

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

August 21, 2023

Via Hand Delivery

Roger D. McLarnon, PE, PP, CME, CFM, CPWM
City of Margate
9001 Winchester Avenue
Margate City, NJ 08402

Re: Application of SAJ Associates LLC
7800 Ventnor Avenue
Block 105, Lot 25
Margate, New Jersey
Our File No.: 12671-3

Dear Mr. McLarnon:

We represent SAJ Associates LLC with respect to its application to the Margate Planning Board scheduled to be heard on August 31, 2023. This application is filed to confirm a settlement in the matter of SAJ Associates LLC v. City of Margate and City of Margate Planning Board. The settlement plan shows the same mixed use building as submitted in February 2023, but has reduced the number of bedrooms in the residential units from four to three. 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 Checklist;
2. (18) – Site Plan prepared by Schaeffer Nassar Scheidegg Consulting Engineers, LLC revised through 8-14-23, consisting of four sheets;
3. (18) – Architectural plan prepared by Fenwick Architects revised through 8/11/23, consisting of Sheets A1 and A2;
4. (18) – Corporate Disclosure Certification;
5. (18) – Decision and Resolution 10-2023 and Decision and Resolution 18-2023;
6. (1) – 200 foot property owners' list;

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A PROFESSIONAL CORPORATION

Roger D. McLarnon, PE, PP, CME, CFM, CPWM
City of Margate
August 21, 2023
Page 2 of 2

7. (1) – Confirmation of paid taxes, water and sewer.

Should you require any further information in advance of the August 31st 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
Enclosure

c: Salim Joarder, SAJ Associates, LLC (via email) (w/ Application)
Lee Rossner (via email) (w/ Application)
Stephen J. Fenwick, R.A. (via email) (w/ Application)
Andrew F. Schaeffer, PE, PP (via email) (w/ Application)

S:\Joarder, Salim (12671)\Mat 3 - 7800 Ventnor Ave., Margate\Subfile 3B - Land Use\Shiles (application submission) 8-21-23 CMB ltr.docx

LAND USE

Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	Submit the following documents with the Standard Development Application: a. Copy of an area map showing all lots within 200 feet of the property. b. List of names, addresses, lot and block numbers, as they appear on the official tax records of the City, of all owners of property within 200 feet of the property affected by the application and upon whom the notice must be served in the manner provided by law. c. Copy of professional survey at a scale not smaller than 1" = 100' nor larger than 1/8" = 1'; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines. d. Copies of subdivision, site plan or conditional use applications when applicable. e. Certification that taxes are paid.	a. ✓ b. ✓ ✓ d. ✓ 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. N/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>8/21/23.</u> _____ Date: _____	

Application of SAJ Associates LLC
 7800 Ventnor Avenue
 Block 105, Lot 25
 Margate, New Jersey

N/A Not applicable

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** August 18, 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 checked="" 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 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) 7800 Ventnor Avenue
 Block Number 105 Lot No(s) 25
 Total Area (in square feet) 8,840 s.f.
 Frontage: 85 ft.
 Depth: 104 ft.

4. Information about the Applicant:

Full name(s) SAJ Associates LLC
 If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)
 Please see attached Corporate Disclosure

 Local Residence Address _____ Zip _____
 Other Residence Address 335 Evesham Avenue, Lawnside, NJ Zip 08045
 Business Address _____ Zip _____
 Phone Number(s) (include area code); _____
 Email Address _____
 Business _____ Fax _____ Cell Phone (856) 524-1200

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 1/2023

___ By other interest in law (describe):

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

Name(s) _____

Address _____

Phone No. (include area code);

Res. _____

Bus. _____

Fax _____

Cell _____

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

<input 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 checked="" 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 1201 New Road, Suite 204, Linwood, NJ 08221
 Fax (609) 601-8440 Cell _____ Email cbaylinson@pmbb.com

___ Architect: Name Stephen J. Fenwick, RA Phone (609) 653-0222
 Address 646 Ocean Heights Ave., Linwood, NJ 08221
 Fax (609) 653-1637 Cell _____ Email info@fenwickarchitects.com

___ Engineer: Name Andrew F. Schaeffer, P.E. Phone (609) 625-7400
 Address 1425 Cantillon Blvd., Mays Landing, NJ 08330
 Fax (609) 909-0253 Cell _____ Email andy@snsce.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)?
 Unoccupied restaurant

-How will this be changed?
 Mixed use building with commercial space at
 grade and residences above

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): Unoccupied restaurant

-Proposed use: Mixed use building with commercial space at grade and residences above

-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
Height	34'	N/A	37.4'
Parking	22	N/A	13 (Res. 9; Comm. 4)
_____	_____	_____	_____
_____	_____	_____	_____

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".

February 2023 - Denial with variance for commercial parking spaces; May 2023 - Denial of preliminary and final site plan approval with no variances

14. County and Other Agency Actions (Provide necessary dates and decisions):

Site Plan:
 To be filed pending municipal approval

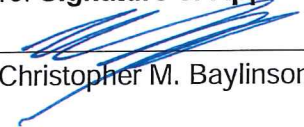
Subdivision:
 N/A

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.

This application is filed to confirm a settlement in the matter of SAJ Associates LLC v. City of Margate and City of Margate Planning Board. The lawsuit appeals the Planning Board's denial of SAJ's applications heard on February 23, 2023 and May 25, 2023. The settlement plan shows the same mixed use building as submitted for the February hearing, but has reduced the number of bedrooms in the residential units from four to three. Otherwise, the plan is identical.

16. Signature of Applicant(s):

 _____ Date 8/18/23
 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 _____.

CHRISTOPHER M. BAYLINSON, ESQUIRE
PERSKIE MAIRONE BROG BARRERA & BAYLINSON, P.C.
Cornerstone Commerce Center
1201 New Road, Suite 204
Linwood, NJ 08221
(609) 601-1775

Attorneys for Applicant

IN THE MATTER OF THE APPLICATION) MARGATE PLANNING BOARD
OF: SAJ ASSOCIATES LLC) DISCLOSURE CERTIFICATION
Concerning Block 105, Lot 25) PURSUANT TO N.J.S.A. 40:55D-48.1

SALIM JOARDER hereby certifies the following factual information:

1. I am the sole Member of SAJ Associates LLC, which is the applicant in the above-entitled matter.
2. SAJ Associates LLC is the owner of the above-captioned property.
3. The names and addresses of all those persons owning a 10% or greater interest in and to

SAJ Associates LLC is/are as follows:

Salim Joarder
335 Evesham Avenue
Lawnside, NJ 08045

There are no other persons or entities holding a 10% or greater interest in SAJ Associates LLC.

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


Salim Joarder

DATED: February 1st, 2023

MANOS LAW FIRM, LLC
Elias T. Manos, Esq. – NJ Attorney ID #026092004
2408 New Road, Suite 2
Northfield, New Jersey 08225
Phone: (609) 335-1873
Facsimile: (609) 257-6075
Email: leo@manoslawfirm.com

Solicitor for the City of Margate Planning Board

APPLICATION OF SAJ ASSOCIATES LLC
FOR C VARIANCE RELIEF AND
PRELIMINARY AND FINAL MAJOR SITE
PLAN APPROVAL FOR BLOCK 105, LOT
25

*CITY OF MARGATE
PLANNING BOARD*

10-2023

DECISION AND RESOLUTION

THIS MATTER, having been heard by the City of Margate Planning Board (sometimes referred to hereafter as the “Planning Board” or “Board”) on February 23, 2023 at a meeting held at Margate Historic City Hall, 1 S. Washington Avenue, Margate, NJ, and a quorum being present; and

WHEREAS, the Applicant, SAJ Associates LLC (“Applicant”), has applied to the Board seeking variance relief pursuant to N.J.S.A. 40:55D-70c and preliminary and final major site plan approval (all as detailed more fully below), in order to construct a new mixed-use project with commercial on the ground floor and residential units on the upper floors on property identified as Lot 25 in Block 105 on the Margate City Tax Map, which property is located at 7800 Ventnor Avenue; and

WHEREAS, the Applicant was represented at the hearing by Christopher M. Baylinson, Esquire; and

WHEREAS, the Planning Board has reviewed the Application submitted by the Applicant together with all attachments and all exhibits submitted with the Application; and

WHEREAS, the Applicant marked and offered into evidence the following additional exhibits during the course of the hearing:

- A-1 Portion of Master Plan Revision – July 2016;
 - A-2 Additional Portion of Master Plan Revision – July 2016;
 - A-3 Planning Board Memorandum on Johnny’s Café;
 - A-4 Planning Board Decision and Resolution on Sports Development, Inc.;
 - A-5 Planning Board Decision and Resolution on FCF Associates Partnership;
 - A-6 Planning Board Decision and Resolution on Harbour Bay, LLC;
 - A-7 Planning Board Decision and Resolution on Soloman Bay Fine Homes, LLC;
 - A-8 Planning Board Decision and Resolution on Pet Friendly Ventures, LLC;
 - A-9 Planning Board Decision and Resolution on Midge Properties, LLC; and
 - A-10 Planning Board Decision and Resolution on Steven B. Baglivo;
- and

WHEREAS, the Board heard the testimony of the Board Planner, Roger McLarnon, PP, and reviewed and received his report dated February 22, 2023, as well as the report of the City Engineer, Edward D. Dennis, Jr., PE, of Remington & Vernick Engineers, dated February 14, 2023; and

WHEREAS, the following professional witnesses testified on behalf of the Applicant during the course of the hearing:

1. Andrew F. Schaeffer, PE, PP, a professional engineer and planner in the State of New Jersey, described the proposed development and offered planning testimony in an effort to justify the variance and other relief requested and required by the Applicant; and
2. Kevin Olandt, the project designer from architect Steve Fenwick’s office, whose office prepared the architectural plans for the project, provided testimony regarding the architectural aspects of the development proposed by the Applicant;

and

WHEREAS, during the public portion of the hearing, Roz Tyman (owner of the Jamaican Me Crazy business located at 9413 Ventnor Avenue), Jack Levin (1 N. Douglas Avenue), Devita Levin (1 N. Douglas Avenue), Janet McCarron (8801 Amherst Avenue) and John Pitts (413 N. Huntington Avenue) each spoke in general opposition to the Application, and specifically expressed concerns over parking; and

WHEREAS, Eric. S. Goldstein, Esquire, also appeared and objected to the Application on behalf of his clients which are each business located in the vicinity of the subject property, those being Bocca Coal Fired Bistro (7805 Ventnor Avenue), Hot Bagels & More (7807 Ventnor Avenue), Greens and Grains (7801 Ventnor Avenue) and Robert's Place (7807 Atlantic Avenue); and

WHEREAS, the City of Margate Planning Board, based upon the Application submitted, the report and testimony of the Planning Board Planner, the report of the City Engineer, and the testimony presented on behalf of Applicant, and from the public, as well as all plans and exhibits from the Applicant, makes the following findings of fact and conclusions of law:

1. The Applicant is, as noted, SAJ Associates LLC and the subject property is located at 7800 Ventnor Avenue.
2. The Applicant has submitted a properly filed Application, and all required documents, and has paid all required fees and has complied with the advertising and notice requirements of the Municipal Land Use Law.
3. The property is known as Block 105, Lot 25.
4. The property is serviced or serviceable by public water and public sewer.

5. The subject property is located in the Central Business District (“CBD”) at the corner of Ventnor Avenue and Douglas Avenue. The property is 8,840 square feet in area, with 85 feet of frontage along Ventnor Avenue and 104 feet of frontage along Douglas Avenue. The property is the site of a closed restaurant that had 11 parking spaces off of a driveway on Ventnor Avenue. There is also some depressed curb along the Douglas Avenue frontage, but no parking spaces are located in that area.

6. The Applicant is proposing to demolish the existing building and construct a new mixed-use building on the property. The ground floor of the new building is proposed to consist of approximately 2,800 square feet of commercial space, with a total of four, two-story residential units on the second and third levels. The height of the mixed-use building is proposed at approximately 37.4 feet from the sidewalk.

7. A parking area with thirteen parking spaces is proposed essentially behind the building via a proposed driveway along Douglas Avenue, while the driveway along Ventnor Avenue will be replaced with curbing. Nine of the parking spaces are proposed to be dedicated to the residential units, which complies with the residential parking requirements of the City of Margate zoning ordinance. The remaining four parking spaces are proposed to be utilized for the commercial use. The site plan and other site improvements proposed by the Applicant are shown in more detail on the plans presented, as amended.

8. The mixed-use building proposed by the Applicant is a permitted use in the CBD as commercial space is located on the ground floor and the residential units are on the upper floors. However, the proposal by the Applicant requires certain variance relief for commercial parking and building height. The Applicant is additionally seeking preliminary and final major

site plan approval. The specific relief required by the Applicant is detailed more fully in paragraph 9 below.

9. The within Application is for:

a) Bulk variance approval pursuant to N.J.S.A. 40:55D-70c for the following:

<u>C Variances</u>	<u>Min. Required/ Max. Permitted</u>	<u>Proposed</u>
Building Height (from sidewalk)	34 ft.	37.4 ft.
Parking (Commercial)	11 spaces	4 spaces

b) Preliminary and final major site plan approval for the proposed development.

10. Based upon the testimony and evidence presented, the City of Margate Planning Board makes the following additional findings of fact and conclusions of law, and decision:

a) The Board finds that pursuant to N.J.S.A. 40:55D-70c(1), the Applicant has not demonstrated anything about the shape of the subject property or physical features uniquely affecting the subject property that would result in peculiar and exceptional practical difficulties, or exceptional and undue hardship upon the Applicant, to justify the variances requested. In addition, the Board finds that pursuant to N.J.S.A. 40:55D-70c(2), the variances requested by the Applicant do not advance any of the purposes of zoning set forth in N.J.S.A. 40:55D-2 such that their benefits would substantially outweigh the detriments. The Board finds that to the contrary, the detriments to granting the variances far outweigh any purported benefits. Moreover, the Board finds that the requested variances will cause a substantial detriment to the public good and will impair the intent and purpose of the zone plan and zoning ordinance of the City of Margate.

Specifically, pursuant to N.J.S.A. 40:55D-70c(1), the Board finds that subject property meets the minimum lot area and lot width requirements in the CBD and is rectangular in shape. The Board finds that there is nothing unique about the subject property that would support the

variances requested by the Applicant under a hardship standard. The Board finds that this is not a hardship case and no valid arguments or testimony have been presented on behalf of the Applicant to the contrary.

Pursuant to N.J.S.A. 40:55D-70c(2), the Board finds that the variances requested will not advance any of the purposes of zoning as set forth in N.J.S.A. 40:55D-2 such that their benefits would substantially outweigh the detriments. The Board finds that any benefits to the property that the Applicant could have attempted to advance can be equally met by designing a project with a lower building height and more commercial parking that would be compliant, or more compliant than proposed, with the City of Margate zoning ordinance. The Board finds that the zoning purposes advanced by the Applicant, including without limitation promoting the public good, flood proofing of the building, providing for sufficient space at appropriate locations for a variety of uses and aesthetic enhancement, can all be accomplished with a project with a lower building height and more commercial parking. The Board additionally finds that even if the Applicant could advance some benefit to granting the variances, which has not been shown, these benefits are substantially outweighed by the detriments to granting the variances in terms of excess building mass and deficient commercial parking, as detailed below. The Board finds that the Applicant has not established the so-called positive criteria required to support the variances requested, whether under N.J.S.A. 40:55D-70c(1) or N.J.S.A. 40:55D-70c(2).

In terms of the so-called negative criteria, the Board finds that the Applicant can, as noted, provide for a lower building height and additional commercial parking. The Board finds that allowing a building height of 37.4 feet would be 3.4 feet higher than permitted and would create excess detrimental massing along a major corridor (i.e. Ventnor Avenue) in the City of Margate. The Board also finds that parking is at a premium in the City of Margate and that

granting a variance for seven commercial parking spaces would only add to the parking problem. The Board notes that while the Applicant has attempted to demonstrate other instances where the Board has granted parking variances for commercial projects, each case is decided on its own facts and finds that in this instance the detriments to granting the parking variance would outweigh any potential positives effects. The Board finds that the Applicant is proposing too intense a project for the property and that the variances requested would benefit the Applicant only, as opposed to the community as a whole. The Board finds that overall, having weighed and balanced any positives and the negatives of the requested variances as detailed herein, the detriments to granting the requested variances would substantially outweigh the benefits, to the extent any such benefits exist.

For these reasons, the Board finds that the variance relief requested by the Applicant is not justified and that the Application should be denied.

b) The Board finds that the major site plan is intertwined with the requested variances detailed herein and, without the grant of the variances, cannot be granted and has no justification. The Board finds that for these reasons, as well as for those set forth above in connection with the variance relief requested, major site plan approval is not warranted and should not be denied.

NOW, THEREFORE, a Motion having been made and seconded in the affirmative, the City of Margate Planning Board hereby denies approval for the variance relief and major site plan approval set forth in paragraph 8 above.

Those opposed to granting the Application: (6) Six.


Patterson, Cristaldi,
Galantino, Jasiocki, Ruffu
and Campbell

Those in favor of granting the Application: (1) One.

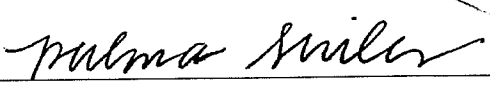
Richmond

CITY OF MARGATE PLANNING BOARD

By:


Richard Patterson, Chairman

By:


Palma Shiles, Board Administrator

Certified as a true copy of the resolution
Adopted by the City of Margate Planning
Board on this 30th
day of MARCH, 2023.


