (18) – Photographs of the subject property;
5. (1) – 200 foot property owners' list;
6. (1) – Confirmation of paid taxes, water and sewer; and
7. (1) – Applicants' check in the amount of \$250.00 representing the application fee.

Should you require any further information in advance of the November 17th hearing date, please do not hesitate to contact me.

PERSKIE MAIRONE BROG BARRERA & BAYLINSON  
A PROFESSIONAL CORPORATION

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Palma Shiles, Administrator  
Margate Planning Board  
November 4, 2022  
Page 2 of 2

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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](mailto:cmbaylinson@pmbb.com)

CMB:dbm  
Enclosures

c: Joseph and Mary Robb (via email) (w/ Application)  
Arthur W. Ponzio, Jr., PLS, PP (via email) (w/ Application)

S:\R\Robb, Joe (12691)\Mat 1 - Seaside Court Property\Shiles (application submission) 10-28-22 CMB ltr.docx

APPLICATION FOR ACTION BY PLANNING BOARD  
MARGATE, NEW JERSEY

PLEASE  
TYPE OR  
PRINT

**1. Date of Application:** November 4, 2022

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

**3. Subject Parcel:**

Street Address(es) 51 Seaside Court  
 Block Number 610.04 Lot No(s) 71  
 Total Area (in square feet) 3,976.83 sq. ft.  
 Frontage: 40 ft.  
 Depth: 100/98.26 ft. (irregular)

**4. Information about the Applicant:**

Full name(s) Joseph and Mary Robb  
 If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Local Residence Address 51 Seaside Court, Margate, NJ Zip 08402  
 Other Residence Address \_\_\_\_\_ Zip \_\_\_\_\_  
 Business Address \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone Number(s) (include area code);  
 Email Address \_\_\_\_\_  
 Business \_\_\_\_\_ Fax \_\_\_\_\_ Cell Phone (267) 421-7986

**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 5/2019
- By other interest in law (describe):  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

**8. Application Made To:**  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 \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_  
 Fax \_\_\_\_\_ Cell \_\_\_\_\_ Email \_\_\_\_\_

\_\_\_ Engineer: Name \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_  
 Fax \_\_\_\_\_ Cell \_\_\_\_\_ Email \_\_\_\_\_

\_\_\_ Preparer of Subdivision or Site Plan (if different from above)  
 Name Arthur W. Ponzio, Jr., PLS, PP Phone (609) 344-8194  
 Address 400 N. Dover Avenue, Atlantic City, NJ 08401  
 Fax (609) 344-1594 Cell \_\_\_\_\_

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



<p><b>10. If Site Plan Action is Required:</b></p> <p>-What is the present use of the site and building(s)?</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>-How will this be changed?</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p><b>11. If Subdivision Action is Required:</b></p> <p>-After conferring with the City Tax Assessor, provide lot numbers of new lot(s), dimensions, and area of each: (use extra pages, if necessary)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Lot No(s)</td> <td style="width: 25%;">Dimension(s)</td> <td style="width: 25%;">Area(s)</td> <td style="width: 25%;"></td> </tr> <tr> <td>_____</td> <td>_____ x _____</td> <td>_____</td> <td>S.F.</td> </tr> <tr> <td>_____</td> <td>_____ x _____</td> <td>_____</td> <td>S.F.</td> </tr> <tr> <td>_____</td> <td>_____ x _____</td> <td>_____</td> <td>S.F.</td> </tr> </table> <p>-Purpose of the Subdivision</p> <p><input type="checkbox"/> To sell lot(s)</p> <p><input type="checkbox"/> To build and sell homes (or other buildings)</p> <p><input type="checkbox"/> Other (please explain): _____</p>	Lot No(s)	Dimension(s)	Area(s)		_____	_____ x _____	_____	S.F.	_____	_____ x _____	_____	S.F.	_____	_____ x _____	_____	S.F.
Lot No(s)	Dimension(s)	Area(s)															
_____	_____ x _____	_____	S.F.														
_____	_____ x _____	_____	S.F.														
_____	_____ x _____	_____	S.F.														

