

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

February 3, 2023

Via Hand Delivery

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

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

Dear Ms. Shiles:

We represent SAJ Associates LLC with respect to its application to the Margate Planning Board scheduled to be heard on February 23, 2023. SAJ makes application requesting site plan approval and "C" variance relief for commercial parking and building height in order to construct a mixed use building with commercial at grade and four residential units above. 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 Fenwick Architects 12/21/22, revised through 1/11/23, consisting of Sheets A1 through A3;
3. (18) – Site Plan prepared by Schaeffer Nassar Scheidegg Consulting Engineers, LLC dated 1-28-23, consisting of three sheets;
4. (18) – Staff Committee Application and Action;
5. (18) – Corporate Disclosure Certification;
6. (1) – 200 foot property owners' list;
7. (1) – Confirmation of paid taxes, water and sewer; and

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Palma Shiles, Administrator
Margate Planning Board
February 3, 2023
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8. (1) – Applicant's check in the amount of \$1,050.00 representing the application fee; \$1,850.00 representing the escrow fee; and executed W-9 form.

Should you require any further information in advance of the February 23rd 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:\VJoarder, Salim (12671)\Mat 3 - Purchase of 7800 Ventnor Ave., Margate\Shiles (application submission) 1-31-23 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. TBP 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>2/1/23</u> _____ Date: _____	

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

N/A Not applicable

TBP To be provided

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** February 3, 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 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 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 four 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 four 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
Building height	34'	N/A	37.4'
Parking spaces	12 (175-36C); 9 (RSIS)	N/A	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:

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.

Please see attached Addendum to Application.

16. Signature of Applicant(s):

 _____ Date 2/3/2023
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 SAJ Associates LLC 7800 Ventnor Avenue Block 105, Lot 25 Margate, New Jersey

SAJ Associates LLC is the owner of property located at 7800 Ventnor Avenue, identified on Margate's Tax Map as Lot 25 in Block 105, formerly Billy Ho's restaurant. The property is 8,840 square feet with 85' of frontage on Douglas Avenue and 104' of frontage on Ventnor Avenue. The property is located in the Central Business District (CBD) where mixed use buildings consisting of first floor commercial with residential above is a permitted principal use.

SAJ proposes to develop the property with a new mixed use building with 3,500 square feet of commercial space at grade with four four-bedroom residential units above. The entirety of the Ventnor Avenue frontage will be window front commercial space with paver sidewalk and street trees consistent with the downtown pedestrian streetscape called for in Margate's Master Plan. Balconies to the residential units will be above the commercial space along Ventnor Avenue, again promoting a main street like streetscape.

Vehicle access will be provided off of Douglas Avenue. The existing Ventnor Avenue access drive will be eliminated creating on-street parking. On-street parking is also created on Douglas Avenue by eliminating the existing open drive. All residential vehicle parking is behind the building with no garage doors or other vehicle parking visible from either street side. The Douglas Avenue frontage will be improved with sidewalk, street trees and a governor's strip with only the curb cut for access to the rear parking. The Ventnor Avenue curb cut is eliminated removing the unsafe access to the parking area conflicting with traffic at the street light on Douglas Avenue.

Pedestrian access is provided from either the Ventnor Avenue frontage or the rear parking area. Access from the rear provides a central lobby for both the commercial space and residential space with an elevator to access the residential units above. Storage for each of the residential units is also provided at grade along with a trash enclosure and mechanical room. Each of the residential units will have two on-site parking spaces with one overflow space (nine total) in compliance with the Residential Site Improvement Standards.

Consistent with this Planning Board's mixed use approval history, commercial parking has not been required due to the established development pattern and typical lot sizes in this seashore town. For instance, 3,500 square feet of commercial space as is provided would require 18 parking spaces; the entire lot with no building on it is not big enough for 18 spaces. This is consistent with the intent of Margate's Ordinance which does not require parking for existing commercial in the CBD zone. When incorporating regulation access drives, proper drive aisles, and parking spaces, development of reasonably sized commercial space with compliant parking is not available. While large commercial space is encouraged in the CBD zone, the larger the commercial space the more parking is required defeating the ability to develop a viable project.

Relieving SAJ from the obligation to provide parking is consistent with recent Planning Board approvals. Parking variances were granted for the commercial component at Douglas and Atlantic; Ventnor Avenue between Adams and Jefferson; and Coolidge and Ventnor, approved within the last few months. In order to develop a downtown streetscape with mixed use buildings as recommended in Margate's most recent Master Plan revision, parking relief must be considered. Incorporating reasonably sized and economically viable standalone commercial space with compliant parking is simply not feasible under the current zoning criteria.

SAJ requests site plan approval with a variance for commercial parking and building height of 37.4' versus 34' permitted. The additional height allows for a reasonable commercial ceiling height of 12'. Ceiling heights in the two story residential units are 10' and 9'. Otherwise, the building complies in all respects.

While the three other mixed use projects mentioned above are all well thought out, the Coolidge Avenue and Jefferson Avenue projects were both granted variances from providing commercial parking as was the attractive building at the corner of Douglas and Atlantic. While the Board may be considering reestablishing commercial parking with new construction, this project with its two frontages, considerable commercial space, no visible parking and an attractively designed new building will anchor the entrance to Margate's "main street" with a building like no other in the City.



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

Block	Lot	Applicant Name
105	25	SAJ Associates, LLC
District		Address of Subject Application
CBD		7800 Ventnor 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:

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, February 23, 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 guaranteed.

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

APPLICATION FEES:

D Variance:	\$0.00	Court Reporter:	\$0.00
C Variance:	\$300.00	Other:	\$0.00
Site Plan:	\$750.00	engineering:	\$1,850.00
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, February 01, 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: _____	Received By: _____
	Paid: _____ Check/Receipt #: _____	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: SAJ Associates LLC Phone No.: (856) 524-1200
Address: c/o Salim Joarder, Managing Member, 335 Evesham Ave., Lawnside, NJ 08045
Email Address: jjoarder@gmail.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: Chu Hsin Ho and Min Miao Ho Phone No.: _____
Address: 2431 Lahn Lane, Mays Landing, NJ 08330

6. **Proposed Action is Located as Follows:**
Street Address: 7800 Ventnor Avenue Block: 105 Lot(s): 25
Zoning District: CBD

7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)
Unoccupied restaurant

8. Answer the following as to:

Existing Condition

Proposed Condition

a. Size and Dimension of Lot:

85' x 104' - 8,840 sq. ft.

