

PMB&B

PERSKIE MAIRONE BROG BARRERA & BAYLINSON

A PROFESSIONAL CORPORATION

COUNSELLORS AT LAW
CORNERSTONE COMMERCE CENTER
1201 NEW ROAD, SUITE 204, LINWOOD, NJ 08221
PHONE: 609-601-1775 FAX: 609-601-8440

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

COUNSEL TO THE FIRM
STEVEN P. PERSKIE*
*MASTER OF LAWS TAXATION
**ALSO MEMBER OF NY BAR
***CERTIFIED CIVIL TRIAL ATTORNEY

January 4, 2023

Via Hand Delivery

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

Re: Application of Al and Lori Shemtob
7501 Atlantic Avenue
Block 102.01, Lot 14
Margate, New Jersey
Our File No.: 10508-2

Dear Ms. Shiles:

We represent Al and Lori Shemtob with respect to their application to the Margate Planning Board scheduled to be heard on January 26, 2023. Mr. and Mrs. Shemtob make application requesting "C" variance relief for side yard setback in order to expand the third floor and provide a new access stair. 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, R.A. dated 12/28/22, consisting of one sheet (Sheet A-1);
3. (18) – Property Survey prepared by Arthur W. Ponzio Co. & Associates dated 01/20/2022;
4. (18) – 200' Setback Average prepared by Arthur W. Ponzio Co. & Associates dated 01/20/2022;
5. (18) – Staff Committee Application and Action;
6. (1) – 200 foot property owners' list;

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Palma Shiles, Administrator
Margate Planning Board
January 4, 2023
Page 2 of 2

7. (1) – Confirmation of paid taxes, water and sewer; and
8. (1) – Applicants' check in the amount of \$250.00 representing the application fee (*to be provided under separate cover*).

Should you require any further information in advance of the January 26th 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: Al Shemtob, Esquire (via email) (w/ Application)
Peter C. Weiss, R.A. (via email) (w/ Application)

S:\S\Shemtob, Al (10508)\Mat 2 - Margate Planning Bd. (7501 Atlantic Ave.)\Shiles (applic submission) 1-4-23 CMB ltr.docx

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** January 4, 2023

2. Zoning District:

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

3. Subject Parcel:

Street Address(es) 7501 Atlantic Avenue
 Block Number 102.01 Lot No(s) 14
 Total Area (in square feet) 3,740 sq. ft.
 Frontage: 44 ft.
 Depth: 85 ft.

4. Information about the Applicant:

Full name(s) Al and Lori Shemtob
 If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

 Local Residence Address 7501 Atlantic Avenue, Margate, NJ Zip 08402
 Other Residence Address 350 Plymouth Road, Blue Bell, PA Zip 19422
 Business Address _____ Zip _____
 Phone Number(s) (include area code);
 Email Address _____
 Business _____ Fax _____ Cell Phone (215) 527-1443

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 9/2002
- ___ 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 38 E. Oakcrest Avenue, Northfield, NJ 08225
 Fax _____ 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: N/A

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

-How will this be changed?

11. If Subdivision Action is Required: N/A

-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: Modify existing third floor and incorporate a new stair

-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 |
|-------------------|-------------------------|-------------------|--------------------|
| Minimum side yard | 5.0' | 2.9' | 2.9' |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

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 Al and Lori Shemtob
7501 Atlantic Avenue
Block 102.01, Lot 14
Margate, New Jersey**

Al and Lori Shemtob are the owners of 7501 Atlantic Avenue, identified on the tax map as Lot 14 in Block 102.01. The property is in the S-25 zoning district situated at the northwest corner of Argyle and Atlantic Avenues. It is improved with an existing three story home which fronts Argyle Avenue.

The Shemtobs present this variance application in order to expand their existing two-bedroom third floor. Presently, the third floor has two small bedrooms accessed by a wrought iron spiral stair. The expansion will provide only one larger bedroom with a full bathroom. Access to the third floor will be provided by a new stairway which conveniently can extend from the existing stairway at the second floor. As can be seen on the plans submitted, a single dormer is being added over the second floor roof at the back of the house which will accommodate the new stair. The back of the new dormer encroaches into the setback by only 1.15' for an area of 10 square feet. The setback to the new dormer is 3' 10.5", the setback to the house is 2' 10.5" where 5' is required.

Currently, the side yard setback at the back of the house is 2' 10.5", the new dormer is set back an additional foot at 3' 10.5". The remainder of the renovation is well within ordinance standards being set back more than 10' along Atlantic Avenue, 20' from Argyle Avenue and more than 25' from the northerly property line. Coverage and landscaping are unaffected, building height is under 30' and parking is unaffected with two spaces required and five spaces provided.

This application promotes the general welfare by maintaining an existing established Atlantic Avenue home with modest modifications providing an appropriately sized bedroom and bathroom with proper access.

The variance can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance as the building addition is within the existing footprint being set back 1' from the existing rear building wall. It is only 10 square feet and located at the back of the house with only a 13.5" encroachment so as not to affect neighbors' views, light and air.

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. TBP 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. | 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> Checklist reviewed by City: _____ Application found complete on: _____ Application found incomplete on: _____ | Date: <u>1/4/23</u> _____ Date: _____ | |

Application of Al and Lori Shemtob
 7501 Atlantic Avenue
 Block 102.01, Lot 14
 Margate, New Jersey

N/A Not applicable

TBP To be provided



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

| | | |
|-------------------------|------------------|---|
| Block 102.01 | Lot 14 | Applicant Name AL Shemtob |
| District S-25 | | Address of Subject Application 7501 Atlantic Avenue |

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

Your submittal was considered at the Staff Committee meeting of Thursday, December 22, 2022

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

Staff committee met and reviewed the applicaton and agreed with the requests and that possibly other variances may be needed although not likley.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, January 26, 2023

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

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

electronic copy of application, checklist, etc.