**12. If Variances are Required:**

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

-Current use of lot(s) and building(s): Curb cut

-Proposed use: Extend curb cut from 12' to 18' in order to accommodate two off-street parking spaces

-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
Curb cut	12'	12'	18'
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**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

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**Other:**  
N/A

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

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 Joseph and Mary Robb  
51 Seaside Court  
Block 610.04, Lot 71  
Margate, New Jersey**

Joseph and Mary Robb are the owners of 51 Seaside Court, identified on the Margate Tax Map as Lot 71 in Block 610.04. The property is improved with a single family home including a one-car garage and driveway.

This application seeks variance relief in order to increase the width of the existing driveway from 12 feet to 18 feet. The existing curb cut will be extended from each end so as not to impact on-street parking. The driveway as proposed will now accommodate two cars side-by-side. As can be seen from the plan prepared, the driveway surface will be pavers to match existing with grass strips for drainage and aesthetics. A variance is requested for driveway width.

As part of this application, it is requested that the Planning Board recommend to the Governing Body a conveyance of that portion of the Robb lot extending into what is typically the municipal right-of-way. For reasons unknown, the property extends to the curb subsuming that area typically owned by the City. In fact, survey marks are found within the lawn area of the property consistent with the property line of each adjacent property. The proposed conveyance is approximately 376.83 square feet and is cross-hatched on the Ponzio plan.

Building coverage changes solely as a result of the reduction in lot size and not due to the curb cut modification. Landscaping in the front yard and throughout the property conforms.

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. W b. ✓ c. ✓ 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>11/4/22</u> _____ Date: _____	

Application of Joseph and Mary Robb  
 51 Seaside Court  
 Block 610.04, Lot 71  
 Margate, New Jersey

N/A Not applicable  
 W Waiver requested





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

<b>Block</b> 610.04	<b>Lot</b> 71	<b>Applicant Name</b> Joseph and Mary Robb
<b>District</b> S-40	<b>Address of Subject Application</b> 51 Seaside Court	

Dear (Name of Submitting Party) Christopher M Bavlison, Esq.  
Your submittal was considered at the Staff Committee meeting of Tuesday, October 25, 2022

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

staff committee agrees with variance to permit double wide curb cut and driveway where off street parking is laready being met. Lot area is being decreased and creates another variance however it benefits the City and the Property owner.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, November 17, 2022  
Applications will be accepted on a first-come first-served basis. If the agenda becomes over-crowded, you will be rescheduled the following month. If you decide, for whatever reason, not to appear on this date, you must notify the Board Administrator as early as possible. The following month's agenda cannot be guaranteed.

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

submission of complete application on flash drive

waiver unti Friday October 28 for sull submission due to timing of November meeting

**APPLICATION FEES:**

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

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

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

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

In order for you to be able to appear on the Board Agenda as per the above date, all application material must be submitted by 11:00am, Wednesday, October 26, 2022

Palma Accardi  
Planning Board Administrator  
Tuesday, October 25, 2022

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



<b>Office Use Only:</b>	Date Submitted: <u>9/30/22</u>	Received By: <u>[Signature]</u>
	Paid: <u>\$25.00</u> Check/Receipt #: <u>5735</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.

1. Date of Application: September 26, 2022

2. Submitted by – Name: Christopher M. Baylinson, Esq. Phone No.: (609) 601-1775  
 Address: 1201 New Road, Suite 204, Linwood, NJ, 08221  
 Email Address: cbaylinson@pmbb.com

3. If the party submitting this form is other than the potential Applicant for Board action (attorney, architect, builder, engineer, etc.), then who would the APPLICANT be?

