

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. Date of Application: October 18, 2023

2. Zoning District:

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

3. Subject Parcel:

Street Address(es) 8107 Atlantic Ave.
Block Number 109.02 Lot No(s) 1
Total Area (in square feet) 2,762 sq. ft.
Frontage: 42.5'
Depth: 65'

4. Information about the Applicant:

Full name(s) Richard & Jodi Gorodesky
If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)
n/a
Local Residence Address 8107 Atlantic Ave., Margate, NJ Zip 08402
Other Residence Address 2101 Market St., Unit 3506, Phila., PA. Zip 19103
Business Address n/a Zip _____
Phone Number(s) (include area code);
Email Address rgorodesky@gmail.com
Business n/a Fax n/a Cell Phone 215-460-5857

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 2017
- By other interest in law (describe):

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

Name(s) n/a
 Address _____
 Phone No. (include area code);
 Res. _____
 Bus. _____
 Fax _____
 Cell _____

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

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

8. Application Made To: X Planning Board Other

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

Attorney: Name James P. Swift Phone 609-484-3300
 Address 1335 Tilton Road, Northfield, NJ 08225
 Fax 609-484-3303 Cell 609-442-5700 Email jimswift@swiftlawfirm.com

Architect: Name Terri J. Cummings, AIA Phone 609-927-7094
 Address 102 Arbor Court West, Linwood, NJ 08221
 Fax 609-927-7095 Cell 609-927-7094 Email terri@tjcarchitect.com

Engineer: Name n/a Phone _____
 Address _____
 Fax _____ Cell _____ Email _____

Preparer of Subdivision or Site Plan (if different from above)
 Name n/a 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?

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) n/a

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

-Purpose of the Subdivision

To sell lot(s)

To build and sell homes (or other buildings)

Other (please explain): _____

12. If Variances are Required:

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

-Current use of lot(s) and building(s): Single family residential home.

-Proposed use: Same, single family residential home.

-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
<u>See attached</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

GORODESKY RESIDENCE

8107 ATLANTIC AVE.

MARGATE CITY ZONING REQUIREMENTS

BLOCK 109.2 LOT 1 ZONING DISTRICT S-25

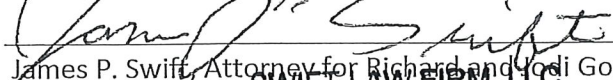
	REQUIRED	EXISTING	PROPOSED	VARIANCE REQ'D
LOT AREA	2500 SF	2762 SF	2762 SF	NO
LOT WIDTH	40.0 FT	42.5 FT	42.5 FT	NO
<u>SETBACKS</u>				
FRONT YARD				
BUILDING				
ATLANTIC AVE.	5.0 FT	5.0 FT	5.0 FT	NO
HAVERFORD AVE.	6.6 FT	8.2 FT	8.2 FT	NO
DECK ATLANTIC AVE.	5.0 FT	5.0 FT	5.0 FT	NO
REAR YARD	8.5 FT	10.5 FT	10.5 FT	NO
SIDE YARD	10.0 FT	11.5 FT	11.5 FT	NO
BUILDING HEIGHT				
ABV FIN 1ST FL	30.0 FT	28.0 FT	28.0 FT	NO
HABITABLE STORIES	2.5	2.5	2.5	NO
BUILDING COVERAGE	40%	38.6%	40%	NO
40%=1106 SF MAX	1106 SF	1068 SF	1104 SF	
NEW SPACE UNDER EXIST DECK				
LOT COVERAGE	65%	66.5%	64.4%	NO
65%=1796 SF MAX	1796 SF	1832 SF	1778 SF	
LANDSCAPING TOTAL	35%	33.7%	35.6%	NO
35% MIN=966 SF	966 SF	930 SF	984 SF	
FRONT LANDSCAPING				
325 SFx60%	60%	90%	96%	NO
MIN=195 SF	195 SF	300 SF	312 SF	
PARKING	3 SPOTS	3 SPOTS	3 SPOTS	NO
TOP FLOOR DECK	---	---	124 SF	YES
ELEVATOR REAR SETBACK	8.5 FT	---	5.0 FT	YES
SPACE IN FRONT OF GARAGE DOOR NOT A PARKING SPACE		18.0 FT	8.4 FT	YES

16.5' NAVD 1988 FINISHED FIRST FLOOR

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.

Applicants and homeowners, Richard and Jodi Gorodesky, are seeking board approval to elevate and perform overall improvements to their single family residential home. The comprehensive plans and upgrades will bring the property into compliance with FEMA guidelines.

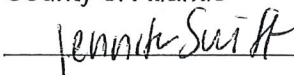
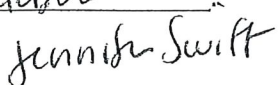
16. Signature of Applicant(s):


James P. Swift, Attorney for Richard and Jodi Gorodesky Date 10-18-23
SWIFT LAW FIRM, LLC
James P. Swift, Esquire Date _____
1335 Tilton Road
Northfield, NJ 08225

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 18 day of October

JENNIFER SWIFT
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires June 20, 2026



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

Block	Lot	Applicant Name
109.02	1	Richard and Jodie Gorodesky
District	Address of Subject Application	
S-25	8107 Atlantic Avenue	

Dear (Name of Submitting Party) James P. Swift, Esq.
 Your submittal was considered at the Staff Committee meeting of Wednesday, October 11, 2023
 The action(s) required prior to building permit are:
 staff committee agree with the variances and other likley exist. 2 large third floor decks are not in compliance with the City's ordinances.

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 gauranteed.

The following conditions and special considerations must be addressed as part of your application to the Board:
 Label streets on plot plan.

APPLICATION FEES:

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

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

Please note that in proceeding further with the formal Board Application, you are responsible for satisfying all of the checklist particulars in the appropriate section(s) of the Admistrative 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
 Wednesday, October 11, 2023

8. Answer the following as to:

	<u>Existing Condition</u>	<u>Proposed Condition</u>
a. Size and Dimension of Lot:	2,762 SF	Same
b. Size, Dimensions of Buildings:	See plans	See plans
c. Height of Buildings (Feet):	28 FT above fin 1st fl	Same
d. Height of Buildings (Stories):	2.5 habitable	Same
e. % of Coverage on Land:	Building Coverage 38.6% Lot Coverage 66.5%	43.6% 64.4%
f. Front Yard Setback:	Atlantic Ave. 5 Ft. Haverford Ave. 8.2 Ft. Deck Atlantic Ave. 5.0 Ft.	same same same
g. Rear Yard Setback:	10.5 FT	10.5 FT
h. Side Yard Setbacks:	11.5 FT	11.5 FT

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)

Applicants and homeowners, Richard and Jodie Gorodesky, are seeking board approval to

elevate and perform overall improvements to their single family residential home.

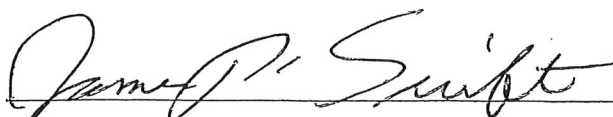
The comprehensive plans and upgrades will bring the property into compliance with FEMA guidelines.

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

- Subdivision
- C-Variance(s)
- D-(Use) Variance
- Site Plan
- Conditional Use Permit
- Other: _____

11. Which variances are needed, if any? C variance for building coverage, top floor decks & elevator rear setback.

12. IF THERE HAS BEEN ANY PREVIOUS STAFF COMMITTEE OR FORMAL BOARD APPLICATION AND/OR ACTION ON THIS PROPOSAL PROPERTY, PLEASE ATTACH RELEVANT DOCUMENTS, AND PROVIDE INFORMATION HERE: None.