Palma Shiles, Board Administrator

MANOS LAW FIRM, LLC
Elias T. Manos, Esq. – NJ Attorney ID #026092004
2408 New Road, Suite 2
Northfield, New Jersey 08225
Phone: (609) 335-1873
Facsimile: (609) 257-6075
Email: leo@manoslawfirm.com

Solicitor for the City of Margate Planning Board

APPLICATION OF SAJ ASSOCIATES LLC FOR PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL AND CHECKLIST WAIVERS FOR BLOCK 105, LOT 25
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*CITY OF MARGATE
PLANNING BOARD*

18-2023

DECISION AND RESOLUTION

THIS MATTER, having been heard by the City of Margate Planning Board (sometimes referred to hereafter as the “Planning Board” or “Board”) on May 25, 2023 at a meeting held at Margate Historic City Hall, 1 S. Washington Avenue, Margate, NJ, and a quorum being present; and

WHEREAS, the Applicant, SAJ Associates LLC (“Applicant”), has applied to the Board seeking preliminary and final major site plan approval (all as detailed more fully below) and certain checklist waivers, in order to construct a new mixed-use project with commercial on the ground floor and residential units on the upper floors on property identified as Lot 25 in Block 105 on the Margate City Tax Map, which property is located at 7800 Ventnor Avenue; and

WHEREAS, the Applicant was represented at the hearing by Christopher M. Baylinson, Esquire; and

WHEREAS, the Planning Board has reviewed the Application submitted by the Applicant together with all attachments and all exhibits submitted with the Application; and

WHEREAS, the Applicant offered into the record the following additional exhibits during the course of the hearing:

1. Planning Board Decision and Resolution on Sports Development, Inc.;
2. Planning Board Decision and Resolution on FCF Associates Partnership;
3. Planning Board Decision and Resolution on Soloman Bay Fine Homes, LLC;
4. Planning Board Decision and Resolution on Pet Friendly Ventures, LLC;
5. Planning Board Decision and Resolution on Midge Properties, LLC; and
6. Planning Board Decision and Resolution on Steven B. Baglivo;

and

WHEREAS, the Board heard the testimony of the Board Engineer and Planner, Roger McLarnon, PP, and reviewed and received his report dated May 22, 2023, as well as the report of the City Engineer, Edward D. Dennis, Jr., PE, of Remington & Vernick Engineers; and

WHEREAS, the following professional witnesses testified on behalf of the Applicant during the course of the hearing:

1. Andrew F. Schaeffer, PE, PP, a professional engineer and planner in the State of New Jersey, described the proposed development and offered planning testimony in an effort to justify the site plan relief and other relief requested and required by the Applicant; and

2. Kevin Olandt, the project designer from architect Steve Fenwick's office, whose office prepared the architectural plans for the project, provided testimony regarding the architectural aspects of the development proposed by the Applicant;

and

WHEREAS, during the public portion of the hearing, Julie Joarder (representative of the Applicant), Donna Pulini (10 S. Franklin Avenue) and Marla Brestle (a resident of Longport) each spoke; and

WHEREAS, the City of Margate Planning Board, based upon the Application submitted, the report and testimony of the Planning Board Engineer and Planner, the report of the City Engineer, and the testimony presented on behalf of Applicant, and from the public, as well as all plans and exhibits from the Applicant, makes the following findings of fact and conclusions of law:

1. The Applicant is, as noted, SAJ Associates LLC and the subject property is located at 7800 Ventnor Avenue.

2. The Applicant has submitted a properly filed Application, and all required documents, and has paid all required fees and has complied with the advertising and notice requirements of the Municipal Land Use Law.

3. The property is known as Block 105, Lot 25.

4. The property is serviced or serviceable by public water and public sewer.

5. The subject property is located in the Central Business District ("CBD") at the corner of Ventnor Avenue and Douglas Avenue. The property is 8,840 square feet in area, with 85 feet of frontage along Ventnor Avenue and 104 feet of frontage along Douglas Avenue. The property is the site of a closed restaurant that had 11 parking spaces off of a driveway on Ventnor Avenue. There is also some depressed curb along the Douglas Avenue frontage.

6. The Applicant is proposing to demolish the existing building and construct a new mixed-use building on the property. The ground floor of the new building is proposed to consist of approximately 1,800 square feet of commercial space, with a total of four, two-story residential units on the second and third levels. Each residential unit is proposed to have three bedrooms, which was voluntarily amended from four bedrooms by the Applicant during the

course of the hearing prior to the vote being taken. Two of the residential units are proposed to be 2,078 square feet each and two are proposed to be 2,089 square feet each.

7. A parking area with seventeen parking spaces is proposed essentially behind the building via a proposed driveway along Douglas Avenue, while the driveway along Ventnor Avenue and a depressed curb on Douglas Avenue will be replaced with curbing. Eight of the parking spaces are proposed to be dedicated to the residential units, which complies with the residential parking requirements of the City of Margate zoning ordinance. The other nine parking spaces are proposed to be utilized for the commercial use, which complies with the commercial parking requirements of the City of Margate zoning ordinance. The site plan and other site improvements proposed by the Applicant, subject to the amendment of the number of residential bedrooms from four bedrooms per unit to three bedrooms per unit, are shown in more detail on the site plan prepared by Schaeffer, Nassar and Scheidegg dated March 2, 2023 (6 sheets) and the preliminary architectural design plans prepared by Fenwick architects last revised March 2, 2023 (2 sheets).

8. The mixed-use building proposed by the Applicant is a permitted use in the CBD as commercial space is located on the ground floor and the residential units are on the upper floors. No variances are requested or required by the Application. The Applicant is seeking preliminary and final major site plan approval for the project and certain checklist waivers. The specific relief required by the Applicant is detailed more fully in paragraph 9 below.

9. The within Application is for:

a) Preliminary and final major site plan approval for the proposed development.

b) Certain checklist waivers from the submission items for preliminary and final site plan approval, as outlined in the correspondence from the Applicant's attorney dated May 25, 2023 which is incorporated herein by reference.

10. Based upon the testimony and evidence presented, the City of Margate Planning Board makes the following additional findings of fact and conclusions of law, and decision:

a) The Board finds that the major site plan proposed by the Applicant, while constituting a permitted use and being variance free, does not comport with the intent of the City of Margate zoning ordinance allowing commercial space on the ground floor with residential above it in the CBD. In particular, the Board finds that the CBD is a commercial zoning district that predominately promotes commercial uses. The Board finds that the Applicant is proposing only 1,800 square feet of commercial space at the ground level, with over 8,000 square feet of residential space consisting of a total of four, three-bedroom units. The Board finds that the project is predominately residential in nature and views the commercial aspect as a secondary component. The Board further finds that the intent of allowing residential above commercial in the CBD is for projects to be predominately commercial in nature with a smaller residential component above it, as is the case along much of Ventnor Avenue on the blocks with the Starbucks Coffee Shop on the north end of the City and the Heritage Surf Shop on the South end of the City. The Board also notes that while the Applicant read into the record other approvals granted by the Board in the past, each case before the Board is decided on its own particular facts at the particular time it is presented and finds the current matter and present circumstances distinguishable from those prior approvals. The Board finds that overall, having heard the testimony and reviewed the major site plan and other evidence presented in detail, the major site plan presented by the Applicant does not meet the intent of the City of Margate zoning ordinance

and should be denied. The Board finds that for these reasons, major site plan approval is not warranted and should not be denied.

NOW, THEREFORE, a Motion having been made and seconded in the affirmative, the City of Margate Planning Board hereby denies preliminary and final major site plan approval for the proposed development. Although there was support for the checklist waivers by the Board Engineer and Planner and generally no objection to them, the checklist waivers requested by the Applicant are also now moot as a result of the denial of preliminary and final major site plan approval. The Application is denied.

Those opposed to granting the Application: (7) Seven. Patterson, Cristaldi,
Galantino,
Palmisano, Pelosi,
Jasiecki, and Ruffu

Those in favor of granting the Application: (1) One. Richmond

CITY OF MARGATE PLANNING BOARD

By:


Richard Patterson, Chairman

By:


Carmella Malfara, Acting Board Secretary

Certified as a true copy of the resolution
Adopted by the City of Margate Planning
Board on this 8th
day of June, 2023.


Carmella Malfara, Acting Board Secretary



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

RECEIVED

AUG 04 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: 105 Lot: 25
Location: 7800 Ventnor Ave
Date: August 2, 2023

A handwritten signature in black ink, appearing to read "James W. Manghan".

James W. Manghan, CTA
Tax Assessor

Your file No: 12671-3

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

www.margate-nj.com

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
104 1 C0001	1 S DOUGLAS AVE	2	STEIN, GARY & ANNE 834 LINY LANE BALA CYNWYD, PA	19004
104 1 C0002	1 S DOUGLAS AVE	2	STEIN, SCOTT & MEREDITH 63 CAMEO DR CHERRY HILL, NJ	08003
104 1 C0003	1 S DOUGLAS AVE	2	ADLER, SHELLY LEVITAN 61 CAMEO DRIVE CHERRY HILL, NJ	08003
104 1 C0004	1 S DOUGLAS AVE	2	SCHULTZ, ANDREW J & JULIE E 912 WOOTEN RD BRYN MAWR, PA	19018
104 1 C0005	1 S DOUGLAS AVE	2	MOORE, R I & JEANETTE C 801 FOXFIELD RD AMBLER, PA	19002
104 1 C0006	1 S DOUGLAS AVE	2	REITER, MAURY B & PENNY G 303 PHEASANT HILL DRIVE BRYN MAWR, PA	19010
104 1 C0007	1 S DOUGLAS AVE	2	NESSER, L, ATLAS, O, ATLAS, M & ATLAS M 17 TILLOU RD WEST S ORANGE, NJ	07079
104 3 C0005	2 S CLERMONT AVE	2	BLATSTEIN, LEE & JANIN ZWERLING- 688 CHERRYDALE DR LAFAYETTE HILL, PA	19444
104 3 C0006	2 S CLERMONT AVE	2	GOODMAN, STEVEN & ANDREA 1754 TEAROSE LANE CHERRY HILL, NJ	08003
104 3 C0007	2 S CLERMONT AVE	2	DIAMOND, BRUCE J & JANE L 2 S CLERMONT AVENUE#7 MARGATE, NJ	08402
104 3 C0008	2 S CLERMONT AVE	2	HARVEY, PHILIP 2022 WAVERLY ST PHILADELPHIA, PA	19146
105 7 C000A	20 S DOUGLAS AVE	2	PEW, WENDY 50 S 15TH ST #5004 PHILADELPHIA, PA	19102
105 7 C000B	20 S DOUGLAS AVE	2	MILLER, LAWRENCE & ROBIN 1162 DIXON LANE RYDAL, PA	19046

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
105 7 C000C	20 S DOUGLAS AVE	2	TAPP, DARREN J & LINDA M 1 GREEN HILL RD MADISON, NJ	07940
105 7 C000D	20 S DOUGLAS AVE	2	TENKMAN, GARY R & NIKKI M 49 FAIRVIEW ST HUNTINGTON, NY	11743
105 10	15-A S ESSEX AVE	4C	15 S ESSEX, LLC PO BOX 504 DREXEL, PA	19026
105 17	7 S ESSEX AVE 15	4A	7 S ESSEX AVE LLC 18 W COLMAR CIRCLE MARGATE, NJ	08402
105 20	5 S ESSEX AVE	4C	ROBERT'S PLACE, INC 7807 ATLANTIC AVE MARGATE, NJ	08402
105 24	8-10 S DOUGLAS AVE	4A	8-10 S DOUGLAS, LLC 604 N DOUGLAS AVE MARGATE, NJ	08402
105 25	7800 VENTNOR AVE 31	4A	7800 ATLANTIC AVE LLC 335 EVESHAM AVENUE LAWNSIDE, NJ	08045
105 28	7806 VENTNOR AVE L23	4A	CAPE SAVINGS BANK @OCEAN FIRST BANK PO BOX 2009 TOMS RIVER, NJ	08754
106 28	8-12 S ESSEX AVE 48	4A	DOWNBEACH PROPERTIES LLC 322 N HUNTINGTON AVENUE MARGATE, NJ	08402
204.03 3.01	2A N DELAVAN AVE	2	STEINBRECHER, DAVID & CYNTHIA 10 TARANTO LANE WEST BERLIN, NJ	08091
204.03 3.02	7721 VENTNOR AVE	2	DE ANGELO, ANTHONY S 3222 S SYDENHAM ST PHILADELPHIA, PA	19145
204.03 3.03	7723 VENTNOR AVE	2	HERSH LEGACY INVESTMENTS LLC 1343 MURDOCH RD PITTSBURGH, PA	15217
204.03 3.04	1A N DOUGLAS AVE	2	BERGQVIST, LISA 20 MOUNTAIN RD TENAFLY, NJ	07670

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
204.03 4	1 N DOUGLAS AVE	2	LEVIN, JACK & D & LEBRAM, S & M S 1 N DOUGLAS AVENUE MARGATE, NJ	08402
204.03 22	2 N DELAVAN AVE	2	BALDINO, ANTHONY J & REGINA 1135 TASKER STREET PHILADELPHIA, PA	19148
205.02 1	7801 VENTNOR AVE	4A	7801 VENTNOR AVE LLC 8301 ATLANTIC AVE MARGATE, NJ	08402
205.02 5	7805 VENTNOR AVE	4A	7805 VENTNOR AVENUE HOLDINGS, LLC 555 NEW JERSEY AVE ABSECON, NJ	08201
205.02 12	3 N ESSEX AVE	2	COHEN, HOWARD P & BETH A 3 N ESSEX AVE MARGATE, NJ	08402
205.02 34	2 N DOUGLAS AVE	2	CINQUINO, ANTHONY,CRISTINA,&MARLENE 3 NAOMI LANE CHALFONT, PA	18914
206.02 1	7817 VENTNOR AVE	4A	7817 VENTNOR AVE LLC 273 PARK STREET MONTCLAIR, NJ	07043
206.02 2	7811 VENTNOR AVE	2	J. BANK BUSTER TRUST @DEFABRIZIO, R 880 E VAUGHN AVE GILBERT, AZ	85234
206.02 3	7809 VENTNOR AVE	4A	KAPUSTIN, SHELLEY 7809 VENTNOR AVENUE MARGATE, NJ	08402
206.02 4	7807 VENTNOR AVE	4A	MARINA MMMM, LLC 7807 VENTNOR AVENUE MARGATE, NJ	08402
206.02 8	4 N ESSEX AVE L, 11	2	4 N ESSEX AVE LLC 149 CRYSTAL LAKE DRIVE EGG HARBOR TWSP, NJ	08234

CONDO ASSOCIATIONS TO BE NOTIFIED WITH TAXLIST

BEACH HOUSE CONDO ASSOCIATION
HAWKEYE PROPERTY MANAGEMENT
PO BOX 3182
MARGATE, NJ 08402
BLOCK: 104 Lot: 2

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

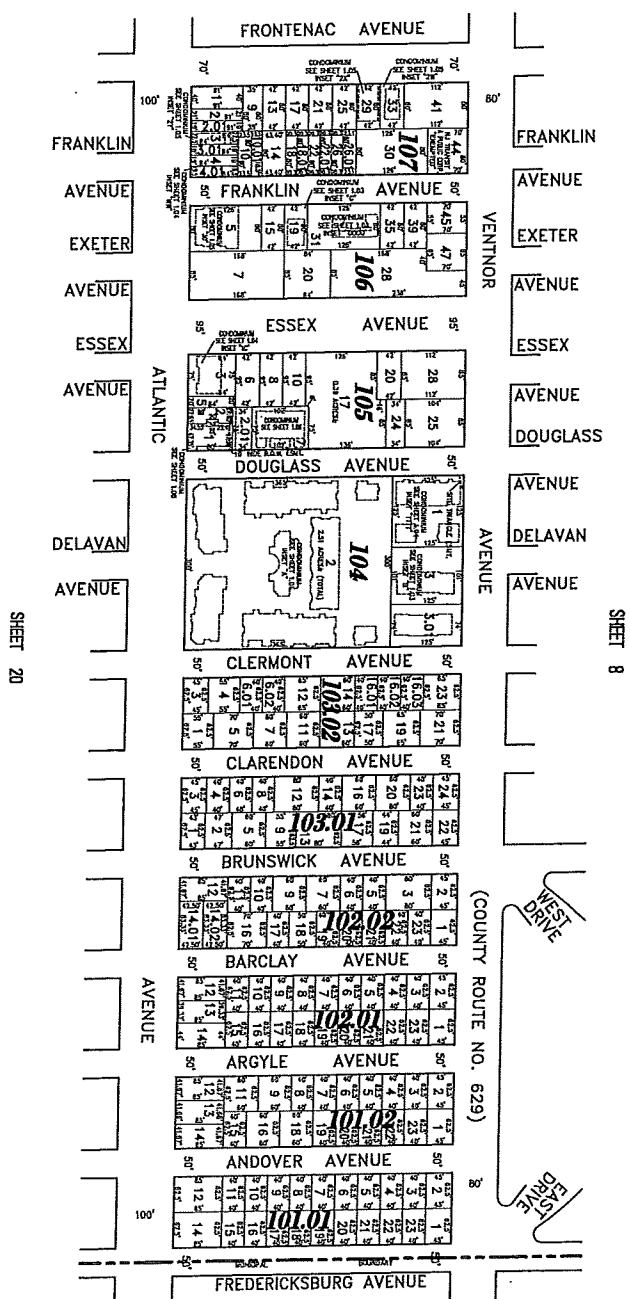
COMCAST CABLE, GREG SMITH, PM
901 LEEDS AVENUE
ABSECON, NJ 08201

ATLANTIC COUNTY PLANNING BOARD
RT 9 & DOLPHIN RD
PO BOX 719
NORTHFIELD, NJ 08225

ITEMS PRINTED.....42

NO.	DATE	BY	REVISIONS
1-1-2000	DAVID F. ADAMSON	2301	
1-1-2000	DAVID F. ADAMSON	2302	
1-1-2000	DAVID F. ADAMSON	2303	
1-1-2000	DAVID F. ADAMSON	2304	
1-1-2000	DAVID F. ADAMSON	2305	
1-1-2000	DAVID F. ADAMSON	2306	
1-1-2000	DAVID F. ADAMSON	2307	
1-1-2000	DAVID F. ADAMSON	2308	
1-1-2000	DAVID F. ADAMSON	2309	
1-1-2000	DAVID F. ADAMSON	2310	

SHEET 2

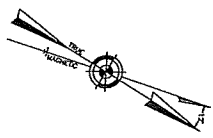


CITY OF VENTNOR

COMBINED SHEET - PART OF OLD SHEETS 1, & 2

THIS TAX MAP WAS PREPARED BY THE CITY ENGINEER, DAVID F. ADAMSON, AND THE CITY CLERK, ROBERT J. BROWN, IN ACCORDANCE WITH THE CITY CHARTER AND THE CITY CODE. THE CITY ENGINEER AND CITY CLERK ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY ENGINEER AND CITY CLERK ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY ENGINEER AND CITY CLERK ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

TAX MAP
CITY OF MARGATE
 ATLANTIC COUNTY, NEW JERSEY
 SCALE: 1" = 100'
 DATE: 11-11-2003
 CRAIG F. REMINGTON LAND SURVEYOR L.L.C. NO. 23824
 REMINGTON, YERGEN & WALLBERG ENGINEERS
 4000 MARGATE AVENUE, SUITE 100
 MARGATE, NJ 08401
 WWW.REMINGTON-YSW.COM



RECEIVED

JAN 30 2023



REVENUE and FINANCE DEPARTMENT PERSKIE MAIRONE BROG
BARRERA & BAYLINSON

Office of the Tax Collector
City of Margate City
9001 Winchester Avenue
Margate City, New Jersey 08402
609-822-2508

Date: 1/27/23

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for 1st Qtr. 2023.