Name: Joseph and Mary Robb Phone No.: (267) 421-7986  
 Address: 51 Seaside Court, Margate, NJ 08402  
 Email Address: jarobbjr@yahoo.com

4. The applicant would be (Check one):

- Owner  Buyer under Agreement of Sale  
 Tenant  Other: \_\_\_\_\_

5. If the applicant for Board action would be Tenant or Buyer, who is the present OWNER?

Name: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
 Address: \_\_\_\_\_

6. Proposed Action is Located as Follows:

Street Address: <u>51 Seaside Court</u>	Block: <u>610-04</u>	Lot(s): <u>71</u>
Zoning District: <u>S-40</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:

Existing Condition - N/A

Proposed Condition - N/A

a. Size and Dimension of Lot:

\_\_\_\_\_

\_\_\_\_\_

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 request "c" variance relief to extend the curb cut from 12 feet to 18 feet in order to accommodate two off-street parking spaces

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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? Curb cut

\_\_\_\_\_

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 Joseph and Mary Robb  
51 Seaside Court  
Block 610.04, Lot 71  
Margate, New Jersey**

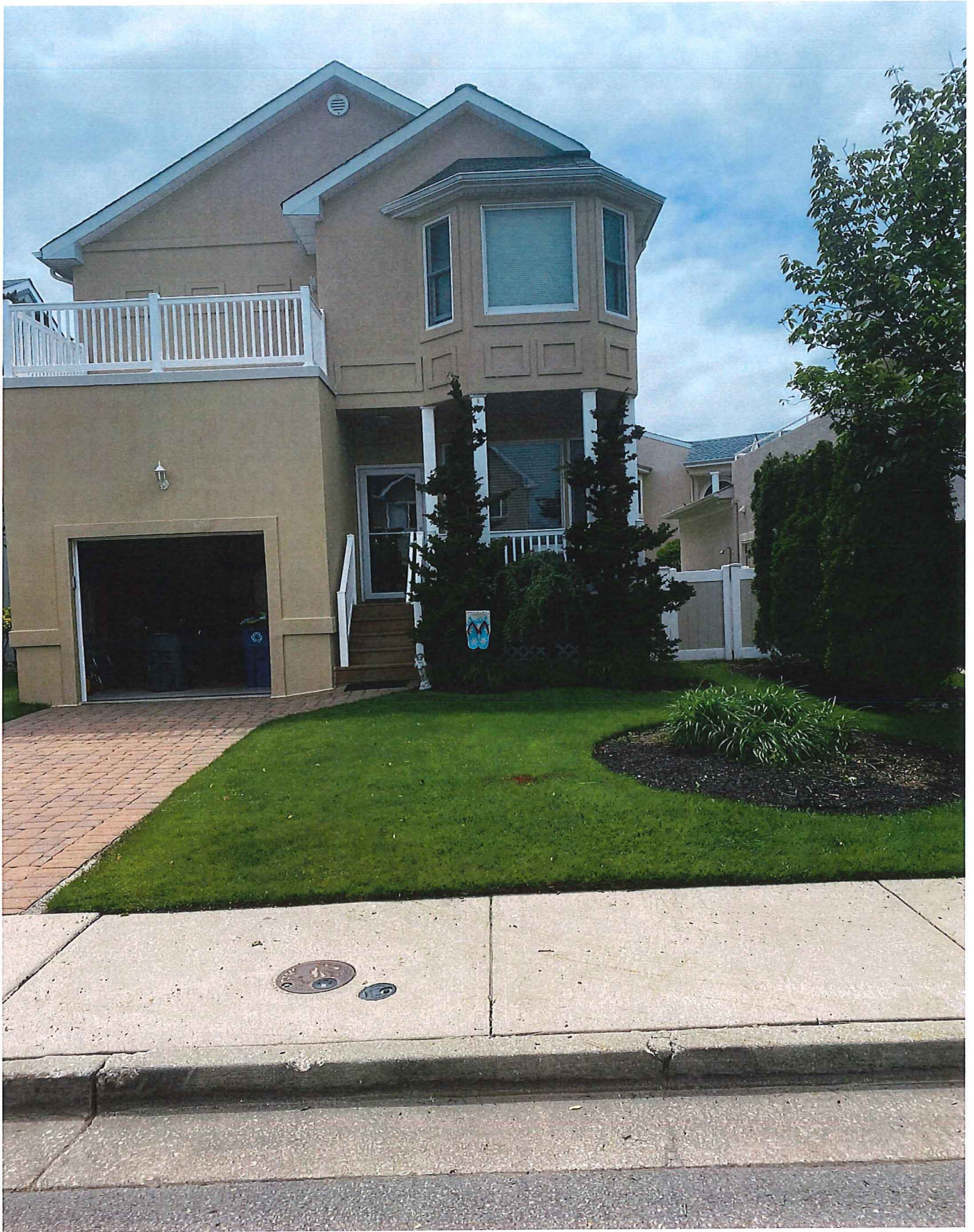
**Photographs of Property**



















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

RECEIVED


NOV 04 2022

PERSKIE MAIRONE BROG  
BARRERA & BAYLINSON

**James W. Manghan, CTA**  
Tax Assessor

**Christopher M. Baylinson**  
**Perskie Mairone**  
**Brog Barrara & Baylinson**  
1201 New Road Ste. 201  
Linwood, NJ 08221

**Block: 610.04 Lot: 71**  
**Location: 51 Seaside Court**  
**Date: November 1, 2022**

  
**James W. Manghan, CTA**  
Tax Assessor

**Your file No: 12691-1**

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

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



PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
610.01 77	31 SEASIDE COURT	2	PATEL, KUSH 169 S MANNHEIM AVE EGG HARBOR CITY, NJ	08215
610.04 1	33 SEASIDE COURT	2	DUMON, KRISTOFFEL & GHANCIE,AREZOO 204 HAMILTON ROAD MERION STATION, PA	19066
610.04 2	35 SEASIDE COURT	2	KRAL, WILLIAM & JACQUELYNNE 35 SEASIDE COURT MARGATE, NJ	08402