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 04, 2023

Palma Accardi
Planning Board Administrator
Thursday, December 22, 2022

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

| | | |
|-------------------------|---|---|
| Office Use Only: | Date Submitted: _____ Paid: _____ Check/Receipt #: _____ | Received By: _____ 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: December 19, 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: Al Shemtob Phone No.: (215) 527-1443
Address: 350 Plymouth Road, Blue Bell, PA 19422
Email Address: ashemtob@shemtoblaw.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>7501 Atlantic Avenue</u> Block: <u>102.01</u> Lot(s): <u>14</u> Zoning District: <u>S-25</u> |
|--|

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

| 8. Answer the following as to: | <u>Existing Condition</u> | <u>Proposed Condition</u> |
|-----------------------------------|---------------------------|---------------------------|
| a. Size and Dimension of Lot: | 3,740 s.f. - 44' x 85' | 3,740 s.f. - 44' x 85' |
| 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)

Applicant requests "c" variance relief for side yard setback to modify the existing third floor and incorporate a new stair

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? 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. Baylinton, Esq. - Attorney for Applicant(s)



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

RECEIVED

JAN 03 2023

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON

James W. Manghan, CTA
Tax Assessor

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

Block: 102.01 Lot: 14
Location: 7501 Atlantic Ave
Date: December 28, 2022

A handwritten signature in black ink, appearing to read "James W. Manghan", is written over a horizontal line.

James W. Manghan, CTA
Tax Assessor

Your file No: 10508-2

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

www.margate-nj.com

| PROPERTY ID | PROPERTY LOCATION | CLASS | OWNERS NAME & ADDRESS | |
|--------------|-------------------|-------|---|-------|
| 1.02 1 | 101 S ARGYLE AVE | 2 | ASTROVE LIVING TRUSTS, D M & D G 7804 MOORLAND LANE BETHESDA, MD | 20814 |
| 1.02 2 | 103 S ARGYLE AVE | 2 | ROSEN, KENNETH S & SHERYLE S 1106 LAUREL OAK RD #250 VOORHEES, NJ | 08043 |
| 1.02 8 | 100 S ANDOVER AVE | 2 | WEISER, PAUL J 590 NOTTINGHAM DRIVE YARDLEY, PA | 19067 |
| 1.02 9 | 102 S ANDOVER AVE | 2 | 102 S ANDOVER AVENUE LLC 111 MUIRFRIELED COURT NEW HOPE, PA | 18938 |
| 2.01 1 | 7502 ATLANTIC AVE | 2 | ZIMMERMAN, L S&M, GARFINKLE, J A&M 138 SPYGLASS DRIVE BLUE BELL, PA | 19422 |
| 2.01 2 | 103 S BARCLAY AVE | 2 | DAVITCH, DAVID P & TERRI 2101 MARKET STREET#3803-4 PHILADELPHIA, PA | 19103 |
| 2.01 8 | 100 S ARGYLE AVE | 2 | SHUBIN, ALLEN & LINDA 100 S ARGYLE AVENUE MARGATE, NJ | 08402 |
| 2.01 9 | 102 S ARGYLE AVE | 2 | SEIGAL, SCOTT & LORI 14 LONGMEADOW DR NEWTOWN, PA | 18940 |
| 2.02 8 | 7504 ATLANTIC AVE | 2 | SSH HOLDINGS, LLC 805 MAPLE GLEN LANE WAYNE, PA | 19087 |
| 2.02 9 | 102 S BARCLAY AVE | 2 | BARCLAY RESIDENCE TRUST @R. POWELL 805 MAPLE GLEN LANE WAYNE, PA | 19087 |
| 101.02 7 | 11 S ARGYLE AVE | 2 | PERFETTI, PETER J & JULIA 11 SO ARGYLE AVE MARGATE, N J | 08402 |
| 101.02 8 | 13 S ARGYLE AVE | 2 | IRONS CUSTOM BUILDERS, INC 106 S DERBY AVENUE VENTNOR, NJ | 08406 |
| 101.02 9 | 15 S ARGYLE AVE | 2 | FOLBAUM, BRUCE & ILENE 17190 RYTON LANE BOCA RATON, FL | 33496 |
| 101.02 11 | 19 S ARGYLE AVE | 2 | COHEN, LEWIS & NADINE 2565 S OCEAN BLVD #312N HIGHLAND BEACH, FL | 33487 |

ADJACENT PROPERTY LISTING

APPLICANT: PMB&B
COUNTY 01 ATLANTIC

TAXING DISTRICT 16 MARGATE CITY

| PROPERTY ID | PROPERTY LOCATION | CLASS | OWNERS NAME & ADDRESS | |
|--------------|-------------------|-------|---|-------|
| 101.02 12 | 21 S ARGYLE AVE | 2 | NERENBERG, AARON & ADRIANNE 810 PINWOOD DRIVE ELKINS PARK, PA | 19027 |
| 101.02 13 | 7409 ATLANTIC AVE | 2 | SLATTERY III, JOHN J 7409 ATLANTIC AVE MARGATE, NJ | 08402 |
| 101.02 14 | 22 S ANDOVER AVE | 2 | COCOZZA, NANCY G 40 LOUELLA CT #A3 WAYNE, PA | 19087 |
| 101.02 15 | 20 S ANDOVER AVE | 2 | BASHMAN, MARCIA @ M LEVINE 20 S ANDOVER AVE MARGATE, NJ | 08402 |
| 101.02 16 | 18 S ANDOVER AVE | 15F | HORWITZ, SUSAN G & BERNSTEIN, HAROLD E 18 S ANDOVER AVE MARGATE, NJ | 08402 |
| 101.02 18 | 14 S ANDOVER AVE | 2 | HERLICH, MICHAEL B & CAREN L 4084 BRIARCLIFF CIRCLE BOCA RATON, FL | 33496 |
| 101.02 19 | 12 S ANDOVER AVE | 2 | LEVINE, CAREN 7 HADLEIGH TERRACE CHERRY HILL, NJ | 08003 |
| 102.01 7 | 11 S BARCLAY AVE | 2 | SLATKIN TRUSTEES, SEYMOUR & MARSHA 11 S BARCLAY AVE MARGATE, NJ | 08402 |
| 102.01 8 | 13 S BARCLAY AVE | 2 | PRIVITERA, MAUREEN 13 S BARCLAY AVENUE MARGATE, NJ | 08402 |
| 102.01 9 | 15 S BARCLAY AVE | 2 | DEMBO, LEON D & JODY D 8 SHINGLE OAK DR VOORHEES, NJ | 08043 |
| 102.01 10 | 17 S BARCLAY AVE | 2 | UPDYKE, ERIC & CAROLINE 17 S BARCLAY AVENUE MARGATE, NJ | 08402 |
| 102.01 11 | 19 S BARCLAY AVE | 2 | WEISS, TRACEY 1919 CHESTNUT ST, #2706 PHILADELPHIA, PA | 19103 |
| 102.01 12 | 21 S BARCLAY AVE | 2 | PASTERNAK, ADAM 1120 RIVERVIEW LANE CONSHOCKEN, PA | 19428 |
| 102.01 13 | 7503 ATLANTIC AVE | 2 | BURKE TRUSTS, JOSEPH P & AUDREY M 2773 MANSWAY DRIVE OAK HILL, VA | 20171 |