85' x 104' - 8,840 sq. ft.

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 site plan approval and "C" variance relief for commercial parking and building height in order to construct a mixed use building with commercial space at grade and four residences above

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

Subdivision

Site Plan

C-Variance(s)

Conditional Use Permit

D-(Use) Variance

Other: _____

11. Which variances are needed, if any? Parking variance

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. Baylison, Esq. - Attorney for Applicant(s)

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

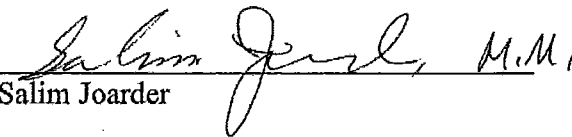
SALIM JOARDER hereby certifies the following factual information:

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



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

RECEIVED

JAN 26 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: 105 Lot: 25
Location: 7800 Ventnor Ave
Date: January 23, 2023

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: 12671-3

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	
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 & JANN 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
105 7 C000C	20 S DOUGLAS AVE	2	TAPP, DARREN J & LINDA M 1 GREEN HILL RD MADISON, NJ	07940

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

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
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	HO, CHU H & MING M 2431 LAHN LANE MAYS LANDING, NJ	08330
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
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

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
205.02 1	7801 VENTNOR AVE 1008SF	4A	7801 VENTNOR AVE LLC 8301 ATLANTIC AVE MARGATE, NJ	08402
205.02 5	7805 VENTNOR AVE 4500SF	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 4097 SF	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 2574 SQ	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