And the WATER & SEWER for 2022

Are paid on property located 7800 Ventnor Ave

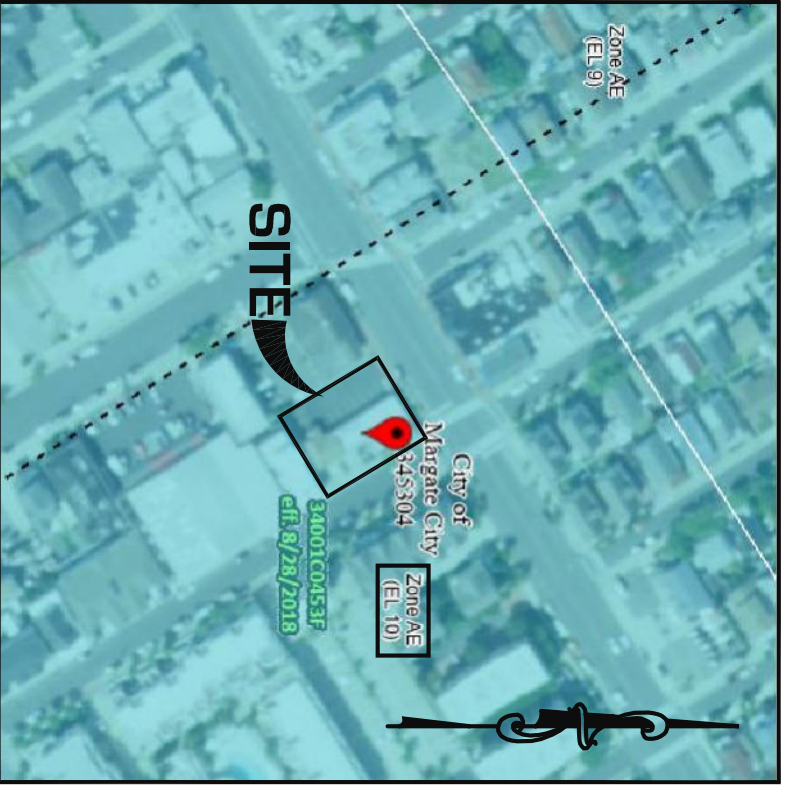
Assessed to Ming M + Chu H. Ho

And designated as

BLOCK 105, LOT 25; Tax Map of Margate City, N.J.

Tara J Mazza, CTC
Tax Collector

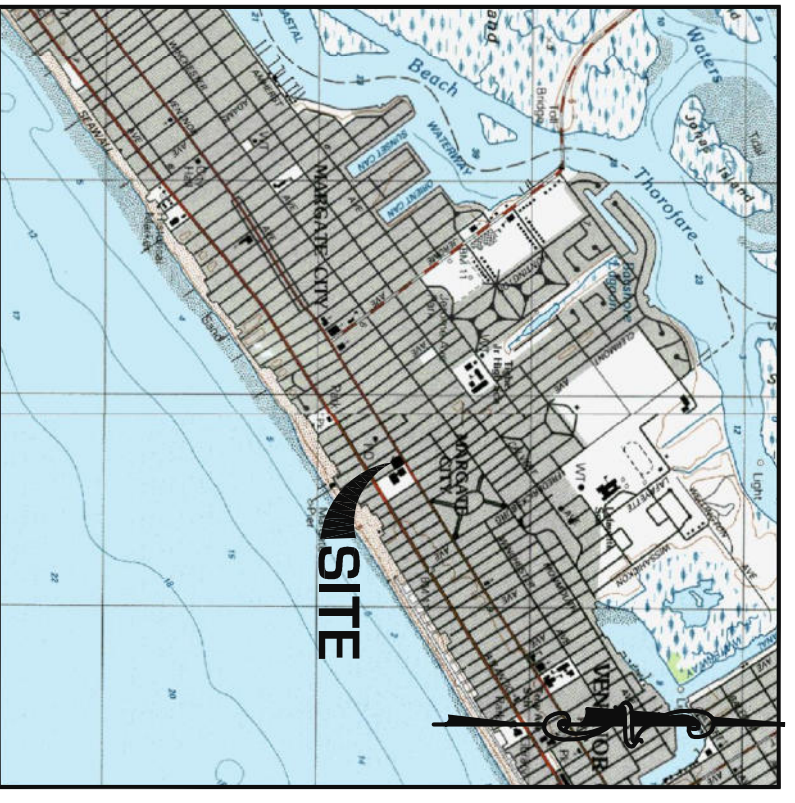
Per LH



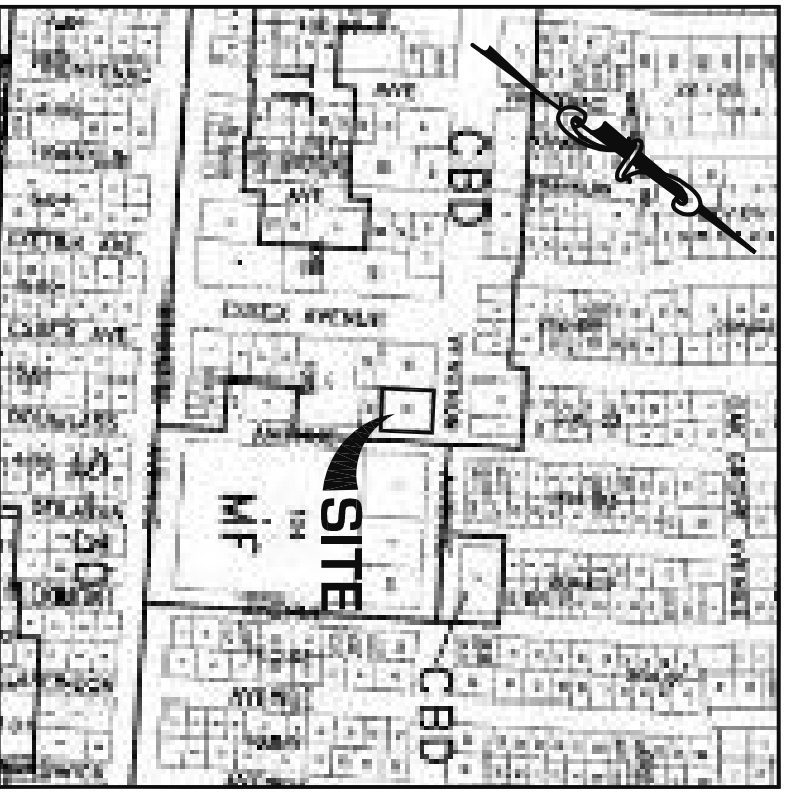
FEMA FIRM MAP
NOT TO SCALE



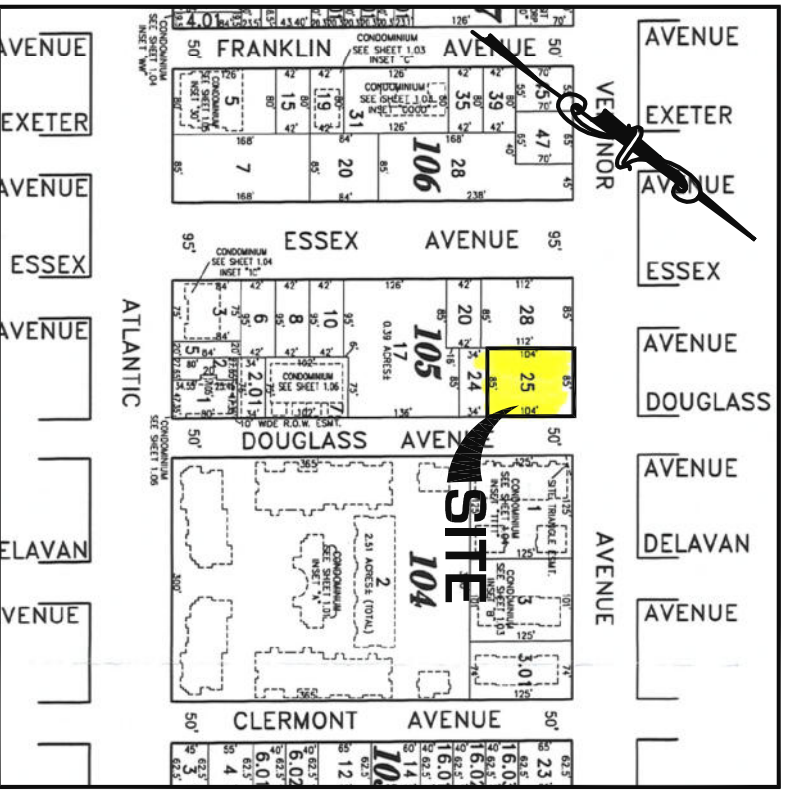
SOILS MAP
SCALE: 1"=1,000'



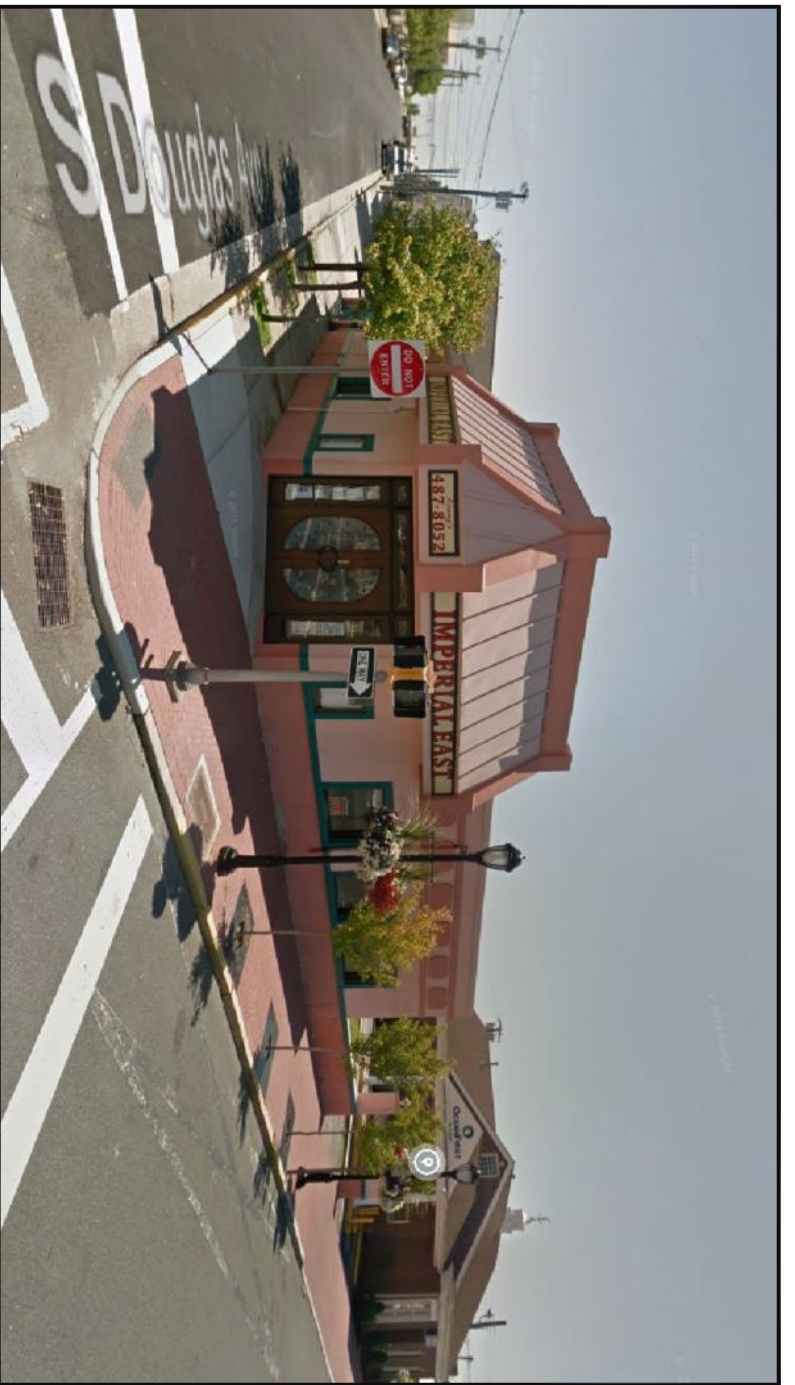
QUAD MAP
SCALE: 1"=4,000'



ZONING MAP
NOT TO SCALE



TAX MAP
NOT TO SCALE



SITE PHOTO

PROPOSED SITE PLAN FOR:

7800 VENTNOR AVENUE, BLOCK 105, LOT 25

CITY OF MARGATE, ATLANTIC COUNTY, NEW JERSEY

ZONE: CBD - CENTRAL BUSINESS; TAX MAP SHEET #1

Office of the Tax Assessor
Municipal Building
3001 Ventnor Ave
Margate, NJ 08409
Tel: (908) 422-1500
Fax: (908) 422-1500

James W. Mungiam, CPA
Tax Assessor

Christopher M. Baylison
Clerk of Municipal Buildings
3217 Central Ave, Suite 200
Linthicum, NJ 08221

Block 105 Lot 25
Location: 7800 Ventnor Ave
Date: August 2, 2012

James W. Mungiam, CPA
Tax Assessor

Block	Lot	Area (sq. ft.)	Assessed Value	Market Value
105	1	1,500,000	1,000,000	1,000,000
105	2	1,500,000	1,000,000	1,000,000
105	3	1,500,000	1,000,000	1,000,000
105	4	1,500,000	1,000,000	1,000,000
105	5	1,500,000	1,000,000	1,000,000
105	6	1,500,000	1,000,000	1,000,000
105	7	1,500,000	1,000,000	1,000,000
105	8	1,500,000	1,000,000	1,000,000
105	9	1,500,000	1,000,000	1,000,000
105	10	1,500,000	1,000,000	1,000,000
105	11	1,500,000	1,000,000	1,000,000
105	12	1,500,000	1,000,000	1,000,000
105	13	1,500,000	1,000,000	1,000,000
105	14	1,500,000	1,000,000	1,000,000
105	15	1,500,000	1,000,000	1,000,000
105	16	1,500,000	1,000,000	1,000,000
105	17	1,500,000	1,000,000	1,000,000
105	18	1,500,000	1,000,000	1,000,000
105	19	1,500,000	1,000,000	1,000,000
105	20	1,500,000	1,000,000	1,000,000
105	21	1,500,000	1,000,000	1,000,000
105	22	1,500,000	1,000,000	1,000,000
105	23	1,500,000	1,000,000	1,000,000
105	24	1,500,000	1,000,000	1,000,000
105	25	1,500,000	1,000,000	1,000,000

Block	Lot	Area (sq. ft.)	Assessed Value	Market Value
105	1	1,500,000	1,000,000	1,000,000
105	2	1,500,000	1,000,000	1,000,000
105	3	1,500,000	1,000,000	1,000,000
105	4	1,500,000	1,000,000	1,000,000
105	5	1,500,000	1,000,000	1,000,000
105	6	1,500,000	1,000,000	1,000,000
105	7	1,500,000	1,000,000	1,000,000
105	8	1,500,000	1,000,000	1,000,000
105	9	1,500,000	1,000,000	1,000,000
105	10	1,500,000	1,000,000	1,000,000
105	11	1,500,000	1,000,000	1,000,000
105	12	1,500,000	1,000,000	1,000,000
105	13	1,500,000	1,000,000	1,000,000
105	14	1,500,000	1,000,000	1,000,000
105	15	1,500,000	1,000,000	1,000,000
105	16	1,500,000	1,000,000	1,000,000
105	17	1,500,000	1,000,000	1,000,000
105	18	1,500,000	1,000,000	1,000,000
105	19	1,500,000	1,000,000	1,000,000
105	20	1,500,000	1,000,000	1,000,000
105	21	1,500,000	1,000,000	1,000,000
105	22	1,500,000	1,000,000	1,000,000
105	23	1,500,000	1,000,000	1,000,000
105	24	1,500,000	1,000,000	1,000,000
105	25	1,500,000	1,000,000	1,000,000