Signature of Submitting Party: 

Print or Type Name: James P. Swift, Attorney for Richard and Jodie Gorodesky

GENERAL NOTES

- CONTRACTOR SHALL CHECK ALL DIMENSIONS AND VERIFY ALL EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE THE COMMENCEMENT OF WORK.
- ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.
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BUILDING DATA

USE GROUP	S-4
CONSTRUCTION CLASS	3B0 FL
GRADE FLOOR AREA	0 SF
EXISTING	
FINISHED SQUARE FOOTAGE	1008 SF
1ST FL.	1008 SF
2ND FL.	1008 SF
3RD FL.	478 SF
TOTAL FINISHED:	2502 FL
TOTAL DECKS:	342 SF
FOOTPRINT	1008 SF
(HOUSE W/O DECKS):	1240 SF
(HOUSE W/ DECKS):	28-0"
HT FROM 1ST FL.	28-0"

CONSTRUCTION NOTE

CONTRACTOR TO VERIFY ALL STRUCTURAL ELEMENTS AND CONNECTIONS AND ALL REBAR DETAILS FROM THE FOUNDATION TO ROOF.

STRUCTURAL NOTE

A 30" x 6" x 6" COLUMN SUPPORT ALL LOADS TO BE TRANSFERRED TO FOUNDATION.

TRIM NOTES

ALL TRIM WORK, CORNER TRIMMING AND REPAIRS SHALL BE 1/2" x 2" x 2" S4S WHITE PINE.

DO NOT SCALE DRAWINGS

STRUCTURE IS S4S 1" HIGHT FINISH

SCHEME D

11-28-2023

HOUSE TO BE RAISED TO 16.0' TO ALLOW GARAGE SPACE BELOW

13. VERIFY WORK (EXIST. FOUND. AND) SHALL BE UP TO 16.0'.

14. ALL CONCRETE WORK SHALL BE DONE TO A MINIMUM OF 16.0' TO ALLOW FOR GARAGE SPACE BELOW.

15. ALL CONCRETE WORK SHALL BE DONE TO A MINIMUM OF 16.0' TO ALLOW FOR GARAGE SPACE BELOW.

16. ALL CONCRETE WORK SHALL BE DONE TO A MINIMUM OF 16.0' TO ALLOW FOR GARAGE SPACE BELOW.

17. ALL CONCRETE WORK SHALL BE DONE TO A MINIMUM OF 16.0' TO ALLOW FOR GARAGE SPACE BELOW.

18. ALL CONCRETE WORK SHALL BE DONE TO A MINIMUM OF 16.0' TO ALLOW FOR GARAGE SPACE BELOW.

19. ALL CONCRETE WORK SHALL BE DONE TO A MINIMUM OF 16.0' TO ALLOW FOR GARAGE SPACE BELOW.

20. ALL CONCRETE WORK SHALL BE DONE TO A MINIMUM OF 16.0' TO ALLOW FOR GARAGE SPACE BELOW.

21. ALL CONCRETE WORK SHALL BE DONE TO A MINIMUM OF 16.0' TO ALLOW FOR GARAGE SPACE BELOW.

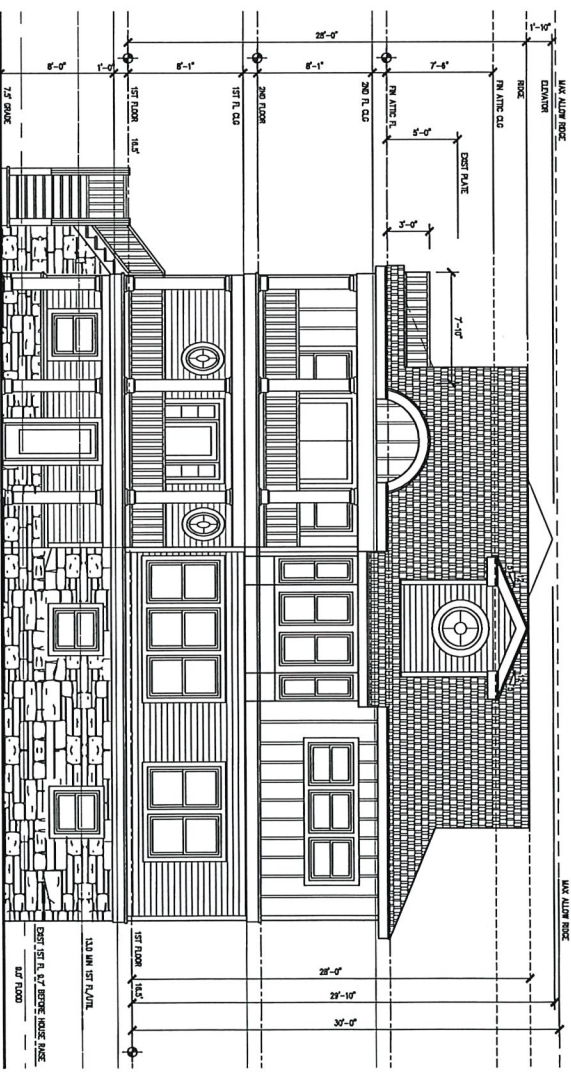
22. ALL CONCRETE WORK SHALL BE DONE TO A MINIMUM OF 16.0' TO ALLOW FOR GARAGE SPACE BELOW.

23. ALL CONCRETE WORK SHALL BE DONE TO A MINIMUM OF 16.0' TO ALLOW FOR GARAGE SPACE BELOW.

24. ALL CONCRETE WORK SHALL BE DONE TO A MINIMUM OF 16.0' TO ALLOW FOR GARAGE SPACE BELOW.

GORODESKY RESIDENCE

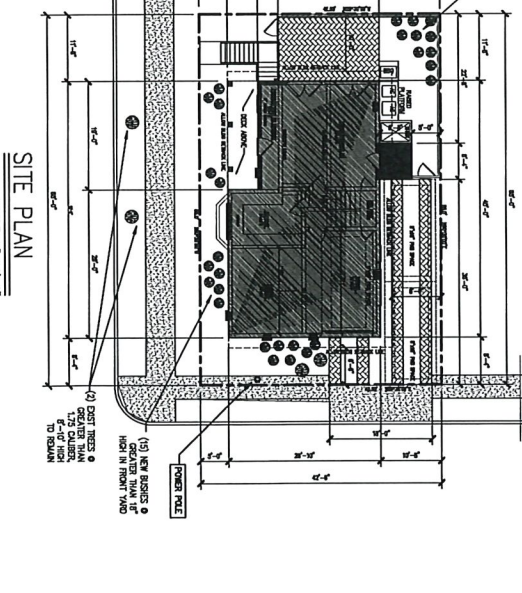
BLDG. FINISH AREA	REQUIRED	EXISTING	PROPOSED	VARIANCE
BLDG. FINISH AREA	2500 SF	2782 SF	2782 SF	NO
LOT AREA	40.0 FT	42.5 FT	42.5 FT	NO
FRONT YARD SETBACKS	5.0 FT	5.0 FT	5.0 FT	NO
REAR YARD SETBACKS	5.0 FT	5.0 FT	5.0 FT	NO
SIDE YARD SETBACKS	10.5 FT	10.5 FT	10.5 FT	NO
FRONT YARD SETBACKS	11.5 FT	11.5 FT	11.5 FT	NO
REAR YARD SETBACKS	28.0 FT	28.0 FT	28.0 FT	NO
SIDE YARD SETBACKS	38.0 FT	38.0 FT	38.0 FT	NO
FRONT YARD SETBACKS	40.0 FT	40.0 FT	40.0 FT	NO
REAR YARD SETBACKS	50.0 FT	50.0 FT	50.0 FT	NO
SIDE YARD SETBACKS	105.0 FT	105.0 FT	105.0 FT	NO
FRONT YARD SETBACKS	110.0 SF	110.0 SF	110.0 SF	NO
REAR YARD SETBACKS	182.5 SF	182.5 SF	182.5 SF	NO
SIDE YARD SETBACKS	335.0 SF	335.0 SF	335.0 SF	NO
FRONT YARD SETBACKS	594.0 SF	594.0 SF	594.0 SF	NO
REAR YARD SETBACKS	906.0 SF	906.0 SF	906.0 SF	NO
SIDE YARD SETBACKS	300.0 SF	300.0 SF	300.0 SF	NO
FRONT YARD SETBACKS	3 SPOTS	3 SPOTS	3 SPOTS	NO
REAR YARD SETBACKS	18.0 FT	18.0 FT	18.0 FT	YES
SIDE YARD SETBACKS	5.0 FT	5.0 FT	5.0 FT	YES
FRONT YARD SETBACKS	8.4 FT	8.4 FT	8.4 FT	YES