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

Proposed Mixed-Use

7800 Ventnor Avenue

Block 105, Lot 25
Margate City, NJ



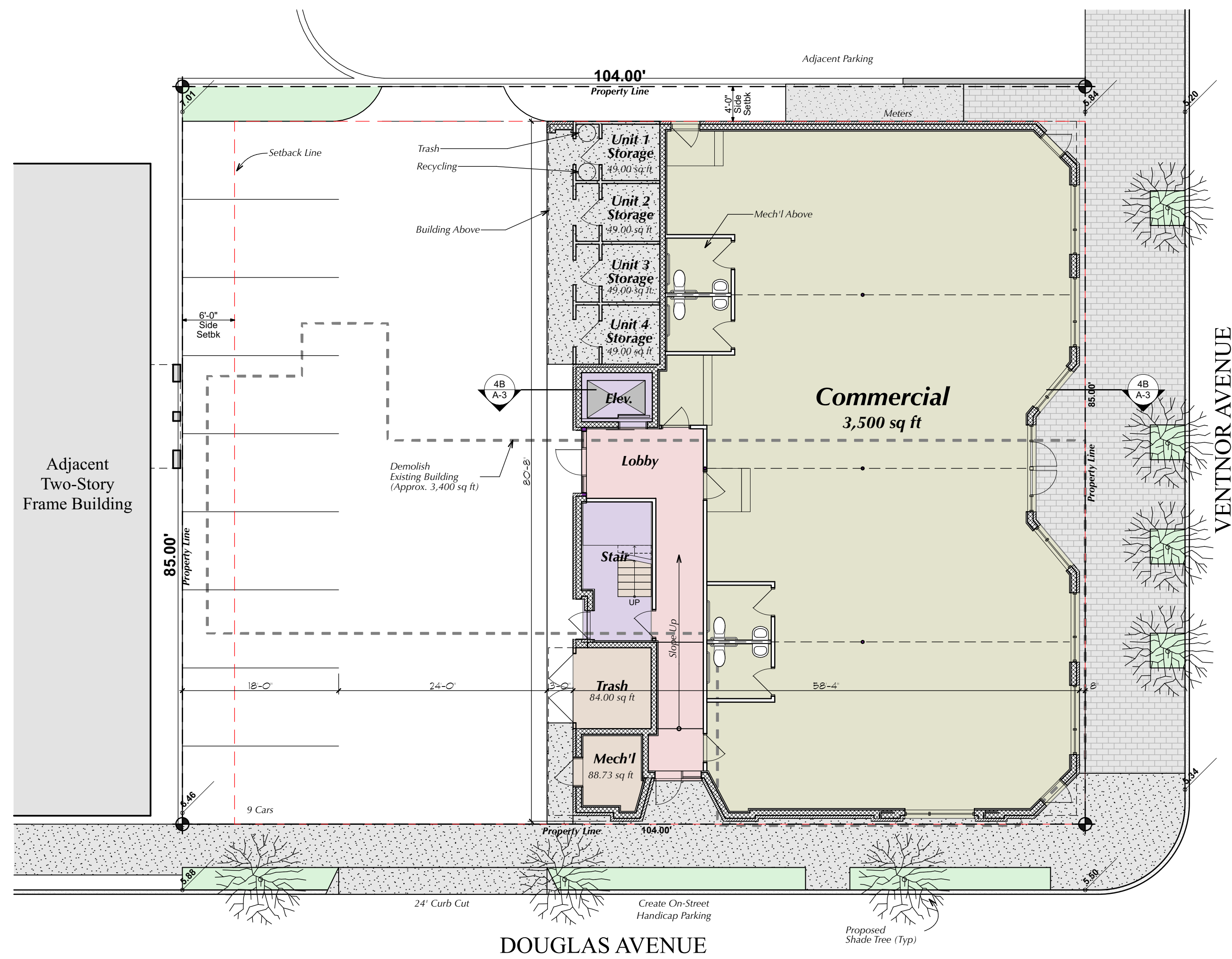
View From Corner

Proposed Mixed-Use

7800 Ventnor Avenue

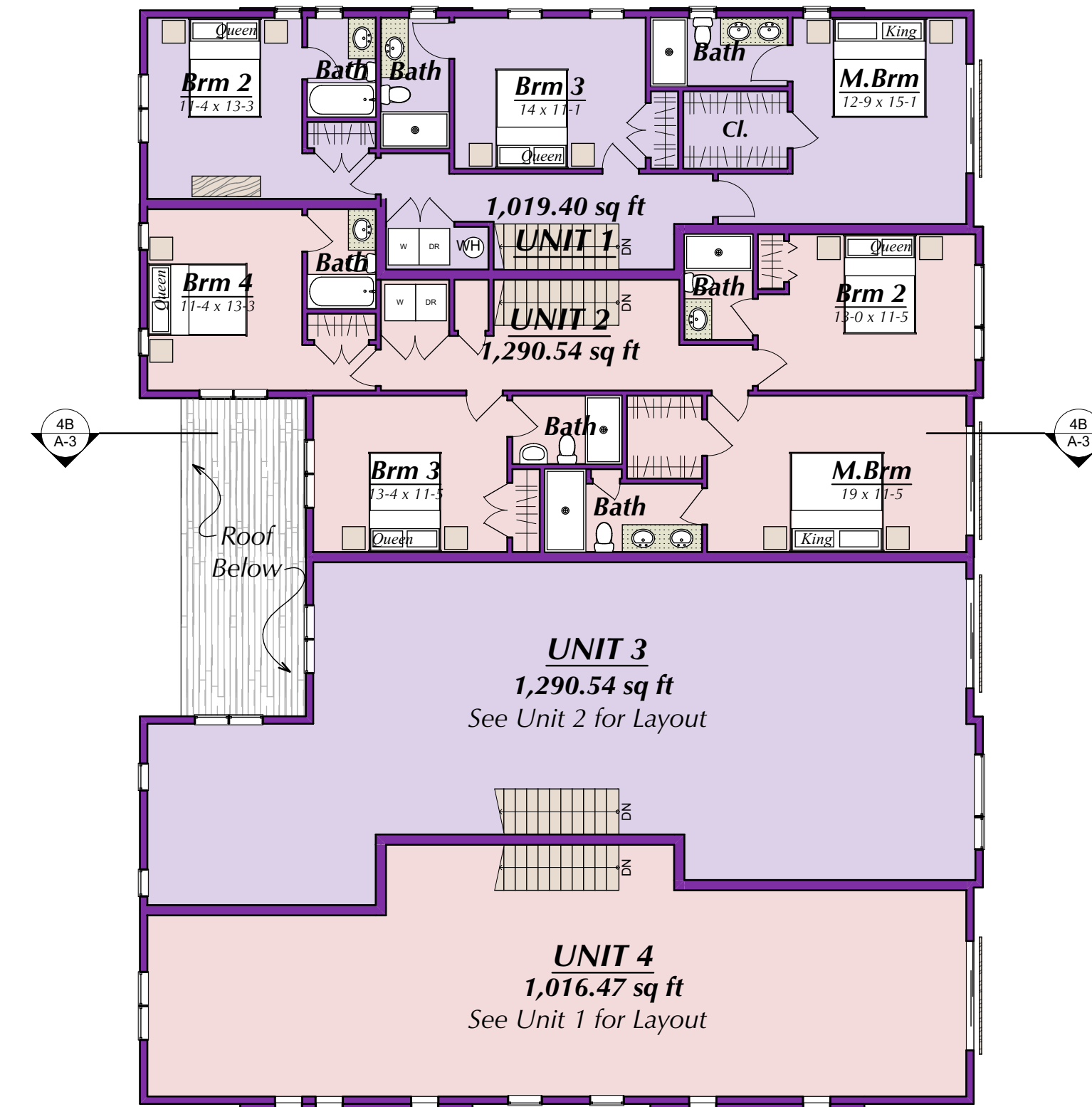
Block 105, Lot 25
Margate City, NJ

FLOOR AREAS
 Commercial = 3,500 sq ft
 Residential = Units 1 & 4 = 2,002 sq ft
 Residential = Units 2 & 3 = 2,144 sq ft

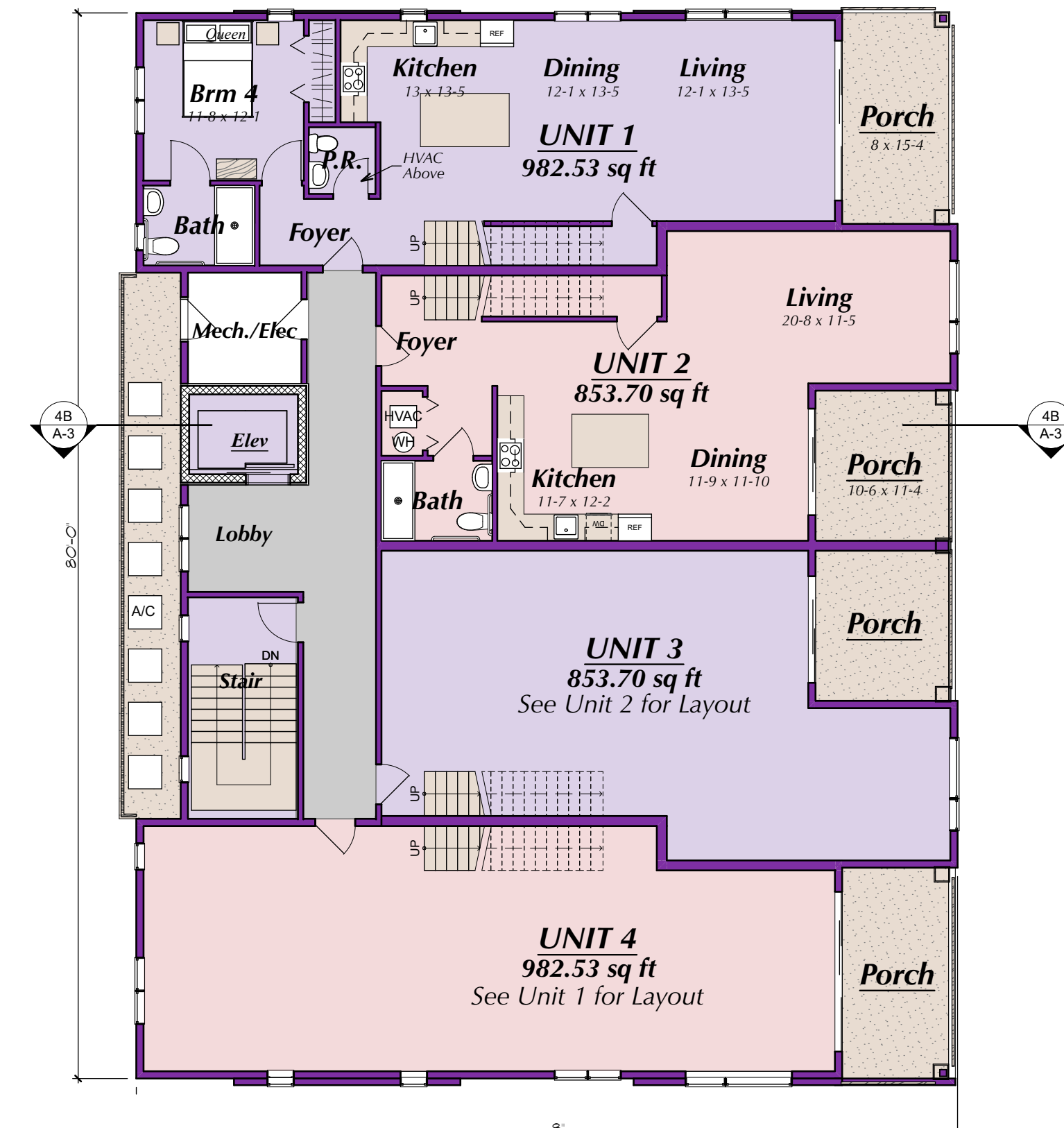


1A First Floor Plan/ Site Plan
 SCALE: 1" = 10'