610.04 3	37 SEASIDE COURT	2	KINSLOW, MICHAEL & KATHLEEN 130 S 18TH STREET #903 PHILADELPHIA, PA	19103
610.04 4	41 SEASIDE COURT 5	2	CODARIO, RONALD & CELESTE 11 PEMBROKE DRIVE VOORHEES, NJ	08043
610.04 6	43 SEASIDE COURT	2	LERER-NAGEL, RIVKA 43 SEASIDE COURT MARGATE, NJ	08402
610.04 7	45 SEASIDE COURT	2	COHEN, HAL MARC & HELENE IRIS 45 SEASIDE COURT MARGATE, NJ	08402
610.04 8	47 SEASIDE COURT	2	HANKINSON, LAURIE 47 SEASIDE COURT MARGATE, NJ	08402
610.04 9	49 SEASIDE COURT	2	KOSMIN, SCOTT 38 QUARRY DRIVE WOODLAND PARK, NJ	07424
610.04 10	53 SEASIDE COURT	2	ROSENTHOL, MARLA & LEONARD 53 SEASIDE CT MARGATE, NJ	08402
610.04 11	55 SEASIDE COURT	2	LABARRE, CHARLES T & EILEEN G 55 SEASIDE COURT MARGATE, NJ	08402
610.04 12	57 SEASIDE COURT	2	BABINS, MARC & ANDREA 57 SEASIDE COURT MARGATE, NJ	08402
610.04 13	59 SEASIDE COURT	2	LIEBERMAN,BETSY & LIEBERMAN, S 59 SEASIDE COURT MARGATE, NJ	08402
610.04 65	61 SEASIDE COURT	2	MC CLURE, GREGORY S 61 SEASIDE COURT MARGATE, NJ	08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
610.04 71	51 SEASIDE COURT	2	ROBB, JOSEPH & DWYER, MARY 51 SEASIDE CT MARGATE, NJ	08402
610.05 1	14 SEASIDE COURT	2	KULZER JR, WALTER M 14 SEASIDE COURT MARGATE, NJ	08402
610.05 2	12 SEASIDE COURT	2	HANIN, CARTER 12 SEASIDE COURT MARGATE, NJ	08402
610.05 3	10 SEASIDE COURT	2	SALVO, DAVID & LORI 10 SEASIDE COURT MARGATE, NJ	08402
610.05 4	8 SEASIDE COURT	2	GALANOS, IOANNIS 6 SEASIDE CT MARGATE, NJ	08402
610.05 5	6 SEASIDE COURT	2	CASEL, KRISTEN & MICHAEL 1280 CEDAR GROVE ROAD MEDIA, PA	19063
610.05 6	56 SEASIDE COURT	2	KAPPY HOLDINGS, LLC @ J KAPLAN 9401 SW 102ND STREET MIAMI, FL	33176
610.05 7	54 SEASIDE COURT	2	MARRONE, ANNA MAE 25 CARNOT AVE WOODCLIFF LAKES, NJ	07677
610.05 8	50 SEASIDE COURT	2	TEGELER, CURTIS T & COLLEEN M 50 SEASIDE COURT MARGATE, NJ	08402
610.05 9	48 SEASIDE COURT	2	HOLLY, RACHEL C & GAMBURG, ROBERT M 48 SEASIDE COURT MARGATE, NJ	08402
610.05 10	46 SEASIDE COURT	2	GERBER, C. & KAISER, J.A. 46 SEASIDE COURT MARGATE, NJ	08402
610.05 97	2 SEASIDE COURT	2	GORDON, TODD & ASHLEY 2 SEASIDE COURT MARGATE, NJ	08402
610.05 98	62 SEASIDE COURT	2	FRIEL SR, TIMOTHY J & WALSH, SABINA 62 SEASIDE CT MARGATE, NJ	08402
610.05 100	58 SEASIDE COURT	2	BOOTH, ROBERT & LAUREN 58 SEASIDE COURT MARGATE, NJ	08402