ADJACENT PROPERTY LISTING APPLICANT: PMB&B
TAXING DISTRICT 16 MARGATE CITY COUNTY 01 ATLANTIC

| PROPERTY ID | PROPERTY LOCATION | CLASS | OWNERS NAME & ADDRESS | |
|-----------------|--------------------|-------|--|---------------|
| 102.01 14 | 7501 ATLANTIC AVE | 2 | SHEMTOB, AL & LORI K 350 PLYMOUTH RD BLUE BELL, PA | 19422 |
| 102.01 15 | 20 S ARGYLE AVE | 2 | KOREN, PHILLIP & JACQUELINE 46 MANNING LANE CHERRY HILL, NJ | 08003 |
| 102.01 16 | 18 S ARGYLE AVE | 2 | COHEN, BARRY F & SANDRA E 41 CONSHOHOCKEN ST RD BALA CYNWYD, PA | #109 19004 |
| 102.01 17 | 16 S ARGYLE AVE | 2 | CASTRONUOVO, VINCENT M & JOAN M 1100 MARKET STREET #5007 DRESHER, PA | 19025 |
| 102.01 18 | 14 S ARGYLE AVE | 2 | GLASSMAN, ARNOLD B & ELLEN D 7 ROCK HILL DRIVE BROOMALL, PA | 19008 |
| 102.01 19 | 12 S ARGYLE AVE | 2 | SEIDMAN, MARTIN L & JILL 1054 BARNSWALLOW LN HUNTINGDON VALLEY, PA | 19006 |
| 102.02 10 | 17 S BRUNSWICK AVE | 2 | CARR, ALAN & ILENE 17 S BRUNSWICK AVE MARGATE, NJ | 08402 |
| 102.02 11 | 19 S BRUNSWICK AVE | 2 | ADE, CYNTHIA 96 W CONCORD ST #3 BOSTON, MA | 02118 |
| 102.02 14.01 | 24 S BARCLAY AVE | 2 | MATZ, SAMUEL & PATRICIA 10 WOODGATE CT REISTERSTOWN, MD | 21136 |
| 102.02 14.02 | 22 S BARCLAY AVE | 2 | MATZ, STEPHEN R & GEORGIA L 22 S BARCLAY AVENUE MARGATE, NJ | 08402 |
| 102.02 16 | 18 S BARCLAY AVE | 2 | KATZ, STEVEN & JOAN 12451 SW ORANGE TREE CT PORT ST LUCIE, FL | 34987 |
| 102.02 17 | 16 S BARCLAY AVE | 1 | ZEIGER, ALAN L. & HELENE I 1633 LARK LANE VILLANOVA, PA | 19085 |
| 102.02 18 | 14 S BARCLAY AVE | 2 | JOHNSON, EDWARD & MARGARET 1210 YARMOUTH ROAD WYNNEWOOD, PA | 19096 |

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.....44



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

JAN 03 2023

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON

Date: 12/28/22

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for 4TH Qtr. 2022

And the WATER & SEWER for 2022

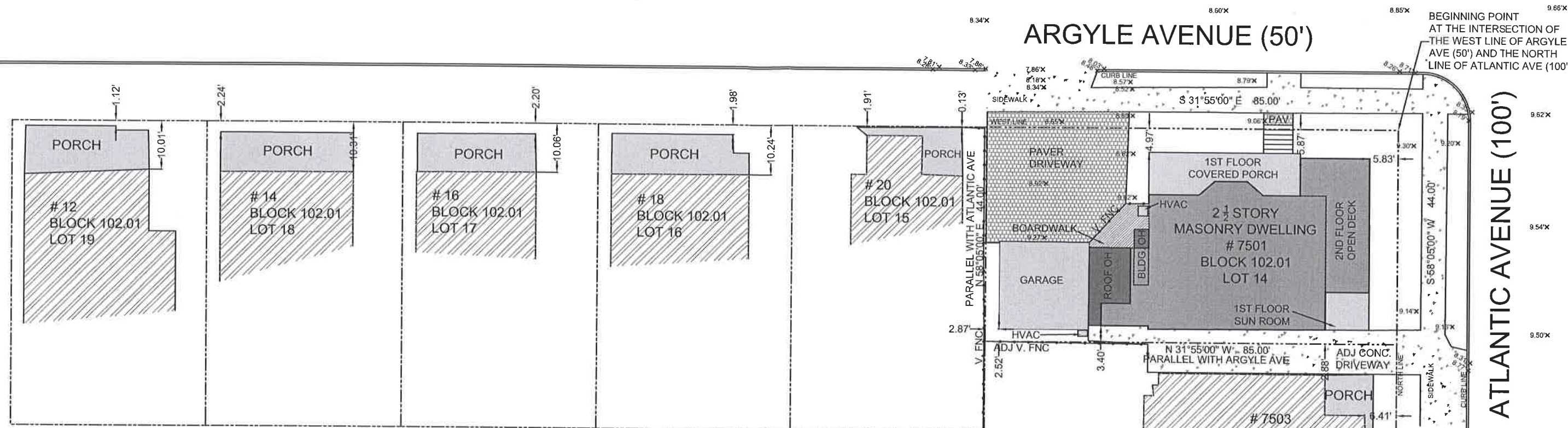
Are paid on property located 7501 Atlantic Ave.