NOTE: SEE SURVEY BY ROBERT J. CATALANO AND ASSOCIATES P.A. PROFESSIONAL LAND SURVEYORS AND PLANNERS DATED 10/24/22 FOR ADDITIONAL INFORMATION.



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



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

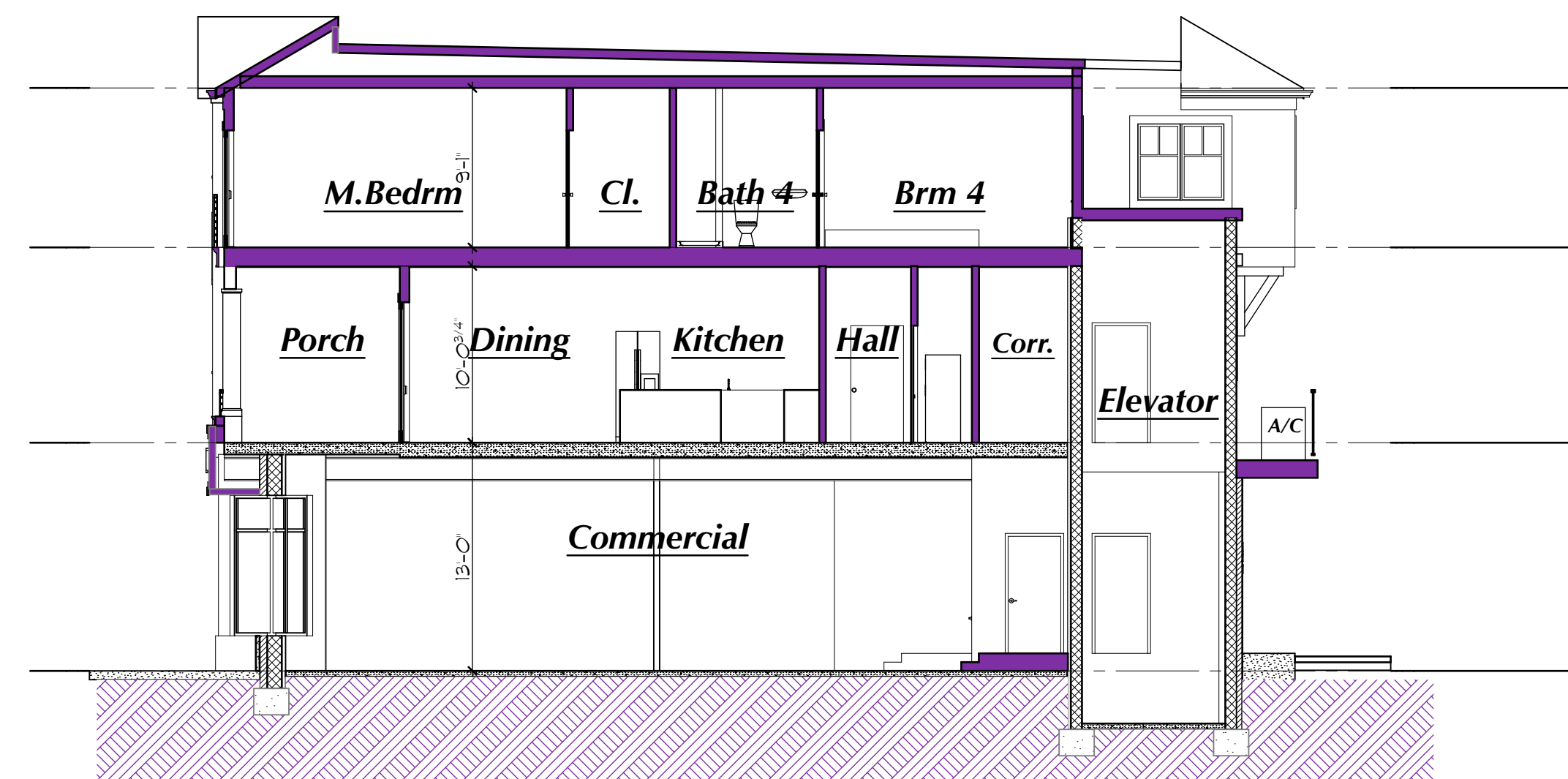
Proposed Mixed-Use

7800 Ventnor Avenue

Block 105, Lot 25
Margate City, 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"