RELATIONS TO CITY PLANNING BOARD

RELATIONS TO CITY ENGINEER

RELATIONS TO CITY CLERK

RELATIONS TO CITY TAX ASSessor

RELATIONS TO CITY MANAGER

RELATIONS TO CITY COMMISSIONER

RELATIONS TO CITY BOARD OF HEALTH

RELATIONS TO CITY BOARD OF EDUCATION

RELATIONS TO CITY BOARD OF FIRE ALARMS

RELATIONS TO CITY BOARD OF WATER AND LIGHTS

RELATIONS TO CITY BOARD OF PUBLIC UTILITIES

RELATIONS TO CITY BOARD OF SEWERAGE AND WASTE WATER

RELATIONS TO CITY BOARD OF PARKS AND RECREATION

RELATIONS TO CITY BOARD OF LIBRARIES

RELATIONS TO CITY BOARD OF CHINESE CULTURE CENTER

RELATIONS TO CITY BOARD OF SENIORS

RELATIONS TO CITY BOARD OF YOUTH AND COMMUNITY DEVELOPMENT

RELATIONS TO CITY BOARD OF HISTORICAL COMMISSION

RELATIONS TO CITY BOARD OF ARTS AND CULTURE

RELATIONS TO CITY BOARD OF ECONOMIC DEVELOPMENT

RELATIONS TO CITY BOARD OF PLANNING AND ZONING

RELATIONS TO CITY BOARD OF PUBLIC SAFETY

RELATIONS TO CITY BOARD OF TRANSPORTATION

RELATIONS TO CITY BOARD OF UTILITIES

RELATIONS TO CITY BOARD OF WATER AND SEWERAGE

RELATIONS TO CITY BOARD OF WASTE MANAGEMENT

RELATIONS TO CITY BOARD OF RECREATION AND LEISURE

RELATIONS TO CITY BOARD OF CULTURAL AFFAIRS

RELATIONS TO CITY BOARD OF COMMUNITY DEVELOPMENT

RELATIONS TO CITY BOARD OF ENVIRONMENTAL AFFAIRS

RELATIONS TO CITY BOARD OF POLICE AFFAIRS

RELATIONS TO CITY BOARD OF FIRE AFFAIRS

RELATIONS TO CITY BOARD OF EMERGENCY SERVICES

RELATIONS TO CITY BOARD OF PUBLIC WORKS

RELATIONS TO CITY BOARD OF STREET LIGHTING

RELATIONS TO CITY BOARD OF TREE MAINTENANCE

RELATIONS TO CITY BOARD OF PARKS AND OPEN SPACES

RELATIONS TO CITY BOARD OF LANDSCAPE MAINTENANCE

RELATIONS TO CITY BOARD OF HISTORICAL LANDMARKS

RELATIONS TO CITY BOARD OF MONUMENTS

RELATIONS TO CITY BOARD OF ARTS AND CULTURE

RELATIONS TO CITY BOARD OF COMMUNITY RELATIONS

RELATIONS TO CITY BOARD OF OUTREACH

RELATIONS TO CITY BOARD OF PUBLIC AFFAIRS

RELATIONS TO CITY BOARD OF SPONSORSHIP

RELATIONS TO CITY BOARD OF MARKETING

RELATIONS TO CITY BOARD OF PUBLIC RELATIONS

RELATIONS TO CITY BOARD OF COMMUNICATIONS

RELATIONS TO CITY BOARD OF INFORMATION TECHNOLOGY

RELATIONS TO CITY BOARD OF DATA MANAGEMENT

RELATIONS TO CITY BOARD OF SYSTEMS SECURITY

RELATIONS TO CITY BOARD OF NETWORK SECURITY

RELATIONS TO CITY BOARD OF SOFTWARE SECURITY

RELATIONS TO CITY BOARD OF HARDWARE SECURITY

RELATIONS TO CITY BOARD OF OPERATIONAL SECURITY

RELATIONS TO CITY BOARD OF INFORMATION SECURITY

RELATIONS TO CITY BOARD OF COMMUNITY ENGAGEMENT

RELATIONS TO CITY BOARD OF PARTICIPATION

RELATIONS TO CITY BOARD OF COLLABORATION

RELATIONS TO CITY BOARD OF PARTNERSHIP

RELATIONS TO CITY BOARD OF COOPERATION

RELATIONS TO CITY BOARD OF SUPPORT

RELATIONS TO CITY BOARD OF ASSISTANCE

RELATIONS TO CITY BOARD OF GUIDANCE

RELATIONS TO CITY BOARD OF COUNSELING

RELATIONS TO CITY BOARD OF MENTORING

RELATIONS TO CITY BOARD OF TRAINING

RELATIONS TO CITY BOARD OF EDUCATION

RELATIONS TO CITY BOARD OF TEACHER DEVELOPMENT

RELATIONS TO CITY BOARD OF STUDENT DEVELOPMENT

RELATIONS TO CITY BOARD OF PROFESSIONAL DEVELOPMENT

RELATIONS TO CITY BOARD OF LIFELONG LEARNING

RELATIONS TO CITY BOARD OF ADULT EDUCATION

RELATIONS TO CITY BOARD OF COMMUNITY EDUCATION

RELATIONS TO CITY BOARD OF HUMAN SERVICES

RELATIONS TO CITY BOARD OF SOCIAL SERVICES

RELATIONS TO CITY BOARD OF HEALTH SERVICES

RELATIONS TO CITY BOARD OF MENTAL HEALTH SERVICES

RELATIONS TO CITY BOARD OF SUBSTANCE ABUSE SERVICES

RELATIONS TO CITY BOARD OF ADDICTION SERVICES

RELATIONS TO CITY BOARD OF EMOTIONAL SERVICES

RELATIONS TO CITY BOARD OF BEHAVIORAL SERVICES

RELATIONS TO CITY BOARD OF EDUCATIONAL SERVICES

RELATIONS TO CITY BOARD OF CULTURAL SERVICES

RELATIONS TO CITY BOARD OF RECREATIONAL SERVICES

RELATIONS TO CITY BOARD OF LEISURE SERVICES

RELATIONS TO CITY BOARD OF ARTS SERVICES

RELATIONS TO CITY BOARD OF COMMUNITY SERVICES

RELATIONS TO CITY BOARD OF SOCIAL DEVELOPMENT

RELATIONS TO CITY BOARD OF ECONOMIC DEVELOPMENT

RELATIONS TO CITY BOARD OF BUSINESS DEVELOPMENT

RELATIONS TO CITY BOARD OF INDUSTRIAL DEVELOPMENT

RELATIONS TO CITY BOARD OF SERVICE DEVELOPMENT

RELATIONS TO CITY BOARD OF TECHNOLOGY DEVELOPMENT

RELATIONS TO CITY BOARD OF INFRASTRUCTURE DEVELOPMENT

RELATIONS TO CITY BOARD OF ENVIRONMENTAL DEVELOPMENT

RELATIONS TO CITY BOARD OF NATURAL DEVELOPMENT

RELATIONS TO CITY BOARD OF CULTURAL DEVELOPMENT

RELATIONS TO CITY BOARD OF HISTORICAL DEVELOPMENT

RELATIONS TO CITY BOARD OF ARTS DEVELOPMENT

RELATIONS TO CITY BOARD OF COMMUNITY DEVELOPMENT

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RELATIONS TO CITY BOARD OF COMMUNITY EDUCATION DEVELOPMENT

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RELATIONS TO CITY BOARD OF SOCIAL DEVELOPMENT

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RELATIONS TO CITY BOARD OF BUSINESS DEVELOPMENT

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RELATIONS TO CITY BOARD OF TECHNOLOGY DEVELOPMENT

RELATIONS TO CITY BOARD OF INFRASTRUCTURE DEVELOPMENT

RELATIONS TO CITY BOARD OF ENVIRONMENTAL DEVELOPMENT

RELATIONS TO CITY BOARD OF NATURAL DEVELOPMENT

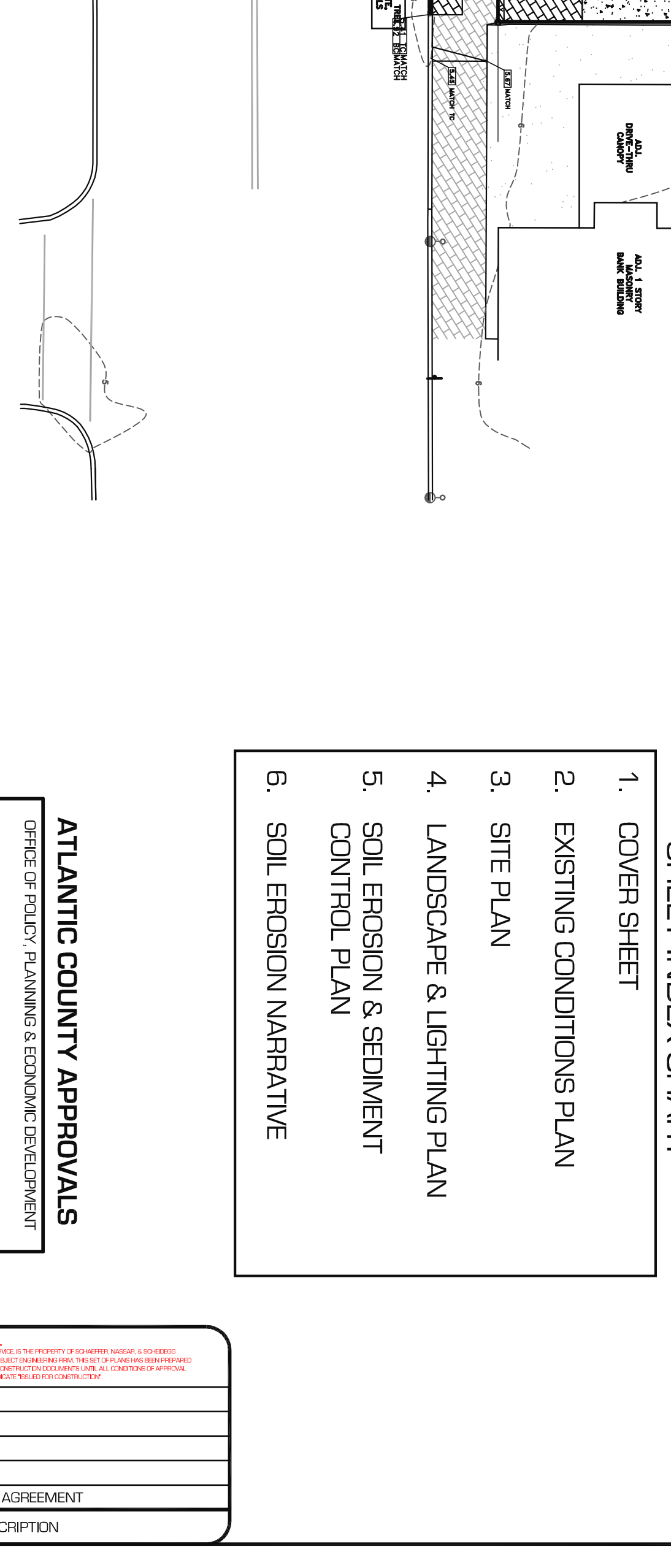
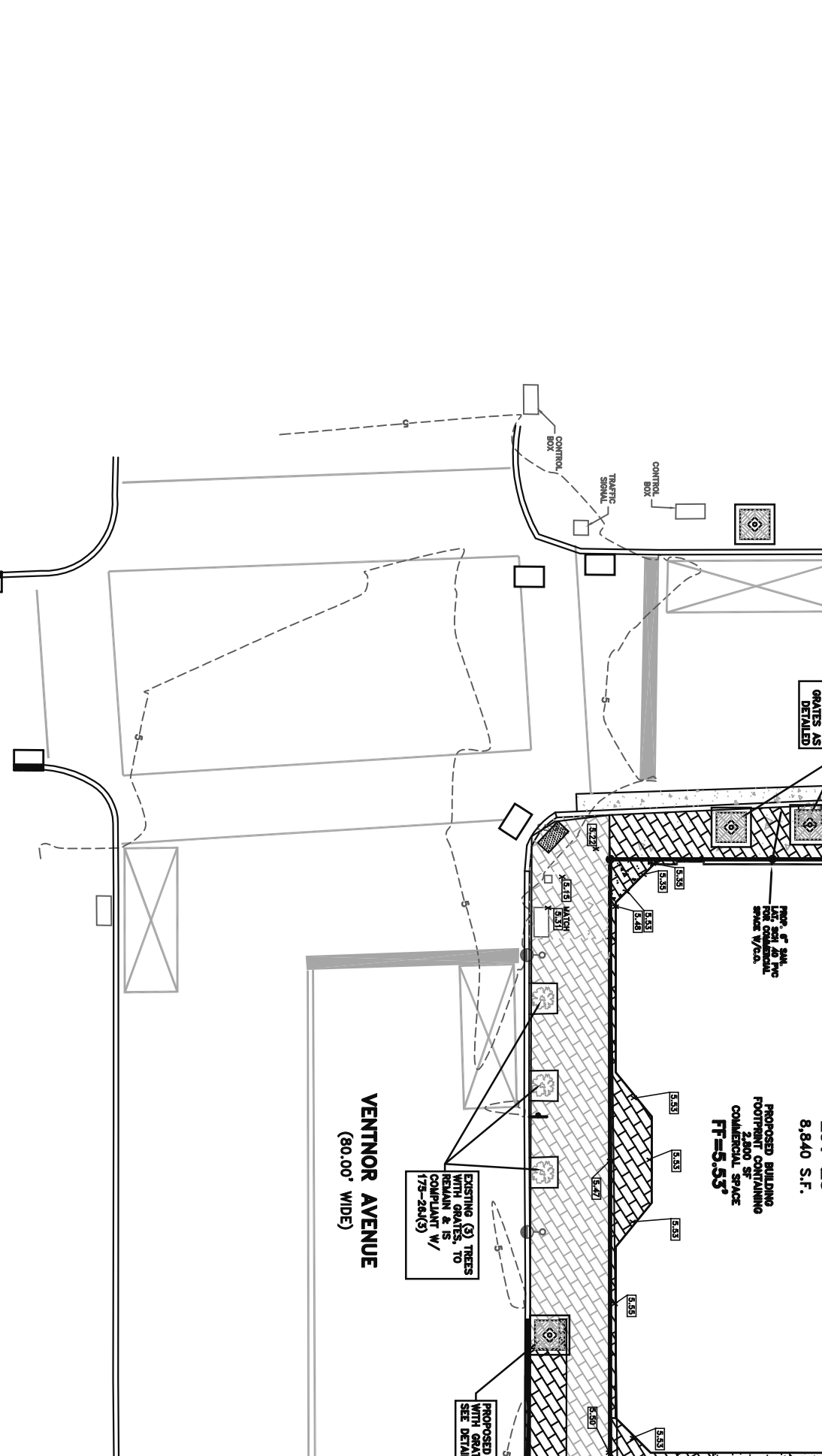
RELATIONS TO CITY BOARD OF CULTURAL DEVELOPMENT

RELATIONS TO CITY BOARD OF HISTORICAL DEVELOPMENT

RELATIONS TO CITY BOARD OF ARTS DEVELOPMENT

TOWNSHIP APPROVALS

APPROVAL	DATE
CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE
MUNICIPAL CLERK	DATE



ATLANTIC COUNTY APPROVALS

OFFICE OF POLICY, PLANNING & ECONOMIC DEVELOPMENT	DATE	FILE NO.
SECTION REVIEW		
SITE PLAN REVIEW		
DATE REVIEWED		
COMPLIANT FACILITIES		
COMPLIANT SIGNAGE		
COMPLIANT LIGHTING		
COMPLIANT LANDSCAPE		
COMPLIANT SOIL EROSION & SEDIMENT CONTROL		
COMPLIANT SOIL EROSION NARRATIVE		
COMPLIANT RECORDATIONS		

SHEET INDEX CHART

- COVER SHEET
- EXISTING CONDITIONS PLAN
- SITE PLAN
- LANDSCAPE & LIGHTING PLAN
- SOIL EROSION & SEDIMENT CONTROL PLAN
- SOIL EROSION NARRATIVE

- GENERAL NOTES:
- OWNER/APPLICANT: LEE ROSSNER, 165 ROSSNER CAPE MAY COURT HOUSE, NJ 08210
 - THE SCOPE OF THIS PROJECT IS TO DEMOLISH THE EXISTING BUILDING AND CONSTRUCT A NEW BUILDING FOR A COMMERCIAL USE ON THE GROUND FLOOR AND MULTIPLE RESIDENTIAL UNITS ON THE FLOORS ABOVE.
 - THE SITE IS LOCATED IN THE "CBD" CENTRAL BUSINESS ZONE.
 - TOTAL TRACT AREA: 8,840 S.F.
 - COORDINATE SYSTEM BASED ON NAD 83 HORIZONTAL DATUM.
 - TOPOGRAPHY BASED ON NAVD 88 VERTICAL DATUM. AS REFERENCED ON THE SURVEY BY SCHAEFFER NASSAR SCHEDIG CONSULTING ENGINEERS, LLC, DATED 1-10-23, SIGNED BY HOWARD TRANSUE, PLS.
 - CONTRACTOR IS TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES BEFORE COMMENCING WORK.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE, CLEANUP AND SECURITY OF ALL UTILITIES DURING CONSTRUCTION. UPON ACCEPTANCE OF ALL SITE IMPROVEMENTS, OWNER SHALL ASSUME RESPONSIBILITY.
 - ELECTRIC, TELEPHONE, CABLE, TV, GAS, PUBLIC WATER AND PUBLIC SEWER SERVICES ARE EXISTING AND WILL BE UTILIZED.
 - ALL EXISTING CONDITIONS AND DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS, CODES, SPECIFICATIONS, AND ALL APPLICABLE ORDINANCES.
 - ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - THIS SITE IS LOCATED IN FEMA FLOOD ZONE AE (EL 10) PER FEMA FIRM PANEL 3400T00453F, EFFECTIVE 8-28-18.
 - ALL OF THE EXISTING SIDEWALK FRONTING THE SITE ON BOTH STREET FRONTS NEED REPLACEMENT WITH A TRANSITION SLOPE WILL THEREFORE NEED REPLACEMENT WITH A TRANSITION FROM A COMPLIANT CROSS SLOPE TO THE EXISTING CROSS SLOPES JUST BEYOND THE SITE BOUNDARY.