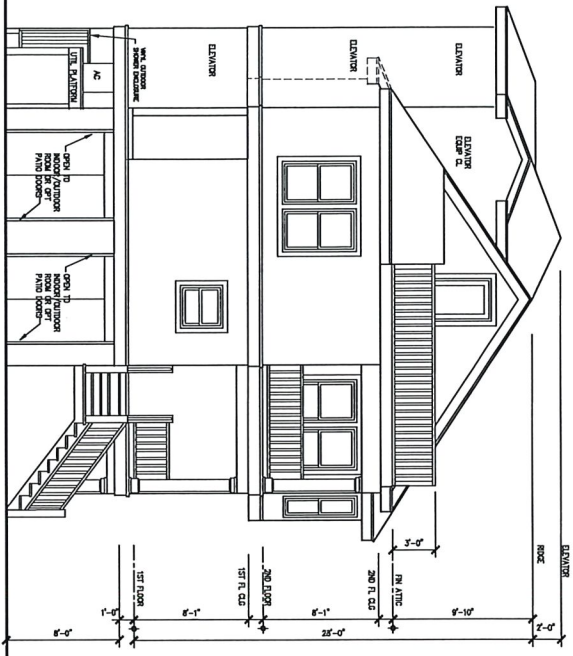


FRONT ELEVATION SCHEME D
SCALE: 1/4" = 1'-0"

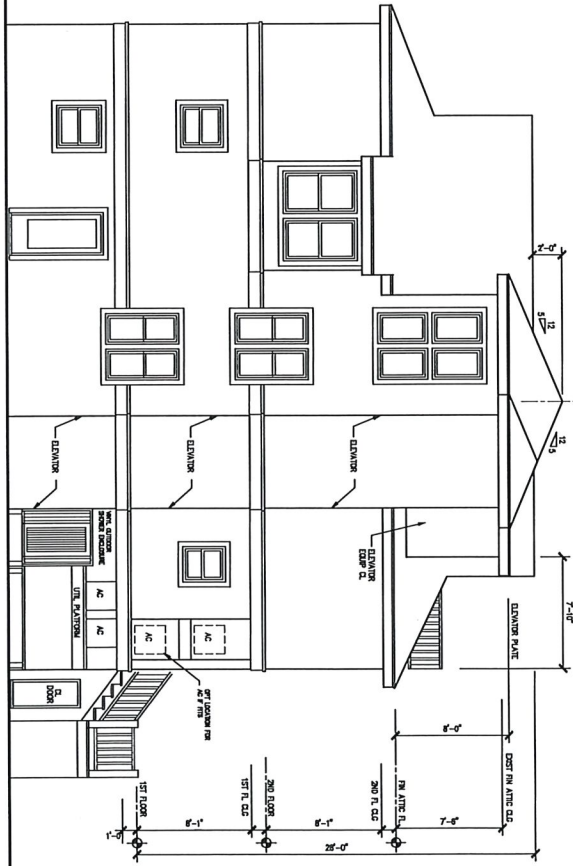
SITE PLAN

SCALE: 1" = 10'-0"

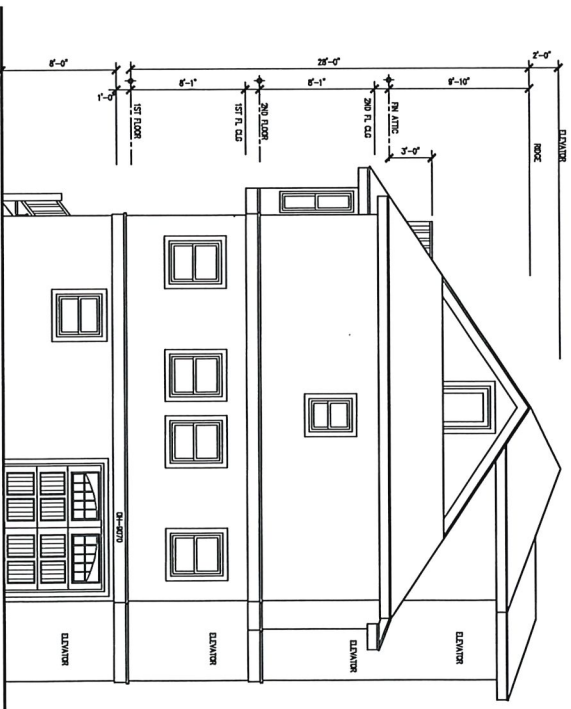




LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

WINDOWS AND PATIO DOORS
WINDOWS AND PATIO DOORS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. FINISHES TO BE MATCHED TO THE FINISHES SHOWN ON PLANS. FINISHES TO BE MATCHED TO THE FINISHES SHOWN ON PLANS. FINISHES TO BE MATCHED TO THE FINISHES SHOWN ON PLANS.

CONSTRUCTION NOTE
CONSTRUCTION TO COMPLY WITH ALL STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING REQUIREMENTS SHOWN ON PLANS. CONSTRUCTION TO COMPLY WITH ALL STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING REQUIREMENTS SHOWN ON PLANS.

STRUCTURAL NOTE
ALL STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. FINISHES TO BE MATCHED TO THE FINISHES SHOWN ON PLANS. FINISHES TO BE MATCHED TO THE FINISHES SHOWN ON PLANS.

TRIM NOTES
ALL TRIM TO BE MATCHED TO THE FINISHES SHOWN ON PLANS. FINISHES TO BE MATCHED TO THE FINISHES SHOWN ON PLANS. FINISHES TO BE MATCHED TO THE FINISHES SHOWN ON PLANS.

DO NOT SCALE DRAWINGS

STRONG BRAND TO BE MATCHED TO THE FINISHES SHOWN ON PLANS. FINISHES TO BE MATCHED TO THE FINISHES SHOWN ON PLANS. FINISHES TO BE MATCHED TO THE FINISHES SHOWN ON PLANS.