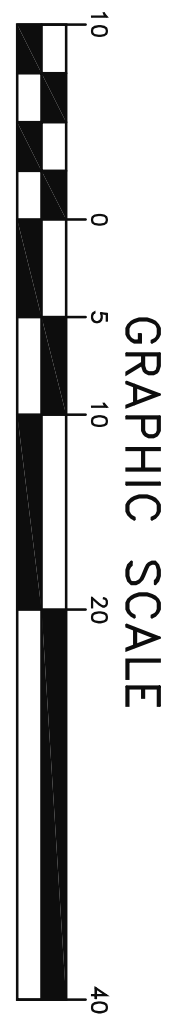
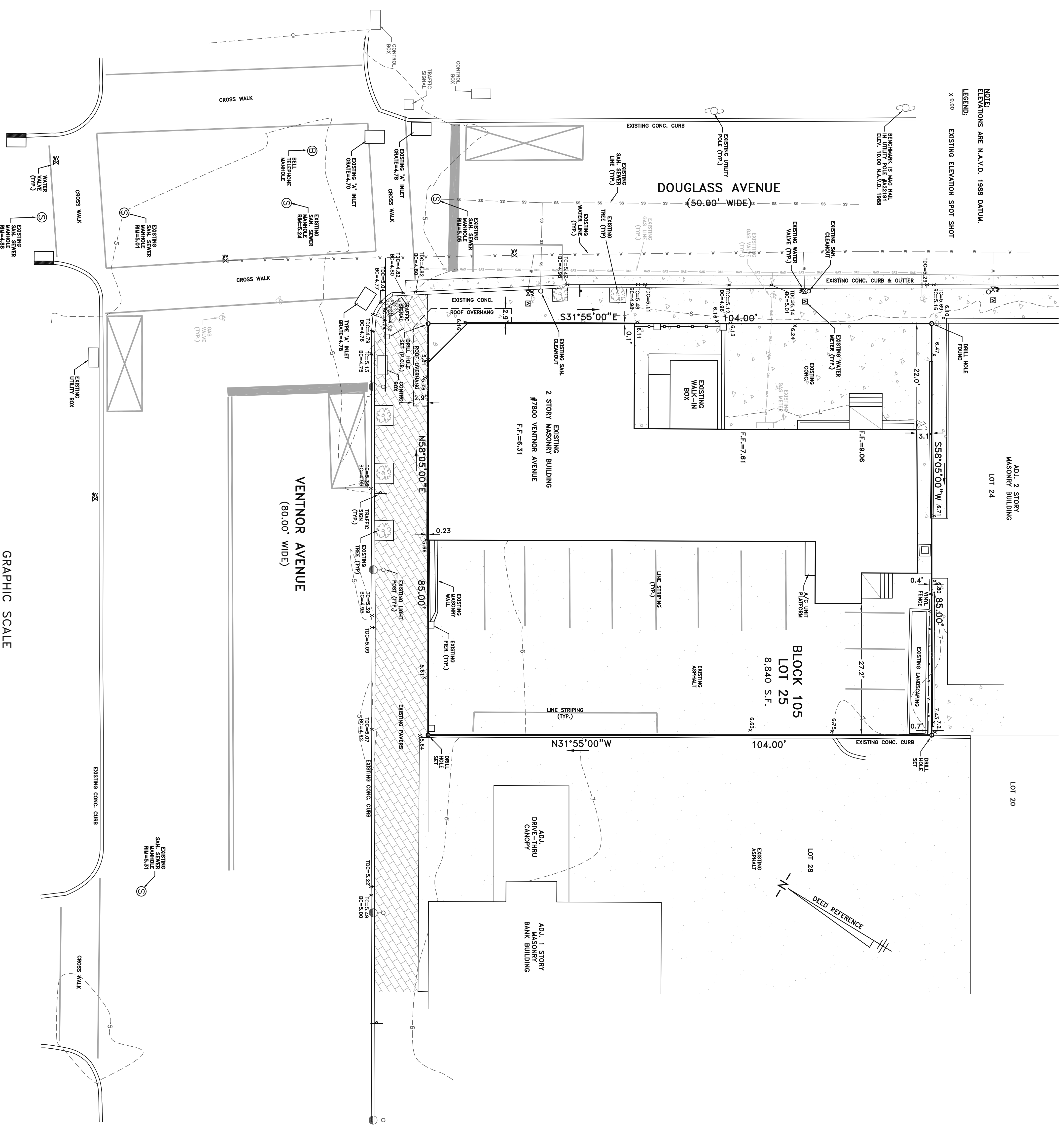


2A REAR ELEVATION
SCALE: 1/8" = 1'-0"



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

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



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REV #	DATE	BY	REVISION DESCRIPTION