Assessed to Al & Lori Shemtob

And designated as
BLOCK 102.01, LOT 14; Tax Map of Margate City, N.J.

Tara J Mazza, CTC
Tax Collector

Per LH



SETBACK AVERAGE CALCULATIONS (ARGYLE)

| LOT | PORCH SETBACK | BUILDING SETBACK |
|-----------------|-----------------------------|------------------|
| 19 | 1.12' | 10.01' |
| 18 | -2.24' (HIGH) | 10.31' (HIGH) |
| 17 | 2.20' | 10.06' |
| 16 | 1.98' | 10.24' |
| 15 | -0.13' (LOW) | -1.91' (LOW) |
| 14 (PIQ) | -4.97' (OMIT) | -5.87' (OMIT) |
| AVERAGES | 5' MIN PER ORDINANCE | 10.10' |

SETBACK AVERAGE CALCULATIONS (ATLANTIC)


| LOT | PORCH SETBACK | BUILDING SETBACK |
|-----------------|---------------|------------------|
| 14 (PIQ) | -5.83' (OMIT) | -5.83' (OMIT) |
| 13 | 4.72' | 6.41' |
| 12 | 22.57' | 26.14' |
| AVERAGES | 13.65' | 16.28' |

NOTE:
 SETBACK AVERAGE ASSUMES EXISTING DWELLING ON LOT 14 IS TO BE DEMOLISHED. IF THE DWELLING IS TO REMAIN, THEN REMOVE THE EXISTING FIGURES TO AVERAGE CALCULATION.

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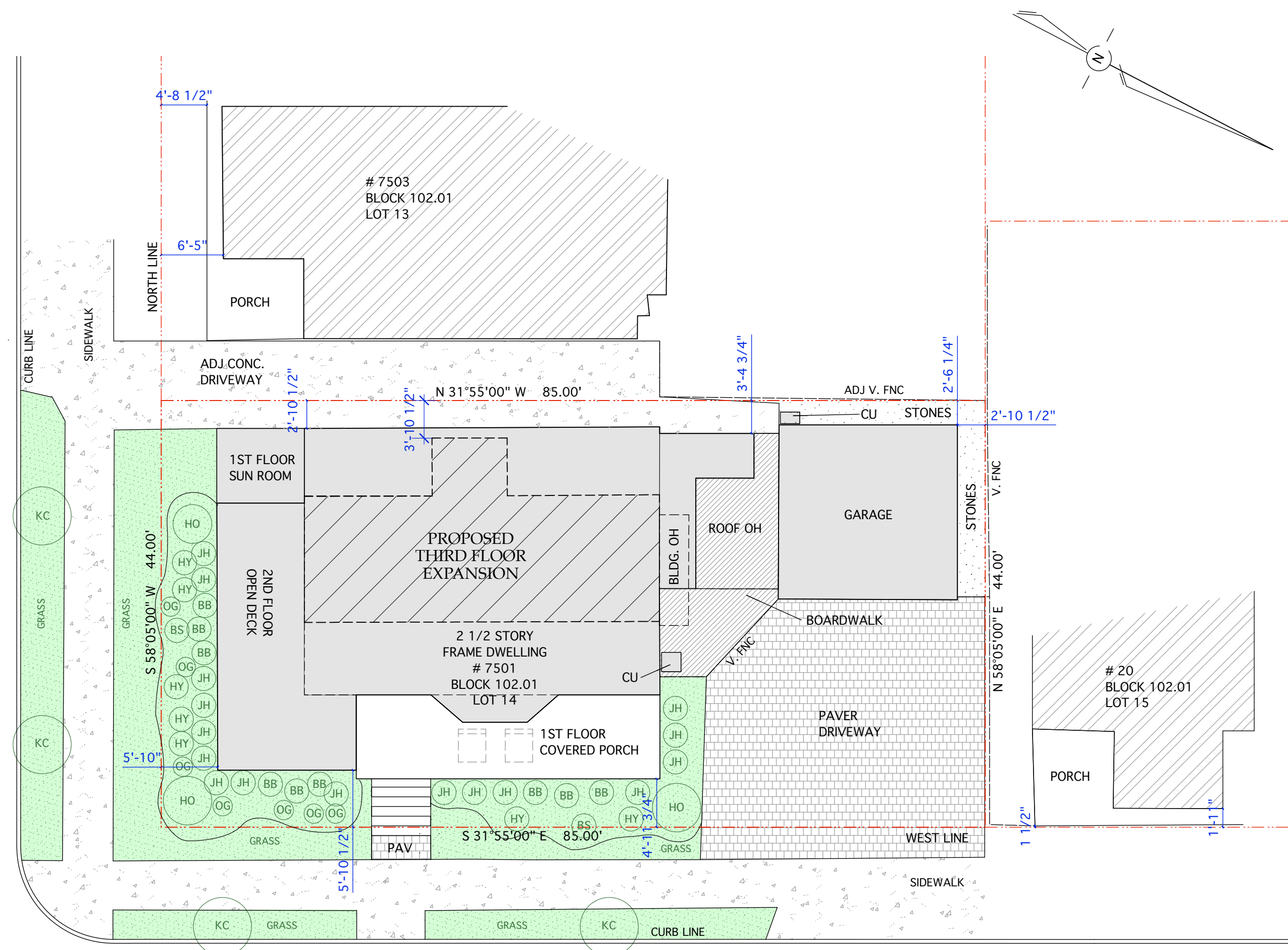
| NO. | DATE | BY | DESCRIPTION | NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|-----|------|----|-------------|
| | | | | | | | |