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BUILDING DATA

USE GROUP	R-4
CONSTRUCTION CLASS	S/A
GRADE FLOOR AREA	0 SF
EXISTING	
FINISHED SQUARE FOOTAGE	
1. 2ND FL.	1088 SF
2. 3RD FL.	478 SF
TOTAL FINISHED	2582 SF
TOTAL DECKS	342 SF
FOOTPRINT (NO DECKS)	1036 SF
(HOUSE W/ DECKS)	1240 SF
HT FROM 1ST FL.	28'-0"
HT FROM 1ST FL.	28'-0"

SCHEME D

GRADE FLOOR AREA	1104 SF
1036 SF + 68 SF	
TOTAL DECKS	468 SF
342 + 124 SF	
ELEVATOR	36 SF
HT FROM 1ST FL.	28'-0"
W/ELEVATOR	28'-10"

SITE DATA

ALL ELEVATIONS IN 1988 DATUM
Avg GRADE = 7.5'
BASE FLOOR ELEVATION = 8.0'
FINISHED 1ST FLOOR = 13.0'
PROPOSED FIN 1ST FLOOR = 16.5'

SCHEME D
11-28-2023

GORODESKY RESIDENCE

8107 ATLANTIC AVE.
MARGATE CITY ZONING REQUIREMENTS
BLOCK 108.2 LOT 1 ZONING DISTRICT S-23

LOT AREA	REQUIRED	EXISTING	PROPOSED	VERIFIED
2000 SF	2782 SF	2782 SF	2782 SF	NO
400 FT	42.5 FT	42.5 FT	42.5 FT	NO
SETBACKS				
FRONT YARD				
BUILDING				
ATLANTIC AVE.	5.0 FT	5.0 FT	5.0 FT	NO
HANOVERED AVE.	6.6 FT	6.2 FT	6.2 FT	NO
DECK ATLANTIC AVE.	5.0 FT	5.0 FT	5.0 FT	NO
REAR YARD	6.5 FT	10.5 FT	10.5 FT	NO
SIDE YARD	10.0 FT	11.5 FT	11.5 FT	NO
BUILDING HEIGHT	30.0 FT	28.0 FT	28.0 FT	NO
48" FIN 1ST FL.	2.5	2.5	2.5	NO
HANDRAIL STORIES	2.5	2.5	2.5	NO
BUILDING COVERED	40%	35.6%	40%	NO
MIN. SPACE UNDER EXIST. DECK	1000 SF	1104 SF	1104 SF	NO
LOT COVERAGE	65%	64.4%	64.4%	NO
65% - 79% SF MAX	1778 SF	1778 SF	1778 SF	NO
35% MIN-880 SF	325 SF	325 SF	325 SF	NO
35% MIN-880 SF	894 SF	894 SF	894 SF	NO
FRONT LANDSCAPING	60%	60%	60%	NO
325 SF-80%	183 SF	183 SF	183 SF	NO
MIN-183 SF	3 SPOTS	3 SPOTS	3 SPOTS	NO
TOP FLOOR DECK	124 SF	124 SF	124 SF	YES
ELEVATOR REAR SETBACK	8.5 FT	5.0 FT	5.0 FT	YES
SPACE IN FRONT OF GARAGE DOOR	18.0 FT	8.4 FT	8.4 FT	YES
NOT A PARKING SPACE				

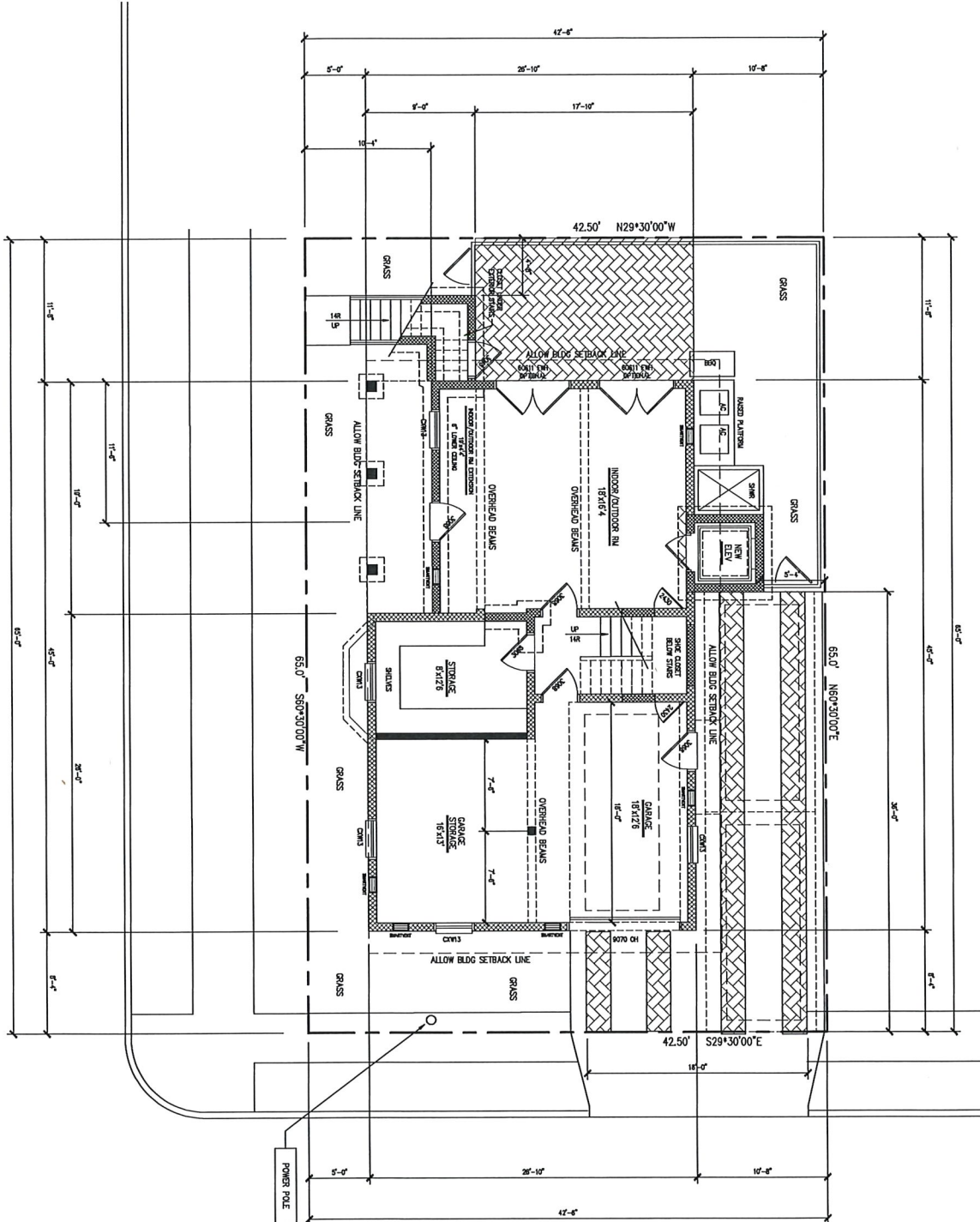
BUILDING DATA

USE GROUP	R-5
CONSTRUCTION CLASS	5A
GRADE FLOOR AREA	0 SF
EXISTING	
FINISHED SQUARE FOOTAGE:	
1ST FL.	1038 SF
2ND FL.	1038 SF
3RD FL.	478 SF
TOTAL FINISHED:	2554 SF
TOTAL DECKS:	342 SF
FOOTPRINT (HOUSE W/O DECKS):	1038 SF
(HOUSE W/ DECKS):	1240 SF
HT FROM 1ST FL.	28'-0"
SCHEME D	
GRADE FLOOR AREA	
1038 SF	1104 SF
TOTAL DECKS	468 SF
ELEVATOR	36 SF
HT FROM 1ST FL.	28'-0"
W/ELEVATOR	28'-10"

SITE DATA

ALL DIMENSIONS IN 1988 DATUM
 ALL DIMENSIONS IN 1988 DATUM
 BASE FLOOR ELEVATION = 8.0'
 EXIST FIN 1ST FL. = 8.7'
 EXIST FIN 2ND FL. = 13.7'
 PROPOSED FIN 1ST FLOOR = 18.0'

