

March 7, 2023

VIA HAND DELIVERY

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

RE: Application of Revolution Builders, Inc.
8607 Atlantic Avenue
Block 115, Lot 14
Margate, Atlantic County, New Jersey
Our File No. 11987-008

Dear Ms. Shiles:

Please be advised that I represent the above-referenced property owner with regard to its application to the City of Margate Planning Board for certain "c" variance relief for the construction of a new single-family home.

The Applicants seek variances through the present application for the construction of a new 2 1/2 story flood-compliant single-family home on the property located at 8607 Atlantic Avenue. The property is currently improved with a 2 1/2 story single-family home, which will be demolished.

It is respectfully submitted that the requested variances pose no detriment to either the neighboring properties or the zone plan and zoning ordinance of the City of Margate.

In support of this application, enclosed please find the following:

1. Original and seventeen (17) copies of the City of Margate Planning Board Application and Variance Application Checklist;
2. Eighteen (18) sets of architectural renderings prepared by Michael w. Kolchins, Architect dated March 3, 2023 (2 sheets);
3. Eighteen (18) copies of the survey prepared by James R. Boney, PLS dated July 16, 2022;

4. Eighteen (18) copies of the Staff Committee Application and City of Margate Staff Committee Action Report;
5. One (1) copy of the vesting Deed dated December 16, 2022 and recorded on February 15, 2023 in the Atlantic County Clerk's Office as Instrument Number 2023008399;
6. One (1) copy of the 200' Property Owners List;
7. One (1) original Proof of Paid Taxes, water and sewer (*To be provided under separate cover*); and
8. One (1) USB flash drive with electronic copies of all submission materials.

Lastly, I enclose my firm's check in the amount of \$250.00 representing the required application fee.

Please do not hesitate to contact me should you require any additional documents or information in order to deem this application complete. Once deemed complete, please notify me as to the date that the Planning Board will consider this application and our firm will provide the required public notice in advance of that date.

Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

By: 

ERIC S. GOLDSTEIN

ESG/lmm

Enclosures

c: Revolution Builders, Inc. (w/encl. via e-mail)

11987-008/41463

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** March 7, 2023

2. **Zoning District:**

S-60	<input checked="" type="checkbox"/> Single Family Residential	MF	Multi-Family Residential
S-50	Single Family Residential	CBD	Central Business District
S-40(WD)	Single Family Residential	C-1	Commercial
S-30	Single Family Residential	C-2	Commercial/Business
S-25	Single Family Residential	WSD	Waterfront Special District
S-25 (HD)	Historic Single Family Residential	GO	Government and Open Space
TF	Two-Family Residential	R	Riparian Overlay District

3. **Subject Parcel:**

Street Address(es) 8607 Atlantic Avenue

Block Number 115 Lot No(s) 14

Total Area (in square feet) 6,733 sf.

Frontage: 87.33 ft.

Depth: 80.25 ft.

4. **Information about the Applicant:**

Full name(s) Revolution Builders, Inc.

If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

Scott Becker

Local Residence Address _____ Zip _____

Other Residence Address _____ Zip _____

Business Address P.O. Box 466, Newtown, PA Zip 18940

Phone Number(s) (include area code);

Local Residence _____ Other Residence _____

Business _____ Fax scottbecker1962@gmail.com Cell Phone (215) 431-3040

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 December 16, 2022
- ___ 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)
_____ |
| <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 Eric S. Goldstein, Esquire Phone (609) 927-1177
 Address Nehmad Davis & Goldstein, PC - 4030 Ocean Heights Avenue, Egg Harbor Township, NJ 08234
 Fax (609) 926-9721 Cell _____
- Architect: Name Michael W. Kolchins, Architect Phone (609) 625-0391
 Address 6021 Third Street, Mays Landing, NJ 08330
 Fax (609) 625-7136 Cell _____
- Surveyor: Name James R. Boney, PLS Phone (609) 788-8013
 Address 13 Stone Mill Court, Egg Harbor Township, NJ 08234
 Fax _____ Cell _____
- 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?

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): Vacant land.

