

**APPLICATION FOR ACTION BY PLANNING BOARD  
MARGATE, NEW JERSEY**

PLEASE  
TYPE OR  
PRINT

**1. Date of Application:** January 30, 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 Corridor	<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) 7 S Gladstone Avenue  
 Block Number 108.02 Lot No(s) 22  
 Total Area (in square feet) 1680 sqft  
 Frontage: 21 ft. (along S. Granville Ave.), 21 ft. (along S. Gladstone)  
 Depth: 80 ft. (Lot 22)

**4. Information about the Applicant:**

Full name(s) M&A Management Team, LLC  
 If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)  
Meridith Coyle, Manager  
 \_\_\_\_\_  
 Local Residence Address \_\_\_\_\_ Zip \_\_\_\_\_  
 Other Residence Address \_\_\_\_\_ Zip \_\_\_\_\_  
 Business Address 1556 E. Lancaster Avenue, Paoli, PA Zip 19301  
 Phone Number(s) (include area code); \_\_\_\_\_  
 Email Address meridith@aneucatering.com  
 Business \_\_\_\_\_ Fax \_\_\_\_\_ Cell Phone 610-633-9277

**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 April 4, 2022 (deed attached)
- \_\_\_ By other interest in law (describe):  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

**8. Application Made To:**                        x   Planning Board                      \_\_\_ Other

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

\_\_\_ Attorney: Name Richard A. O'Halloran Phone 610-408-6035  
 Address 850 Cassatt Road, Suite 110, One Berwyn Park, Berywn, PA 19312  
 Fax \_\_\_\_\_ Cell 610-505-1956 Email richard.ohalloran@dinsmore.com

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

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

\_\_\_ Preparer of Subdivision or Site Plan (if different from above)  
 Name \_\_\_\_\_ 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)?

n/a  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

-How will this be changed?

n/a  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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): Commercial

-Proposed use: No change in use.

-If a "D" or "Use" Variance is required, please explain: n/a - this application requests 'C' variances.

-Regarding any dimensional variances required, please fill out the following chart:

Variance	Requirement of District	Present Condition	Proposed Condition
<u>Building Sign Location</u>	<u>Signs are required to be located on the front of the building</u>	<u>Sign located on side of building facing parking area.</u>	<u>Sign to remain located on side of building.</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**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.

Applicant currently has a 22" by 72" (11 sqft., 1/2" thick) sign advertising its business located on the side (83' in frontage) of its building (see attached pictures). Pursuant to the placement of Applicant's sign, Applicant is requesting a variance from the sign location requirements of Article IV, Sec. 175-26(K) of the City of Margate's Zoning Ordinance (the "Code"), as well as any other requirements in the Code that act to restrict Applicant from retaining its sign as presently constructed and located. For reference, Applicant is in receipt of a Zoning Complaint Letter from the City of Margate Building and Zoning Department dated October 26, 2022 (see attached). The complaint letter evidences that Applicant was permitted to keep its sign in place while seeking this variance.

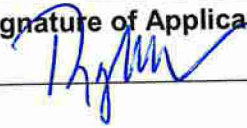
Applicant's request for a variance here is appropriate, as the reconstruction of Applicant's sign on the building wall fronting S. Gladstone Ave. is impractical due to the location of two trees blocking the view of Applicant's entrance (see attached pictures). The tree coverage would act to obscure the sign from pedestrian and vehicle traffic, creating a hardship on Applicant's business. Furthermore, the requested variance is slight in nature, merely asking that Applicant be allowed to maintain its sign in the current location, which sign substantially conforms with the design requirements of the Code.

Please note that all previous correspondence on this matter states that the Lot # is 19, when, per the attached Survey, the Lot in question is Lot 22. After speaking with City staff, it is our understanding that this discrepancy will not affect this application.

See the Index attached hereto for a list of required materials and other supporting documentation.

For purposes of #3 of the Variance Application Checklist, the attached deed contains all conveyance information (including date and the parties), the building is commercial, applicant owns the adjoining Lots, 24, 25, 26 and 27.

**16. Signature of Applicant(s):**

 \_\_\_\_\_ Date 1/30/23  
 \_\_\_\_\_ 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:**

~~Pennsylvania~~  
 State of ~~New Jersey~~ } ss.  
~~Chester~~  
 County of ~~Atlantic~~ }  
Annette D. Jarrett, 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 30<sup>th</sup>  
 day of January  
Annette D. Jarrett

Commonwealth of Pennsylvania - Notary Seal  
 Annette D. Jarrett, Notary Public  
 Chester County  
 My commission expires September 14, 2024  
 Commission number 1126492

Corporate Disclosure Form

M&A Management Team, LLC  
(Corporation Name)

IN THE MATTER OF THE: MARGATE CITY PLANNING BOARD

APPLICATION OF M&A Management Team, LLC  
(print applicant name)

Property Location

Block ( 108.02 ) Lot ( 22 )  
7 S Gladstone Avenue  
Margate, NJ, 08402

Richard A. O'Halloran, of full age, hereby certified the following factual information:  
(print applicant name)

- 1. I am authorized to file this Certification on behalf of M&A Management Team, LLC the owner of the property, which is the subject of this application. (print corporation name)
- 2. M&A Management Team, LLC is a limited liability company corporation organized pursuant to the laws of the State of Pennsylvania (print corporation name) (style of)
- 3. The names and addresses of all persons having a 10% or greater ownership interest in M&A Management Team, LLC are as follows: (print corporation name) a. Meredith Coyle b. c.
- 4. There are no other persons or entities having a 10% or greater interest in M&A Management Team, LLC (print corporation name)

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.

(signature)

Richard A. O'Halloran Attorney for Applicant  
(print name) (title)

Dated: ( 11/30/23 )

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9. Tax Certification<sup>1</sup>
10. Certified Tax List of 200' Adjacent Property Owners with Map
11. Copy of Legal Notice Sent to 200' Adjacent Property Owners

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<sup>1</sup> Evidence to be sent directly from Tax Collector's Office due to Feb. 1 billing date overlap.

