

PMB&B

**PERSKIE MAIRONE BROG
BARRERA & BAYLINSON**
A PROFESSIONAL CORPORATION

COUNSELLORS AT LAW
327 CENTRAL AVENUE, SUITE 200, LINWOOD, NJ 08221
PHONE: 609-601-1775 FAX: 609-601-8440

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

COUNSEL TO THE FIRM
STEVEN P. PERSKIE*

RICHARD S. MAIRONE
(1968-2023)

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

December 8, 2023

Via Hand Delivery

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

Re: Application of Rotus, LLC; 19 S. Essex, LLC; and 17 S. Essex, LLC
7807 Atlantic Avenue, 19 S. Essex Avenue and 17 S. Essex Avenue
Block 105, Lots 5, 6 and 8
Margate, New Jersey
Our File No.: 12492-1

Dear Ms. Shiles:

We represent Rotus, LLC, 19 S. Essex, LLC and 17 S. Essex, LLC with respect to their application to the Margate Planning Board scheduled to be heard on December 21, 2023. Applicants request preliminary and final site plan approval with "C" variance relief for parking to maintain the outdoor restaurant/bar on Lot 6 with associated uses on Lots 5 and 8. In support of the application, the following is enclosed for the Planning Board's review and consideration:

1. (18) – Application for Action by Planning Board with Addendum and Checklist;
2. (18) – Plan prepared by Arthur Ponzio Co. dated 12-04-23, consisting of Sheets C-1 through C-3;
3. (18) – Architectural plan prepared by Peter C. Weiss, R.A. dated 12/5/23, consisting of one sheet (Sheet A-1);
4. (18) – Staff Committee Application and Action;
5. (18) – Corporate Disclosure Certification (*to be provided under separate cover*);
6. (18) – Photographs of the subject property;
7. (1) – 200 foot property owners' list;

PERSKIE MAIRONE BROG BARRERA & BAYLINSON
A PROFESSIONAL CORPORATION

Palma Shiles, Administrator
Margate Planning Board
December 8, 2023
Page 2 of 2

8. (1) – Confirmation of paid taxes, water and sewer;
9. (1) – Applicants' check in the amount of \$1,550.00 representing the application fee; \$1,750 representing the escrow fee; and signed W-9 Form.

Should you require any further information in advance of the December 21st hearing date, please do not hesitate to contact me.

Thank you as always for your kind attention and usual courtesies.

Very truly yours,

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON, P.C.

BY: 

CHRISTOPHER M. BAYLINSON
cmbaylinson@pmbb.com

CMB:dbm
Enclosures

c: Mr. Robert Sutor (via email) (w/ Application)
Peter C. Weiss, R.A. (via email) (w/ Application)
Arthur W. Ponzio, Jr., PLS, PP (via email) (w/ Application)

LAND USE

Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	Submit the following documents with the Standard Development Application: a. Copy of an area map showing all lots within 200 feet of the property. b. List of names, addresses, lot and block numbers, as they appear on the official tax records of the City, of all owners of property within 200 feet of the property affected by the application and upon whom the notice must be served in the manner provided by law. c. Copy of professional survey at a scale not smaller than 1" = 100' nor larger than 1/8" = 1'; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines. d. Copies of subdivision, site plan or conditional use applications when applicable. e. Certification that taxes are paid.	a. ✓ b. ✓ ✓ d. N/A e. ✓	
2.	If the survey is more than one year old, attach certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance, and show any proposed changes with all dimensions including enlargement of existing footprint, if applicable.	✓	
3.	A statement containing the following information: a. Date of acquisition of property and from whom. b. The number of dwelling units in existing building(s). c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s). d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.	a. ✓ b. N/A c. N/A d. N/A	
4.	Ten (10) folded copies of a plot plan, map or survey.	✓	
	Checklist prepared by: <u>Christopher M. Baylinson, Esq.</u> Checklist reviewed by City: _____ Application found complete on: _____ Application found incomplete on: _____	Date: <u>12/8/23</u> _____ Date: _____ _____	

Application of Davco Construction, Inc.
7807 Atlantic Avenue, 19 S. Essex Avenue and 17 S. Essex Avenue
Block 105, Lots 5, 6 and 8
Margate, New Jersey

N/A Not applicable

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** December 8, 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) 7807 Atlantic, 19 S. Essex & 17 S. Essex Aves.
 Block Number 105 Lot No(s) 5, 6 & 8
 Total Area (in square feet) 9,660 sq. ft.
 Frontage: Irregular
 Depth: Irregular

4. Information about the Applicant:

Full name(s) 17 S. Essex , LLC; 19 S. Essex, LLC; & Rotus, LLC
 If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

 Local Residence Address 418 North Gladstone Avenue, Margate, NJ Zip 08402
 Other Residence Address _____ Zip _____
 Business Address _____ Zip _____
 Phone Number(s) (include area code); _____
 Email Address _____
 Business _____ Fax _____ Cell Phone (609) 226-8195

5. Interest in Subject Property:

(Supply copies of relevant documents with this Application):

- By lease dated _____
- By Agreement of Sale dated _____
- By Ownership of property

since _____

___ By other interest in law (describe):

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

Name(s) _____

Address _____

Phone No. (include area code);

Res. _____

Bus. _____

Fax _____

Cell _____

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

C Variance(s)

D Variance(s)

Minor Site Plan Action

Major Site Plan Action

Minor Subdivision

Major Subdivision

Conditional Use Permit

Appeal (A)

Interpretation (B Variance)

Other (Explain)

8. Application Made To: X Planning Board Other

9. Professionals Representing the Applicant: (Check applicable professional and provide information)

___ Attorney: Name Christopher M. Baylinson, Esquire Phone (609) 601-1775

Address 327 Central Avenue, Suite 200, Linwood, NJ 08221

Fax (609) 601-8440 Cell _____ Email cbaylinson@pmbb.com

___ Architect: Name Peter C. Weiss, R.A. Phone (609) 822-9616

Address 38 E. Oakcrest Avenue, Northfield, NJ 08225

Fax (609) 822-9364 Cell _____ Email pwarchitect@comcast.net

___ Engineer: Name _____ Phone _____

Address _____

Fax _____ Cell _____ Email _____

___ Preparer of Subdivision or Site Plan (if different from above)

Name Arthur W. Ponzio, Jr., PLS, PP Phone (609) 344-8194

Address 400 N. Dover Avenue, Atlantic City, NJ 08401

Fax (609) 344-1594 Cell _____

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

10. If Site Plan Action is Required:

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

Outside restaurant and bar

-How will this be changed?

Outside restaurant and bar

11. If Subdivision Action is Required:

-After conferring with the City Tax Assessor, provide lot numbers of new lot(s), dimensions, and area of each: (use extra pages, if necessary)

Lot No(s)	Dimension(s)	Area(s)
_____	_____ x _____	_____ S.F.
_____	_____ x _____	_____ S.F.
_____	_____ x _____	_____ S.F.

-Purpose of the Subdivision

- To sell lot(s)
- To build and sell homes (or other buildings)
- Other (please explain): _____

12. If Variances are Required:

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

-Current use of lot(s) and building(s): Outside restaurant and bar

-Proposed use: Same

-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
Parking	1 per 5 seats - 9	0	0
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

13. Prior Action: Please detail any prior hearing and/or decision relevant to this application. Supply date, name of Board, and results. (IF YOU ARE NOT SURE PLEASE CHECK WITH EITHER BOARD ADMINISTRATOR.) If no prior action, write "none".

None

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

Site Plan:

N/A

Subdivision:

N/A


Other:

N/A

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

Please see attached Addendum to Application.

16. Signature of Applicant(s):

 _____ Date _____
Christopher M. Baylinson, Esq. - Attorney for Applicant(s)
_____ Date _____

17. This space for Board Administrator:

-Staff Committee action took place
_____ and case assigned to
the Planning Board for _____ or

-This application received by the
Planning Board Administrator on

By: _____

18. Notarized Statement by Applicant:

State of New Jersey } ss.
County of Atlantic }

_____, being duly
sworn according to law, deposes and says, that
the statements contained in the above application
and the statements contained in the papers
submitted herewith are true.

Sworn to and subscribed before me this _____
day of _____.

“ROBERT’S BACKYARD”

ADDENDUM TO APPLICATION

**Application of Rotus, LLC; 19 S. Essex, LLC; and 17 S. Essex, LLC
7807 Atlantic Avenue, 19 S. Essex Avenue and 17 S. Essex Avenue
Block 105, Lots 5, 6 and 8
Margate, New Jersey**

This is an application seeking site plan approval and a parking variance to allow an existing seasonal restaurant and bar to continue to operate in the same manner it has for the last four years. During the COVID pandemic, State law allowed by exemption existing food and beverage establishments to serve in outside areas adjacent to their building. The exemption in November 2024. Many of Margate’s local restaurant operators have taken advantage of the COVID exemption setting up popular outside eateries enjoyed by locals, seasonal residents and visitors alike.

The Sutor family is just one of the local operators that established and operated Robert’s Backyard a very successful outside restaurant and bar on property they own adjacent to Robert’s Place. The Sutors would like to continue the outside restaurant once the exemption expires. Three lots currently owned by Robert Sutor, Sr. through separate entities come into play. The Robert’s Place lot identified on the tax map as Lot 5 in Block 105, owned by Rotus, LLC, Lot 6 which comes off of the back of Robert’s Place and extends towards Essex Avenue owned by 17 S. Essex, LLC as well as Lot 8 in Block 105 which sits immediately next door on Essex Avenue and is owned by 19 S. Essex, LLC. Robert Sutor, Sr. is the principal of each of the LLC owners (the “Sutors”).