ARTHUR W. PONZIO CO. & ASSOCIATES, INC.
 SURVEYORS, PLANNERS, ENGINEERS
 400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401
 PHONE: 609-344-8194 FAX: 609-344-1594
 NEW JERSEY STATE AUTH. NO.: 24GA28001300


ARTHUR W. PONZIO, JR.
 PROFESSIONAL PLANNER N.J. NO. 33LI00267600
 PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02631400

200' SETBACK AVERAGE
 BLOCK 102.01 LOT 14
 MARGATE CITY ATLANTIC COUNTY NEW JERSEY
 SCALE: 1" = 10'
 DATE: 01/20/2022
 BY: WER
 PROJ. NO.: 36258

ATLANTIC AVENUE (100')



ARGYLE AVENUE (50')

SITE PLAN SCALE: 1" = 10'

NOTE: THE SITE PLAN IS BASED ON A SURVEY BY ARTHUR W. PONZIO, JR. (NJPLS #246S02831400) DATED 1/20/22.

BULK REQUIREMENTS (ZONE S-25)

| ITEM | REQUIRED | EXISTING | PROPOSED |
|-----------------------|----------|----------|----------|
| LOT AREA | 2500 | 3740 | 3740 |
| LOT WIDTH | 40 | 44 | 44 |
| LOT DEPTH | N/A | 85 | 85 |
| FRONT YARD (ATLANTIC) | 6.4 | 5.8 | 5.8 |
| FRONT YARD (ARGYLE) | 9.1 | 5.9 | 5.9 |
| MINIMUM SIDE YARD* | 5.0 | 2.9 | 2.9 |
| COMBINED SIDE YARD | 16.3 | 26.7 | 26.7 |
| BUILDING COVERAGE | 36% MAX. | 40% | 40% |
| LANDSCAPED AREA | 35% MIN. | 17% | 17% |
| FRONT LANDSCAPED AREA | 60% MIN. | 50% | 50% |
| BUILDING HEIGHT | 30' MAX. | 26.8 | 29.5 |
| PARKING | 2 SPACES | 5 SPACES | 5 SPACES |

* VARIANCE REQUIRED

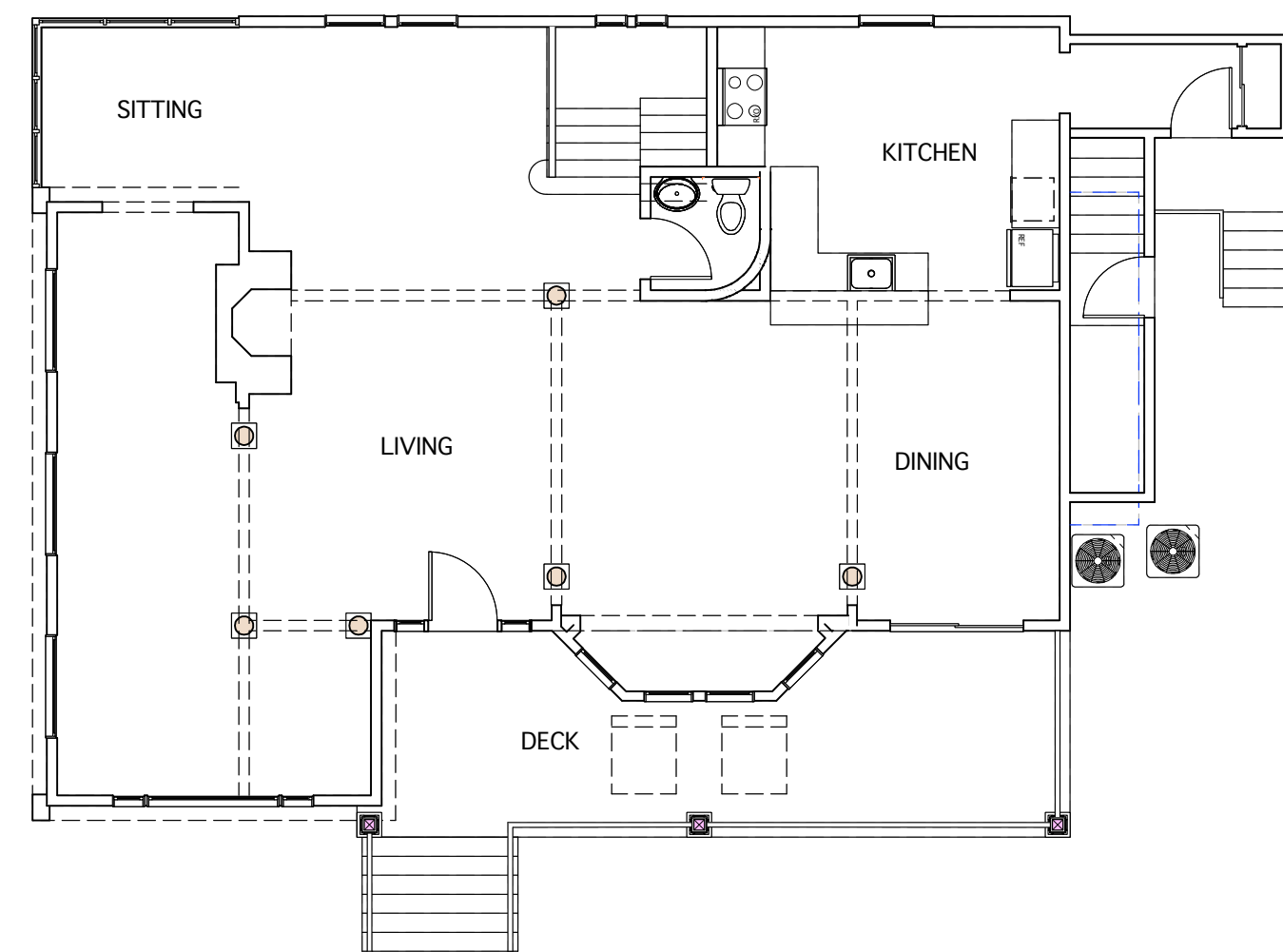
PLANT SCHEDULE

| SYMBOL | SPECIES | REMARKS |
|--------|------------------|----------|
| BB | BARBERRY | EXISTING |
| BS | BLUE SPRUCE | EXISTING |
| HO | HOLLY | EXISTING |
| HY | HYDRANGEA | EXISTING |
| JH | JAPANESE HOLLY | EXISTING |
| KC | KWANZAN CHERRY | EXISTING |
| OG | ORNAMENTAL GRASS | EXISTING |