REVISION DESCRIPTION

REV #	DATE	BY:	REVISION DESCRIPTION
1	8-14-23	AFS	PER SETTLEMENT AGREEMENT

COVER SHEET FOR:
LEE ROSSNER

7800 VENTNOR AVENUE, BLOCK 105, LOT 25
CITY OF MARGATE, ATLANTIC COUNTY, NEW JERSEY
ZONE: CBD - CENTRAL BUSINESS; TAX MAP SHEET #1

DATE: 3-2-23
SCALE: 1"=10'
BY: B.G.
CHECKED: A.F.S.
SHEET NO. 1 OF 4

FILE# 22471

ANDREW F. SCHAEFFER
PROFESSIONAL ENGINEER

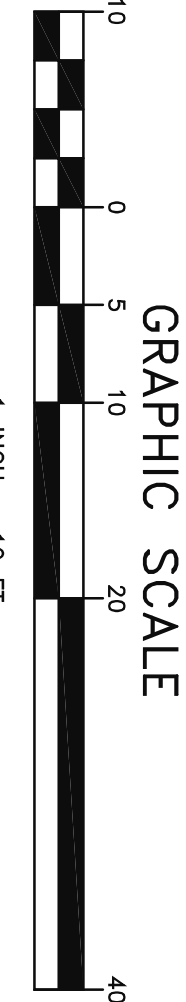
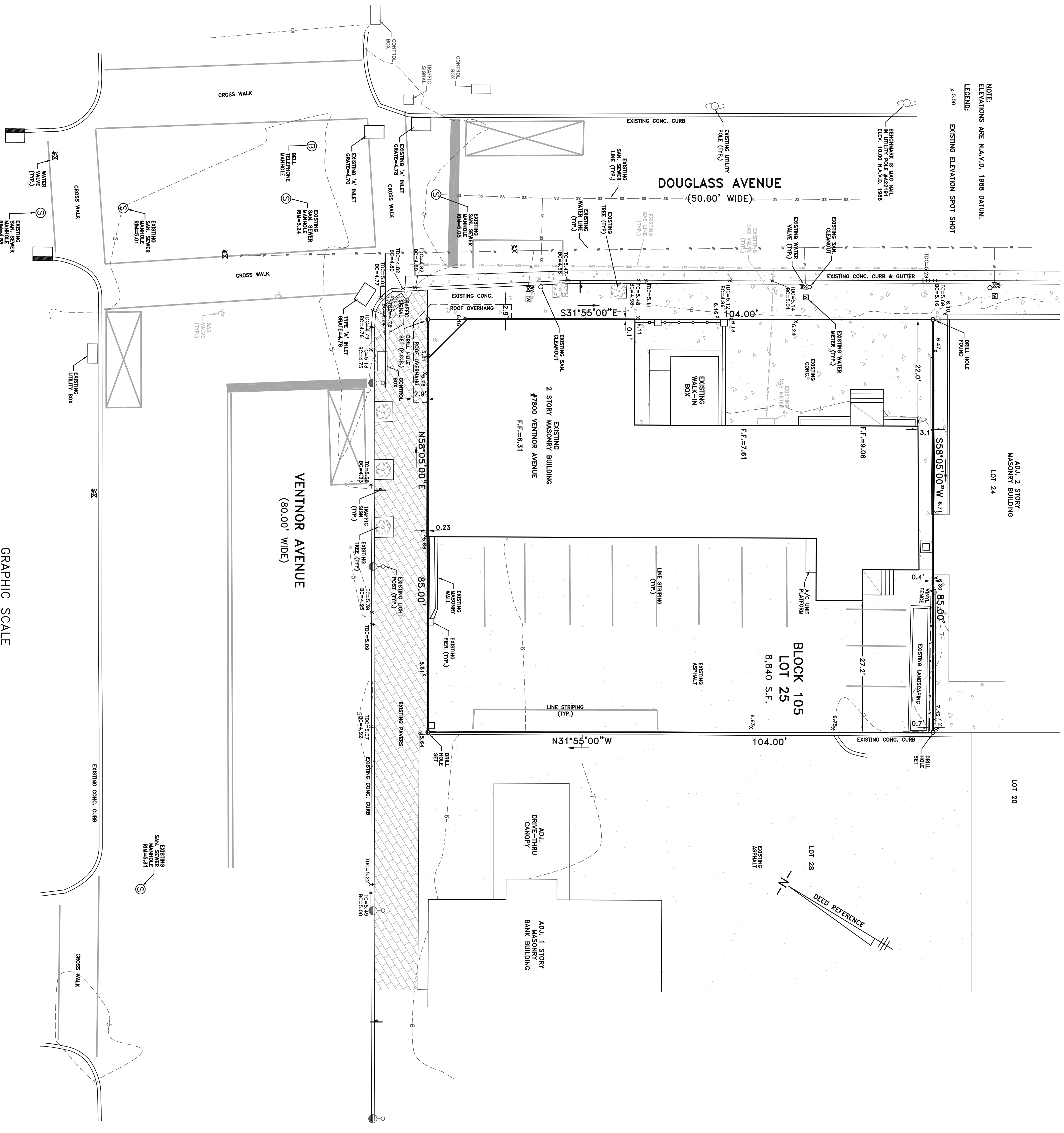
NEW JERSEY LIC. NO. 32883

3-2-23
DATE

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

1425 Cantillon Boulevard • Mays Landing • New Jersey
Telephone: (609) 625-7400 • Fax: (609) 909-0253
Certificate of Authorization #24GA28103800

NOTE:
ELEVATIONS ARE N.A.V.D. 1988 DATUM.
LEGEND:
x 0.00 EXISTING ELEVATION SPOT SHOT



REVISIONS

REV #	DATE	BY	REVISION DESCRIPTION

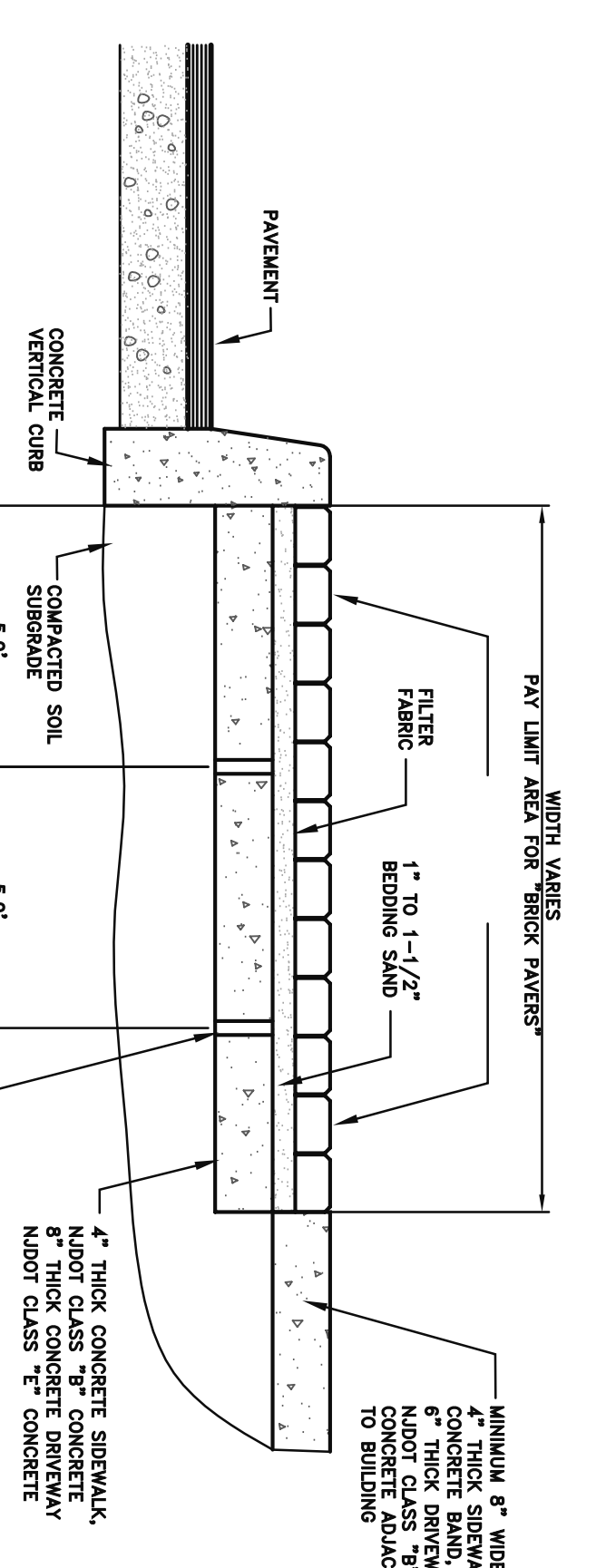
SURVEY OF PROPERTY FOR
LEE ROSSNER
7800 VENTNOR AVENUE, BLOCK 105, LOT 25
CITY OF MARGATE, ATLANTIC COUNTY, NEW JERSEY
ZONE: CBD - CENTRAL BUSINESS; TAX MAP SHEET #1

HOWARD A. TRANSUE
PROFESSIONAL LAND SURVEYOR
H.A.T.
NEW JERSEY LIC. NO. 33541
1-28-23
DATE

Schaeffer Nassar Scheidegg
CONSULTING ENGINEERS, LLC
Surveyors • Environmentalists • Planners
1425 Cantillon Boulevard • Mays Landing • New Jersey
Telephone: (609) 625-7400 • Fax: (609) 909-0253
Certificate of Authorization #24GA28103800

FILE# 22-471

DATE 1-28-23
SCALE 1"=10'
BY MAE
CHECKED H.A.T.
SHEET NO. 2
2 OF 4

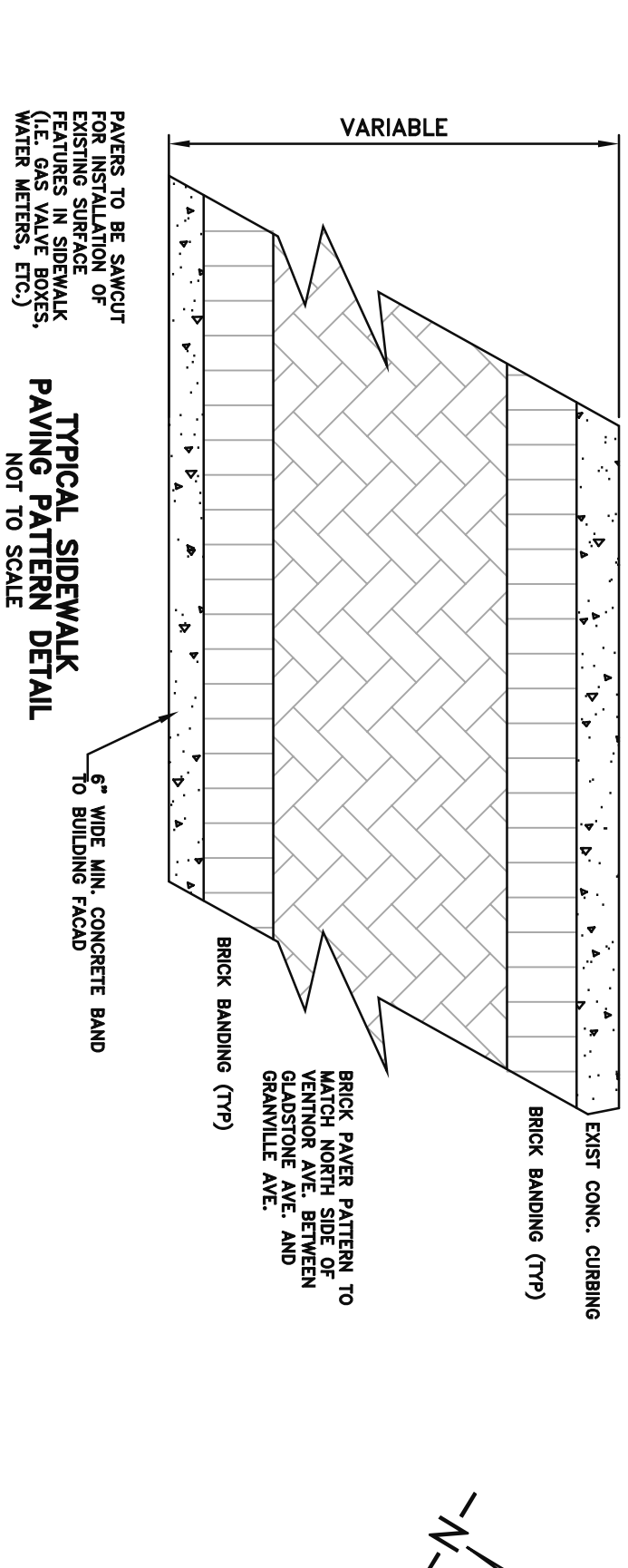


BRICK PAYER SIDEWALK/CONCRETE SIDEWALK DETAIL
N.T.S.

REMOVE & REPLACE EXISTING SIDEWALK, TRANSITION FROM EXIST 6% CROSS SLOPE TO 2% MAX CROSS SLOPE.
ELEVATIONS ARE N.A.D. 1988 DATUM.

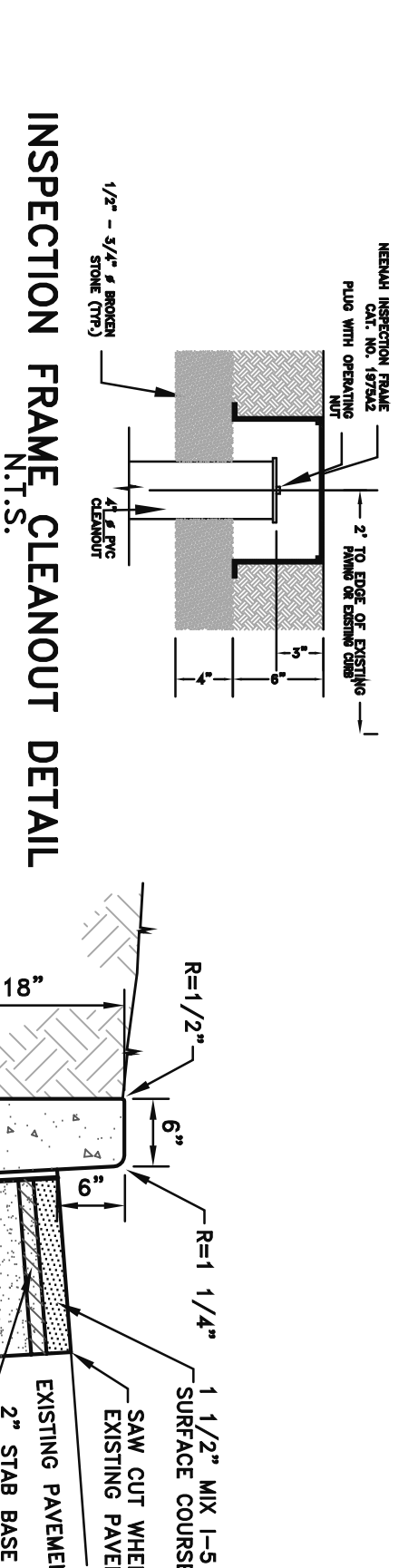
LEGEND:
X 0.00 EXISTING ELEVATION SPOT SHOT
X 0.00 PROPOSED ELEVATION SPOT SHOT

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



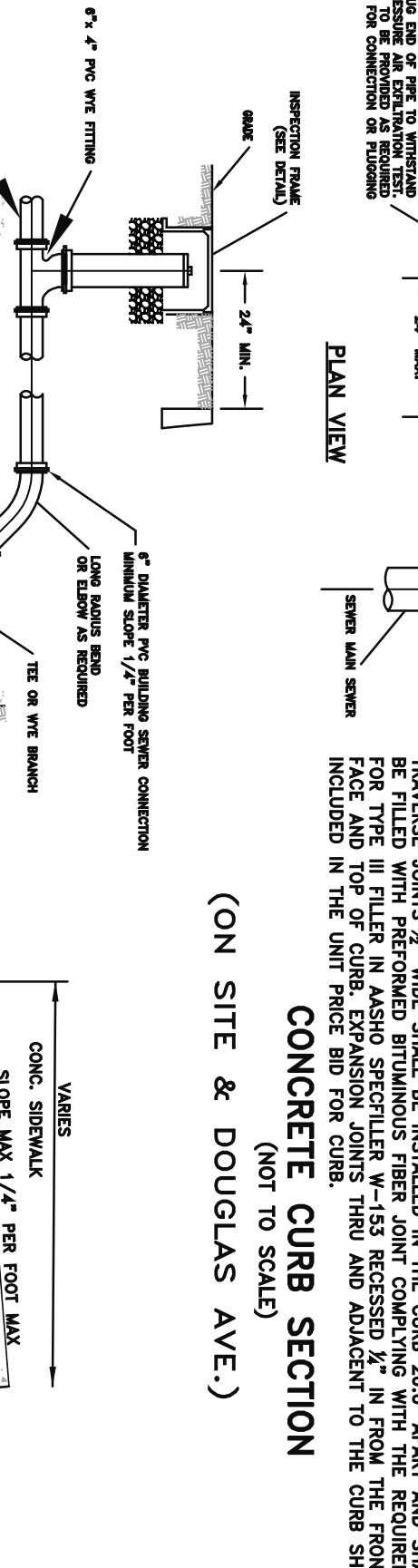
TYPICAL SIDEWALK PAVING PATTERN DETAIL
N.T.S.