SCHEME D
 11-28-2023



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

<p>PROJECT NO. A-3 OF 6 SHEETS</p>	<p>PROJECT NAME: GORODESKY RESIDENCE 8107 ATLANTIC AVE. MARGATE, NJ 08402</p>	<p>PROJECT NO. 2307</p>	<p>SHEET TITLE: GRADE FLOOR PLAN</p>		<p><i>T. J. Conroy & Associates, Inc.</i> T. J. Conroy, AIA, NJ Lic. No. 10858 Date: 11-28-23 588 AMBROS COURT SUITE 200 LINDWOOD, NJ 07036 PH: (908) 887-7094 FAX: (908) 887-8200</p>
	<p>DATE: 11-28-23</p>				

BUILDING DATA

USE GROUP: R-5
 CONSTRUCTION CLASS: 5A
 GRADE FLOOR AREA: 0 SF
 EXISTING:

FINISHED SQUARE FOOTAGE:
 2ND FL: 1088 SF
 3RD FL: 478 SF
 TOTAL FINISHED: 2582 FL

TOTAL DECKS: 342 SF
 FOOTPRINT (HOUSE W/O DECKS): 1039 SF
 (HOUSE W/ DECKS): 1240 SF
 HT FROM 1ST FL: 28'-0"

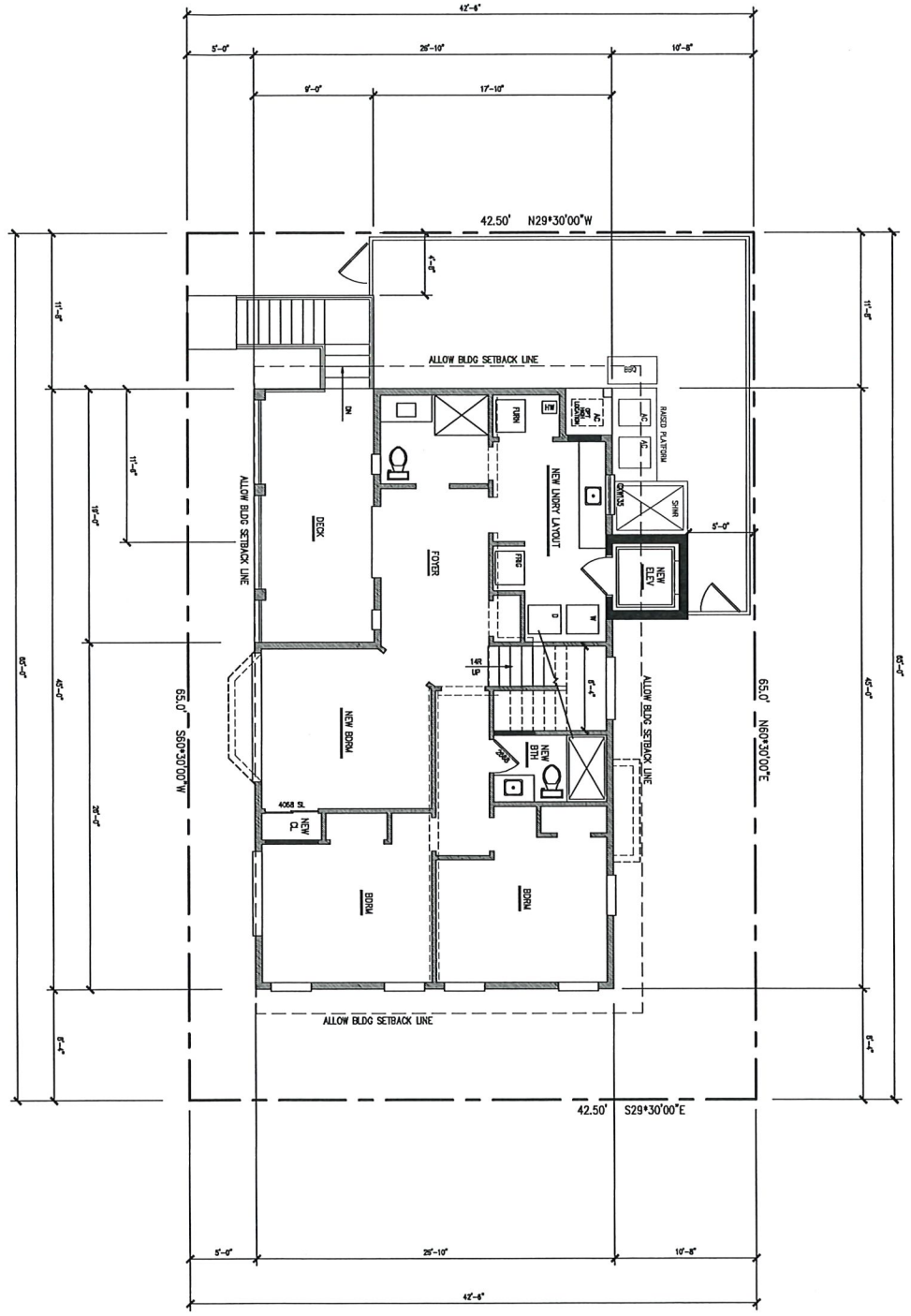
SCHEME D

GRADE FLOOR AREA: 1104 SF
 1039 SF+68 SF
 TOTAL DECKS: 466 SF
 342+124 SF
 ELEVATOR: 36 SF
 HT FROM 1ST FL: 28'-10"
 W/ELEVATOR: 29'-10"

SITE DATA

ALL ELEVATIONS IN 1988 DATUM
 AVE GRADE = 7.5'
 FINISHED GRADE = 8.0'
 EXISTING FIN 1ST FL = 8.7'
 MIN FINISHED 1ST FLOOR = 13.0'
 PROPOSED FIN 1ST FLOOR = 16.5'

SCHEME D
 11-28-2023



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

SHEET NO. A-4 OF 8 SHEETS	PROJECT NAME: GORODESKY RESIDENCE 8107 ATLANTIC AVE. MARGATE, NJ 08402	PROJECT NO. 2307	SHEET TITLE: FIRST FLOOR PLAN	 <p><i>T. J. Carrington, AIA</i> Terr J. Carrington, AIA NJ Lic. No. 10668 Date: 11-28-23 168 AMBROS COURT WEST P.O. BOX 802-704 LAWWOOD, NJ 08041 FAX: (609) 882-7888</p>
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BUILDING DATA

USE GROUP	R-3
CONSTRUCTION CLASS	5A
GRADE FLOOR AREA	0 SF
EXISTING	
FINISHED SQUARE FOOTAGE:	
1ST FL.	1,015 SF
2ND FL.	1,068 SF
3RD FL.	473 SF
TOTAL FINISHED:	2,556 SF
TOTAL DECKS:	342 SF
FOOTPRINT	1,038 SF
(HOUSE W/O DECKS):	1,240 SF
HT FROM 1ST FL.:	28'-0"
SCHEME D	
GRADE FLOOR AREA:	1,104 SF
1025 SF+489 SF	
TOTAL DECKS:	468 SF
342+124 SF	
ELEVATOR	38 SF
HT FROM 1ST FL.	28'-0"
W/ELEVATOR	29'-10"

SITE DATA

ALL ELEVATIONS IN 1988 DATUM

AVG GRADE = 7.2'