| Existing Setbacks Argyle Avenue | | | |
|---------------------------------|--------------|--------------|--------|
| | Street width | Cartway | Offset |
| | 50 | 26 | 12 |
| Block 102.01 | | | |
| Lot | Building | Porch / Deck | |
| 14 (S) | 5.87 | 4.97 (H) | |
| 15 | 1.91 (L) | 0.13 (L) | |
| 16 | 10.24 | 1.98 | |
| 17 | 10.06 | 2.20 | |
| 18 | 10.31 (H) | 2.24 | |
| 19 | 10.01 | 1.12 | |
| Average = | 9.05 | 1.89 | |

| Existing Setbacks Atlantic Avenue | | | |
|-----------------------------------|--------------|--------------|--------|
| | Street width | Cartway | Offset |
| | 100 | | |
| Block 102.01 | | | |
| Lot | Building | Porch / Deck | |
| 12 | 26.14 (H) | 22.57 (H) | |
| 13 | 6.41 | 4.72 (L) | |
| 14 (S) | 5.83 (L) | 5.83 | |
| Average = | 6.41 | 5.83 | |

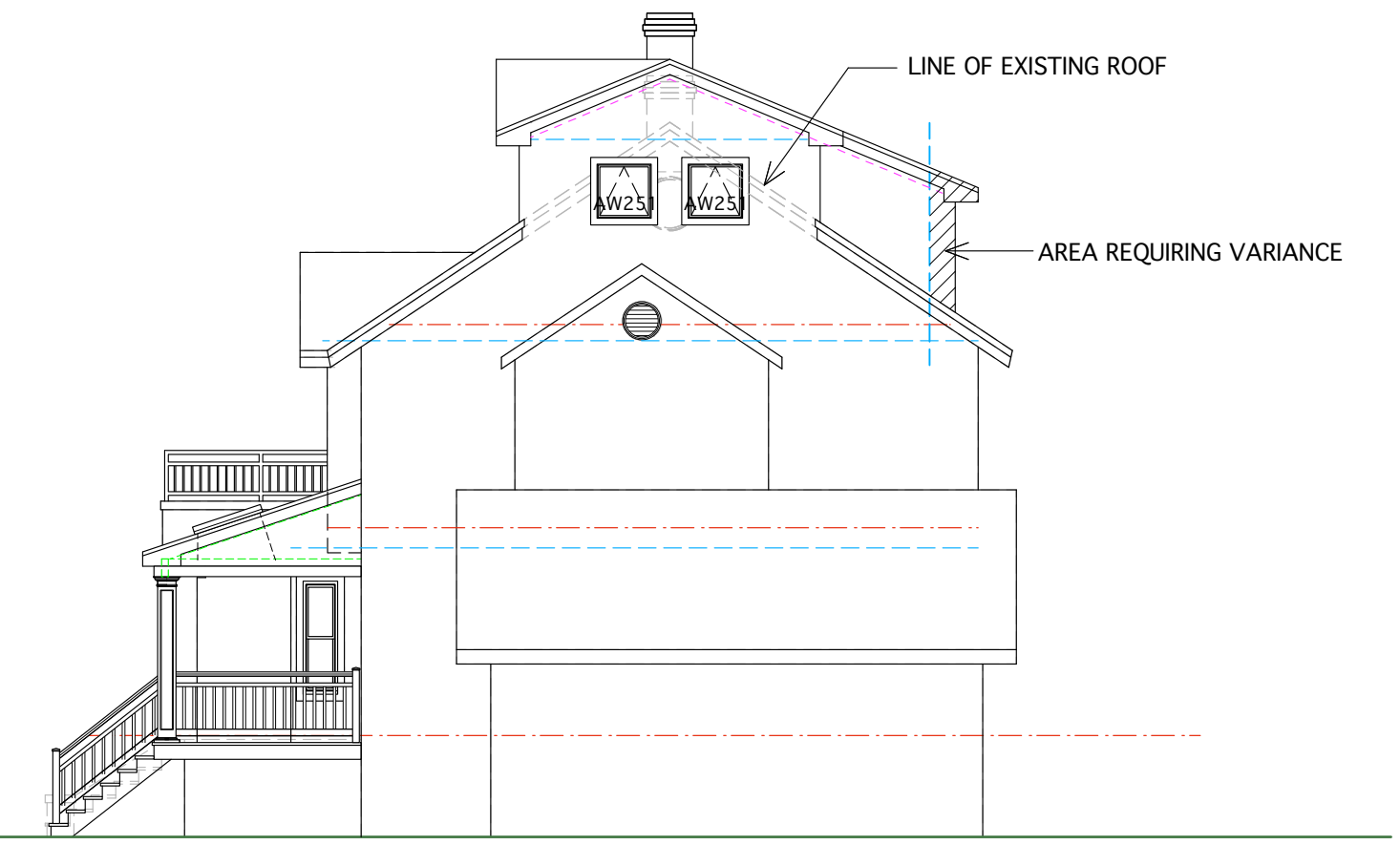
Note: Average excludes high, low & property in question setbacks