## ADJACENT PROPERTY LISTING

APPLICANT: PMB&amp;B

PAGE 3

TAXING DISTRICT 16 - MARGATE CITY

COUNTY 01 - ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
610.05 104	52 SEASIDE COURT	2	BAYLINSON, M & GIANNONE, C 52 SEASIDE COURT MARGATE, NJ 08402
610.05 116	4 SEASIDE COURT	2	MARCON, CHRISTOPHER & BIANCHI, LOUI 4 SEASIDE COURT MARGATE, NJ 08402
712.01 8	501 N JEROME AVE L812.01 8	15D	JEWISH COMMUNITY CENTER 501 N JEROME 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.....34





REVENUE and FINANCE DEPARTMENT

Office of the Tax Collector

City of Margate City

9001 Winchester Avenue

Margate City, New Jersey 08402

609-822-2508

RECEIVED

NOV 04 2022

PERSKIE MAIRONE  
BARRERA & BAYLINSON

Date: 11/2/22

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for 4<sup>TH</sup> Qtr. 2022

And the WATER & SEWER for 2022

Are paid on property located 51 Seaside Ct.

Assessed to Joseph & Mary Robb

And designated as  
BLOCK 010.04, LOT 71; Tax Map of Margate City, N.J.

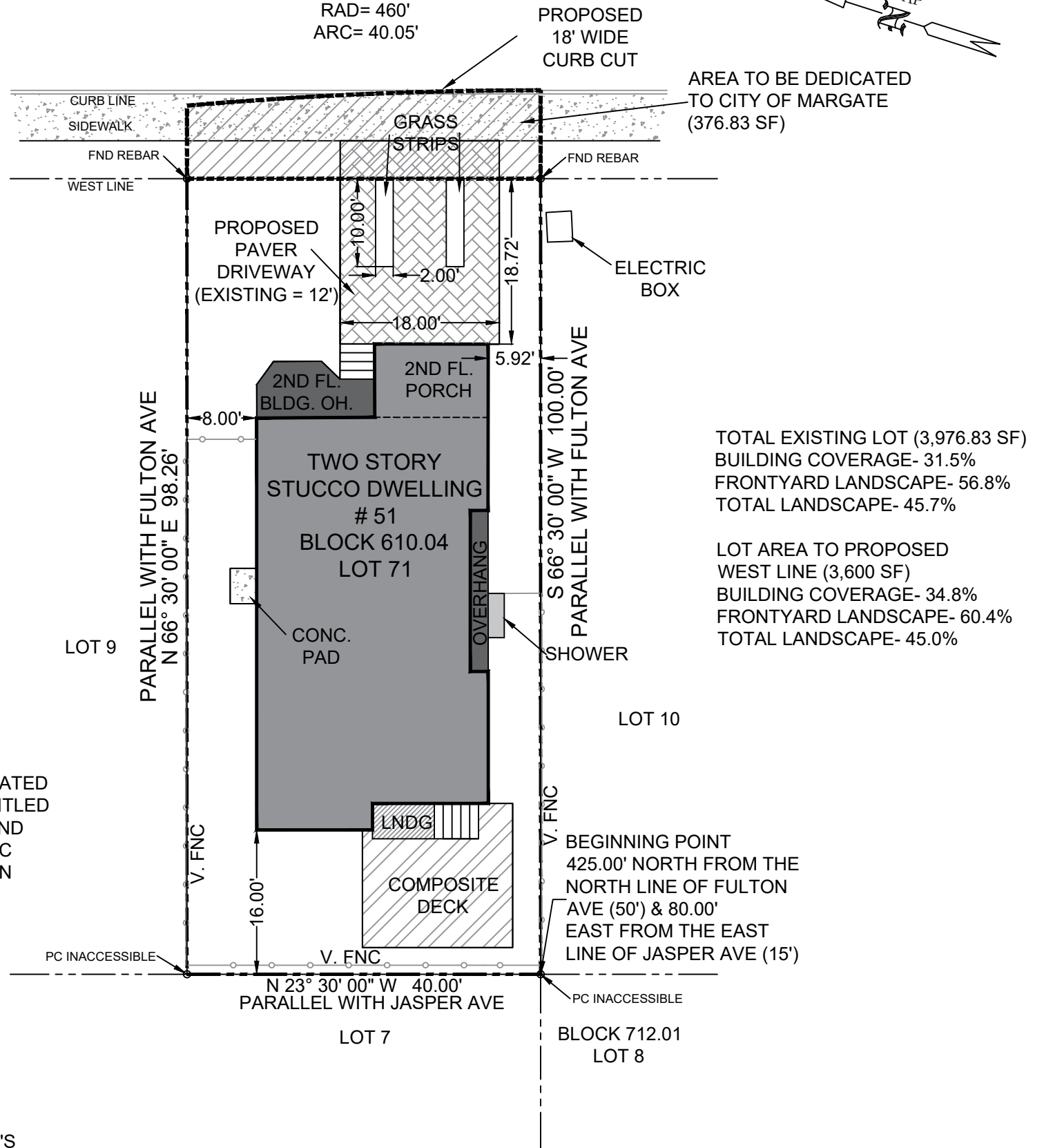
Tara J Mazza, CTC

Tax Collector

Per LH

# SEASIDE COURT (50')

RAD= 460'  
ARC= 40.05'