In conjunction with their long-established and quite popular Robert’s Place restaurant and bar, the Sutors utilized Lot 6 on Essex Avenue for an outside eating and drinking establishment open in the afternoon and early evening hours seasonally pursuant to the COVID exemption. Referred to as “Robert’s Backyard”, the temporary restaurant and bar was a hit overnight. Initially attracting beach goers after a beach day, the word spread of an enjoyable outside bar on Essex Avenue that few people knew even existed.

The business operation of Robert’s Backyard is straightforward. There is a temporary grill located at the back of Lot 8 and a service bar and tables on Lot 6 with access for Robert’s staff to Robert’s Place at the back of Lot 5. The temporary tent structure used for the last several years will be replaced with an attractive standing seam fixed roof. The temporary bar will be replaced with a fixed bar. The existing house on Lot 8 can be used for inventory storage, equipment and the like. New to the plan are restroom facilities and a storage box on Lot 6. Lots 5 and 6 will be consolidated as a condition of approval so that the entire restaurant operation is on one lot (Robert’s Place and Robert’s Backyard).

Forty-eight (48) seats are contemplated within the food service area protected by new fencing and access along Essex Avenue. A license agreement will be requested from the Governing Body for a portion of the Essex Avenue right-of-way consistent with the other properties on the block. The

Planning Board's support of this request is appreciated. A change from the current operation is that access is provided only through a gate in the fence, it will not be open to Essex Avenue as currently.

The business operation will continue as it has. The site will be staffed with one or two bartenders, wait staff serving from the temporary grill and Robert's kitchen, personnel at the door depending upon business and a bus boy or food runner, again depending upon business. The menu will consist of typical grill fare as well as sandwiches and snacks. It is anticipated that the hours will be 3:00 p.m. to 11:00 p.m. subject to change based on the time of year and the amount of business. Robert's Backyard will be seasonal operating from Memorial Day Weekend through mid-September, again with the season being subject to adjustment.

The restaurant/bar use is a permitted use in the CBD zone where the property is located. This is Margate's primary business zone. There are no variances requested for the improvements proposed or any of the physical aspects of the site. As is typical, any business opening in Margate has little if any parking. This property is no different. One parking space is required for every five seats. It is anticipated that the restaurant will have approximately 44 seats necessitating nine spaces. A "C" variance is therefore requested for zero spaces where nine are required.

Experience over the last four years shows that most business is done after the beach or from approximately 4:00 p.m. to 9:00 p.m. Most of the patrons walk or ride a bike (ample bike racks provided) as it is well understood that parking is difficult throughout the summer. Recognizing the general unavailability of parking throughout the City, Margate's Planning Board has granted parking variance relief for every commercial operation approved in the last 15 years. Comments from Board members from those approvals shows a clear recognition of summertime parking deficiency.

The benefit of granting the parking variance arises from the benefit to Margate and its residents and visitors, whether year-round or summertime, derived from another high quality, well run, conveniently located family restaurant in a city that has a reputation for offering a variety of great dining out options. Robert's Backyard only perpetuates this enviable reputation. There is very little, if any, negative associated with granting the variance for parking and approving the site plan. The restaurant proposed has operated for the last four years quite successfully with virtually no complaints from the surrounding property owners or the City. Operating for the last four years without parking has shown no substantial impact on the area as patrons tend to walk, bike or ride share to Robert's Backyard. There are no other variances associated with this application, the site plan is otherwise "by right".

This is an application that can be granted based on a successful four-year trial period which has shown that the Sutors continue to offer popular, well-run, quality restaurants in Margate. It is without question that the Sutors will offer yet another excellent venue run with the high level of professionalism and quality they are known for.



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

Block	Lot	Applicant Name
105	5, 6, 8	17 S Essex LLC, 19 S Essex LLC, Rotus LLC
District		Address of Subject Application
CBD		7807 Atlantic Ave, 19 S Essex Ave, 17 S Essex Ave.

Dear (Name of Submitting Party) Christopher M Baylinson, Esq.
Your submittal was considered at the Staff Committee meeting of Monday, October 16, 2023
The action(s) required prior to building permit are:

Staff committee met and went over the application to expand the outdoor dining use and make it permanent on a vacant lot adjacent to to Robert's Place. There are several hurdles to obtain approvals as detailed on the cover. Staff committee believes that the series of accessory structures on one lot constitutes a use variance as no principal structures are proposed or are accessory to the use on the adjacent lot. Prior structure was a dwelling that was supposed to be replaced.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, November 16, 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:
 complete application.

APPLICATION FEES:

D Variance:	\$500.00	Court Reporter:	\$0.00
C Variance:	\$300.00	Other:	\$0.00
Site Plan:	\$750.00	engineering, planning	\$1,750.00
Subdivision:	\$0.00	"c" variance	\$300.00
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, October 25, 2023

Palma Accardi
 Planning Board Administrator
 Monday, October 16, 2023

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

Office Use Only:	Date Submitted: _____ Paid: _____ Check/Receipt #: _____	Received By: _____ Board Administrator or Zoning Officer
-------------------------	---	---

Staff Committee meetings are held as needed. Contents must comply in all particulars with the Administrative Regulations for Processing Planning Board Applications, sections on Staff Committee Review. The Board Administrator and other City Hall staff will answer reasonable questions regarding this procedure. They cannot, however, fill out these forms for you.

1. Date of Application: October 6, 2023
2. Submitted by – Name: Christopher M. Baylinson, Esq. Phone No.: (609) 601-1775
Address: 327 Central Avenue, Suite 200, 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: 17 S. Essex, LLC; 19 S. Essex, LLC; & Rotus, LLC Phone No.: (609) 226-8195
Address: 418 N. Gladstone Avenue, Margate, NJ 08402
Email Address: rsutor01@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: _____ Phone No.: _____
Address: _____

6. **Proposed Action is Located as Follows:**
Street Address: 7807 Atlantic, 19 S. Essex & 17 S. Essex Aves. Block: 105 Lot(s): 5, 6 & 8
Zoning District: CBD

7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)
Lot 5 - Robert's Place
Lot 6 - Proposed restaurant/bar
Lot 8 - Existing mixed use building
(All owned individually in separate LLCs, but by the same family)

8. Answer the following as to:

Existing Condition

Proposed Condition

a. Size and Dimension of Lot:

Please see plans

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)

Proposed to maintain outdoor restaurant/bar permitted during Covid exemption. Lot 6 at 19 S. Essex Avenue is the location of the restaurant/bar proposal; Lot 8 is the lot on Essex next to Lot 6 and is improved with an existing mixed use structure. It is proposed to utilize the rear yard for food preparation for Lot 6 and the building for storage. Lot 5 on Atlantic Avenue is Robert's Place; the rear area of Robert's will be used for food runners and wait staff to access Lot 6 with food orders, supplies and the like.

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? To be determined

12. IF THERE HAS BEEN ANY PREVIOUS STAFF COMMITTEE OR FORMAL BOARD APPLICATION AND/OR ACTION ON THIS PROPOSAL PROPERTY, PLEASE ATTACH RELEVANT DOCUMENTS, AND PROVIDE INFORMATION HERE: N/A

Signature of Submitting Party: 

Print or Type Name: Christopher M. Baylinson, Esq. - Attorney for Applicant(s)

**Application of Rotus, LLC; 19 S. Essex, LLC; and 17 S. Essex, LLC
7807 Atlantic Avenue, 19 S. Essex Avenue and 17 S. Essex Avenue
Block 105, Lots 5, 6 and 8
Margate, New Jersey**

Photographs of Property







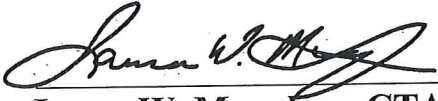
Office of the Tax Assessor
Municipal Building
9001 Winchester Ave.
Margate City, NJ 08402
P: 609-822-1950
F: 609-487-1142

RECEIVED
OCT 30 2023
PERSKIE MAIRONE BROG
BARRERA & BAYLINSON

James W. Manghan, CTA
Tax Assessor

Christopher M. Baylinson
Perskie Mairone
Brog Barrera & Baylinson
327 Central Ave, Suite 200
Linwood, NJ 08221

Block: 105 Lot: 5, 6, 8
Location(s): 7807 Atlantic Ave
19 S Essex Ave
17 S Essex Ave
Date: October 25, 2023