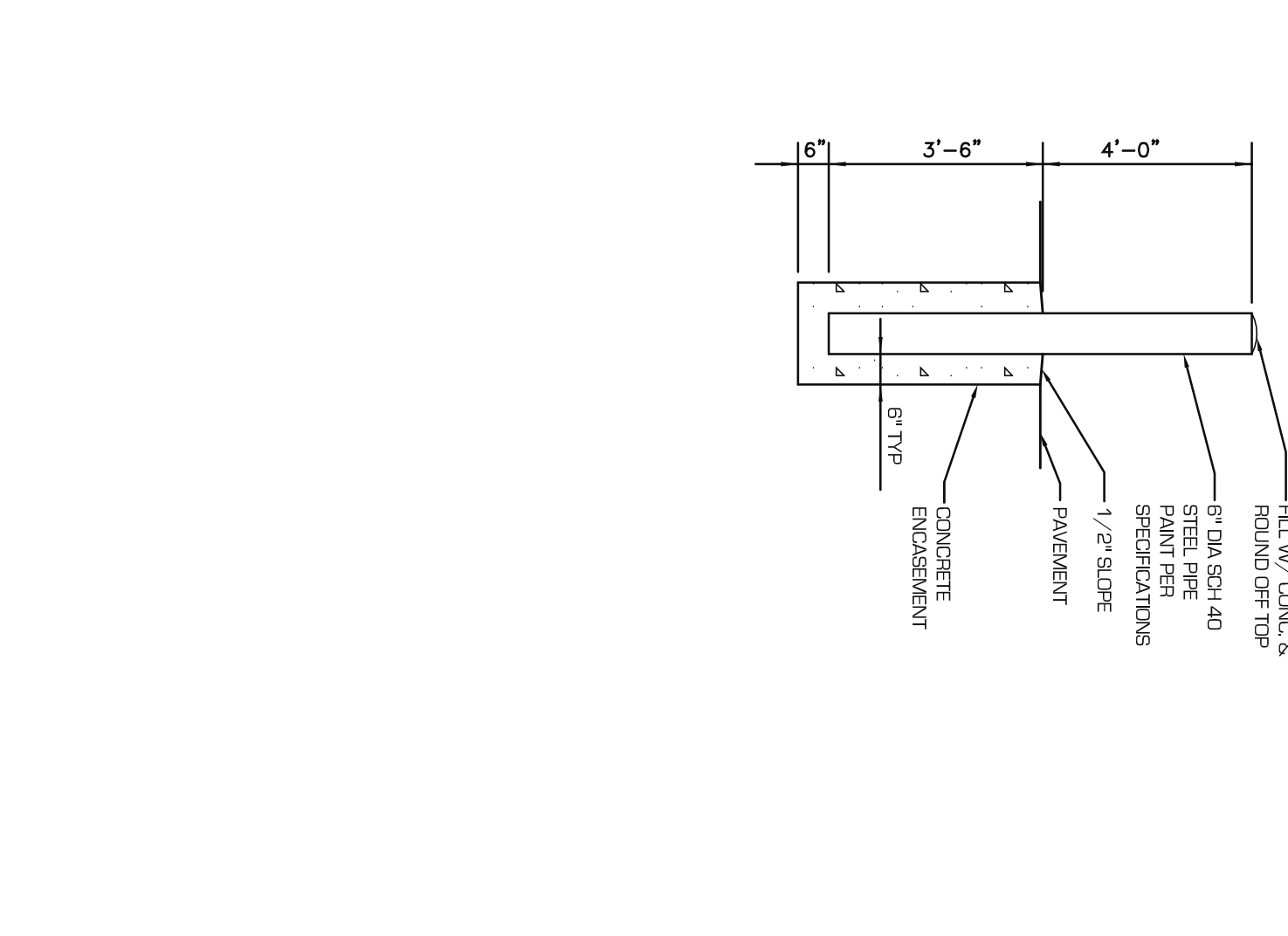
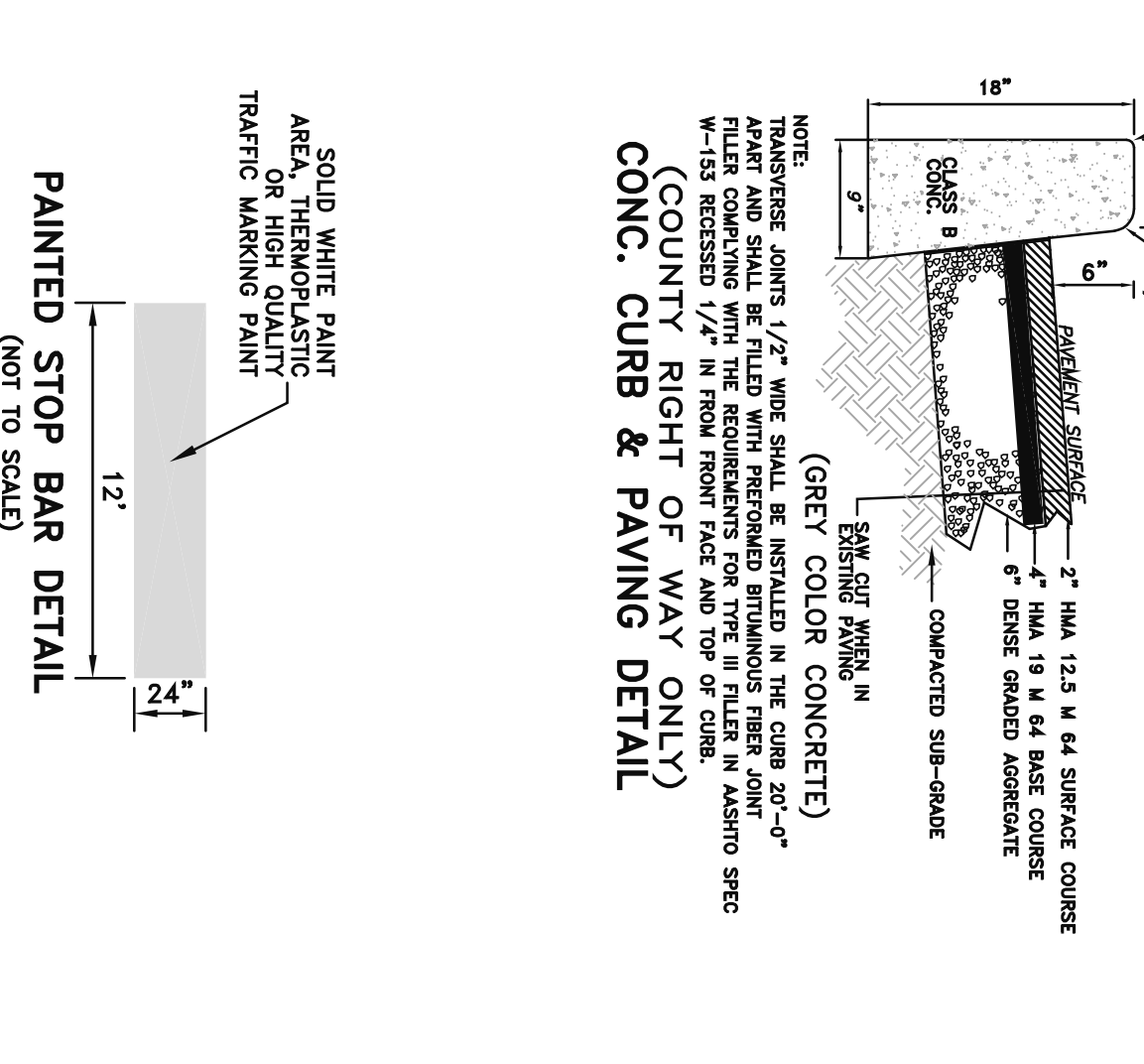
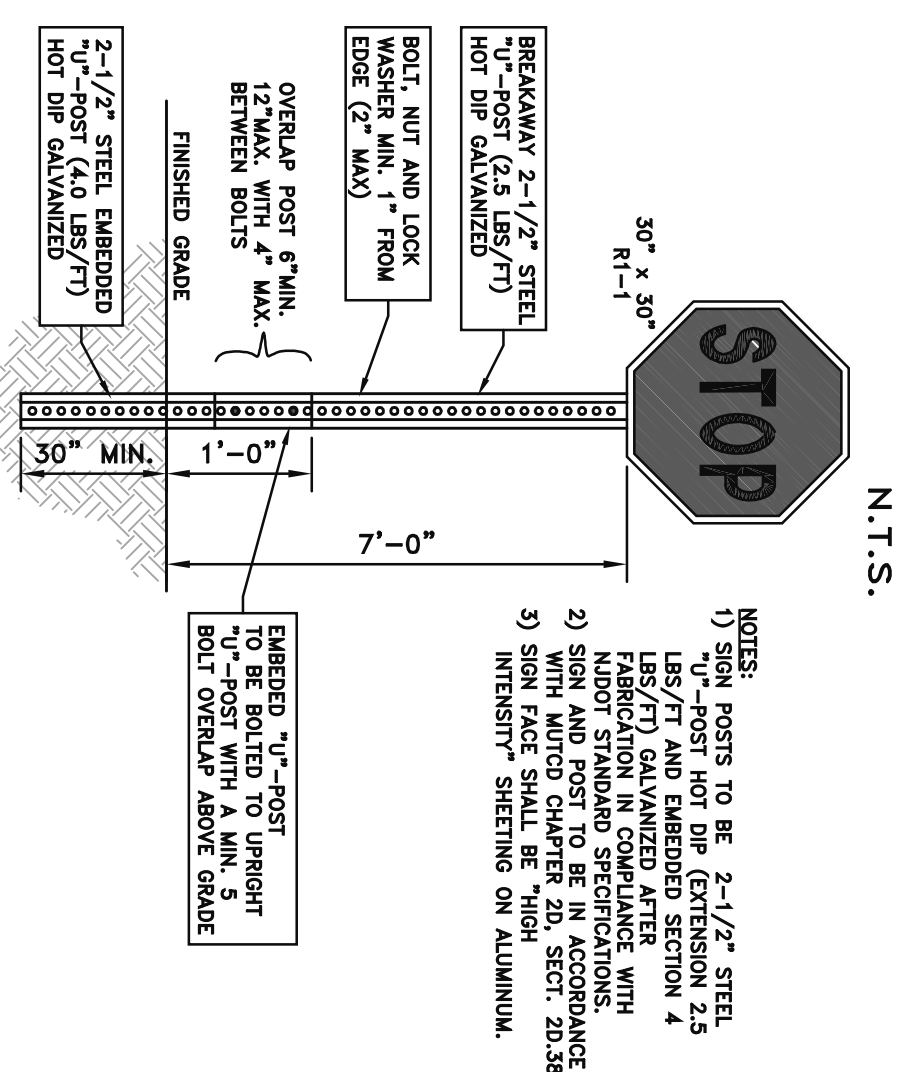
DATE: 1-28-23
SCALE: 1"=10'
BY: MALE
CHECKED: H.A.T.
SHEET NO. 2
2 OF 4