## LAND USE

### Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	<p>Submit the following documents with the Standard Development Application:</p> <ul style="list-style-type: none"> <li>a. Copy of an area map showing all lots within 200 feet of the property.</li> <li>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.</li> <li>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.</li> <li>d. Copies of subdivision, site plan or conditional use applications when applicable.</li> <li>e. Certification that taxes are paid.</li> </ul>		
2.	<p>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.</p>		Yes.
3.	<p>A statement containing the following information:</p> <ul style="list-style-type: none"> <li>a. Date of acquisition of property and from whom.</li> <li>b. The number of dwelling units in existing building(s).</li> <li>c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s).</li> <li>d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.</li> </ul>		
4.	<p>Ten (10) folded copies of a plot plan, map or survey.</p>		Yes.
<p>Checklist prepared by: _____</p> <p>Checklist reviewed by City: _____</p> <p>Application found complete on: _____</p> <p>Application found incomplete on: _____</p>		<p>Date: _____</p> <p>Date: _____</p>	



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

<b>Block</b>	<b>Lot</b>	<b>Applicant Name</b>
108.02	19	M&A Management Team, LLC
<b>District</b>	<b>Address of Subject Application</b>	
CBD	8 South Gladstone Avenue	

Dear (Name of Submitting Party) Richard A. O'Halloran, Esq.  
 Your submittal was considered at the Staff Committee meeting of Thursday, December 22, 2022  
 The action(s) required prior to building permit are:  
 Staff committee is familiar with the application as a permit was denied and a variance was recommended.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, January 26, 2023  
 Applications will be accepted on a first-come first-served basis. If the agenda becomes over-crowded, you will be rescheduled the following month. If you decide, for whatever reason, not to appear on this date, you must notify the Board Administrator as early as possible. The following month's agenda cannot be guaranteed.

The following conditions and special considerations must be addressed as part of your application to the Board:  
 Flash drive with electronic file required and meeting all other submission requirements. No escrow is required at this time.

**APPLICATION FEES:**

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

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

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

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

In order for you to be able to appear on the Board Agenda as per the above date, all application material must be submitted by 11:00am, Wednesday, January 04, 2023

Palma Accardi  
 Planning Board Administrator  
 Thursday, December 22, 2022



*Legal Counsel.*

Dinsmore

DINSMORE & SHOHL LLP  
850 Cassatt Road ^ Suite 110  
Berwyn, PA 19312  
www.dinsmore.com

Richard A. O'Halloran  
(610) 408-6035 (direct) ^ (610) 505-1956 (cell)  
richard.ohalloran@dinsmore.com

December 8, 2022

**VIA OVERNIGHT MAIL**

Planning Board  
City of Margate  
9001 Winchester Avenue  
Margate, NJ 08402

**Re: 8 S. Gladstone Ave., Margate, NJ**

Dear Sir or Madam:

We represent M&A Management Team, LLC the owner of the above referenced property.

Enclosed herewith is a signed Staff Committee Review Application. The owner seeks variances for signs on its property, as more fully described in the application. Photographs of the signs are included, as is a survey of the Property.

We have also enclosed our check in the amount of \$25.00, in payment of the application fee.

Please do not hesitate to contact me with any questions.

Very truly yours,



Richard A. O'Halloran

cc: M&A Management Team, LLC

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

<b>Office Use Only:</b>	Date Submitted: _____ Paid: _____ Check/Receipt #: _____	Received By: _____ Board Administrator or Zoning Officer
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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 8, 2022  
 2. Submitted by – Name: Richard A. O'Halloran Esq Phone No.: 610-408-6035  
 Address: 850 Cassatt Road One Berwyn Park Suite 110 Berwyn PA 19312  
 Email Address: richard.ohalloran@dinsmore.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: M&A Management Team, LLC Phone No.: 610-633-9277  
 Address: 1556 E. Lancaster Ave Paoli PA 19301  
 Email Address: meridith@aneucatering.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: 8 S. Gladstone Avenue Block: 108.02 Lot(s): 19  
 Zoning District: \_\_\_\_\_

7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)  
Commercial building and parking lot. The building houses a food business - take out of prepared.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

	<u>Existing Condition</u>	<u>Proposed Condition</u>
8. Answer the following as to:		
a. Size and Dimension of Lot:	_____	_____
b. Size, Dimensions of Buildings:	_____	_____
c. Height of Buildings (Feet):	_____	_____
d. Height of Buildings (Stories):	_____	_____
e. % of Coverage on Land:	_____	_____
f. Front Yard Setback:	_____	_____
g. Rear Yard Setback:	_____	_____
h. Side Yard Setbacks:	_____	_____

9. According to the Administrative Regulations, a scaled drawing must accompany this Application. If available, a survey would be appreciated. In addition, use this space to provide a detailed narrative description of the proposed action. Attach additional paper, if necessary:

**(THIS SECTION MUST BE COMPLETED)**

(1) The proposed action is as follows: The building has a sign on the side of the building and not the front (see attached photo 'Aneu Kitchen Juicery Market Catering').

The sign is on the side of the building, and not the front, because the front is obstructed by trees.

Applicant seeks a variance to allow the sign to remain in its current location.

(2) The building also has signage on the outside of the building in the parking lot area, which informs people that the parking is for Aneu patrons.

Applicant seeks a variance to allow the existing parking signage, in existing size, to remain in place.

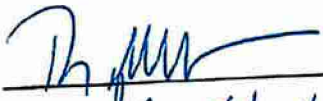
A copy of a survey dated January 26, 2022 is included with this Application.

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

- |   |   |
|---|---|
| <input type="checkbox"/> Subdivision              | <input type="checkbox"/> Site Plan              |
| <input checked="" type="checkbox"/> C-Variance(s) | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> D-(Use) Variance         | <input type="checkbox"/> Other: _____           |

11. Which variances are needed, if any? Sign variances: One to allow sign with business name to be on side of building and the other to allow three oversized signs on building and facing parking lot, informing people that parking is for Aneu customers only

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: \_\_\_\_\_

Signature of Submitting Party:   
 Print or Type Name: Richard A. O'Halloran

 **ANEU**   
*Kitchen ♦ Juicery ♦ Market ♦ Catering.*





City of Margate  
 Building and Zoning Department  
 9001 Winchester Avenue  
 Margate, NJ 08402  
 609-822-1974

M & A MANAGEMENT ASSOCIATES  
 1555 EAST LANCASTER PIKE  
 PAOLI, PA 19301

10/26/22

Re: Site Address: 8 S GLADSTONE AVE  
 Site City: MARGATE  
 Block: 108.02 Lot: 19 Qual: C000E  
 Reference No.: 212  
 Comply by: 11/20/2022

Take notice that you have been found to be in violation of the City of Margate Zoning Ordinance Chapter 175 and are hereby ordered to terminate the said violations on or before the Comply by date shown above. Further, take notice that failure to comply with this Order will result in further enforcement after that date. This includes referral of your case to the City Attorney who may assess penalties of up to \$1,000.00 per day per violation.