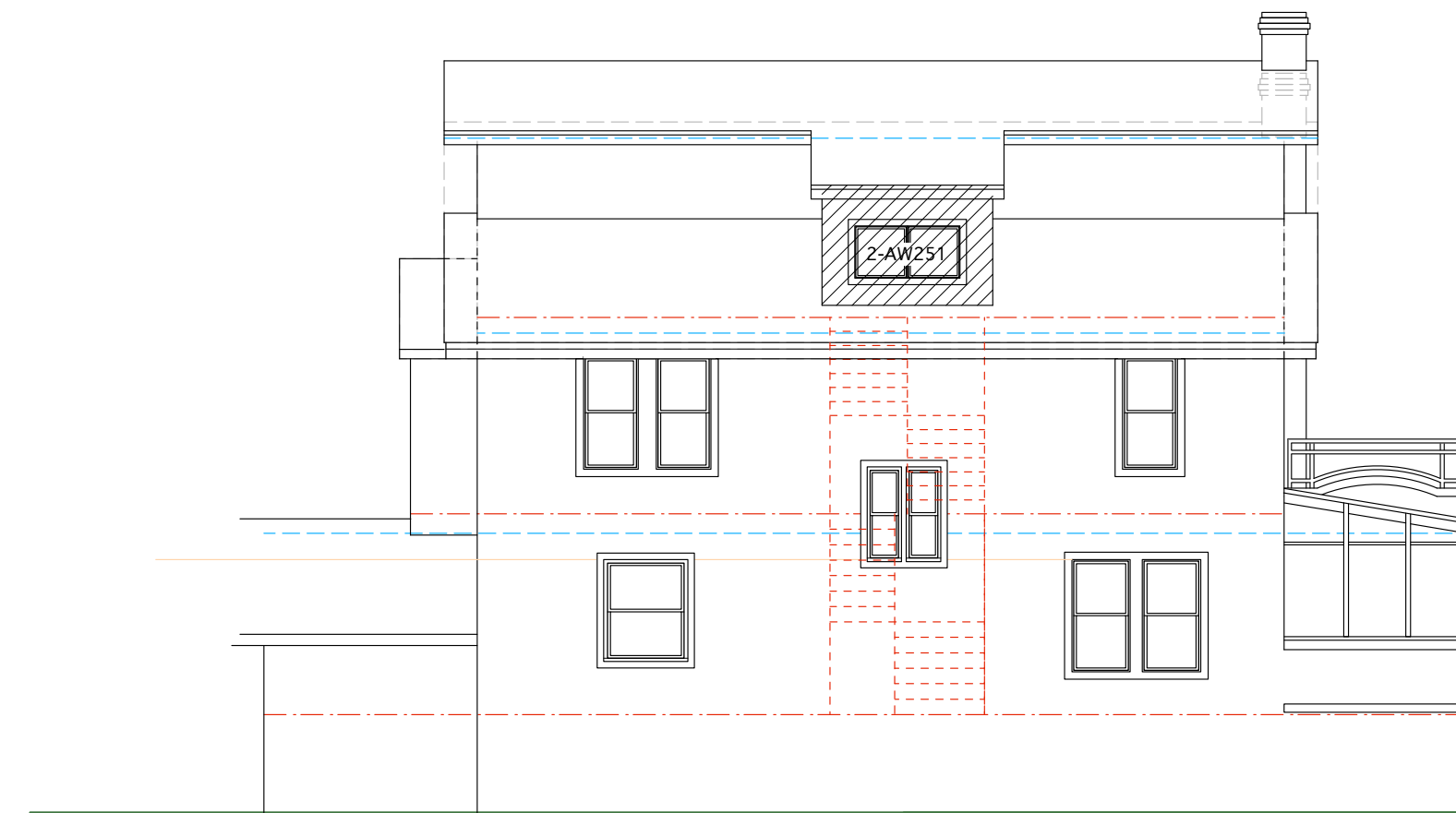
FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"



FRONT ELEVATION SCALE: 1/8" = 1'-0"



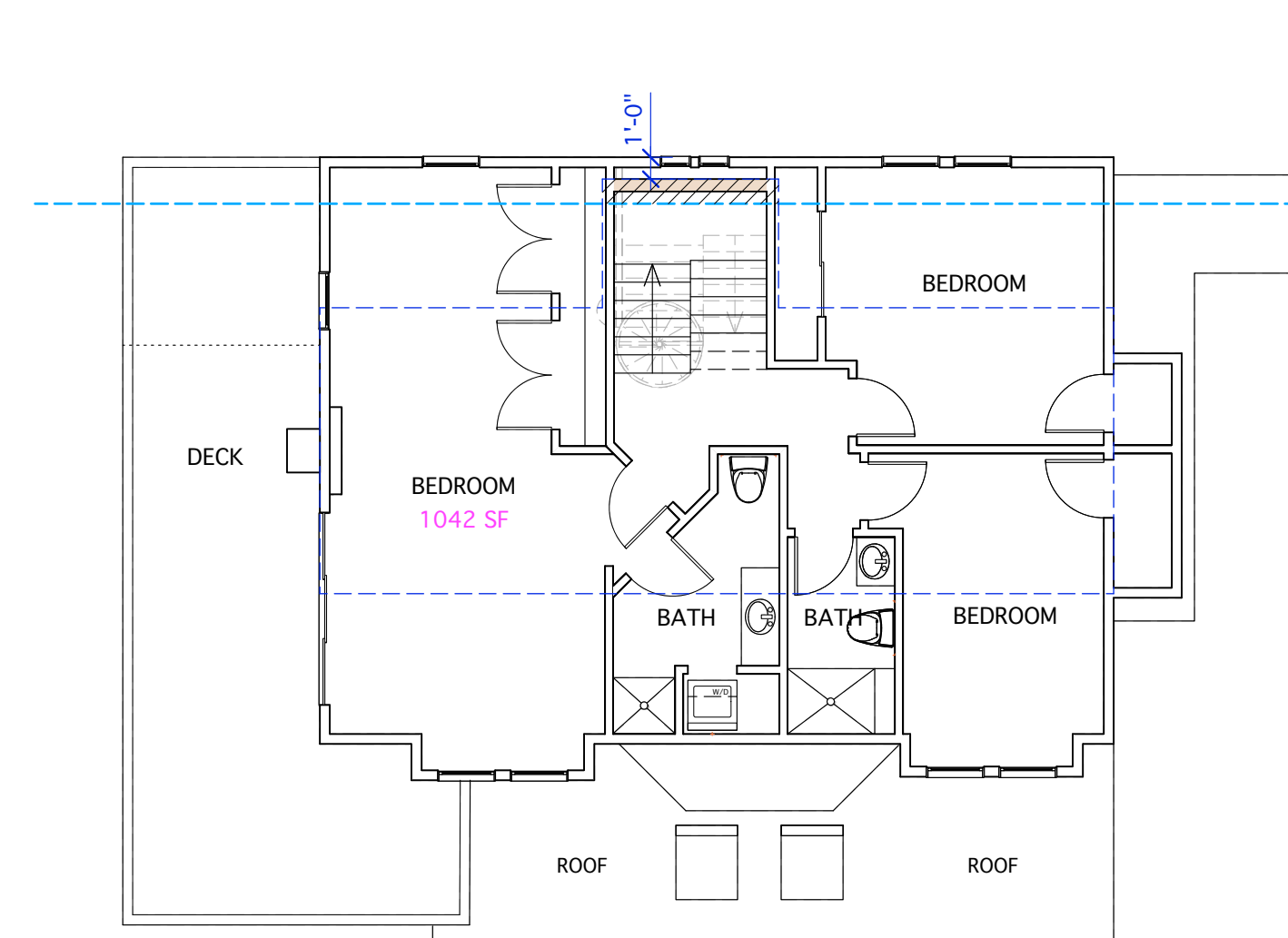
RIGHT SIDE ELEVATION SCALE: 1/8" = 1'-0"