REMOVE & REPLACE EXISTING SIDEWALK, TRANSITION FROM EXIST 6% CROSS SLOPE TO 2% MAX CROSS SLOPE.
ELEVATIONS ARE N.A.D. 1988 DATUM.



INSPECTION FRAME CLEANOUT DETAIL
N.T.S.

REMOVE & REPLACE EXISTING SIDEWALK, TRANSITION FROM EXIST 6% CROSS SLOPE TO 2% MAX CROSS SLOPE.
ELEVATIONS ARE N.A.D. 1988 DATUM.



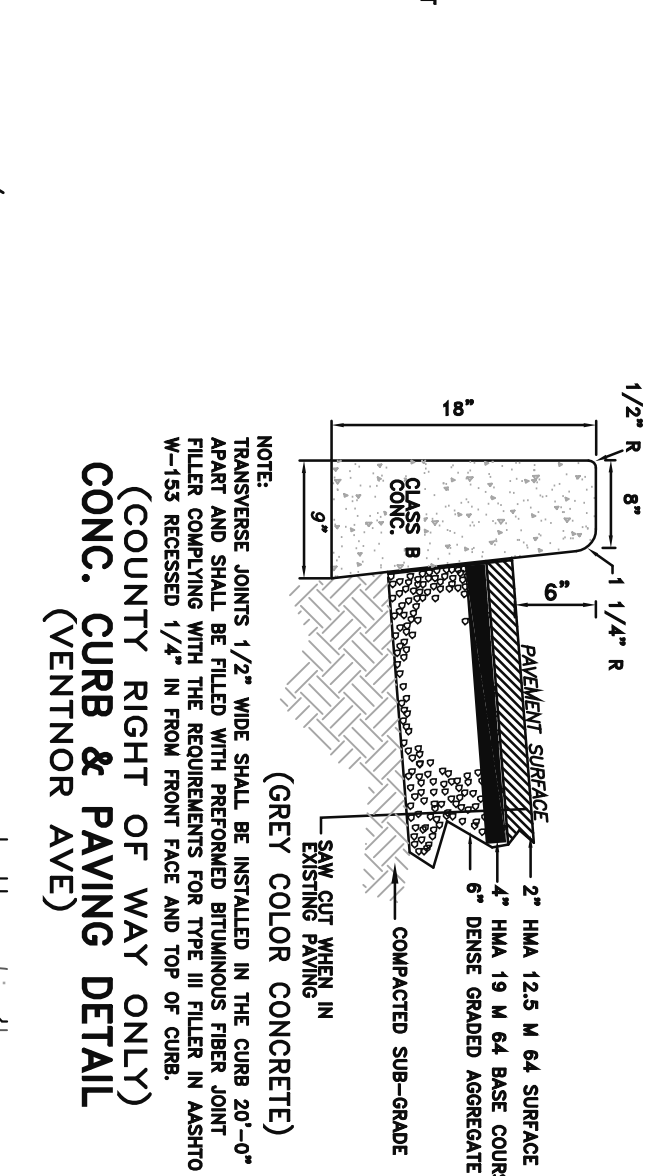
CONCRETE CURB SECTION
(NOT TO SCALE)

REMOVE & REPLACE EXISTING SIDEWALK, TRANSITION FROM EXIST 6% CROSS SLOPE TO 2% MAX CROSS SLOPE.
ELEVATIONS ARE N.A.D. 1988 DATUM.

TYPICAL LATERAL CONNECTION
N.T.S.

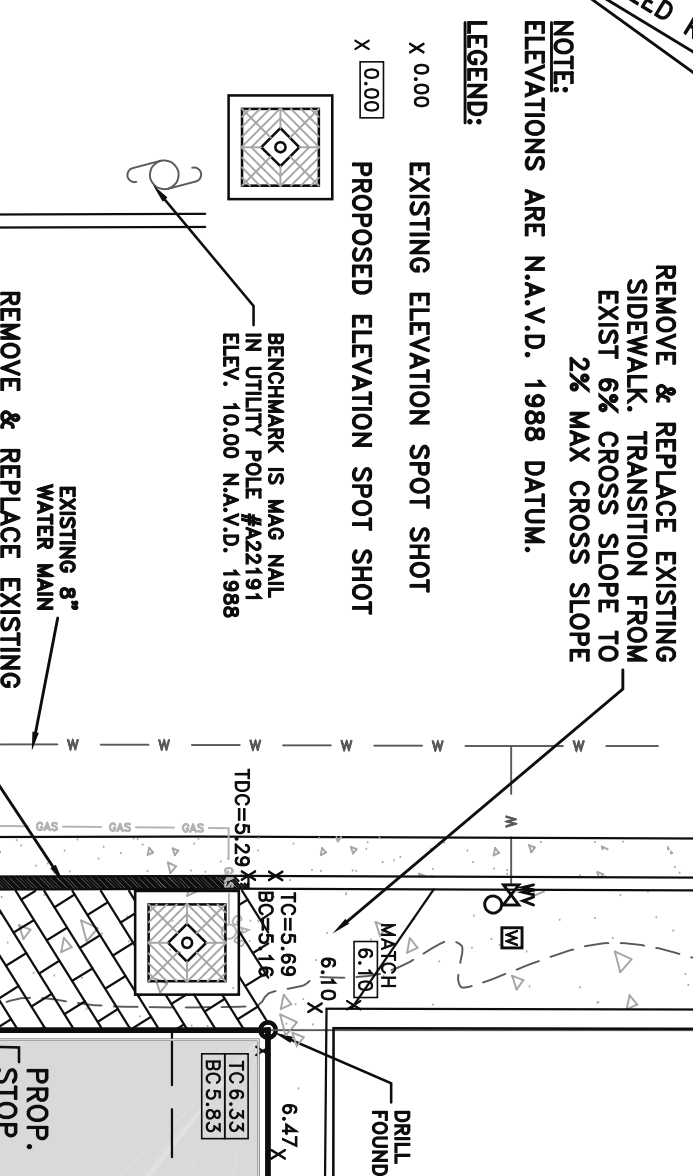
REMOVE & REPLACE EXISTING SIDEWALK, TRANSITION FROM EXIST 6% CROSS SLOPE TO 2% MAX CROSS SLOPE.
ELEVATIONS ARE N.A.D. 1988 DATUM.

- GRADING NOTES:**
- 1) ALL PROPOSED BUILDING DOWNSPOUTS TO BE DIRECTED TO THE PROPOSED DRIVEWAY WHICH WILL IN TURN DIRECT RUNOFF TO DOUGLASS AVE. WHICH IS THE CURRENT CONDITION.
 - 2) THE OVERALL DISCHARGE OF STORM WATER TO VENTNOR AVE. WILL BE DECREASED POST-DEVELOPED COVERAGE FROM 99.1% TO 96.7%.
 - 3) THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY, DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(6) TO THE NEW JERSEY UNIFORM CONSTRUCTION CODE AND C.F.R. 1926(4) (OSHA COMPETENT PERSON).
 - 4) NO UTILITIES WILL BE EXTENDED FROM VENTNOR AVE.
 - 5) ALL RESTORATIVE WORK TO DOUGLASS AVE PAVING & SIDEWALKS TO COMPLY WITH CITY CODE SECT. 242.



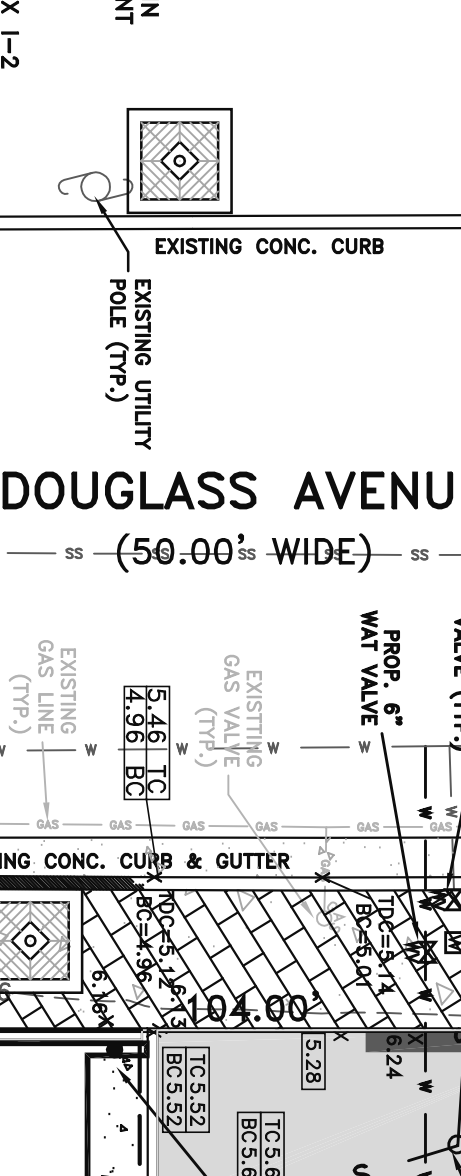
CONC. CURB & PAVING DETAIL
(VENTNOR AVE)

REMOVE & REPLACE EXISTING SIDEWALK, TRANSITION FROM EXIST 6% CROSS SLOPE TO 2% MAX CROSS SLOPE.
ELEVATIONS ARE N.A.D. 1988 DATUM.



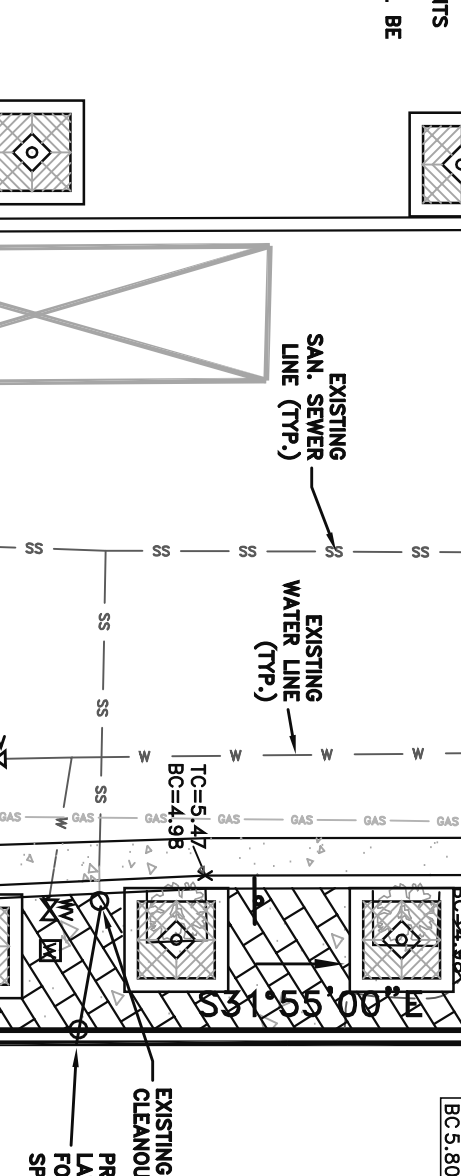
PAINTED STOP BAR DETAIL
(NOT TO SCALE)

REMOVE & REPLACE EXISTING SIDEWALK, TRANSITION FROM EXIST 6% CROSS SLOPE TO 2% MAX CROSS SLOPE.
ELEVATIONS ARE N.A.D. 1988 DATUM.



DOUGLASS AVENUE
(50.00' WIDE)

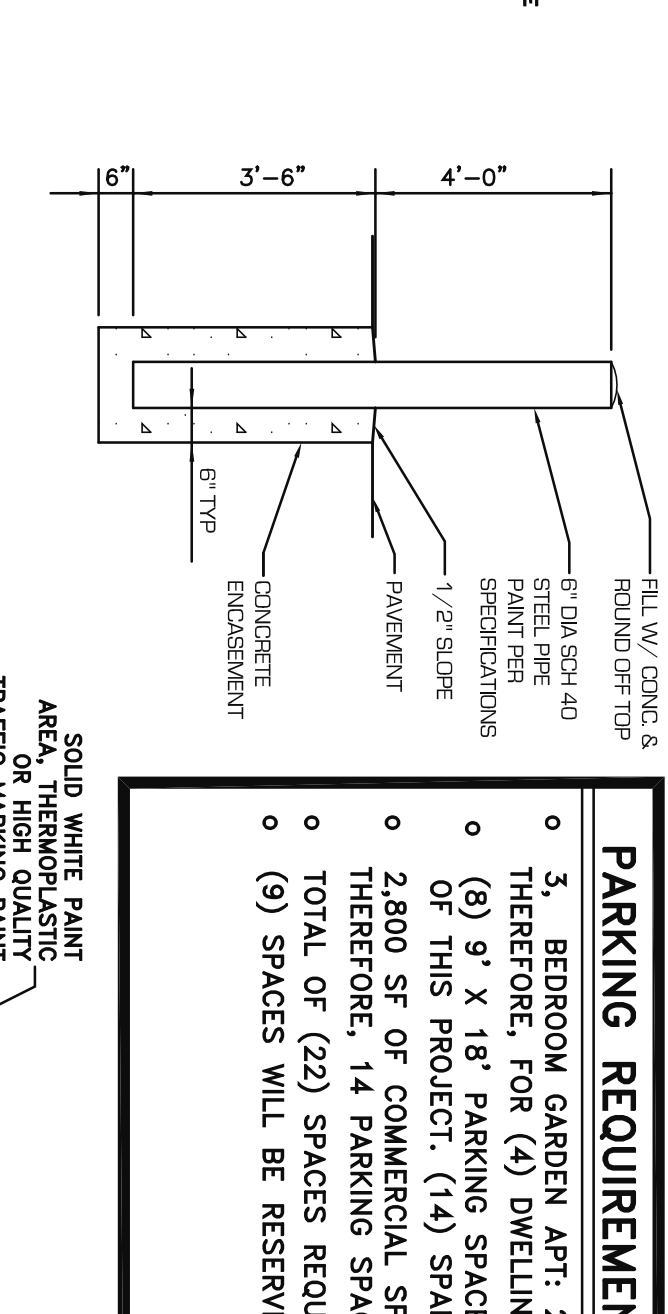
REMOVE & REPLACE EXISTING SIDEWALK, TRANSITION FROM EXIST 6% CROSS SLOPE TO 2% MAX CROSS SLOPE.
ELEVATIONS ARE N.A.D. 1988 DATUM.



VENTNOR AVENUE
(80.00' WIDE)

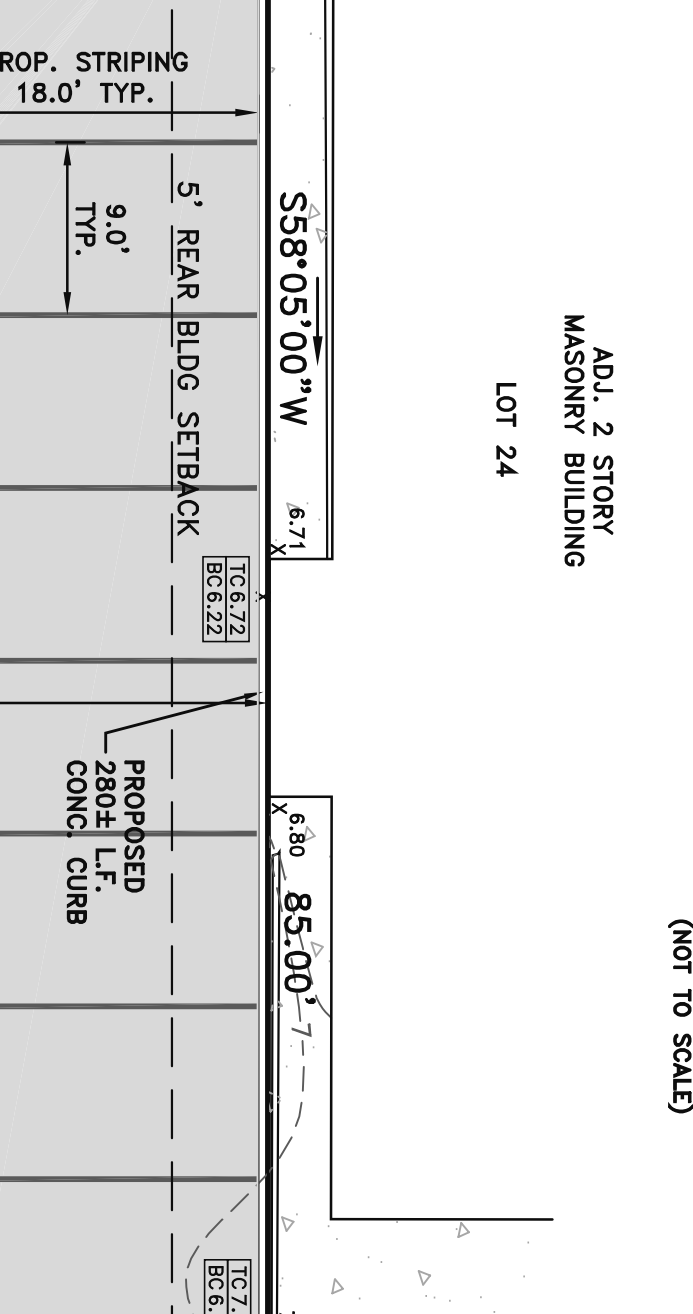
REMOVE & REPLACE EXISTING SIDEWALK, TRANSITION FROM EXIST 6% CROSS SLOPE TO 2% MAX CROSS SLOPE.
ELEVATIONS ARE N.A.D. 1988 DATUM.