**Complaint Details:**

THIS IS NOT A SUMMONS AT THIS TIME. WE ARE CONTACTING YOU IN REFERENCE TO THE MULTIPLE SIGNS PLACED ON YOUR PLACE OF BUSINESS. YOU WERE GRANTED PERMISSION TO LEAVE THE SIGN UP THROUGHOUT THE SUMMER SEASON AND THEN APPLY FOR A VARIANCE TO BECOME COMPLIANT. IN ADDITION THERE ARE THREE LARGE SIGNS IN THE PARKING AREA THAT ARE NOT AUTHORIZED OR PERMITTED. PLEASE REMOVE THE PARKING SIGNS AND FILE FOR THE VARIANCE. EMAILS SENT HAVE GONE UNANSWERED. THANK YOU VERY MUCH.

**VIOLATION LISTINGS**

Violation No.	Violation Date	Corrected Date
Violation Comments.	Violation Description	
(K)(5) SIGNS IN COMMERCIAL DISTRICTS.	10/26/2022	
	Signs in commercial districts. In commercially zoned districts, signs shall be permitted under the following regulations:	
	(a) Any sign permitted in any residential district shall be permitted, provided that the use to which it refers is permitted in the commercial district.	
	(b) Signs advertising a permitted commercial or office use located on the site may be erected in accordance with the following size limitations and regulations. Square-footage computation will be ascertained by reference to the background area of the sign, exclusive of supporting structure but including decorative trim. Square-footage computation for individual letter displays or other graphic elements affixed to an existing structural background shall be made by reference to the copy area covered by such letters or elements. In computing copy area, straight lines drawn closest to copy extremities encompassing individual letters, words or other elements shall be used.	
	[1] Only wall or fascia signs, as defined, are permitted.	
	[2] Roof signs, freestanding signs, under-canopy signs or marquee signs are prohibited.	
	[3] Signs for business office or professional office uses shall not exceed 10 square feet per separate office tenant on the premises but are not to exceed 40 square feet if there are more than four office tenants on the premises.	
	[4] Signs for retail commercial and service establishments, including bars and restaurants, shall be constructed under the following limitations:	
	[a] Not more than one sign shall be permitted on each wall fronting on a street. If a particular premises has more than one commercial establishment, signs for the various establishments shall be so designed and constructed as to constitute either one unified sign with more than one part, or more than one sign composed and mounted together to form one unified grouping of signs. The sign or unified grouping shall not exceed three feet in height and shall be located no lower than 10 feet above grade.	
	[b]	

## VIOLATION LISTINGS

No.	Violation Date	Corrected Date
Comments	Violation Description	

The aggregate area of the single or unified sign shall be limited by the following table:

Building Frontage

(linear feet)

Maximum Sign Area

(square feet)

0 - 50

35

51 - 100

50

101 - 150

65

151 or greater

75

(c)

When a commercial premises fronts on more than one street, the tenant/proprietor may select one street frontage on which to apply the maximum sign areas in the section; the second street frontage may have a sign the total maximum area of which shall be 1/2 of that permitted in the section above, for the linear feet of building frontage on that second street; the third street frontage, if there is one, may have a sign the total maximum area of which shall be 1/3 of that permitted in the section above, for the linear feet of building frontage on that third street.

(d)

When commercial premises have an entrance facing directly onto a rear or side off-street parking area and the facade of the building facing the parking area does not front on a street, then the tenant/proprietor may erect a sign on said facade not to exceed 12 square feet.

(e)

Signs shall be applied flat against a wall and shall not project beyond the side or top of the wall to which they are affixed, nor shall such signs project more than 10 inches forward from the wall.

(f)

All bare incandescent light sources, but not including neon lights, and their immediately adjacent reflecting surfaces shall be shielded from view. Flashing, moving, intermittently moving or illuminated signs, reflecting signs or luminous paints and/or advertising devices shall be prohibited.

(g)

No temporary signs made of paper, cardboard, canvass or similar material shall be permitted except inside the building. Inside window signs may occupy not more than 30% of the glass area.

(h)

Directional signs in parking areas or for the purpose of directing patrons to correct entrances shall be permitted, in addition to signs otherwise permitted as above, with no more than two such signs permitted, each such directional sign not to exceed four square feet.

(i)

Signs, whether on the facade of the building or on awnings or canopies, shall not extend over the public right-of-way more than 10 inches.