James W. Manghan, CTA
Tax Assessor

Your file No: 12492-1

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

www.margate-nj.com

Block Lot	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
4.02 1	101 S DOUGLAS AVE	2	GOLDSLEGER, JAY & CHARLENE 16 FOX HUNT CIRCLE PLYMOUTH MEETING, PA	19462
4.02 2	103 S DOUGLAS AVE	2	BATZER, BRUCE 516 ANTHWYRN ROAD MERION STATION, PA	19066
5.01 1	101 S ESSEX AVE	2	NEWMAN, HARRIS & PHYLLIS P.O. BOX 147 GWYNEDD VALLEY, PA	19437
5.01 2	103 S ESSEX AVE	2	ARCARO TRUST @ ELIZABETH 2309 LANCASTER AVE WILMINGTON, DE	19805
5.01 9	7800 ATLANTIC AVE	2	BROWN, SANDRA D 1817 DELANCEY ST PHILADELPHIA, PA	19103
5.01 10	102 S DOUGLAS AVE	2	MATTICOLI, EMILIO & MAUREEN 102 S DOUGLAS AVE. MARGATE, NJ	08402
5.02 1	7808 ATLANTIC AVE	2	GAINES, WILLIAM A & KATHERINE S 1237 MILL ROAD MEADOWBROOK, PA	19046
5.02 9	7804 ATLANTIC AVE	1	DUBYK TRUST@ DANIEL W & CATHY S 30 CEDAR MEADOW LANE MEDIA, PA	19063
5.02 10	102 S ESSEX AVE	2	DIMEO, MICHELE N & GENNARO 211 NORWOOD ROAD ANNAPOLIS, MD	21401
105 1	7801 ATLANTIC AVE	2	LANDMAN, MARK & ANNIE 145 HICKS ST #B60 BROOKLYN, NY	11201
105 1	7801 ATLANTIC AVE	2	ZIBELMAN, ALAN & DEBBIE 1500 JFK BLVD #1030 PHILADELPHIA, PA	19102
105 1	7801 ATLANTIC AVE	2	MAZZOLA, PETER M 7801 ATLANTIC AVE #C MARGATE, NJ	08402
105 1	7801 ATLANTIC AVE	4A	ELS PROPERTY MANAGEMENT LLC 116 W DEVONSHIRE AVE LINWOOD, NJ	08221

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
105 2	7805 ATLANTIC AVE	4A	19 SOUTH ESSEX LLC %R.SUTOR 604 N DOUGLAS AVE MARGATE, NJ	08402
105 2.01	22 S DOUGLAS AVE	4A	VARALLO, JAMES & VARALLO, JOSEPH 22 S DOUGLAS AVE MARGATE, NJ	08402
105 3 C0001	7811 ATLANTIC AVE	2	TOBIAS, CHRISTOPHER & LORI A LORANT 3971 GOSHIN DRIVE HARLYSVILLE, PA	19438
105 3 C0002	7811 ATLANTIC AVE	2	CICCONE, TROY 7811 ATLANTIC AVE #2 MARGATE, NJ	08402
105 3 C0003	7811 ATLANTIC AVE	2	LEMASHOV, MICHAEL & DARJA 109 WINDY KNOLL DRIVE RICHBORO, PA	18954
105 3 C0004	7811 ATLANTIC AVE	4A	YOST, CLYDE A & JUDITH K 5701 ATLANTIC AVE VENTNOR, NJ	08406
105 3 C000B	7811 ATLANTIC AVE	4A	SBH,LLC PO BOX 480 OCEAN CITY, NJ	08226
105 3 C000C	7811 ATLANTIC AVE	4A	BELLA LILI PROPERTIES LLC PO BOX 3182 MARGATE, NJ	08402
105 3 C000D	7811 ATLANTIC AVE	4A	BELLA LILI PROPERTIES LLC PO BOX 3182 MARGATE, NJ	08402
105 5	7807 ATLANTIC AVE	4A	ROTUS, LLC 604 N DOUGLAS AVE MARGATE, NJ	08402
105 6	19 S ESSEX AVE	1	19 S ESSEX, LLC 604 N. DOUGLAS AVE MARGATE, NJ	08402
105 7 C000A	20 S DOUGLAS AVE	2	KEDRA TRUST@ WENDY L 50 S 16TH ST #5004 PHILADELPHIA, PA	191022516
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, DAREN 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 8	17 S ESSEX AVE	4A	17 ESSEX, LLC 604 N DOUGLAS AVE MARGATE, NJ	08402
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
106 5 C00C1	7813-7815 ATLANTIC AVE 7815 ATLANTIC	4A	PLATINUM REEF INVESTMENTS LLC 7813-7815 ATLANTIC AVE MARGATE, NJ	08402
106 5 C00C2	7813-7815 ATLANTIC AVE 7815 ATLANTIC	4A	PLATINUM REEF INVESTMENTS, LLC 7813-7815 ATLANTIC AVE MARGATE, NJ	08402
106 5 C00R1	7813-7815 ATLANTIC AVE 7813 ATLANTIC	2	BROWNDORF, ERIC & DALE 7815 ATLANTIC AVE #1 MARGATE CITY, NJ	084022762
106 5 C00R2	7813-7815 ATLANTIC AVE 7813 ATLANTIC	2	SIMON, ELLEN 7815 ATLANTIC AVE #R2 MARGATE, NJ	08402
106 5 C00R3	7813-7815 ATLANTIC 7813 ATLANTIC	2	GERWITZ, HERMAN M & STACEY M 7815 ATLANTIC AVE #3 MARGATE, NJ	08402
106 5 C00R4	7813-7815 ATLANTIC AVE 7813 ATLANTIC	2	GERBEN, JONATHAN R & MARYANN 1006 S LEPOARD ROAD BERWYN, PA	19312

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
106 7	20 S ESSEX AVE L8,12,16	4A	KEATES, BANK OF AMERICA NC1-001-03-81 101 N TYRON ST RE DEPT CHARLOTTE, NC	28255
106 15	23 S FRANKLIN AVE	2	WINTER, HOWARD J & TOBY 23 S FRANKLIN AVE MARGATE, NJ	08402
106 19 C021A	21 S FRANKLIN AVE	2	STUTMAN, STEVEN & BLUME, DEBORAH 1501 SANDY HILL ROAD PLYMOUTH MEETING, PA	19462
106 19 C021B	21 S FRANKLIN AVE	2	RAPOPORT, JEFFREY & NANCY 458 N APPLE TREE LANE LAFAYETTE HILL, PA	19444
106 20	14 S ESSEX AVE	4A	ROBERT'S PLACE, INC 7807 ATLANTIC AVE MARGATE, NJ	08402
106 28	8-12 S ESSEX AVE 48	4A	DOWNBEACH PROPERTIES LLC 322 N HUNTINGTON AVENUE MARGATE, NJ	08402
106 31 C0001	7 S FRANKLIN AVE	2	JACOVINI, GREGORY M & CLAIRE 1036 HEARTWOOD DR CHERRY HILL, NJ	08003
106 31 C0002	7 S FRANKLIN AVE	2	LISS, STEVEN & ABBY 10 VIENNA LANE WEST BERLIN, NJ	08091
106 31 C0003	7 S FRANKLIN AVE	2	MURPHY, EMILIE & THOMAS A 101 BRIGANTINE DR OCEAN CITY, NJ	08226
106 31 C0004	7 S FRANKLIN AVE	2	SCHUTZBANK, STEVEN & DEBRA 19 RAVENNA DRIVE WEST BERLIN, NJ	08091
106 31 C0005	7 S FRANKLIN AVE	2	GARTNER, STEVEN H 1650 OAKWOOD DRIVE #E-106 NARBERTH, PA	19072
106 31 C0006	7 S FRANKLIN AVE	2	RIZZO, SALVATORE P PO BOX 74 GLENDDORA, NJ	08029
106 31 C0007	7 S FRANKLIN AVE	2	COLE, BETH LINCOW 119 CHANTICLEER DRIVE CHERRY HILL, NJ	08003

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
106 31 C0008	7 S FRANKLIN AVE	2	SNYDER, ALISON 561 MANOR ROAD WYNNWOOD, PA	19096

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

ITEMS PRINTED.....57



TARA J. MAZZA, CTC
TAX COLLECTOR

OFFICE OF THE TAX COLLECTOR

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

RECEIVED

OCT 23 2023

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON

Date: October 20, 2023

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for Q4 2023;