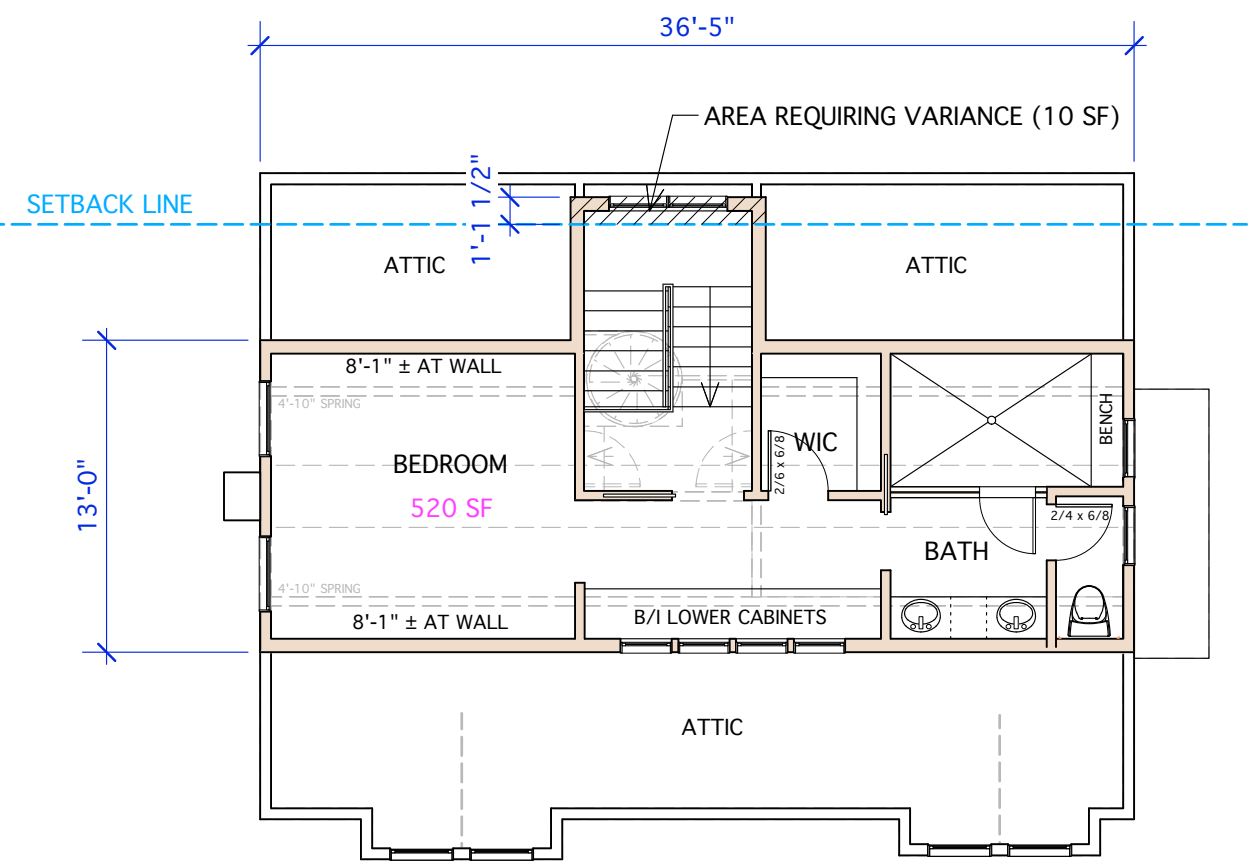
REAR ELEVATION SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN SCALE: 1/8" = 1'-0"

- KEY
- EXISTING WALLS TO REMAIN
 - EXISTING WALLS TO BE REMOVED
 - NEW CONSTRUCTION
 - PARTIAL HEIGHT WALL

- BOARD CHAIRPERSON _____
- BOARD ADMINISTRATOR _____
- ZONING OFFICER _____
- BOARD ENGINEER _____
- CITY CLERK _____
- CONSTRUCTION OFFICIAL _____

PETER C. WEISS
ARCHITECT

Peter C. Weiss, RA, LLC • 38 E. Oakcrest Avenue, Northfield, NJ 08225 • (609) 822-9616

PROPOSED ADDITION FOR THE SHEMTOB RESIDENCE

7501 ATLANTIC AVENUE BLOCK 102.01 LOT 14
MARGATE, NEW JERSEY

Project No. 2222
Date: 12/28/22
Scale: As Shown
Drawn By: PCW
©2022 Peter C. Weiss

Revisions _____

Peter C. Weiss
AI 10004

Sheet No.
A-1

12/28/22
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