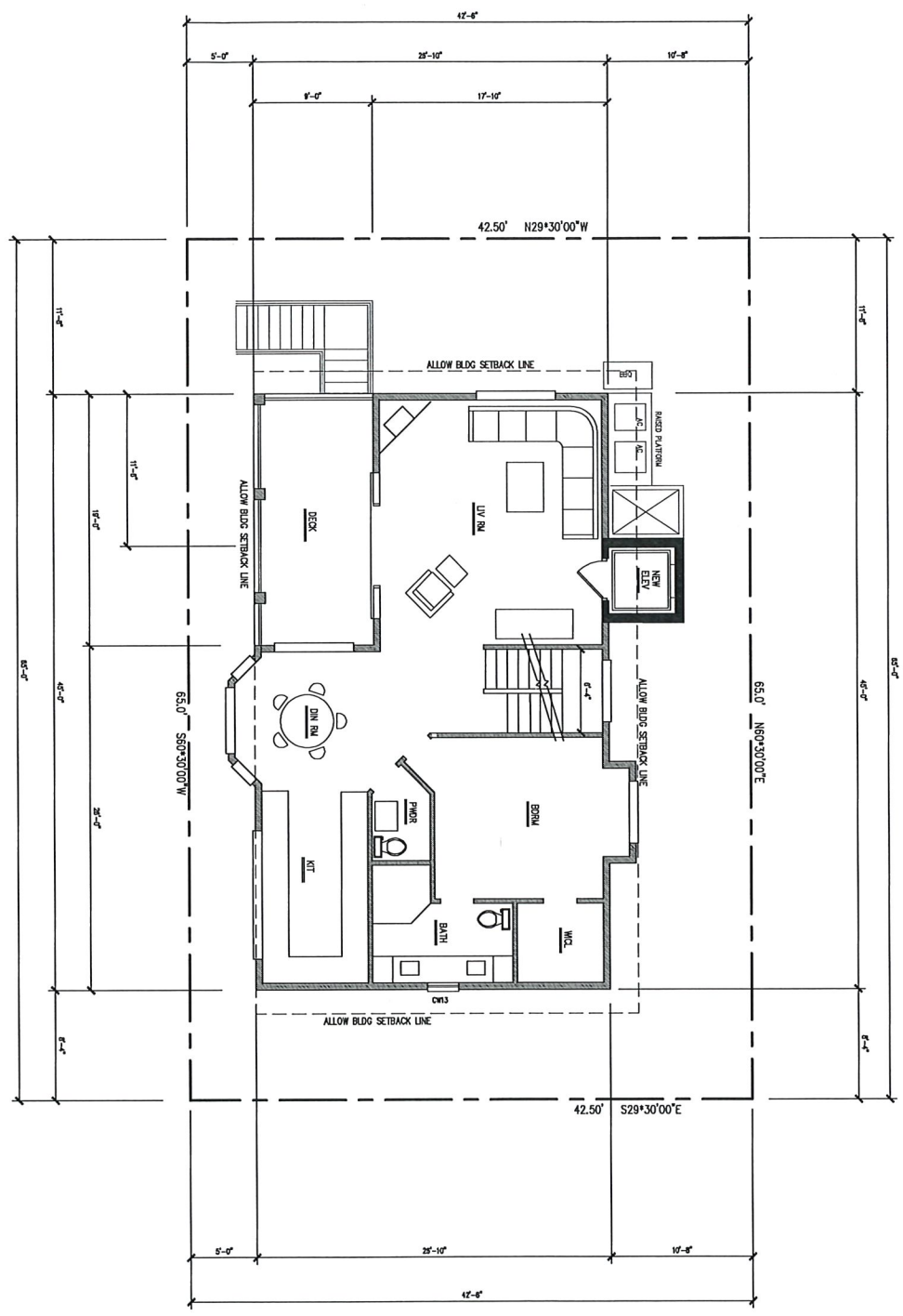
FINISHED 1ST FLOOR = 9.0'

EXIST FIN 1ST FL. = 8.7'

PROPOSED FIN 1ST FLOOR = 13.0'

SCHEME D

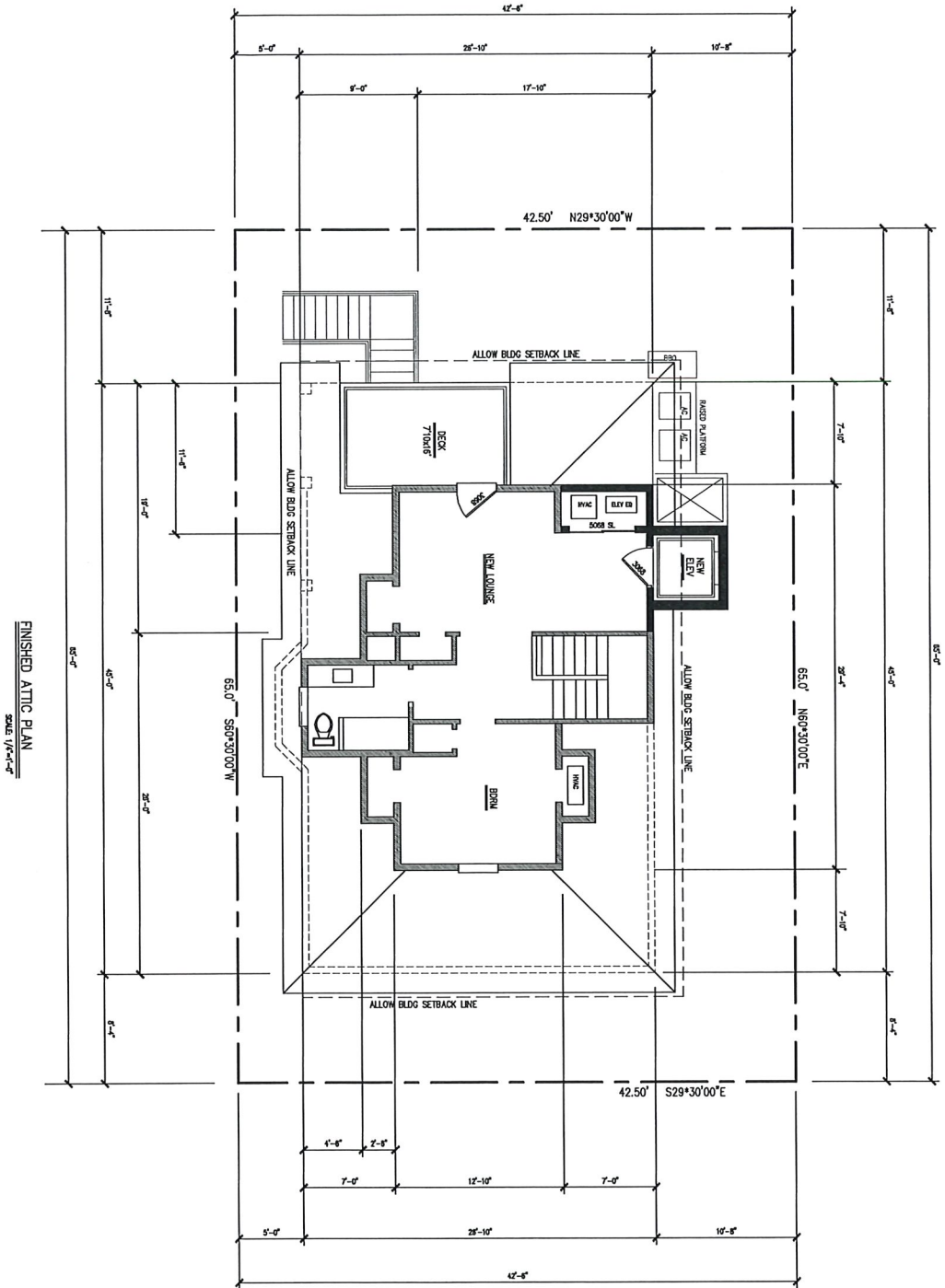
11-28-2023




SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

	PROJECT NAME: GORODESKY RESIDENCE 8107 ATLANTIC AVE. MARGATE, NJ 08402	SHEET TITLE: SECOND FLOOR PLAN	PROJECT NO. 2307	DATE: 11-28-23
	SHEET NO. A-5 OF 6 SHEETS	ARCHITECT: Terril J. Cappriano, AIA, NJ Lic. No. 10858 PIA: (908) 887-7094 FAX: (908) 887-7095	188 AMBROS COURT WEST LINWOOD, NJ 07036	PIA: (908) 887-7094 FAX: (908) 887-7095