And the WATER and SEWER charges for the year 2023

Are paid on property located at 7807 Atlantic, 19 S. Essex & 17 S. Essex

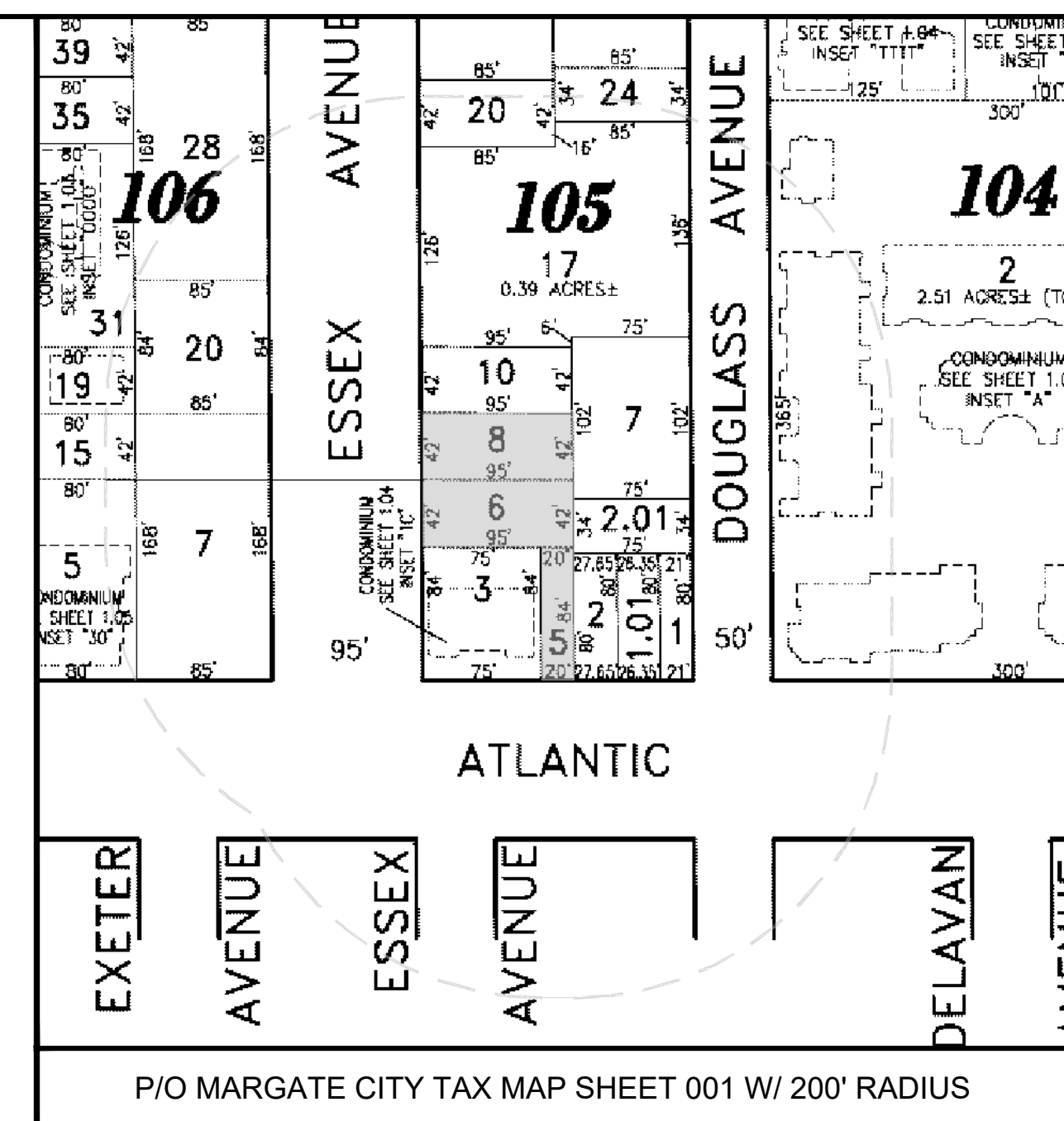
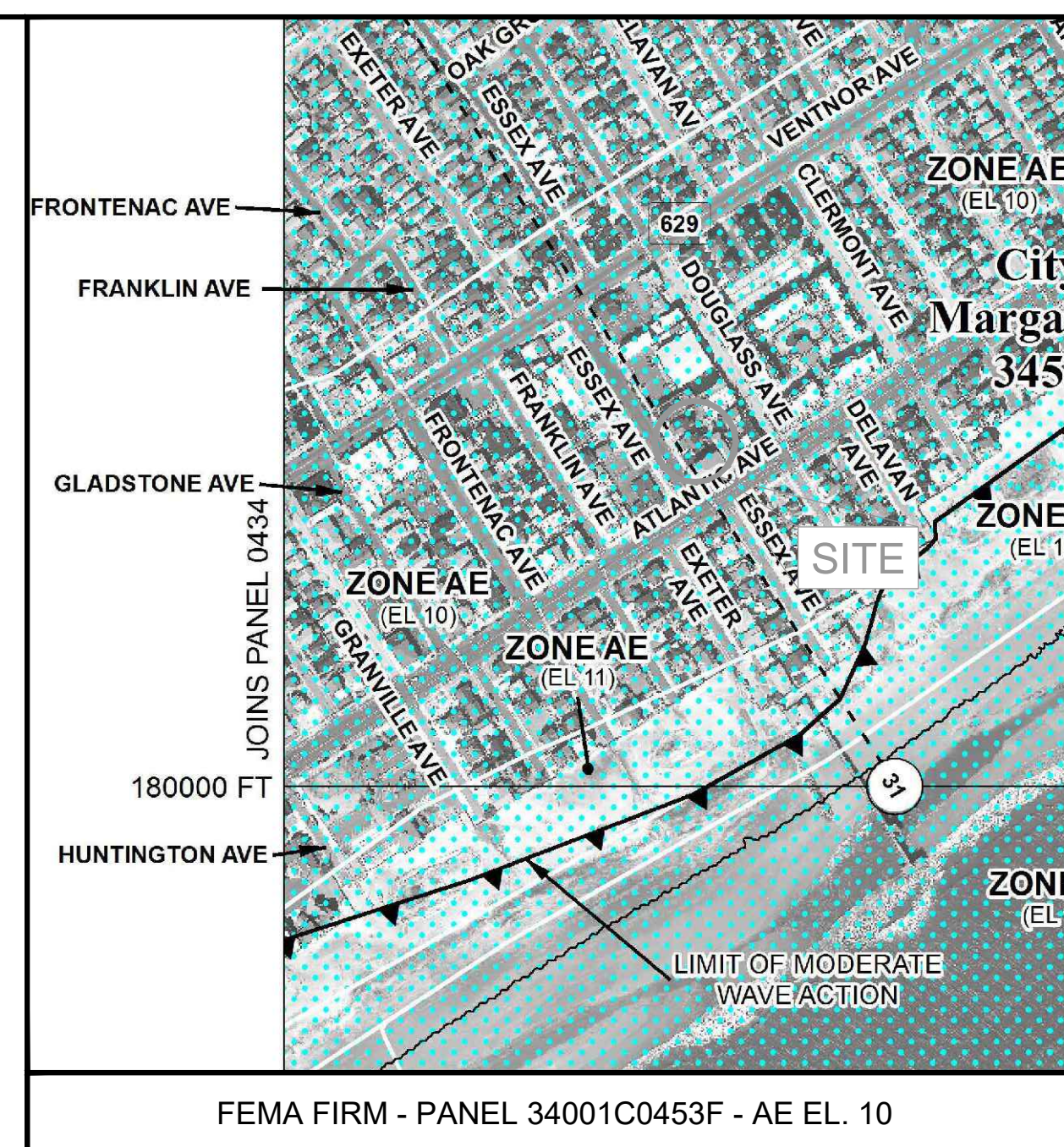
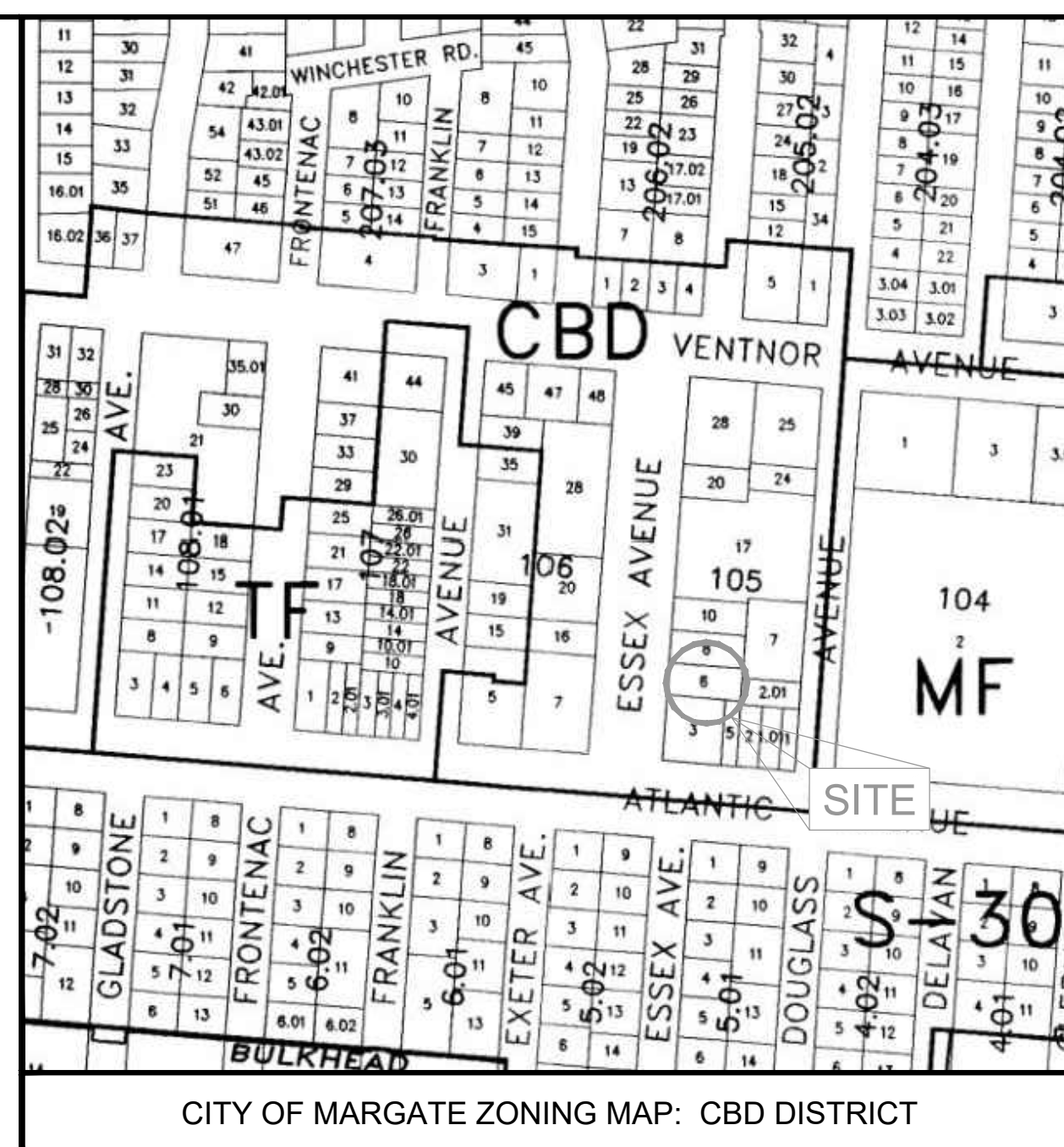
Assessed to Rotus LLC, 19 S Essex, LLC, & 17 S Essex, LLC

Designated as BLOCK 105 Lots 5, 6 & 8 Tax Map of Margate City, N.J.