- PARKING REQUIREMENTS:**
- 3. BEDROOM GARDEN APT: 2.1 SPACES / DU (RSIS)
 - 3. THEREFORE, FOR (4) DWELLINGS, 8.4 SPACES REQUIRED
 - (9) 9' X 18' PARKING SPACES ARE PROVIDED FOR THE RESIDENTIAL ELEMENT OF THIS PROJECT. (14) SPACES ARE PROVIDED FOR COMMERCIAL USE.
 - 2,800 SF OF COMMERCIAL SPACES REQUIRES 1 PARKING SPACE / 200 SF. THEREFORE, 14 PARKING SPACES ARE REQUIRED FOR THE COMMERCIAL USE.
 - TOTAL OF (22) SPACES REQUIRED ON SITE AND 13 SPACES PROVIDED.
 - (9) SPACES WILL BE RESERVED FOR RESIDENTIAL AND (4) FOR COMMERCIAL.



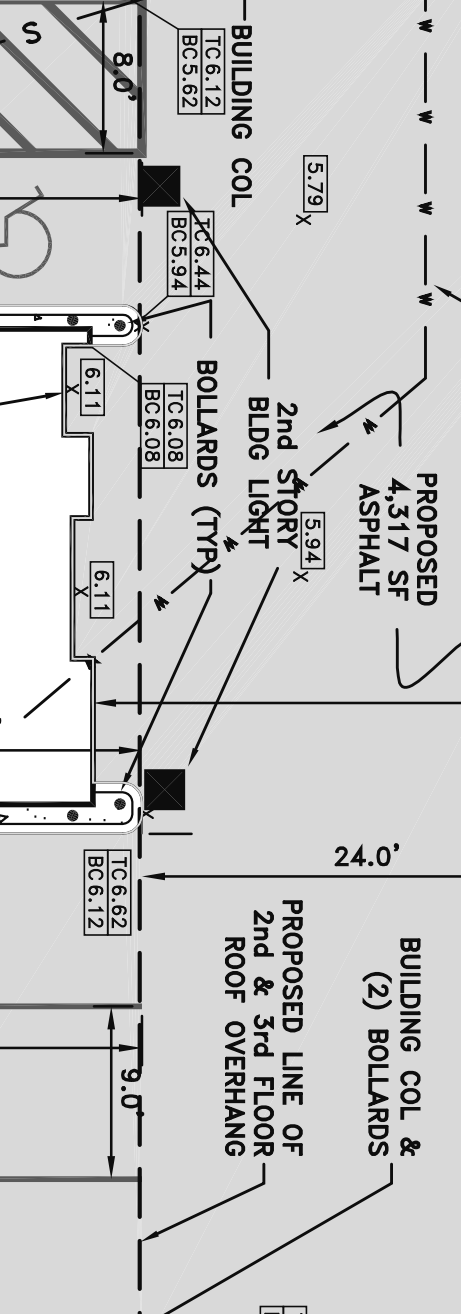
CONC. CURB & PAVING DETAIL
(VENTNOR AVE)

REMOVE & REPLACE EXISTING SIDEWALK, TRANSITION FROM EXIST 6% CROSS SLOPE TO 2% MAX CROSS SLOPE.
ELEVATIONS ARE N.A.D. 1988 DATUM.



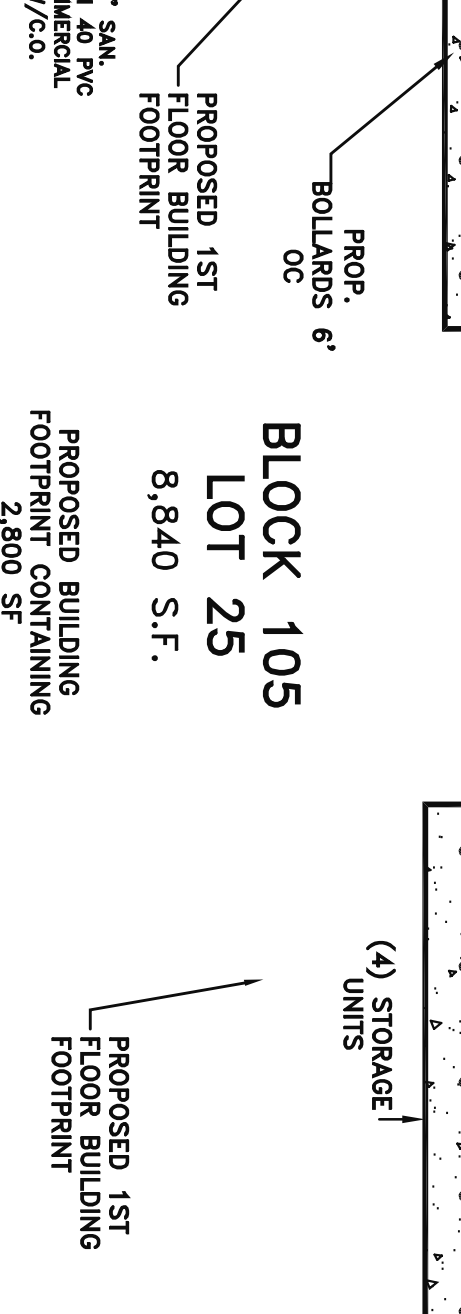
PAINTED STOP BAR DETAIL
(NOT TO SCALE)

REMOVE & REPLACE EXISTING SIDEWALK, TRANSITION FROM EXIST 6% CROSS SLOPE TO 2% MAX CROSS SLOPE.
ELEVATIONS ARE N.A.D. 1988 DATUM.



DOUGLASS AVENUE
(50.00' WIDE)

REMOVE & REPLACE EXISTING SIDEWALK, TRANSITION FROM EXIST 6% CROSS SLOPE TO 2% MAX CROSS SLOPE.
ELEVATIONS ARE N.A.D. 1988 DATUM.



VENTNOR AVENUE
(80.00' WIDE)

REMOVE & REPLACE EXISTING SIDEWALK, TRANSITION FROM EXIST 6% CROSS SLOPE TO 2% MAX CROSS SLOPE.
ELEVATIONS ARE N.A.D. 1988 DATUM.

- IMPERVIOUS COVERAGE SCHEDULE**
- EXISTING: 0.8, 7.61 SF PAVING & BLDG (99.1%)
- PROPOSED: 0.356 SF CONC & PAVERS (24.4 UNDER ROOF OVERHANG) + 3,670 SF PAVING (160 UNDER ROOF) + 4,930 SF ROOF = 8,552 SF TOTAL IMPERVIOUS (96.7%)

ITEM	REQUIRED	PROPOSED	STATUS
MINIMUM LOT AREA	4,000 SF	8,940 SF	CONFORMING
MINIMUM LOT WIDTH	50 FT	85 FT	CONFORMING
MINIMUM LOT DEPTH	N/A	104 FT	CONFORMING
MINIMUM FRONT YARD SETBACK	0 FT	0.0 FT	CONFORMING
MINIMUM REAR YARD SETBACK	0 FT	0.0 FT	CONFORMING
MINIMUM SIDE YARD SETBACK	5 FT	4.5 FT	CONFORMING
MINIMUM FRONT SETBACK	9 FT	4 FT	CONFORMING
MINIMUM REAR SETBACK	10 FT	4 FT	CONFORMING
MINIMUM SIDE SETBACK	34 FT	37.4 FT	CONFORMING
MAX BUILDING COVERAGE	60%	47.6% (42.1 SF)	CONFORMING
MAX IMPERVIOUS COVERAGE	N/A	96.7% (8,552 SF)	N/A
MAX DENSITY	19.0 DU/AC	19.7 DU/AC	CONFORMING
LAND USE	RESIDENTIAL UPPER FLOOR	RESIDENTIAL UPPER FLOOR	CONFORMING
LAND USE	COMMERCIAL	COMMERCIAL	CONFORMING
CHARGE PARKING SPACES	22	22	CONFORMING

* TOTAL PROPOSED IMPERVIOUS COVERAGE IS REDUCED FROM 100% TO 96.7%.

SEWER & WATER REPORT:

SANITARY SEWER: THIS PROJECT IS PROPOSED TO BE SERVICED BY EXISTING SANITARY SEWER MAIN IN VENTNOR AVE. (PER N.J.A.C. 17:14-23(6))

(4) THREE OR MORE BEDROOM DWELLINGS

(800 SF) COMMERCIAL SPACE

0.100 GPD / SF = 180 GPD

TOTAL PROJECTED SEWAGE FLOW = 1,580 GPD

TOTAL PROJECTED SEWAGE FLOW TO BE SERVICED VIA EXISTING PUBLIC WATER MAIN IN VENTNOR AVE. (PER N.J.A.C. 17:14-23(6))

TOTAL PROJECTED WATER DEMAND = 1,580 GPD

PUBLIC WATER: THIS PROJECT IS PROPOSED TO BE SERVICED BY EXISTING WATER MAIN IN VENTNOR AVE. (PER N.J.A.C. 17:14-23(6))

DOUGLASS AVE WATER MAIN IN SOUTH DIRECTION OF TRAVEL IS CONNECTED TO THE EXISTING MAIN

COUNTY IMPROVEMENT NOTES:

1) THERE ARE NO PROPOSED LANE PAINT / OR OTHER TRAFFIC CONTROL, STRIPING, OR SIGNAGE CHANGES TO BE MADE TO VENTNOR AVE.

2) WE ARE REQUESTING A WAIVER FROM PROVIDING STORM WATER MANAGEMENT CALCULATIONS TO ELIMINATE THE EXISTING DRIVEWAY APRON TO VENTNOR AVE.

3) SINCE THERE IS A NET DECREASED IMPERVIOUS SITE COVERAGE IN THE POST-DEVELOPED CONDITION, THE IMPERVIOUS COVERAGE SPREADLE COMPARED TO THE PRE-DEVELOPED CONDITION, THE IMPERVIOUS COVERAGE SPREADLE IS REQUESTED TO BE DECREASED TO 1.00.

4) WE ARE REQUESTING A WAIVER FROM THE COUNTY SPEC FOR SIGNATURE IN ORDER TO MAINTAIN EXISTING SIDEWALKS IN CONFORMANCE WITH THE CITY ORDINANCES. WE NOTE THAT THE EXISTING SIDEWALKS IN COMPLIANCE WITH THE CITY ORDINANCES ARE LOCATED DIRECTLY ACROSS VENTNOR AVE.

5) NO UTILITIES POLES ARE REQUIRED TO BE RELOCATED FOR THIS PROJECT IN COUNTY ROW.

OTHER AGENCIES APPROVALS:

- ATLANTIC COUNTY PLANNING
- MARGATE CITY WATER AND SEWER
- MARGATE CITY DEPARTMENT OF PUBLIC WORKS
- MARGATE CITY BUILDING DEPT

MODIFICATION REPORT / REQUESTED WAIVERS:

VARIOUS: WAIVER TO ALLOW 37.4 FOOT PEAK HEIGHT WHERE 35 FEET IS THE MAXIMUM PERMITTED.

CHECKLIST WAIVERS, MAJOR SITE PLAN:

- 1) ITEM 6 - WAIVER TO ALLOW ONE SITE PHOTO WHERE FOUR ARE REQUIRED.
- 2) ITEM 8 - WAIVER FROM SHOWING WATER COVERS WITHIN 50 FEET OF 200 FEET.
- 3) ITEM 9 - WAIVER FROM PROVIDING STORM WATER MANAGEMENT PLAN FOR EXISTING LIGHTING.
- 4) ITEM 10 - WAIVER FROM PROVIDING STORM WATER MANAGEMENT PLAN FOR EXISTING LIGHTING.
- 5) ITEM 11 - WAIVER FROM PROVIDING STORM WATER MANAGEMENT PLAN FOR EXISTING LIGHTING.
- 6) ITEM 12 - WAIVER FROM PROVIDING STORM WATER MANAGEMENT PLAN FOR EXISTING LIGHTING.
- 7) ITEM 13 - WAIVER FROM PROVIDING STORM WATER MANAGEMENT PLAN FOR EXISTING LIGHTING.
- 8) ITEM 14 - WAIVER FROM PROVIDING STORM WATER MANAGEMENT PLAN FOR EXISTING LIGHTING.
- 9) ITEM 15 - WAIVER FROM PROVIDING STORM WATER MANAGEMENT PLAN FOR EXISTING LIGHTING.
- 10) ITEM 16 - WAIVER FROM PROVIDING STORM WATER MANAGEMENT PLAN FOR EXISTING LIGHTING.
- 11) ITEM 17 - WAIVER FROM PROVIDING STORM WATER MANAGEMENT PLAN FOR EXISTING LIGHTING.
- 12) ITEM 18 - WAIVER FROM PROVIDING STORM WATER MANAGEMENT PLAN FOR EXISTING LIGHTING.
- 13) ITEM 19 - WAIVER FROM PROVIDING STORM WATER MANAGEMENT PLAN FOR EXISTING LIGHTING.
- 14) ITEM 20 - WAIVER FROM PROVIDING STORM WATER MANAGEMENT PLAN FOR EXISTING LIGHTING.
- 15) ITEM 21 - WAIVER FROM PROVIDING STORM WATER MANAGEMENT PLAN FOR EXISTING LIGHTING.
- 16) ITEM 22 - WAIVER FROM PROVIDING STORM WATER MANAGEMENT PLAN FOR EXISTING LIGHTING.
- 17) ITEM 23 - WAIVER FROM PROVIDING STORM WATER MANAGEMENT PLAN FOR EXISTING LIGHTING.
- 18) ITEM 24 - WAIVER FROM PROVIDING STORM WATER MANAGEMENT PLAN FOR EXISTING LIGHTING.
- 19) ITEM 25 - WAIVER FROM PROVIDING STORM WATER MANAGEMENT PLAN FOR EXISTING LIGHTING.
- 20) ITEM 26 - WAIVER FROM PROVIDING STORM WATER MANAGEMENT PLAN FOR EXISTING LIGHTING.
- 21) ITEM 27 - WAIVER FROM PROVIDING STORM WATER MANAGEMENT PLAN FOR EXISTING LIGHTING.
- 22) ITEM 28 - WAIVER FROM PROVIDING STORM WATER MANAGEMENT PLAN FOR EXISTING LIGHTING.

GRAPHIC SCALE

1 INCH = 10 FT

OWNER ANALYSIS OF DOCUMENTS:

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DATE: 3-2-23
SCALE: 1"=10'
BY: B.G.
CHECKED: A.F.S.

SHEET NO. 3

DATE: 3-2-23
SCALE: 1"=10'
BY: B.G.
CHECKED: A.F.S.