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



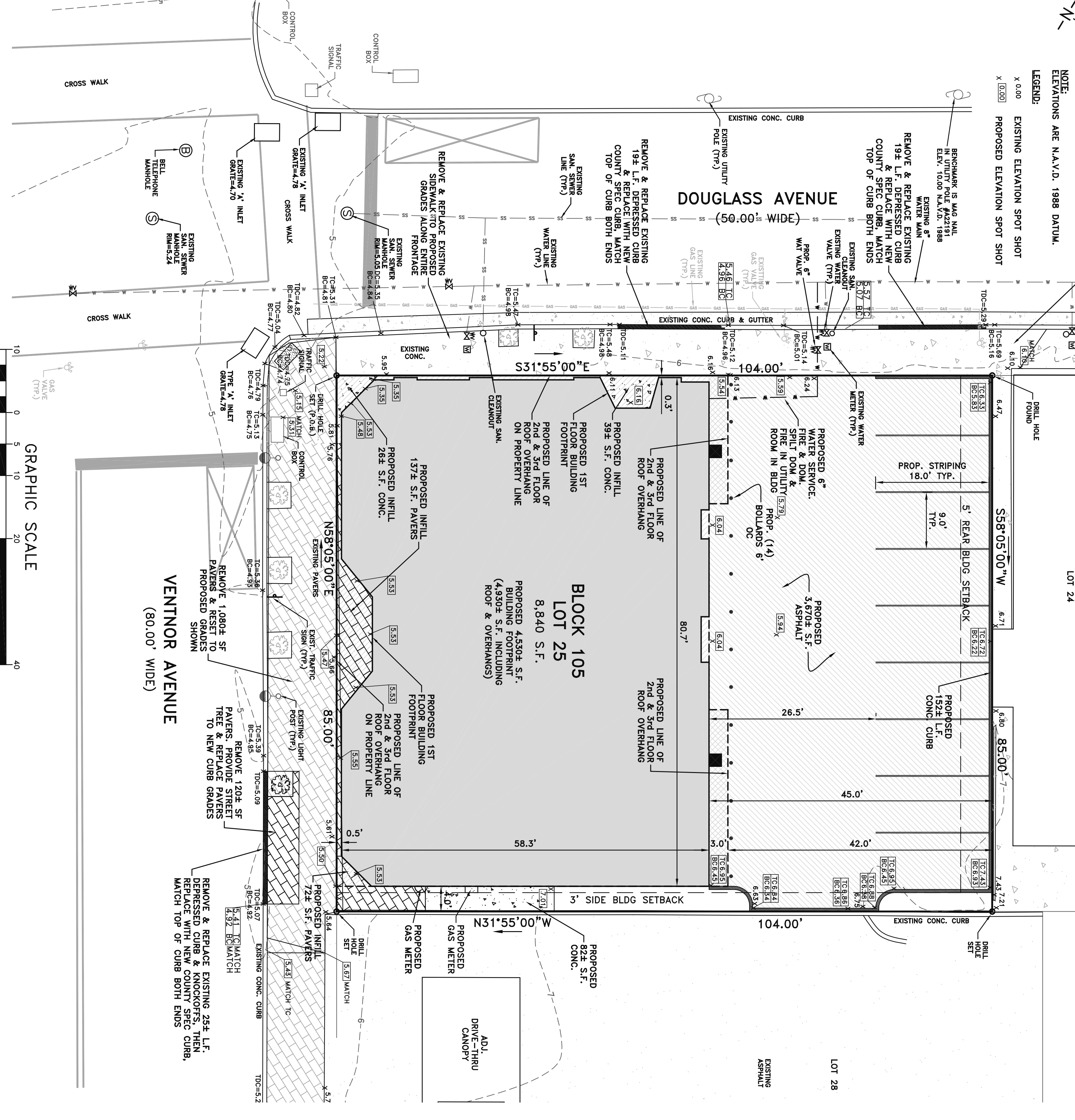
NOTES:

- 1) SIGN POSTS TO BE 2-1/2\"/>

LEGEND:

- X 0.00 EXISTING ELEVATION SPOT SHOT
- X 0.00 PROPOSED ELEVATION SPOT SHOT

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



PARKING REQUIREMENTS:

- 3. OR MORE BEDROOM GARDEN APT: 2.1 SPACES / DU (RIS)
- HEREFORE, FOR (4) DWELLINGS, 9 SPACES REQUIRED
- (12) 9' X 18' PARKING SPACES ARE PROPOSED FOR THE RESIDENTIAL ELEMENT OF THIS PROJECT. NINE (9) SPACES ARE PROVIDED ON-SITE.
- ORNANCE SECTION 175-36 C. REQUIRES 2.1 PARKING SPACES FOR EA (3) BR & 3.0 SPACES FOR EA (4) BR APARTMENTS WHICH REQUIRES A TOTAL OF 12 SPACES WHICH THIS PLAN PROVIDES 9 SPACES FOR.
- 3,500 SF OF COMMERCIAL SPACE REQUIRES 1 PARKING SPACE / 200 SF. THEREFORE, 18 PARKING SPACES ARE REQUIRED FOR THE COMMERCIAL USE.
- NO ON-SITE SPACES ARE PROPOSED FOR THE COMMERCIAL ELEMENT

CBD ZONE REQUIREMENTS

ITEM	REQUIRED	PROPOSED	STATUS
MINIMUM LOT AREA	4,000 SF	8,840 SF	CONFORMING
MINIMUM LOT WIDTH	50 FT	88 FT	CONFORMING
MINIMUM LOT DEPTH	N/A	104 FT	CONFORMING
MINIMUM FRONT YARD	0 FT	0.5 FT	CONFORMING
MINIMUM REAR YARD	5 FT	48 FT	CONFORMING
MINIMUM SIDE YARD	4 FT	4 FT	CONFORMING
MIN. COVERED SIDE YARD	10 FT	4 FT	NONCONFORMING
MAX. BUILDING HEIGHT	34 FT	37.4 FT	NONCONFORMING
MAX. BUILDING COVERAGE	60%	55.5% (4,930 SF)	CONFORMING
MAX. IMPERVIOUS COVERAGE	N/A	96% (8,552 SF)	CONFORMING
MAX. DENSITY	188 DU/Ac	187 DU/Ac	CONFORMING
LAND USE	RESIDENTIAL UPPER FLOOR	RESIDENTIAL UPPER FLOOR	CONFORMING
LAND USE	COMMERCIAL	COMMERCIAL	CONFORMING
ONSITE PARKING SPACES	12 (775) SFC	9	NONCONFORMING

SEWER & WATER REPORT:

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

- (4) THREE OR MORE BEDROOM DWELLINGS
- o 500 GPD / DWELLING = 1,200 GPD
- (5,500 SF) COMMERCIAL SPACE
- o 0.100 GPD / SF = 550 GPD

TOTAL PROJECTED SEWER FLOW = 1,550 GPD

PUBLIC SEWER: THIS PROJECT IS PROPOSED TO BE SERVICED VIA EXISTING SEWER CLEANOUT IN SOUTH DOUGLASS AVE.

TOTAL PROJECTED WATER DEMAND = 1,450 GPD

PUBLIC WATER: THIS PROJECT IS PROPOSED TO BE SERVICED BY EXISTING WATER LATERAL / WATER IN SOUTH DOUGLASS AVE.

FIRE WATER FLOW FOR FIRE SUPPRESSION VIA EXISTING MAIN IN SOUTH DOUGLASS AVE VIA A PROPOSED FRESH FROM HIGH D.M. FIRE CONNECTED TO THE EXISTING MAIN

COUNTY IMPROVEMENT NOTES:

- 1) THERE ARE NO PROPOSED LANE PAINT / OR OTHER TRAFFIC CONTROL, STRIPING OR SIGNAGE PROPOSED. THE PROPOSAL IS TO REPLACE THE CURB AND EXISTING PAVERS TO ELIMINATE THE EXISTING DRIVEWAY ABNORM TO VENTNOR AVE.
- 2) WE ARE REQUESTING A WAIVER FROM PROVIDING STORM WATER MANAGEMENT CALCULATIONS COMPARED TO THE PRE-DEVELOPED CONDITIONS IN IMPERVIOUS COVERAGE SCHEDULE ON THIS PLAN SHEET DEMONSTRATES THIS REDUCTION IN IMPERVIOUS COVERAGE.
- 3) THERE ARE NO PROPOSED UTILITY CONNECTIONS PROPOSED IN VENTNOR AVE.
- 4) WE ARE REQUESTING A WAIVER FROM THE COUNTY SPEC FOR SIDEWALKS IN ORDER TO MAINTAIN EXISTING SIDEWALKS IN CONFORMANCE WITH THE CITY ORDINANCES. WE NOTE THAT THE SIDEWALKS ARE NOT TO BE RELOCATED TO THE SIDEWALK LOCATED DIRECTLY ACROSS VENTNOR AVE FROM THE SUBJECT SITE.
- 5) NO UTILITY POLES ARE REQUIRED TO BE RELOCATED FOR THIS PROJECT IN COUNTY ROW.

MODIFICATION REPORT / REQUESTED WAIVERS:

VARIANCES:

- 1) SCH. B-2 - VARIANCE TO ALLOW BUILDING HEIGHT OF 37.4' WHERE A MAXIMUM OF 34 FEET ABOVE CURB IS PERMITTED.
- 2) 175-36 - VARIANCE TO ALLOW NO ON-SITE PARKING FOR THE COMMERCIAL PORTION PROPOSED ON-SITE. 18 SPACES ARE REQUIRED AND NONE ARE PROPOSED ON-SITE.

CHECKLIST WAIVERS, MAJOR SITE PLAN:

- 1) APP. A, ITEM 8 - WAIVER TO ALLOW ONE SITE PHOTO WHERE FOUR ARE REQUIRED.
- 2) MIN. SITE PLAN 11.4 - WAIVER FROM PROVIDING LOCATION OF BOLLARDS WITHIN 200 FEET.
- 3) MIN. SITE PLAN 11.1 - WAIVER FROM PROVIDING STREET LIGHTS FOR EXISTING SIDEWALK.

IMPERVIOUS COVERAGE SCHEDULE

EXISTING:

- o 8,761 SF PAVING & BLDG (99.1%)

PROPOSED:

- o 356 SF CONC & PAVERS (244 SF UNDER ROOF OVERHANG)
- o 3,670 SF PAVING (160 UNDER ROOF)
- o 4,930 SF ROOF
- o 8,552 SF TOTAL IMPERVIOUS (96.7%)

REV #	DATE	BY:	REVISION DESCRIPTION

DATE: 1-28-23
SCALE: 1"=10'
BY: B.G.
CHECKED: A.F.S.
SHEET NO. 3
3 OF 4
FILE# 22471

SITE PLAN 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

ANDREW F. SCHAEFFER
PROFESSIONAL ENGINEER

Andrew F. Schaeffer

NEW JERSEY LIC. NO. 32883

1-28-23
DATE

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