This certification expires on January 31, 2024

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

Per *LH*



PROPOSED OUTDOOR BAR "ROBERTS BACK YARD"

**BLOCK 105 LOT 5
#7807 ATLANTIC AVENUE**

**BLOCK 105 LOT 6
#19 S. ESSEX AVENUE**

**BLOCK 105 LOT 8
17 S. ESSEX AVENUE**

MARGATE CITY, ATLANTIC COUNTY, NEW JERSEY

APPROVALS

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

MUNICIPAL ENGINEER _____ DATE _____

CERTIFICATION OF PAID TAXES _____

TAX COLLECTOR _____ DATE _____

SHEET SET
C-1 TITLE SHEET
C-2 EXISTING CONDITIONS
C-3 SITE DEVELOPMENT PLAN

KNOW WHAT'S BELOW - CALL BEFORE YOU DIG!
Dial 811 or 800-272-1000. It's FREE and it's the LAW

COPYRIGHT © 2021 ARTHUR PONZIO CO., ALL RIGHTS RESERVED. THE COPY OR USE OF THIS DOCUMENT OR ANY PORTION THEREOF IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE PREPARED. THIS DOCUMENT IS THE SOLE PROPERTY OF ARTHUR PONZIO CO., AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY THE OWNER (CLIENT) OF THIS PROJECT AT THIS SITE. IT SHOULD NOT BE USED BY ANY OTHER PERSON OR ENTITY AND MAY NOT BE COPIED IN ANY WAY FOR ANY OTHER PURPOSE AT ANY TIME.

ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND SAFETY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) THE HIGH VOLTAGE PROMOTY ACT, STATE OF NEW JERSEY, ADOPTED 7/21/88 AS P.L. 1948, c. 249, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, I.C.C. ASYM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

ARTHUR PONZIO CO. RESPONSIBILITIES DO NOT INCLUDE ANY FIELD INSPECTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTOR'S COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION

APCO ARTHUR PONZIO CO.
ENGINEERS & SURVEYORS
PLANNERS

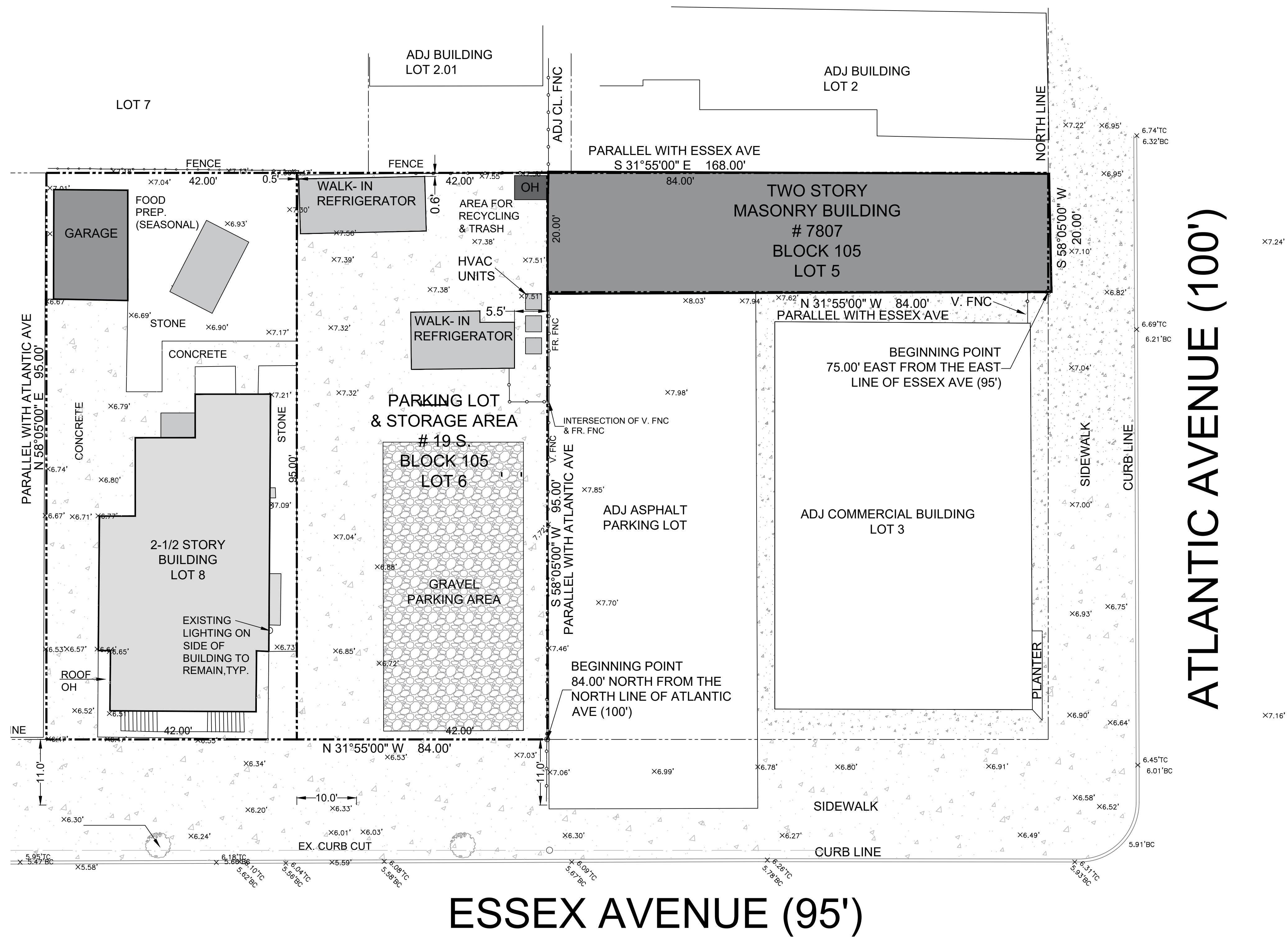
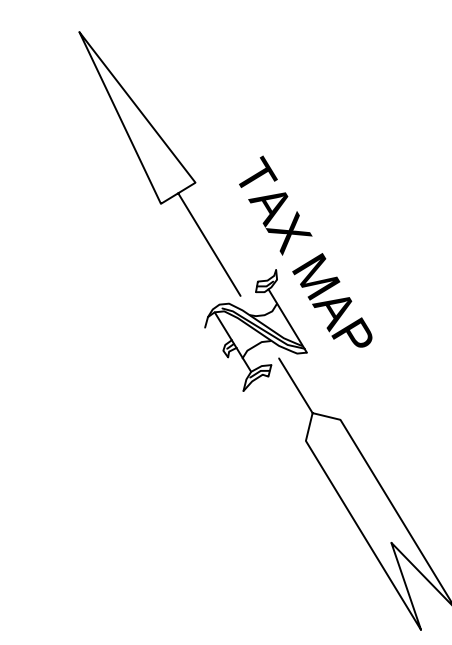
400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401
PHONE: 609-344-8194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 24GA28001300

Arthur W. Ponzio, Jr.
ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

TITLE SHEET
BLOCK 105 LOT 5, 6, 8
MARGATE CITY ATLANTIC COUNTY NEW JERSEY

SCALE: N.T.S. BY: WJP
DATE: 12-04-23 PROJ. NO.: 40867

SHEET NO.
C-1
sheet 1 of 3



- GENERAL NOTES**
- SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 9,660 SQ. FT. TOTAL LOT 5 = 1,680 SQ. FT., LOT 6 = 3,990 SQ. FT., LOT 8 = 3,990 SQ. FT.
 - PERMANENT MARKERS HAVE BEEN SET OR FOUND WHERE NOTED.
 - OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
 - THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
 - SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.
 - THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
 - THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

- SURVEY REFERENCES**
- MARGATE CITY TAX MAP
 - ATLANTIC COUNTY CLERK'S OFFICE FILED DEED #2013072581
 - ATLANTIC COUNTY CLERK'S OFFICE FILED DEED #2014006294
 - FIELD SURVEY COMPLETED ON 01/26/2022

ELEVATION LEGEND
 X.XX' = EXISTING SPOT ELEVATION NAV88 DATUM
 X.XX' BC = EXISTING BOTTOM OF CURB ELEVATION
 X.XX' TC = EXISTING TOP OF CURB ELEVATION

APPROVALS

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

MUNICIPAL ENGINEER _____ DATE _____

CERTIFICATION OF PAID TAXES _____

TAX COLLECTOR _____ DATE _____

KNOW WHAT'S BELOW - CALL BEFORE YOU DIG!
 Dial 811 or 800-272-1000. It's FREE and it's the LAW

COPYRIGHT © 2021 ARTHUR PONZIO CO. ALL RIGHTS RESERVED. THE COPY OR USE OF THIS DOCUMENT OR ANY PORTION THEREOF IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE PREPARE. THIS DOCUMENT IS THE SOLE PROPERTY OF ARTHUR PONZIO CO. AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY THE OWNER/CLIENT OF THIS PROJECT AT THIS SITE. IT SHOULD NOT BE USED BY ANY OTHER PERSON OR ENTITY AND MAY NOT BE COPIED IN ANY WAY FOR ANY OTHER PURPOSE, AT ANY TIME.

ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND SAFETY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROFESSIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE HIGH VOLTAGE PROMOTY ACT, STATE OF NEW JERSEY, ADOPTED 7/21/88 AS P.L. 1948, c. 249, THE NEW JERSEY INFORM CONSTRUCTION CODE, I.C.C. ASTM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

ARTHUR PONZIO CO. DESIGNERS SHALL NOT BE RESPONSIBLE FOR ANY FIELD INSTRUCTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTOR'S COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION

APCO ARTHUR PONZIO CO.
 ENGINEERS & SURVEYORS
 PLANNERS

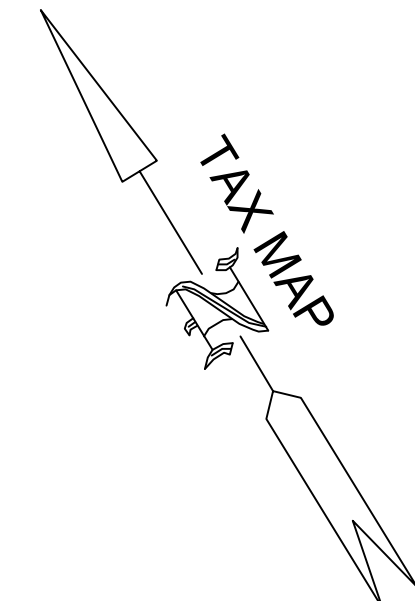
400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401
 PHONE: 609-344-8194 FAX: 609-344-1594
 NEW JERSEY STATE AUTH. NO.: 24GA28001300

Arthur W. Ponzio, Jr.
ARTHUR W. PONZIO, JR.
 PROFESSIONAL PLANNER N.J. NO. 33LI00267600
 PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

EXISTING CONDITIONS SURVEY
 BLOCK 105 LOT 5, 6, 8
 MARGATE CITY ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 10'
 DATE: 12-04-23

BY: WJP
 PROJ. NO.: 40867



GENERAL NOTES

- APPLICANT / OWNER
ROTUS, LLC
17 S. ESSEX, LLC
19 S. ESSEX, LLC
- PROJECT TEAM
PROJECT ARCHITECT: PETER WEISS, A.I.A.
ATTORNEY: CHRIS BAYLONSON, ESQ.
PLANNER/SURVEYOR /ENGINEER: ARTHUR PONZIO COMPANY
- PROPERTY INFORMATION
7807 ATLANTIC AVENUE
BLOCK 105 LOT 5
19 S. ESSEX AVENUE
BLOCK 105 LOT 6
17 S. ESSEX AVENUE
BLOCK 105 LOT 8
MARGATE, ATLANTIC COUNTY, NEW JERSEY 08402
FLOOD ZONE: AE (EL. 10)
ZONING DISTRICT: CBD CENTRAL BUSINESS DISTRICT
EXISTING USE: ROBERT'S PLACE RESTAURANT & BAR
LOT AREA: 9,660 SQ. FT. TOTAL (3 LOTS)
LOT 5 = 1,680 SQ. FT., LOT 6 = 3,990 SQ. FT., LOT 8 = 3,990 SQ. FT.
- PROPOSED PLAN
THE APPLICANT PROPOSES TO CONSTRUCT AN OUTDOOR BAR WITH COVERED SEATING, PATIO, AREA FOR BANDS, STORAGE, RESTROOMS, BIKE RACK, RIDE SHARE PICK UP/DROP OFF AND OTHER ANCILLARY SITE IMPROVEMENTS ON LOT 6 AND 8 AND WITHIN CITY RIGHT OF WAY AS SHOWN ON THE PLAN. EXISTING USES ON LOTS 5 AND 8 TO REMAIN AS IS. NOTE, EXISTING LOT 5 AND LOT 6 TO BE CONSOLIDATED AS CONDITION OF APPROVAL.
- PROPERTY SURVEY
SURVEY INFORMATION SHOWN ON THESE PLANS TAKEN FROM A PHYSICAL FIELD SURVEY PERFORMED 01-26-22, BY ARTHUR PONZIO COMPANY.

ZONING SCHEDULE
CENTRAL BUSINESS DISTRICT
19 S. ESSEX AVENUE BLOCK 105 LOT 5 & 6 (TO BE CONSOLIDATED)

	REQUIRED	LOT 5 & 6	STATUS
MINIMUM LOT AREA	4000 SF.	5,670 SF	C
MINIMUM LOT WIDTH (ESSEX AVE.)	50 FT.	42 FT	V
YARDS (ESSEX AVE.)			
FRONT	6 FT.	20 FT	C
SIDE			
LEFT	3 FT	13.7 FT	C
RIGHT	3 FT	1.0 FT	V
COMBINED	10 FT	14.7 FT	C
REAR	5 FT	32.8 FT	C
HEIGHT	34' ABOVE CURB OR 30' ABOVE FF.	16.29 FT	C
PARKING		0	ENOV
ACCESSORY STRUCTURES			
YARDS			
SIDE YARD	4 FT	0.3	ENIC
REAR YARD	5 FT	0.6	ENIC
SIDE YARD	4 FT	5.5	C
REAR YARD	5 FT	>5 FT	C
HVAC	4 FT.	1.0 FT.	V
SIGNAGE			
QUANTITY	1 PER EA. WALL FRONTAGE	1	C
AREA	35 SF	35 SF	C
MIN. HEIGHT ABV. GRADE	10 FT.	10 FT	C
MAX SIGN HT.	3 FT	3 FT	C
LANDSCAPING	2 TREE	2	C
FENCE & GATE IN FRONT YARD		4FT. HT.	V

LEGEND

V	VARIANCE REQUIRED
C	CONFORMING
NA	NOT APPLICABLE

NOTE:
THE ABOVE ZONING SCHEDULE ADDRESS NEW IMPROVEMENTS ONLY. ALL EXISTING STRUCTURES & USES TO REMAIN UNCHANGED.

NOTE:
USE & STRUCTURE ON EXISTING LOT 5 TO REMAIN AS IS.

NOTE:
EXISTING ACCESSORY STRUCTURES (WALK IN BOXES) TO REMAIN. PRIOR APPROVAL GRANTED BY MARGATE CITY CIRCA 1997

APPROVALS

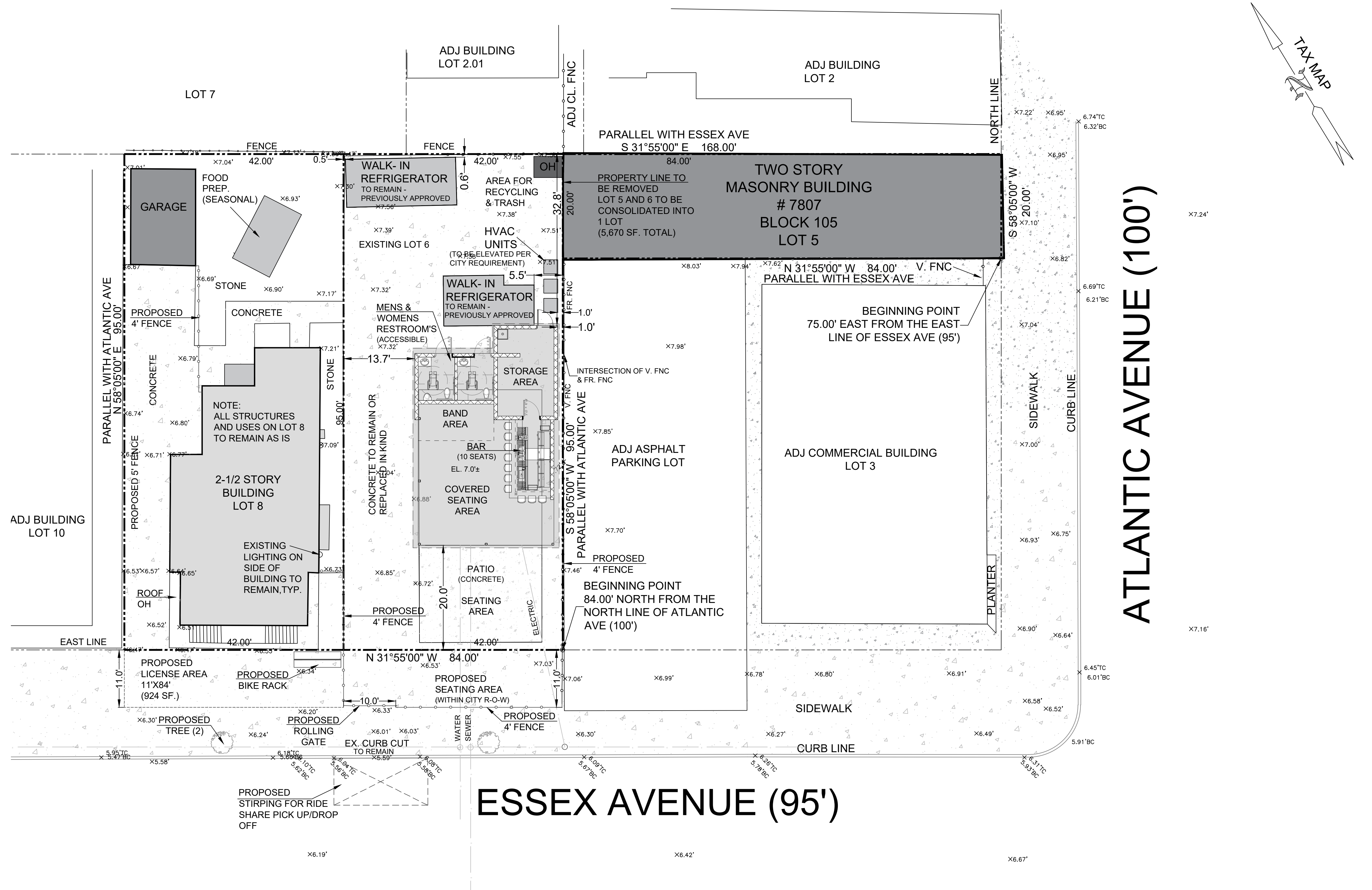
CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