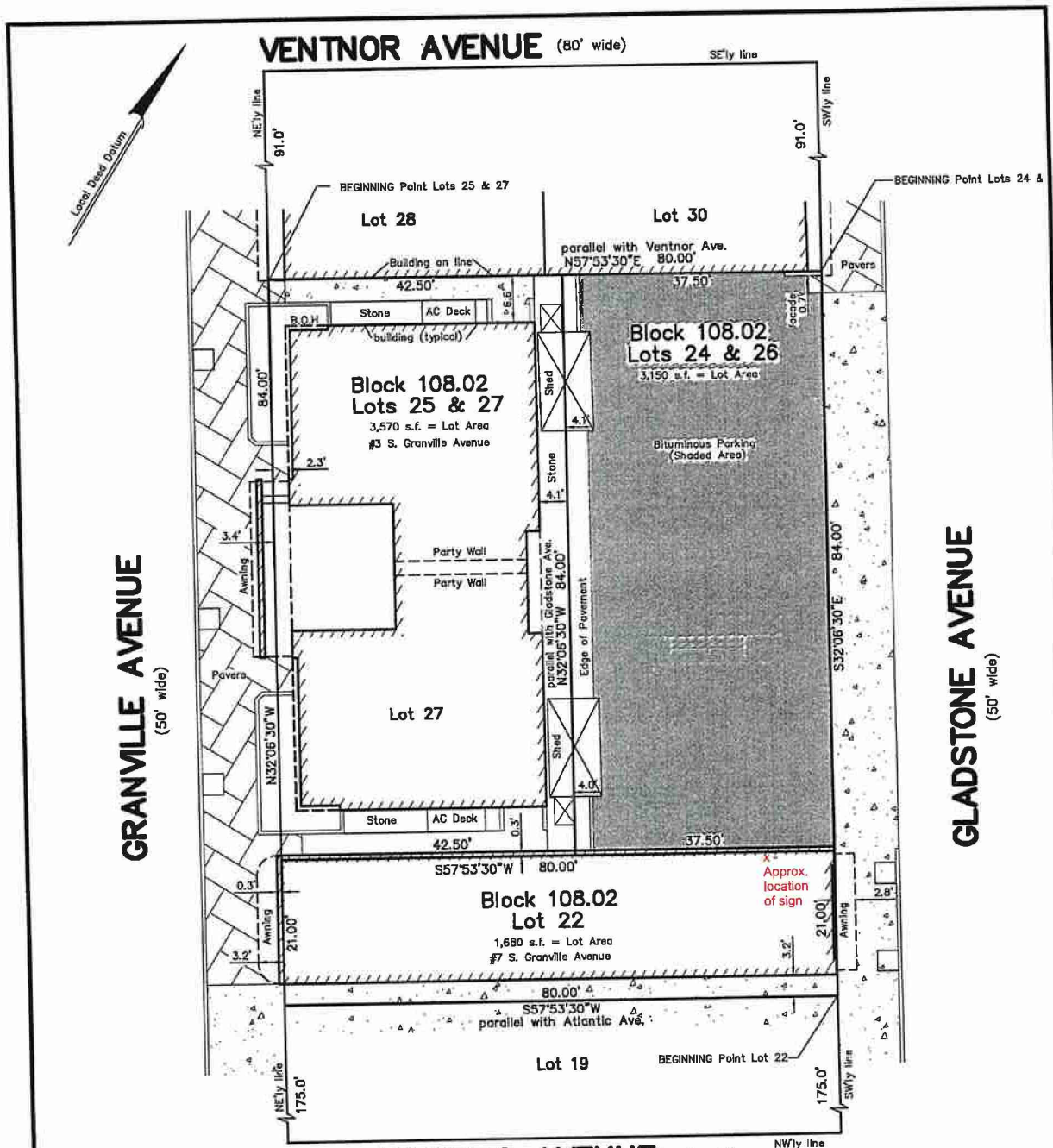
(j)

No sign may be located closer to any side of a building than 10% of the linear front footage of the building.

John Votta

  
John Votta, Zoning Enforcement

Sent by Certified Mail: NO



**GENERAL NOTES:**

Offsets are shown only for checking compliance with deed restrictions and zoning regulations. Offsets shall not be used for any other purposes. Surveyor shall not have any responsibility or liability if the offsets shown are used other than as intended.

This property is subject to any documents of record, either recorded or unrecorded. Underground improvements, easements, property line encroachments 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 embossed seal signify that this survey was prepared in accordance with the current regulations adopted by the New Jersey State Board of Professional Engineers and Land Surveyors. Only signed and sealed copies of this survey shall be considered as true copies.

The illustration of riparian claims or regulated wetlands affecting subject property, if any, are not included as a part of surveyor's contract. Surveyor reserves the right to modify this survey should client specifically request these additional services.

This survey has been prepared only for the use of the named parties. Surveyor shall not have any responsibility or liability should this survey be used for resale of property, for use with survey affidavits, or for use by any other person or entity not specifically named, for any reasons other than as intended.

M & A Management Associates, LLC  
 The Title Company of Jersey  
 WFG National Title Insurance Company  
 Atlantic Land Transfer, LLC

In consideration of the mutual covenants and promises contained in the agreement between the above named parties and the undersigned, the provisions of which are incorporated herein by reference, I declare that this plan is based on a field survey made on 01/17/2022 by me or under my immediate supervision in accordance with N.J.A.C. 13:40-5.1, and to the best of my professional knowledge, information and belief,

a) correctly represents the conditions found at and as of the date of the field survey, except such easements, if any, below the surface of the lots or on the surface of the lots and not visible,

b) except as shown on the plan, there are no discrepancies between the boundary lines of the subject property as shown on the plan and as described in the legal description of record.

This plan is made to provide information to the title insurer so that it may insure title to the lands shown herein and for the mortgage holder named above. This declaration is given solely to the above named parties for this transaction only and is not transferable, except as provided herein.

*Paul M. Koelling*  
**PAUL M. KOELLING**  
 LAND SURVEYOR  
 PLS; N.J. LICENSE NO. 24GS04328800

Date \_\_\_\_\_ Revision \_\_\_\_\_

**SURVEY OF PREMISES**  
 SITUATE IN  
 CITY OF MARGATE  
 COUNTY OF ATLANTIC, N.J.

**BLOCK 108.02**  
**LOTS 22, 24, 25, & 26**

**PAUL KOELLING & ASSOCIATES, LLC**  
 PROFESSIONAL LAND SURVEYING  
 2161 SHORE ROAD  
 LINWOOD, NJ 08221  
 phone (609) 927-0279  
 CERTIFICATE OF AUTHORIZATION #24GA28256300

Date: January 28, 2022 By: KOMIS  
 Scale: 1" = 15'

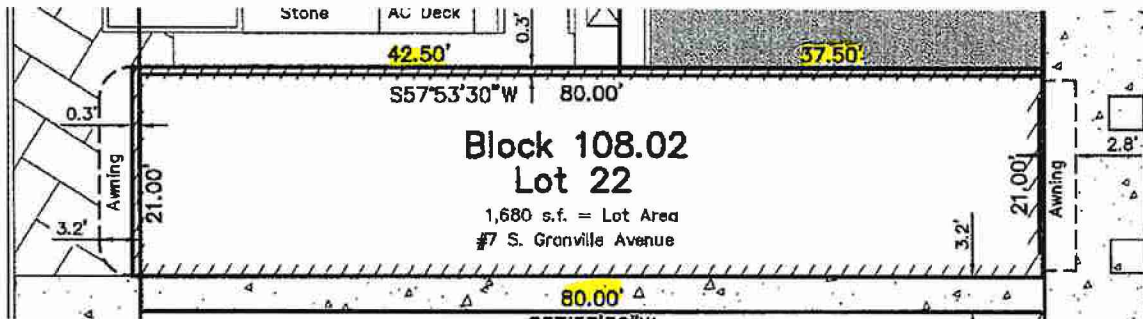
Property is located in a F.E.M.A. FIRM  
 ZONE "AE"; Base Flood Elevation 10 ft. (NAVD88)

Surveyed in accordance with WFG National Title Insurance Company Title Commitment No.808520-NF-1/1m

**M&A Management Team, LLC**  
**City of Margate Planning Board – Application**  
**Sign Dimensions and Photographs Depicting Sign**



As seen above, Applicant's sign measures 22" by 72", for a total size of 11 sqft, with a thickness of approximately 1/2".