BUILDING DATA	
USE GROUP	R-5
CONSTRUCTION CLASS	5A
GRADE FLOOR AREA:	0 SF
EXISTING	
FINISHED SQUARE FOOTAGE:	
1ST FL.	1088 SF
2ND FL.	1088 SF
3RD FL.	479 SF
TOTAL FINISHED:	2655 FL
TOTAL DECKS:	340 SF
FOOTPRINT	
(HOUSE W/O DECKS):	1038 SF
(HOUSE W/ DECKS):	1240 SF
HT FROM 1ST FL.	29'-0"
SCHEME D	
GRADE FLOOR AREA:	1104 SF
TOTAL DECKS:	468 SF
342+124 SF	
ELEVATOR	38 SF
HT FROM 1ST FL.	28'-0"
W/ELEVATOR	23'-10"
SITE DATA	
ALL ELEVATIONS IN 1988 DATUM	
AVG GRADE = 7.5'	
FINISHED GRADE = 7.5'	
EXIST FIN 1ST FL. = 8.7'	
FINISHED 1ST FLOOR = 13.0'	
PROPOSED FIN 1ST FLOOR = 16.5'	
SCHEME D	
11-28-2023	



FINISHED ATTIC PLAN
SCALE: 1/8"=1'-0"

	PROJECT NAME: GORODESKY RESIDENCE 8107 ATLANTIC AVE. MARGATE, NJ 08402	PROJECT NO.: 2307	SHEET TITLE: FINISHED ATTIC PLAN	Date: 11-28-23 188 AMBROS COUNTY HWY 2 LAWRENCE, NJ 08648 PH: (908) 867-7104 FAX: (908) 867-7088
	PROJECT NO.: A-6 OF 6 SHEETS	Architect: <i>T. J. Conroy, Inc.</i> T. J. Conroy, Inc. NJ Lic. No. 10868		

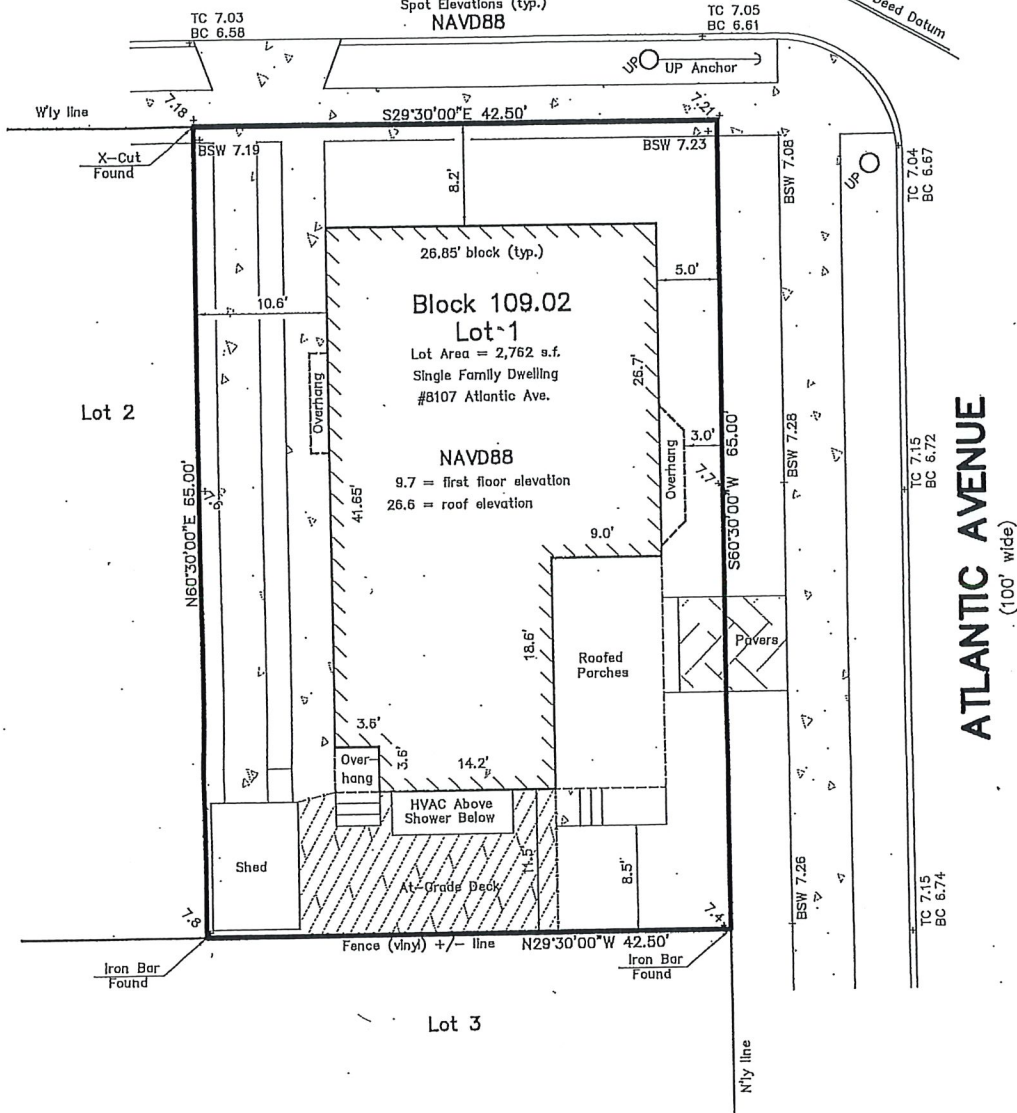
HAVERFORD AVENUE

(40' wide)

Spot Elevations (typ.)
NAVD88

TC 7.05
BC 6.61

Local Deed Datum



GENERAL NOTES:

Offsets are shown only for checking compliance with deed restrictions and zoning regulations. Offsets shall not be used for any other purpose. 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, assessments, 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 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 affidavit, or for use by any other person or entity not specifically named, for any reasons other than as intended.


Richard Gorodesky

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 08/18/2023 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 lands or on the surface of the lands 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.

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


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.
#8107 Atlantic Avenue

BLOCK 109.02 LOT 1

PAUL KOELLING
& ASSOCIATES, LLC

PROFESSIONAL LAND SURVEYING
2161 SHORE ROAD
LINWOOD, NJ 08221
phone (609) 927-0279

CERTIFICATE OF AUTHORIZATION #24GA28256300.