BEING KNOWN AND DESIGNATED AS LOT 71 IN BLOCK 24 ENTITLED "WINCHESTER GARDENS" AND DULY FILED IN THE ATLANTIC COUNTY CLERK'S OFFICE ON APRIL 24, 1930 AS MAP #969

**SURVEY REFERENCES**  
1. MARGATE CITY TAX MAP  
2. ATLANTIC COUNTY CLERK'S OFFICE FILED DEED #2019025287  
3. FIELD SURVEY COMPLETED ON 08/22/2022

## PROPERTY SURVEY/ PLOT PLAN

MARGATE CITY  
BLOCK 610.04 LOT 71  
ATLANTIC COUNTY, NEW JERSEY

- SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 3,600 SF
- PERMANENT MARKERS HAVE BEEN LOCATED OR INACCESSIBLE
- OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
- THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, EITHER RECORDED OR UNRECORDED. UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
- SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.
- THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
- THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
- THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

*Arthur W. Ponzio, Jr.*  
**ARTHUR W. PONZIO, JR.**

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



**ARTHUR PONZIO CO.**  
ENGINEERS ♦ SURVEYORS  
PLANNERS

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

DATE: 09/15/2022

DRAWN BY: WER

SCALE: 1" = 15'-0"

PROJECT NO.: 40169