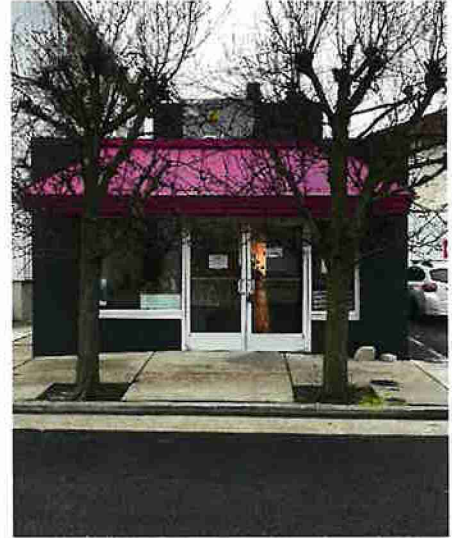
As seen above, the dimensions of Applicant's building are 21' by 80', with the sign wall measuring 80' long.



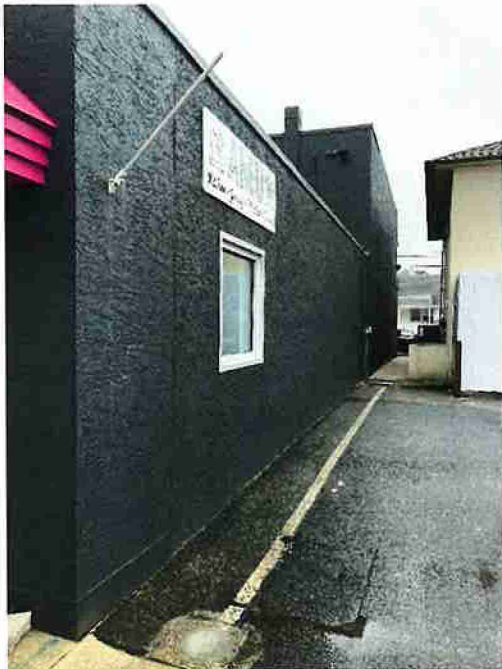
**M&A Management Team, LLC**  
**City of Margate Planning Board – Application**  
**Photographs Depicting Building Sides**



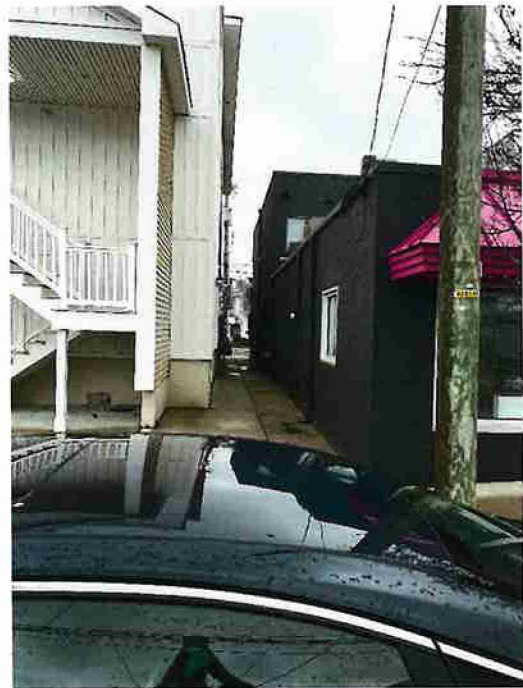
Side of building fronting S. Granville Ave.



Side of building fronting S. Gladstone Ave.



Side of building along Lots 24 & 26.



Side of building along Lot 19.

**\*All photographs dated as of January 12, 2023.**

Prepared By:

**STACEY JASKOL, ESQUIRE**

**Fox Rothschild, LLP**

Preparer signature no longer required per N.J.S.A 46:26A-3

## DEED

This Deed is made on April 4, 2022, between **MARIA D. WALTERS AND KIRK D. BYE, CO-EXECUTORS OF THE ESTATE OF JOSEPH P. TOZZI**, with an address of P.O. Box 3086, Margate, New Jersey 08402 (collectively, the "Grantor"), and **M&A MANAGEMENT TEAM, LLC**, a Pennsylvania limited liability company, with an address at 906 Old State Road, Berwyn, Pennsylvania 19312 (the "Grantee").

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **SIX HUNDRED SEVEN THOUSAND DOLLARS (\$607,000.00)**. The Grantor acknowledges receipt of this money.

**Tax Map Reference.** The property is known as Lot 22 of Block 108.02 on the City of Margate Tax Map, County of Atlantic, State of New Jersey (the "Property").

**Property.** The Property consists of the land and all the buildings and structures on the land situate in the City of Margate, County of Atlantic, and State of New Jersey, more particularly described as follows:

The Land is described as follows:

ALL that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Margate, County of Atlantic, and State of New Jersey and is bounded and described as follows:

BEGINNING at a point in the Westerly line of Gladstone Avenue 175 feet Southwardly of Ventnor Avenue and extending thence;

1. Westwardly, parallel with Ventnor Avenue 80 feet to the Easterly line of Granville Avenue; thence
2. Southwardly, along the Easterly line of Granville Avenue 21 feet; thence
3. Eastwardly, parallel with Ventnor Avenue 80 feet to the Westerly line of Gladstone Avenue; thence
4. Northwardly in and along the Westerly line of Gladstone Avenue 21 feet to the place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 22, in Tax Block 108.02, on the Official Tax Map of the City of Margate.

FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 7 South Granville-8 South Gladstone, Margate, New Jersey 08402.

BEING SUBJECT TO all covenants, conditions, easements and restrictions of record.


BEING the same premises, which became vested in Joseph Tozzi, by deed from Mahlon Stern and Helen Stern, husband and wife, dated November 21, 1984, recorded November 28, 1984 in the Atlantic County Clerk's/Register's Office in Deed Book 3993, Page 112.