MUNICIPAL ENGINEER _____ DATE _____

CERTIFICATION OF PAID TAXES _____

TAX COLLECTOR _____ DATE _____



ELEVATION LEGEND

X.XX	= EXISTING SPOT ELEVATION NAV88 DATUM
X.XX' BC	= EXISTING BOTTOM OF CURB ELEVATION
X.XX' TC	= EXISTING TOP OF CURB ELEVATION

KNOW WHAT'S BELOW - CALL BEFORE YOU DIG!
Dial 811 or 800-272-1000. It's FREE and it's the LAW

COPYRIGHT © 2021 ARTHUR PONZIO CO. ALL RIGHTS RESERVED. THE COPY OR USE OF THIS DOCUMENT OR ANY PORTION THEREOF IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE PREPARE. THIS DOCUMENT IS THE SOLE PROPERTY OF ARTHUR PONZIO CO. AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY THE OWNER/CLIENT OF THIS PROJECT AT THIS SITE. IT SHOULD NOT BE REPRODUCED BY ANY OTHER PERSON OR ENTITY AND MAY NOT BE COPIED IN ANY WAY FOR ANY OTHER PURPOSE AT ANY TIME.

ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND SAFETY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROFESSIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) THE HIGH VOLTAGE PROMOTRY ACT, STATE OF NEW JERSEY, ADOPTED 7/21/88 AS P.L. 1948, c. 249, THE NEW JERSEY INFORM CONSTRUCTION CODE, I.C.C., ASTM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

ARTHUR PONZIO CO. DESIGNERS SHALL NOT BE LIABLE FOR ANY FIELD INSTRUCTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTOR'S COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION

APCO ARTHUR PONZIO CO.
ENGINEERS & SURVEYORS
PLANNERS

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

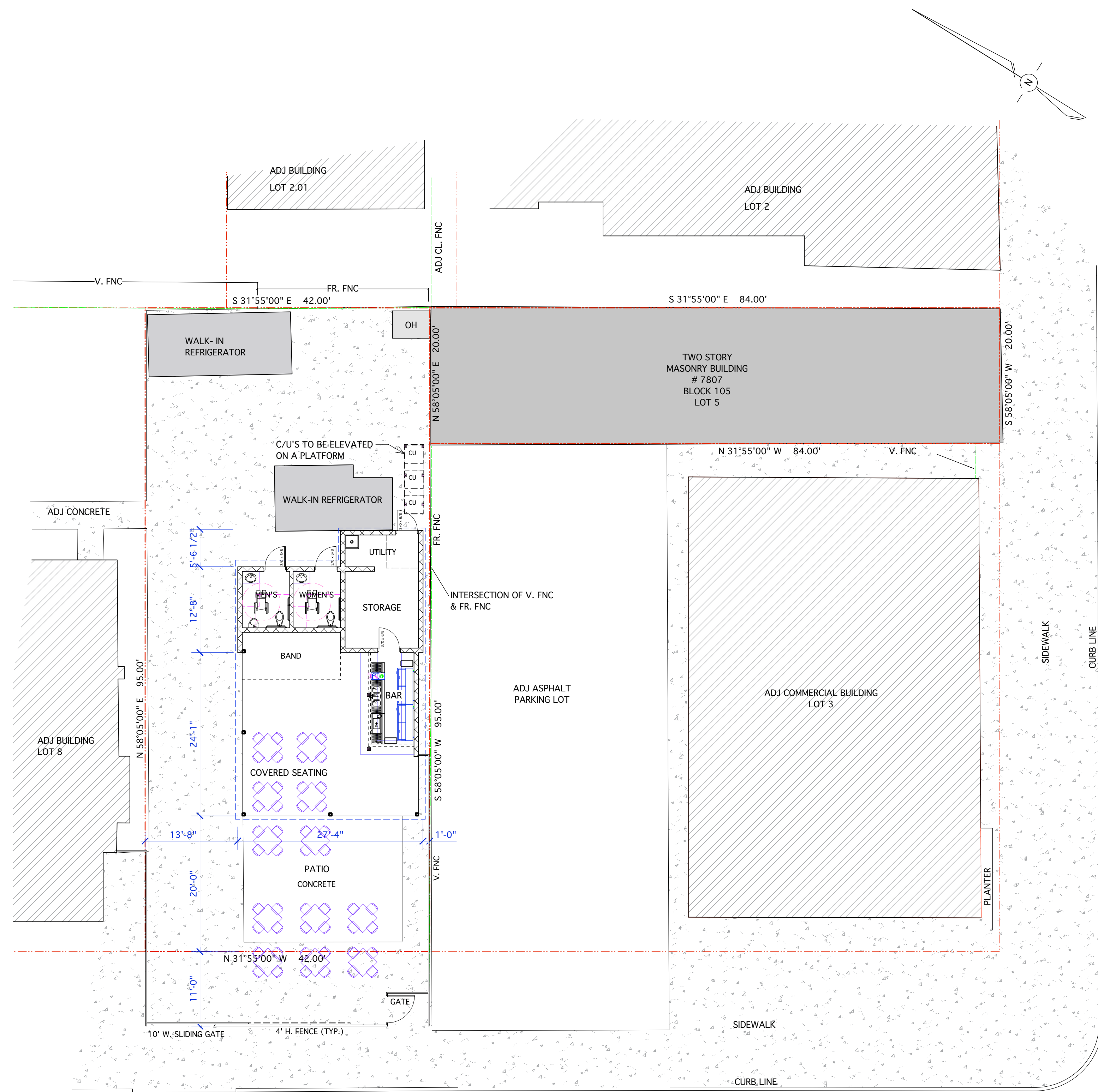
Arthur W. Ponzio, Jr.
ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

SITE DEVELOPMENT PLAN
BLOCK 105 LOT 5 & 6
MARGATE CITY ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 10'
DATE: 12-04-23