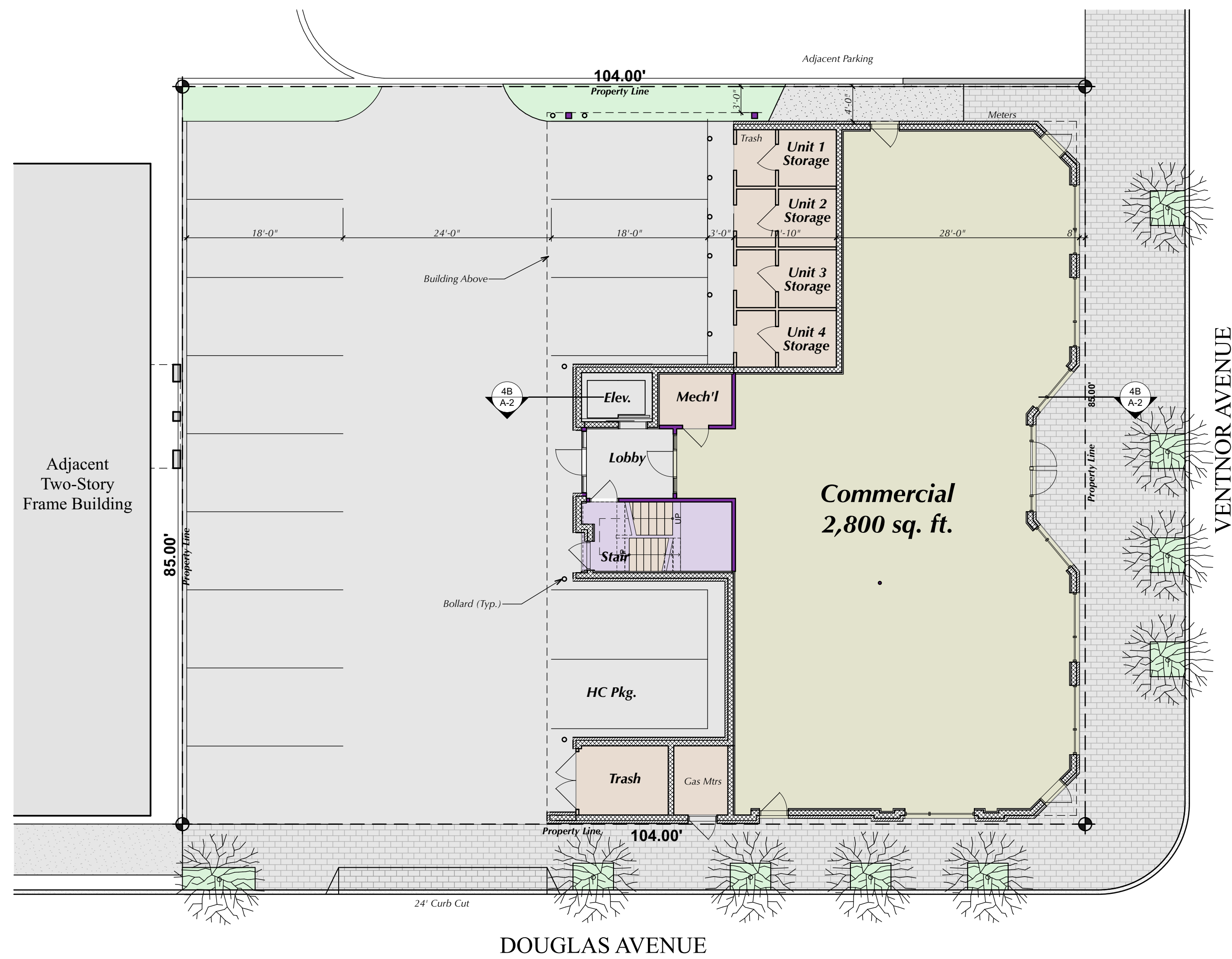
FILE# 22-471

Proposed Mixed-Use

7800 Ventnor Avenue

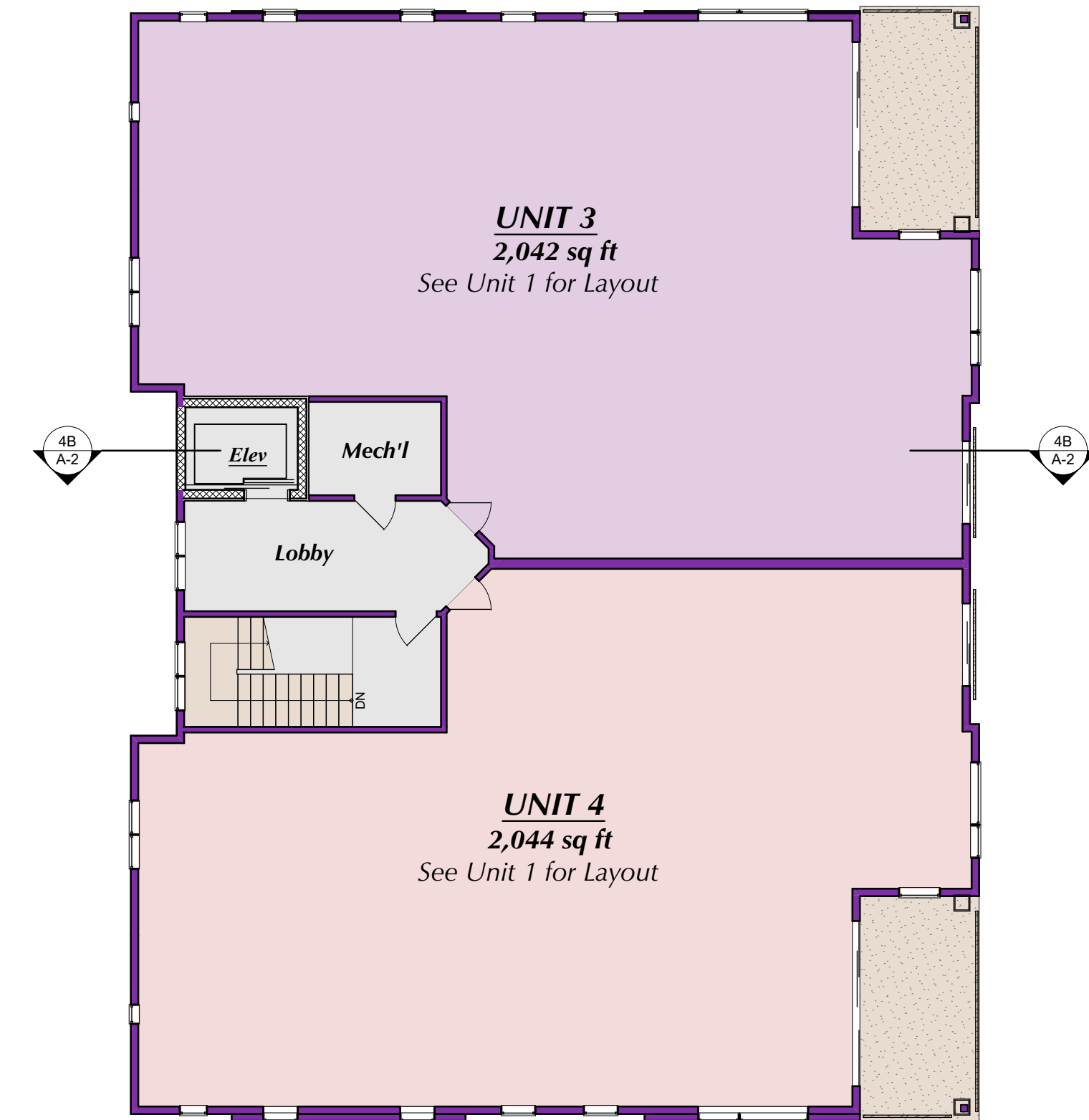
Block 105, Lot 25
Margate, NJ

FLOOR AREAS
 Commercial = 2,800 sq ft
 Residential = Units 1 & 4 = 2,044 sq ft
 Residential = Units 2 & 3 = 2,042 sq ft

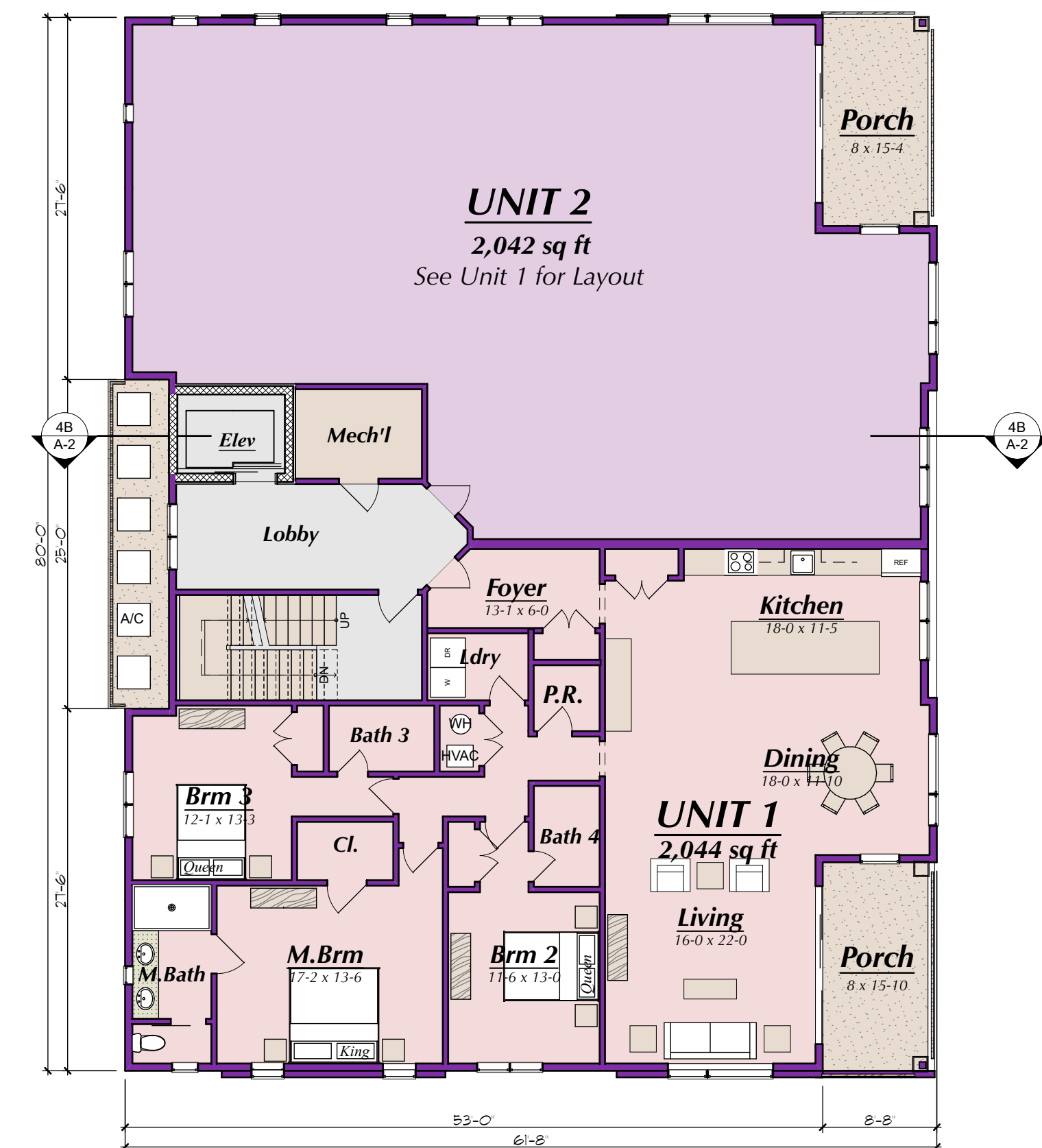


1A First Floor Plan/ Site Plan
 SCALE: 1" = 10'
 0 5' 10' 20'

NOTE: SEE SITE PLAN PREPARED BY SCHAEFFER NASSAR SCHEDEGG FOR ADDITIONAL INFORMATION.



4C Third Floor Plan
 SCALE: 1" = 10'
 0 5' 10' 20'



4A Second Floor Plan
 SCALE: 1" = 10'
 0 5' 10' 20'

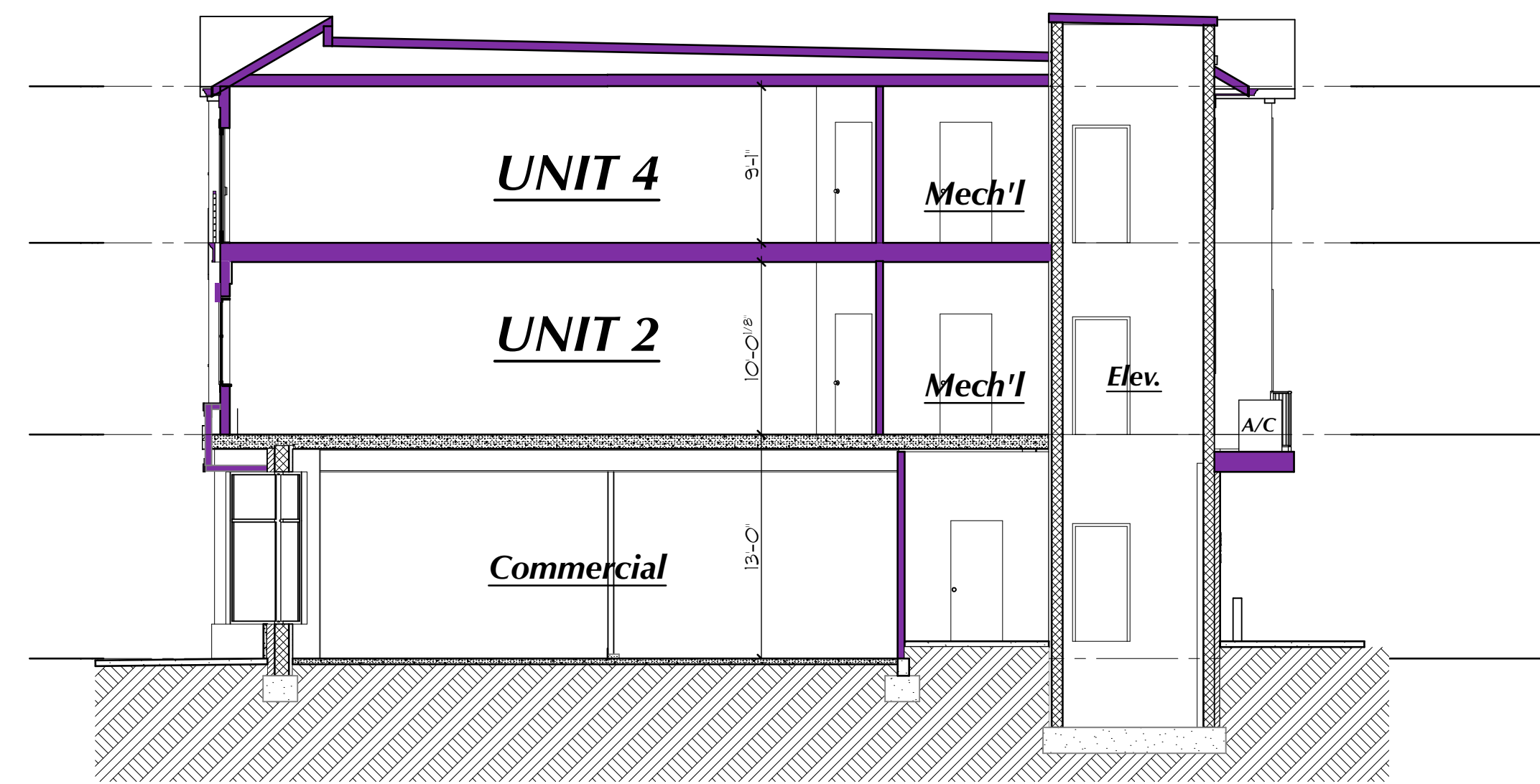
Proposed Mixed-Use

7800 Ventnor Avenue

Block 105, Lot 25
Margate, NJ



1B FRONT ELEVATION (Ventnor Ave)
SCALE: 3/16" = 1'-0"



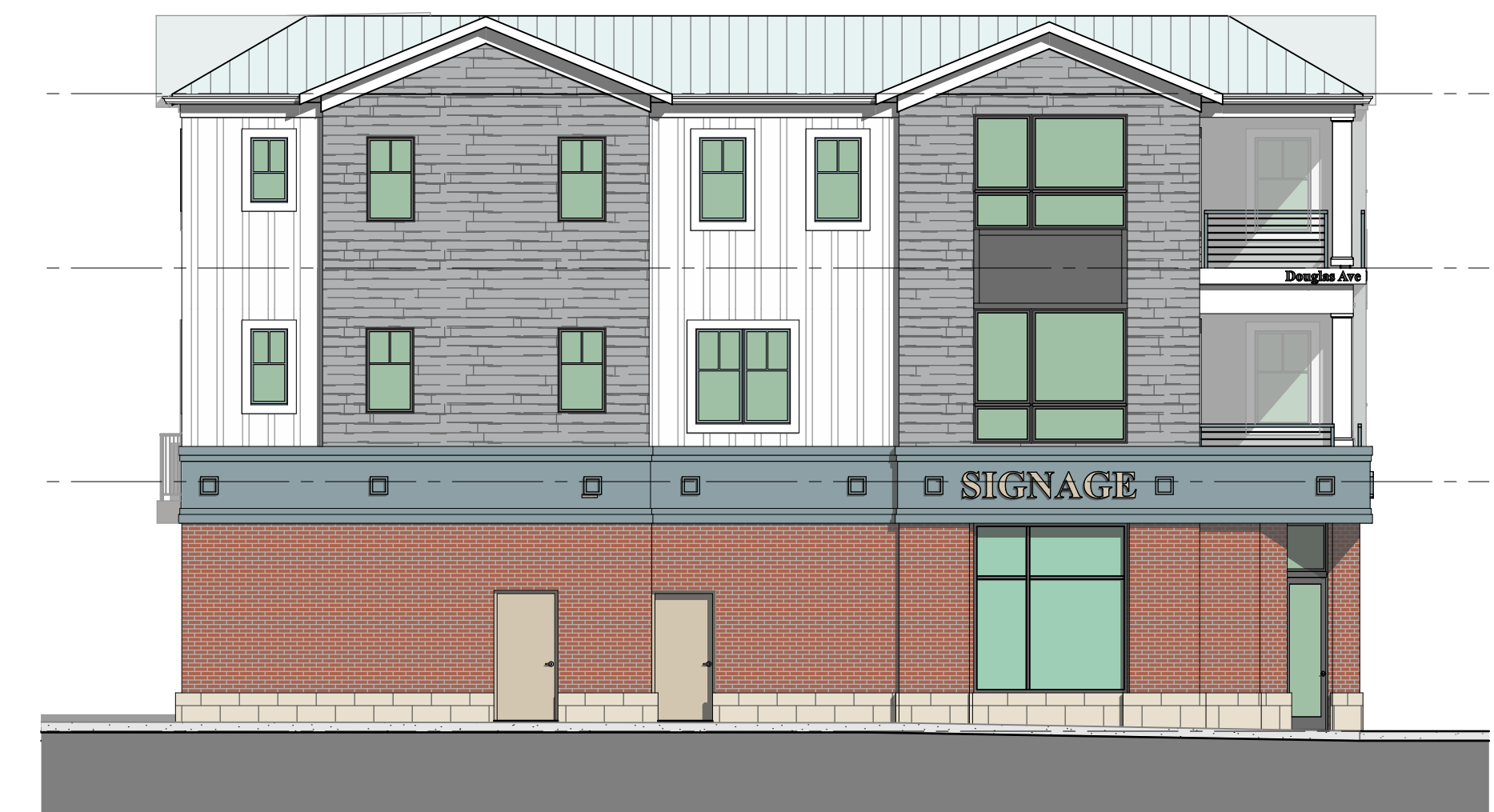
4B SHORT SECTION
SCALE: 1/8" = 1'-0"



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



2A REAR ELEVATION
SCALE: 1/8" = 1'-0"



4A LEFT ELEVATION (Douglas Ave)
SCALE: 1/8" = 1'-0"