Subsequently, Joseph Tozzi departed this life on October 22, 2019 leaving a Last Will and Testament in which he appointed Maria D. Walters and Kirk D. Bye, as Co-Executors. Letters Testamentary were issued to Maria D. Walters and Kirk D. Bye by the Atlantic County Surrogate's Court on November 12, 2019 under Docket Number 125475. Letters Testamentary were issued to Maria D. Walters and Kirk D. Bye, Co-Executors on November 12, 2019.

**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**Signatures.** The Grantor signs this Deed as of the date at the top of the first page.

**ESTATE OF JOSEPH P. TOZZI**

By:   
Maria D. Walters, Co-Executor

By:   
Kirk D. Bye, Co-Executor

[ACKNOWLEDGMENTS ON THE FOLLOWING PAGE]

[ACKNOWLEDGMENT TO DEED FOR 7 SOUTH GRANVILLE, MARGATE, NEW JERSEY]

STATE OF NEW JERSEY :

COUNTY OF Atlantic

I CERTIFY that on 4/2, 2022, MARIA D. WALTERS came before me and acknowledged under oath, to my satisfaction, that she:

- (a) Is named in and personally signed this Deed;
- (b) Signed, sealed and delivered this Deed as her act and deed as CO-EXECUTOR OF THE ESTATE OF JOSEPH P. TOZZI; and
- (c) Also acknowledged that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968, c.49 Sec.1(c) is \$607,000.00.

\* Suzanne L Shipman  
 Notary Public  
 State of New Jersey  
 ID #2049335  
 Comm Exp Nov 19, 2024

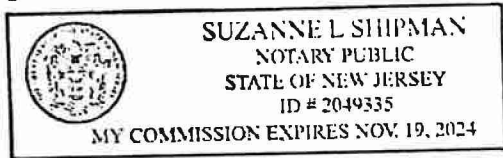
STATE OF NEW JERSEY :

COUNTY OF Atlantic

Suzanne L Shipman  
Notary Name

Expiration Date of Commission:

\*



I CERTIFY that on 4/2, 2022, KIRK D. BYE came before me and acknowledged under oath, to my satisfaction, that he:

- (a) Is named in and personally signed this Deed;
- (b) Signed, sealed and delivered this Deed as his act and deed as CO-EXECUTOR OF THE ESTATE OF JOSEPH P. TOZZI; and
- (c) Also acknowledged that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968, c.49 Sec.1(c) is \$607,000.00.

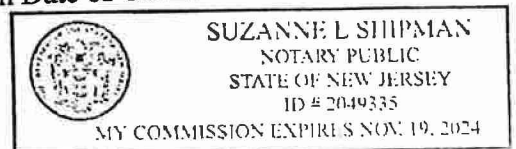
\* Suzanne L Shipman  
 Notary Public  
 State of New Jersey  
 ID #2049335  
 Comm Exp Nov 19, 2024

Suzanne L Shipman  
Notary Name

Expiration Date of Commission:

3

\*



**M&A Management Team, LLC**

**City of Margate Planning Board – Application**

**Tax Certification Placeholder**

Tax Certification to be sent separately from the Tax Collector's Office. Due to the Feb. 1 tax billing deadline, Applicant was not able to obtain Tax Clearance until the day of Feb. 1, which is also the due date for Applicant's application materials.

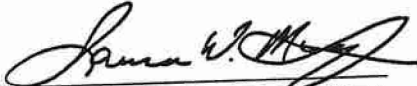


**Office of the Tax Assessor**  
Municipal Building  
9001 Winchester Avenue  
Margate City, NJ 08402  
PHONE: 609-822-1950  
FAX: 609-487-1142

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

**Michael A. Huber**  
Dinsmore & Shohl, LLP  
255 E 5<sup>th</sup> Street, Suite 1900  
Cincinnati, OH 45202

**Block: 108.02 Lot: 19**  
**Location: 9 S Gladstone**  
**Date: January 18, 2023**

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

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

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

TAXING DISTRICT 16 MARGATE CITY

ADJACENT PROPERTY LISTING

APPLICANT: HUBER  
COUNTY 01 ATLANTIC

PAGE 1

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
108.01 3	8009 ATLANTIC AVE	4A	BLUMBERG TRUST, CAROLE R 103 SOUTH CAMBRIDGE AVE VENTNOR CITY, NJ 08406
108.01 4	8007 ATLANTIC AVE	2	SIGISMONDI, JOSEPH & ELVIRA 305 W BROOKHAVEN ROAD ROSE VALLEY, PA 19086
108.01 5	8005 ATLANTIC AVE 4646 SF	4C	SIGISMONDI, JOSEPH N 1216 E MOYAMENSING AVE PHILADELPHIA, PA 19147
108.01 8	17 S GLADSTONE AVE	2	RAMBLER, EUGENE B & D J GILMORE- 17 S GLADSTONE AVE MARGATE, NJ 08402
108.01 9	16 S FRONTENAC AVE	2	GITTO III, ANTHONY P & CAROL M 16 S FRONTENAC AVE MARGATE, N J 08402
108.01 11	15 S GLADSTONE AVE	2	MC DEVITT, PHYLLIS LONGO 15 S GLADSTONE AVE MARGATE, NJ 08402
108.01 12	14 S FRONTENAC AVE	4C	HENDRI, JOHN 4131 SUNSET AVENUE ATLANTIC CITY, NJ 08401
108.01 14 C0001	13 S GLADSTONE AVE	2	CRONIN, CAROLINE 13 S GLADSTONE AVENUE MARGATE, NJ 08402
108.01 14 C0002	13 S GLADSTONE AVE	2	BERGER JR, DAVID J & CYNTHIA J 14 SAMANTHA DR HAMMONTON, NJ 08037
108.01 15 C0001	12 S FRONTENAC AVE	2	HOOVER, A & J & DELLA VECCHIA, P & M 20 FESTIVAL DRIVE VOORHEES, NJ 08043
108.01 15 C0002	12 S FRONTENAC AVE	2	SCHUGSTA, OWEN & KATHLEEN 802 E ABINGTON AVE WYNDMOOR, PA 19038
108.01 17	11 S GLADSTONE AVE	2	TEITELMAN TRUST, HARVEY & LORRAINE 25504 ANNS CHOICE WAY WARMINSTER, PA 18940
108.01 18 C0001	10 S FRONTENAC AVE	2	STARK, AMIR & LISA ROBIN PAUL- 163 ADDIS DR CHURCHVILLE, PA 18966
108.01 18 C0002	10 S FRONTENAC AVE	2	GALIETTA, HARILYN 1750 WRIGHTSTOWN ROAD NEWTOWN, PA 18940