BY: WJP
PROJ. NO.: 40867

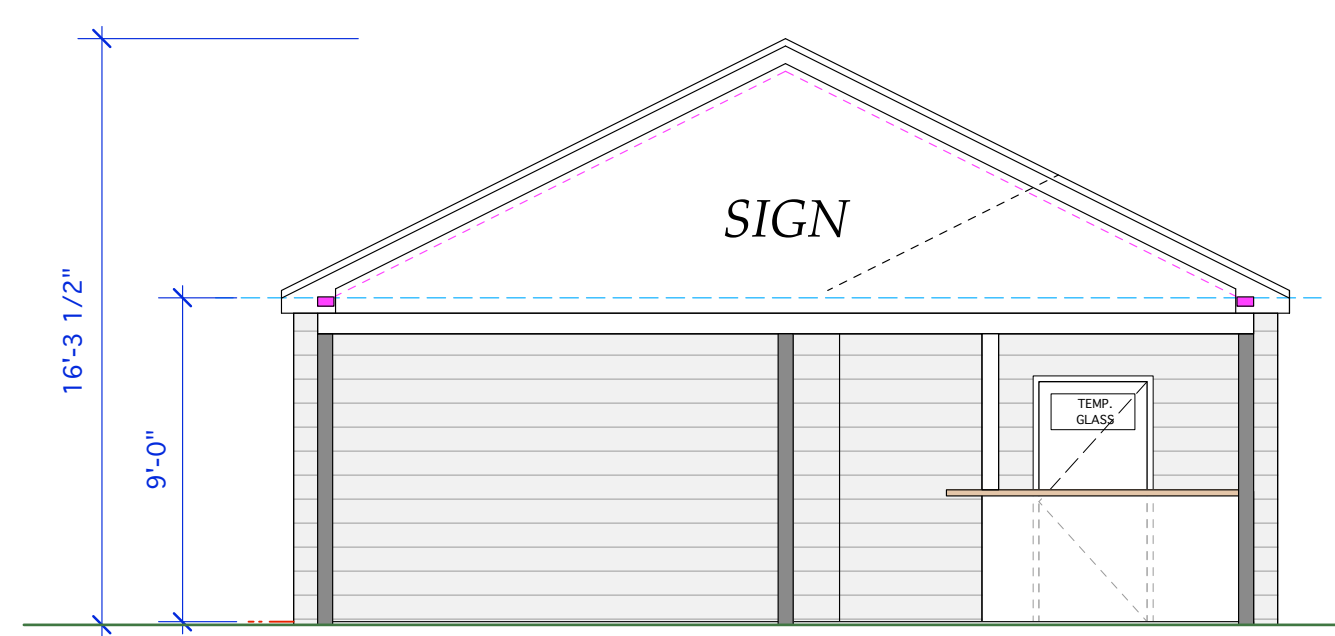
SHEET NO.
C-3
3 of 3



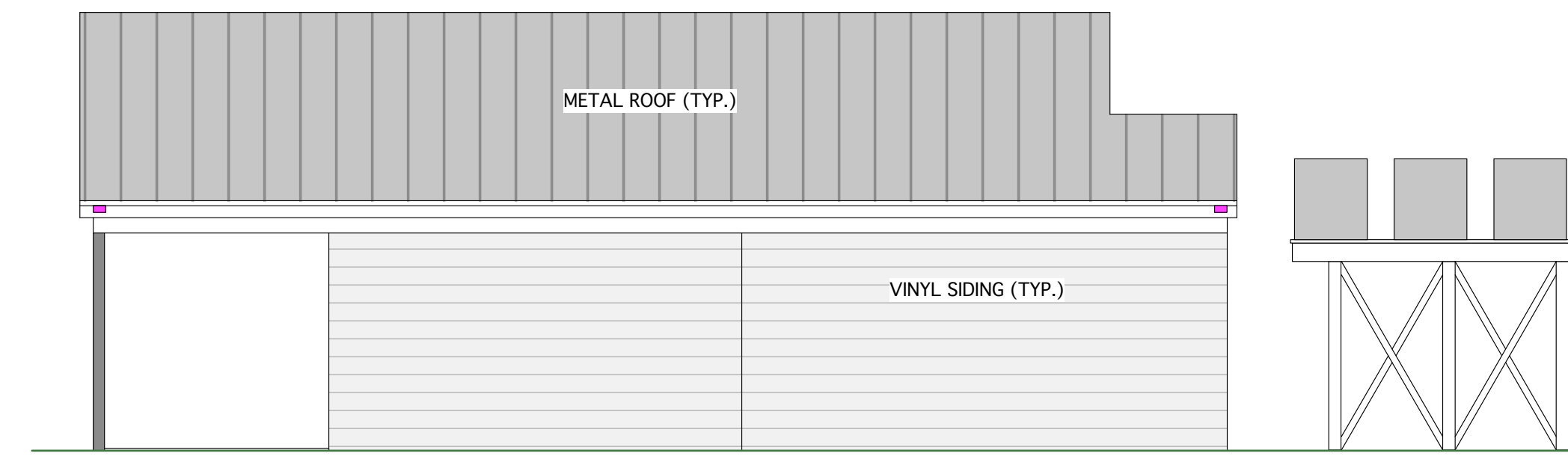
ESSEX AVENUE (95')

SITE PLAN SCALE: 1" = 10'

NOTE: THE SITE PLAN IS BASED ON A SURVEY BY ARTHUR W. PONZIO (NJPLS #246S02831400) DATED 1/27/22

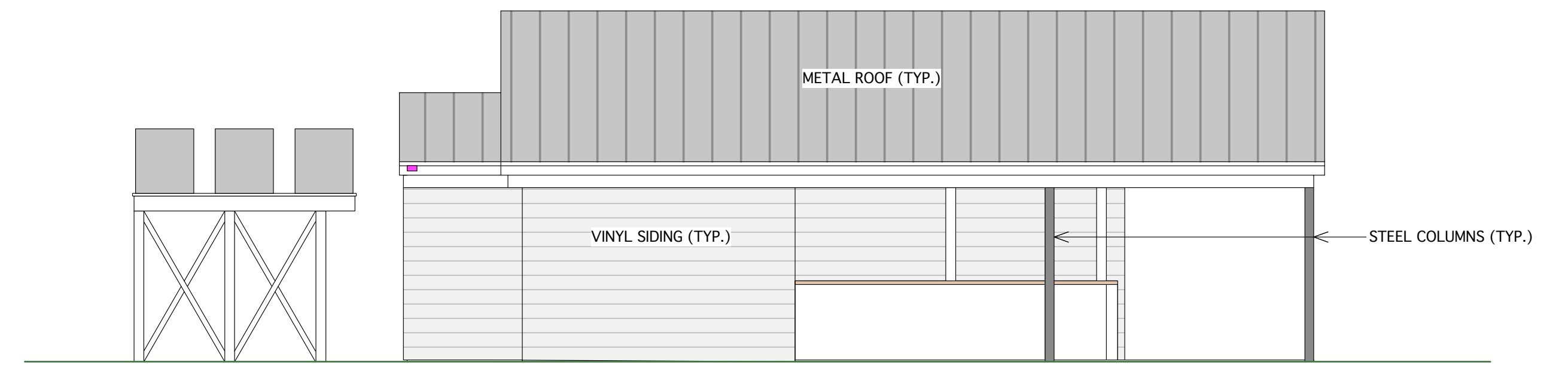


FRONT ELEVATION SCALE: 3/16" = 1'-0"

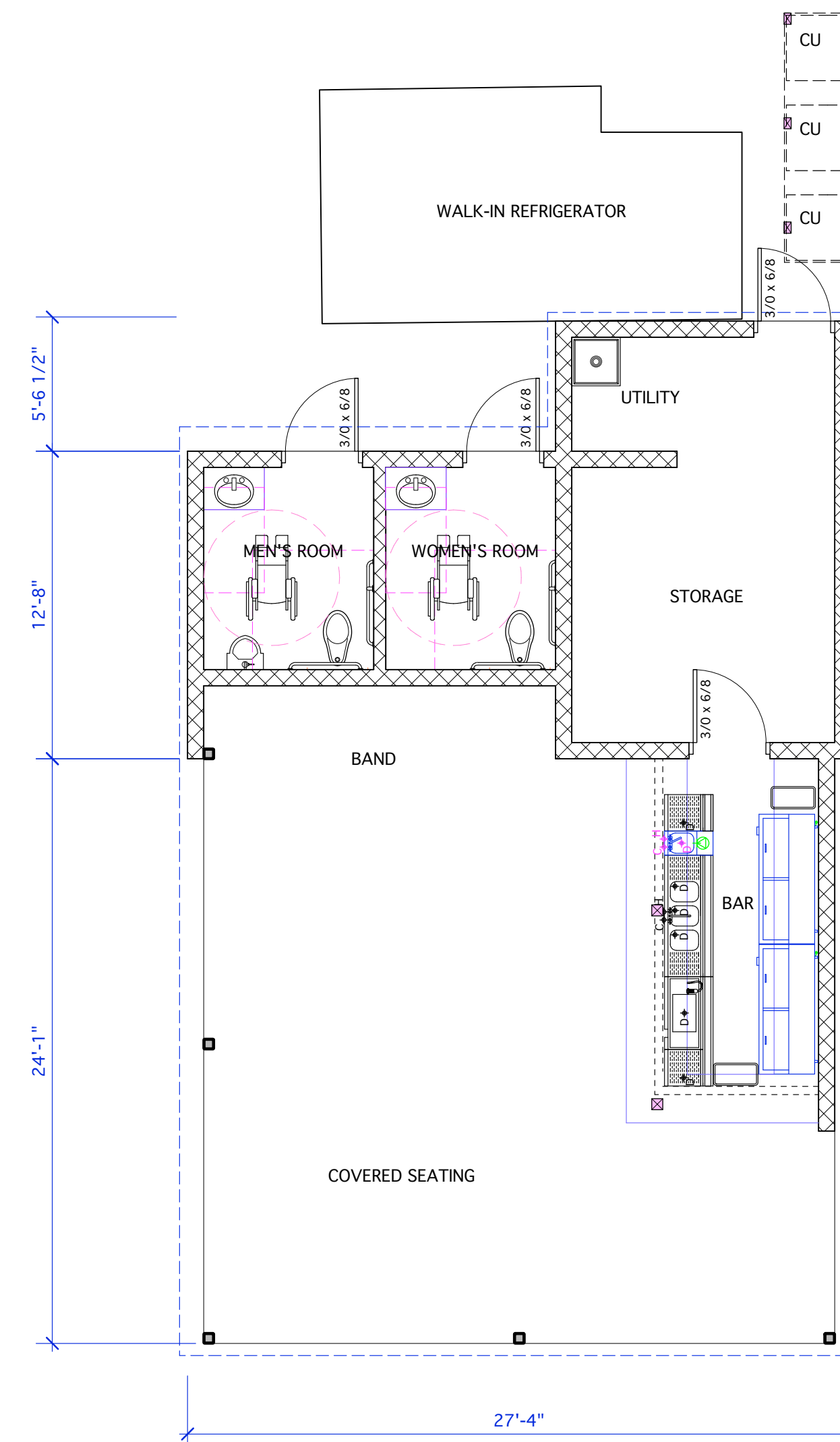


RIGHT SIDE ELEVATION SCALE: 3/16" = 1'-0"

ATLANTIC AVENUE (100')



LEFT SIDE ELEVATION SCALE: 3/16" = 1'-0"



FLOOR PLAN SCALE: 3/16" = 1'-0"

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

PETER C. WEISS

ARCHITECT

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

PROPOSED OUTDOOR BAR FOR ROBERT'S PLACE

19 SOUTH ESSEX AVENUE BLOCK 105 LOT 6
MARGATE, NEW JERSEY

Project No. 2229
Date: 12/5/23
Scale: As Shown
Drawn By: PCW
©2023 Peter C. Weiss

Revisions

Peter C. Weiss
Peter C. Weiss AI10004

Sheet No.
A-1

12/6/23
10:06:30 AM