Date: August 17, 2023 by: KOMIS
Scale: 1" = 10'



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

James W. Manghan, CTA
Tax Assessor

James P. Swift
Swift Law Firm, LLC
1335 Tilton Road
Northfield, NJ 08225

Block: 109.02 Lot: 1
Location: 8107 Atlantic Ave
Date: October 18, 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

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

www.margate-nj.com

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
8	8100 ATLANTIC AVE	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
2	8100 BEACH SENIOR BLDG.	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
9	8200 ATLANTIC AVE	2	ROSEWALD TRUST, BARBARA B 839 FOX CHASE ROAD JENKINTOWN, PA	19046
3	8228 ATLANTIC AVE	2	ALTMAN TRUST, PAUL 247 LANDIS WAY SOUTH WILMINGTON, DE	19803
109.01 1	20 S GRANVILLE AVE	2	COOPER, NEIL A & SUSAN HASS 151 E HECTOR ST APT 407 CONSHOHOCKEN, PA	19428
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	080032704
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 STEERLE CHASE DRIVE MEDIA, PA	19063
109.01 6	13 S HAVERFORD AVE	2	POSNER, ERNEST & GRETTEL 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 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	349976901

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
109.01 21	16 S GRANVILLE AVE	2	MEIR LEVI, DAVID & ROBIN 835 N 38TH STREET ALENTOWN, PA	18104
109.01 22	18 S GRANVILLE AVE	2	LEVIN, BARRY & AUDREY 1555 BEECHNUT CR MAPLE GLEN, PA	19002
109.02 1	8107 ATLANTIC AVE	2	GORODESKY, RICHARD & JODI 2101 MARKET ST #3506 PHILADELPHIA, PA	19102
109.02 2	20 S HAVERFORD AVE	2	MC GOWAN, CAROLE 201 W EVERGREEN AVE 1015 PHILADELPHIA, PA	19118
109.02 3	8111 ATLANTIC AVE	2	AXELROD TRUST @ J HORWITZ 213 GYPSY LANE KING OF PURSSIA, PA	19406
109.02 4	17 S HUNTINGTON AVE	2	KLUGMAN MD, JEFFREY 17 S HUNTINGTON AVENUE MARGATE, NJ	08402
109.02 5	15 S HUNTINGTON AVE	2	ROBERTS, JOSHUA & SHANNON MCCLURE- 2033 BRANDYWINE ST PHILADELPHIA, PA	19130
109.02 6	13 S HUNTINGTON AVE	2	MINTZER, JAY & JANET 50 CAMEO DRIVE CHERRY HILL, NJ	08003
109.02 7	11 S HUNTINGTON AVE	2	STEINBERG, ROBERT A & CAROL G 201 MANOR ROAD LAFAYETTE HILL, PA	19444
109.02 19	12 S HAVERFORD AVE	2	KRAMER TRUSTS, MARK D & HEATHER 4 BARNEY LANE VOORHEES, NJ	08043
109.02 20	14 S HAVERFORD AVE	2	COOPER, HOWARD B & YVONNE R 422 HALEAH DRIVE CHERRY HILL, NJ	08002
109.02 21	16 S HAVERFORD AVE	2	SPIEGEL, MARYJO & ALAN 16 S HAVERFORD AVENUE MARGATE, NJ	08402
109.02 22	18 S HAVERFORD AVE	2	GITLIN TRUST, PHYLLIS 1723 BENJAMIN DRIVE AMBLER, PA	19002

Block Lot	Property Location Additional Lot	Property Class	Owner Address City, State	ZIP Code
110.01 1.01	32 S HUNTINGTON	2	32S HUNTINGTON LLC 123 E MAPLE AVE MOORESTOWN, NJ	08057
110.01 1.02	34 S HUNTINGTON	2	FOX, MINDY JOY & HEFLER, MICHAEL J 31080 TREMONT LANE BEVERLY HILLS, MI	48025
110.01 1.03	36 S HUNTINGTON AVE	2	DENENBERG, BRUCE & DEBBIE 312 JOCELYN DRIVE PLYMOUTH MEETING, PA	19462
110.01 3	8203 ATLANTIC AVE	1	LEES EST, J & LEES J & PANICO, J & J 8203 ATLANTIC AVENUE MARGATE, NJ	08402
110.01 5	15 S HANOVER AVE	2	LEES TRUST, JAMES J 15 S HANOVER AVENUE MARGATE, NJ	08402
110.01 6	13 S HANOVER AVE	2	WILDSTEIN, MARK A 1030 BROADMOOR ROAD BRYN MAWR, PA	19010
110.01 19	28 S HUNTINGTON AVE	2	LANG, JOSEPH J 701 ROUTE 73 N SUITE 2 MARLTON, NJ	08053
110.01 20	30 S HUNTINGTON AVE	2	MILLER, SUSAN & JULES 66 BELLWOOD DRIVE LANGHORNE, PA	19053

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.....37



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

Date: October 16, 2023

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for Q3 due August 1, 2023;

And the WATER and SEWER charges for the year 2023

Are paid on property located at 8107 Atlantic Ave.

Assessed to Richard & Jodi Gorodesky

Designated as BLOCK 109.02 Lot 1 Tax Map of Margate City, N.J.

This certification expires on October 31, 2023

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

Per *TJM*

DEED

FROM: STUART R. LUNDY and TRACY T. LUNDY, H/W
TO: RICHARD GORODESKY and JODI GORODESKY, H/W
PREMISES: 8107 Atlantic Avenue
Margate, New Jersey 08402

**SEND TAX BILLS TO
THE ADDRESS OF THE ABOVE-NAMED GRANTEE:
1496 Greenawalt Road
Huntington Valley, PA 19006**

**RETURN DEED TO:
EQUITY PLUS LAND TRANSFER
600 New Road, Second Floor
Northfield, NJ 08225
Title #1611-1330**

**ADDRESS OF GRANTEE:
1496 Greenawalt Road
Huntington Valley, PA 19006**

Prepared By: Stuart R. Lundy, Esquire
Return To: Lundy, Beldecos & Milby, P.C.
450 N. Narberth Avenue, Suite 200
Narberth, PA 19072



ATLANTIC COUNTY, NJ
EDWARD P. McGETTIGAN, COUNTY CLERK
RCPT # 1306999 RECD BY Lisa
REC FEE \$100.00 CON \$1,200,000.00
RTF \$23,995.00
RECD 04/04/2017 10:20:06 AM
INST # 2017020372 VOL 14224

Block 109.02, Lot 1, Margate Tax Map

This Indenture

Made the 23 day of JAN, 2017

Between **STUART R. LUNDY** and **TRACY T. LUNDY, H/W**, (hereinafter referred to as the "Grantor"), of the one part,

And **RICHARD GORODESKY** and **JODI GORODESKY, H/W** (hereinafter referred to as the "Grantee"), of the other part.
1496 Greenwalt Road, Huntingdon Valley, PA. 19006 (2)

Witnesseth, That the said Grantor for and in consideration of the sum of **ONE MILLION TWO HUNDRED THOUSAND DOLLARS 00/100 (\$1,200,000.00)** lawful money of the United States of America, unto Grantor well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, in fee:

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) 8107 Atlantic Avenue, City of Margate, Atlantic County, New Jersey a/k/a Block 109.02, Lot 1 on the City of Margate Tax Map (the "Property"), which Property is described below, to the Grantee. This Transfer is made for the sum of **ONE MILLION TWO HUNDRED THOUSAND DOLLARS (\$1,200,000.00)**. The Grantor acknowledges receipt of this money.

SCANNED IN CONDITION AS PRESENTED FOR RECORDING

2. **Tax Map Reference.** (N.J.S.A. 46:15:1.1) Municipality of the City of Margate,
Block No. 109.02 Lot No. 1
 No property tax identification number is available on the date of this Deed.
(Check box if applicable)
3. **Property.** The Property consists of the land and all the buildings and structures on the land in the
City of Margate, County of Atlantic, and State of New Jersey. The legal description is:
 Please see attached Legal Description annexed hereto and made a part hereof.
(check box if applicable)

LEGAL DESCRIPTION ATTACHED

BEING the same land with improvements thereon erected deeded by 8107 Atlantic Avenue LLC, a New Jersey limited liability company, as Grantor, to Stuart R. Lundy and Tracy T. Lundy, H/W, as Grantee, dated August 18, 2016, and recorded August 25, 2016 in the Clerk's Office of the County of Atlantic, New Jersey, as Instrument #2018051318.

4. **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).
5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
 IN THE PRESENCE OF US:

Jodi A. Manning
 Name: Jodi A. Manning

J. J. Anton
 Name: J. J. Anton

Stuart R. Lundy {SEAL}
 Name: STUART R. LUNDY

Tracy T. Lundy {SEAL}
 Name: TRACY T. LUNDY









STOP