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
108.01 20 C000A	9 S GLADSTONE AVE	2	CZYZEWSKI, DAVID P 9 S GLADSTONE AVE 1ST FL MARGATE, NJ	08402
108.01 20 C000B	9 S GLADSTONE AVE	2	CZYZEWSKI, DAVID P 9 S GLADSTONE AVE 1ST FL MARGATE, NJ	08402
108.01 21	8008 VENTNOR AVE	4A	SEIDEN FAMILY FOODS, LLC C/O 8008 VENTNOR AVE MARGATE, NJ	08402
108.01 23	7 S GLADSTONE AVE	2	SOLVIBILE, MERIDITH P 409 4TH AVE AVON BY THE SEA, NJ	07717
108.01 30	2 S FRONTENAC AVE 1996SF	4A	10 S FRONTENAC AVE, LLC 8008 VENTNOR AVE MARGATE, N J	08402
108.02 1	GRANVILLE & ATLANTIC 5220 SQ FT	4A	BDWK NAT'L BK@WACHOVIA CORP TAX DEP PO BOX 2609 CARLSBAD, CA	92018.2609
108.02 19 C000A	9 S GRANVILLE AVE	2	LIFE IS GRAND LLC 221 OLIVER DR CHESTER SPRINGS, PA	19425
108.02 19 C000B	9 S GRANVILLE AVE	2	GRAMIERI, FRANK C & CAMILLE 1934 KIRKBRIDE CIRCLE YARDLEY, PA	19067
108.02 19 C000C	9 S GRANVILLE AVE	2	GERSON GREG M & SHERI ROSE 712 SIGNAL HILL ROAD DRESHER, PA	19025
108.02 19 C000D	9 S GRANVILLE AVE	2	GOGA, THOMAS & TURIELLO MICHELLE 213 MOHEGAN STREET DOYLESTOWN, PA	18901
108.02 19 C000E	9 S GRANVILLE AVE	4A	DOWNBEACH DESIGNS, LLC@GRAMIERI 1934 KIRKBRIDE CIRCLE YARDLEY, PA	19067
108.02 22	7 S GRANVILLE-8 S GLADSTN	4A	M&A MANAGEMENT TEAM LLC 906 OLD STATE ROAD BERWYN, PA	19312
108.02 24	GLADSTONE AVE	1	M&A MANAGEMMNT TEAM LLC 906 OLD STATE ROAD BERWYN, PA	19312
108.02 25	3 S GRANVILLE AVE 27	4A	M&A MANAGEMENT TEAM LLC 906 OLD STATE ROAD BERWYN, PA	19312



PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
108.02 26	GLADSTONE AVE	2	M&A MANAGEMENT TEAM LLC 906 OLD STATE ROAD BERWYN, PA 19312
108.02 28	1 S GRANVILLE AVE 696SF	4A	WAINWRIGHT R.E. HOLDINGS LLC 12 HENRY DRIVE NORTHFIELD, NJ 08221
108.02 30	2 S GLADSTONE AVE	4A	ISLAND BUILDERS GROUP LLC P.O. BOX 264 LINWOOD, NJ 08221
108.02 31	8016-18 VENTNOR AVE	4A	WAINWRIGHT RE HOLDINGS LLC 12 HENRY DRIVE NORTHFIELD, NJ 08221
108.02 32	8012-14 VENTNOR AVE	4A	WAINWRIGHT R.E. HOLDINGS LLC 12 HENRY DRIVE NORTHFIELD, NJ 08221
109.01 1	20 S GRANVILLE AVE	2	COOPER, NEIL A & SUSAN HASS 129 BASSWOOD DR LAFAYETTE HILL, PA 19444
109.01 2	8103 ATLANTIC AVE	2	BASS, MICHAEL S & DEBBI L PO BOX 2114 CHERRY HILL, NJ 08034
109.01 3	19 S HAVERFORD AVE	2	HORN, ABRAHAM & PAULINE 1605 CROWN POINT LN CHERRY HILL, NJ 08003.2704
109.01 4	17 S HAVERFORD AVE	2	BUCKNER, MARGARET 17 S HAVERFORD AVE MARGATE, NJ 08402
109.01 5	15 S HAVERFORD AVE	2	BRIAN, MAXINE P & STEPHANIE M 92 STEEPLE CHASE DRIVE MEDIA, PA 19063
109.01 6	13 S HAVERFORD AVE	2	POSNER, ERNEST & GRETEL 101 BOYCE LN #409 KING OF PRUSSIA, PA 19406
109.01 7	11 S HAVERFORD AVE	2	GOODMAN, DAVID C & BERDINE 2001 HAMILTON ST#P506 PHILADELPHIA, PA 19130
109.01 8	9 S HAVERFORD AVE	2	PARAGGIO TRUST, @STEVEN J & ANDREA M 23 OAKWOOD WAY WEST WINDSOR, NJ 08550
109.01 9	7 S HAVERFORD AVE	2	PLUDO, ROBERT J & ELLEN C 527 GUINEVRE DRIVE NEWTOWN SQ, PA 19073

ADJACENT PROPERTY LISTING  
 TAXING DISTRICT 16 MARGATE CITY

APPLICANT: HUBER  
 COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
109.01 10	5 S HAVERFORD AVE	2	ROTHMAN, SIMON & ETHEL 5206 PARKVIEW DRIVE HAVERFORD, PA	19041
109.01 11	3 S HAVERFORD AVE	2	WARGON, MARJORY PERILSTEIN 1366 HEARTHSTONE LANE GLADWYNE, PA	19035
109.01 12	1 S HAVERFORD AVE	2	WILLIAMSON, EDWARD & NORINE 25 NATHANIEL ROAD HOLLAND, PA	18966
109.01 14	8100 VENTNOR AVE	2	MORGAN, DANIEL & RITA 8100 VENTNOR AVENUE MARGATE, NJ	08402
109.01 15	4 S GRANVILLE AVE	2	SPIGLER, MANUEL A & MARCY L 6110 PARKVIEW DRIVE HAVERFORD, PA	19041
109.01 16	6 S GRANVILLE AVE	2	CHAESS, HARRISON & HERSHMAN, LINDA 1034 BEAUMONT ROAD BERWYN, PA	19312
109.01 17	8 S GRANVILLE AVE	2	LOVE, GLORIA J 8 S GRNVILLE AVE MARGATE, NJ	08402
109.01 18	10 S GRANVILLE AVE	2	CUTLER, JOY D 2403 NOOR SAN ANTONIO, TX	78248
109.01 19	12 S GRANVILLE AVE	2	BRESSI, STEPHEN A & DENISE M 4 CHARLES AVE BLACKWOOD, NJ	08012
109.01 20	14 S GRANVILLE AVE	2	ZIMMER, DAWN M 4359 SE BAY SHORE TERRACE STUART, FL	34997.6901
109.01 21	16 S GRANVILLE AVE	2	MEIR-LEVI, DAVID & ROBIN 835 N 38TH STREET ALLENTOWN, PA	18104
109.01 22	18 S GRANVILLE AVE	2	LEVIN, BARRY & AUDREY 1555 BEECHNUT CR MAPLE GLEN, PA	19002

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

HUNTINGTON AVENUE

HAVERFORD AVENUE

HAVERFORD AVENUE

GRANVILLE AVENUE

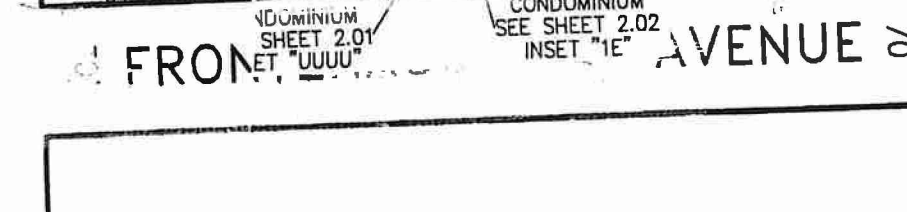
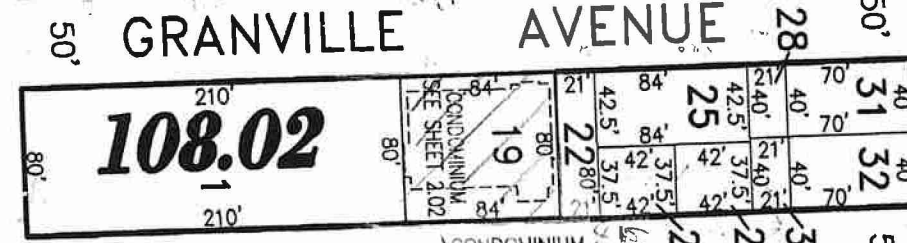
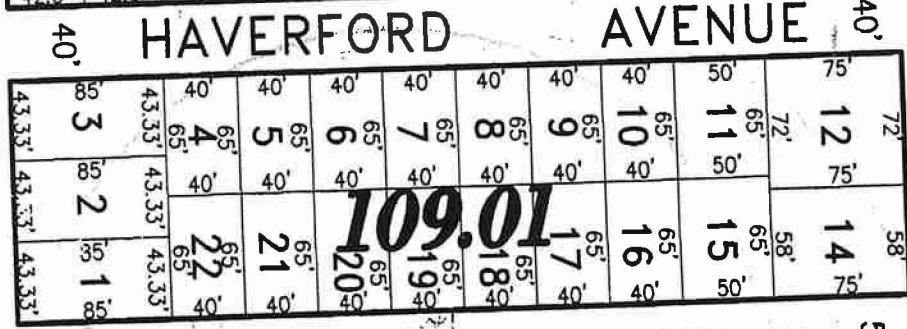
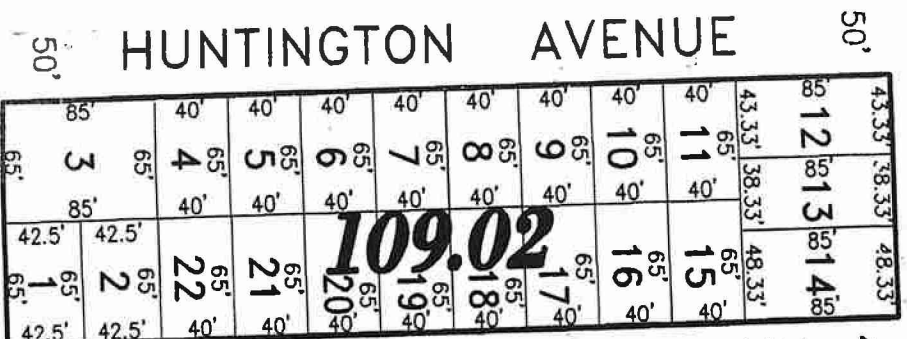
GRANVILLE AVENUE

GLADSTONE AVENUE

GLADSTONE AVENUE

ROUTE NO. 629

80'



AVENUE

100'

**M&A MANAGEMENT TEAM, LLC**  
c/o Dinsmore & Shohl LLP  
850 Cassatt Road, Suite 110  
Berwyn, PA 19312

January 30, 2023

**REGISTERED MAIL**

Blumberg Trust, Carole R.  
103 South Cambridge Ave.  
Ventnor City, NJ 08406

RE: PUBLIC HEARING FOR REQUESTED VARIANCES  
7 S. GLADSTONE AVE.

Dear Sir or Madam:

You are hereby notified that M&A Management Team, LLC has applied to the Margate Planning Board for two variances, and any other actions the Board may deem necessary, which will permit M&A Management Team, LLC to do the following:

Retain the location of our business's sign on the side of the building located at 7 S. Gladstone Ave. (Block 108.02, Lot 22), which requires a variance from the City of Margate's requirement that business signs be located on the front of the building; and

The requested action includes, in addition, any such variances, waivers and exceptions as might otherwise be deemed necessary by the Board.

A public hearing on my application will be held by the Planning Board on Thursday, February 23, 2023 at 6:30 PM in Historic Margate City Hall, 1 South Washington Avenue, Margate, NJ. Copies of the application are on file with the Administrator of the Board for review by the public prior to the scheduled hearing.

If you have any objections or comments on the application, please attend the meeting and you will be heard.

M&A MANAGEMENT TEAM, LLC

By: 

Meredith Coyle, Manager