-Proposed use: New 2 1/2 story flood-compliant single-family 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
Atlantic Ave. Setback to House	41.10 ft.	N/A	20 ft.
Atlantic Avenue Setback to Porch	33.32 ft.	N/A	11.42 ft.
_____	_____	_____	_____
_____	_____	_____	_____

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".

N/A

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

Site Plan:
 N/A

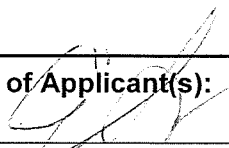
Subdivision:
 N/A

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.

The subject property is currently vacant ground. The applicant seeks to construct a new 2 1/2 story flood-compliant single-family home on the lot. Due to the significant distances from the adjoining properties' property lines, the subject application requires variance relief for the setbacks to the house and porch but only on the Atlantic Avenue side. The house complies with the requirements for setbacks for both the house and the porch on the Nassau Avenue side. It is significant to note that the application includes a generous amount of landscaping where 60% is required in the front yards and 70.51% is proposed. Additionally, the lot itself is fairly oversized but the house as designed provides a tasteful architectural look on a well-traveled corner in the parkway section of Margate.

16. Signature of Applicant(s):



Date 3/7/23

Eric S. Goldstein, Esquire - Attorney for Applicant

Date _____

17. This space for Board Administrator:

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

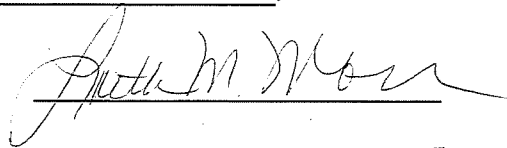
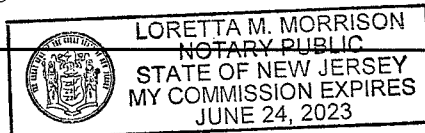
-This application received by the
Planning Board Administrator on

By: _____

18. Notarized Statement by Applicant:

State of New Jersey } ss.
County of Atlantic }
Eric S. Goldstein _____, 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 7th
day of March 2023

Corporate Disclosure Form

Revolution Builders, Inc.
(Corporation Name)

IN THE MATTER OF THE: MARGATE CITY PLANNING BOARD

APPLICATION OF Revolution Builders, Inc.
(print applicant name)

Property Location

Block (115) Lot (14)
[Empty lines for address details]

Scott Becker, of full age, hereby certified the following factual information:
(print applicant name)

1. I am authorized to file this Certification on behalf of Revolution Builders, Inc. the
(print corporation name)
owner of the property, which is the subject of this application.

2. Revolution Builders, Inc. is a corporation corporation organized
(print corporation name) (style of)
pursuant to the laws of the State of New Jersey.

3. The names and addressed of all persons having a 10% or greater ownership Interest in
Revolution Builders, Inc. are as follows:

- (print corporation name)
a. Scott Becker
b.
c.

4. There are no other persons or entities having a 10% or greater interest in
Revolution Builders, Inc.
(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]
(signature)

Eric S. Goldstein, Esquire Attorney for Applicant
(print name) (title)

Dated: (March 7, 2023)

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> <p>a. Copy of an area map showing all lots within 200 feet of the property.</p> <p>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.</p> <p>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.</p> <p>d. Copies of subdivision, site plan or conditional use applications when applicable.</p> <p>e. Certification that taxes are paid.</p>	<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>TBS</p>	
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.	X	
3.	<p>A statement containing the following information:</p> <p>a. Date of acquisition of property and from whom.</p> <p>b. The number of dwelling units in existing building(s).</p> <p>c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s).</p> <p>d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.</p>	<p>12/16/22</p> <p>Single-Family Home Owner</p> <p>No</p>	<p>Family Home Owner</p>
4.	Ten (10) folded copies of a plot plan, map or survey.		
	<p>Checklist prepared by: <u>Eric S. Goldstein, Esquire</u></p> <p>Checklist reviewed by City: _____</p> <p>Application found complete on: _____</p> <p>Application found incomplete on: _____</p>	<p>Date: <u>3/7/23</u></p> <p>_____</p> <p>Date: _____</p> <p>_____</p>	

NOTES:

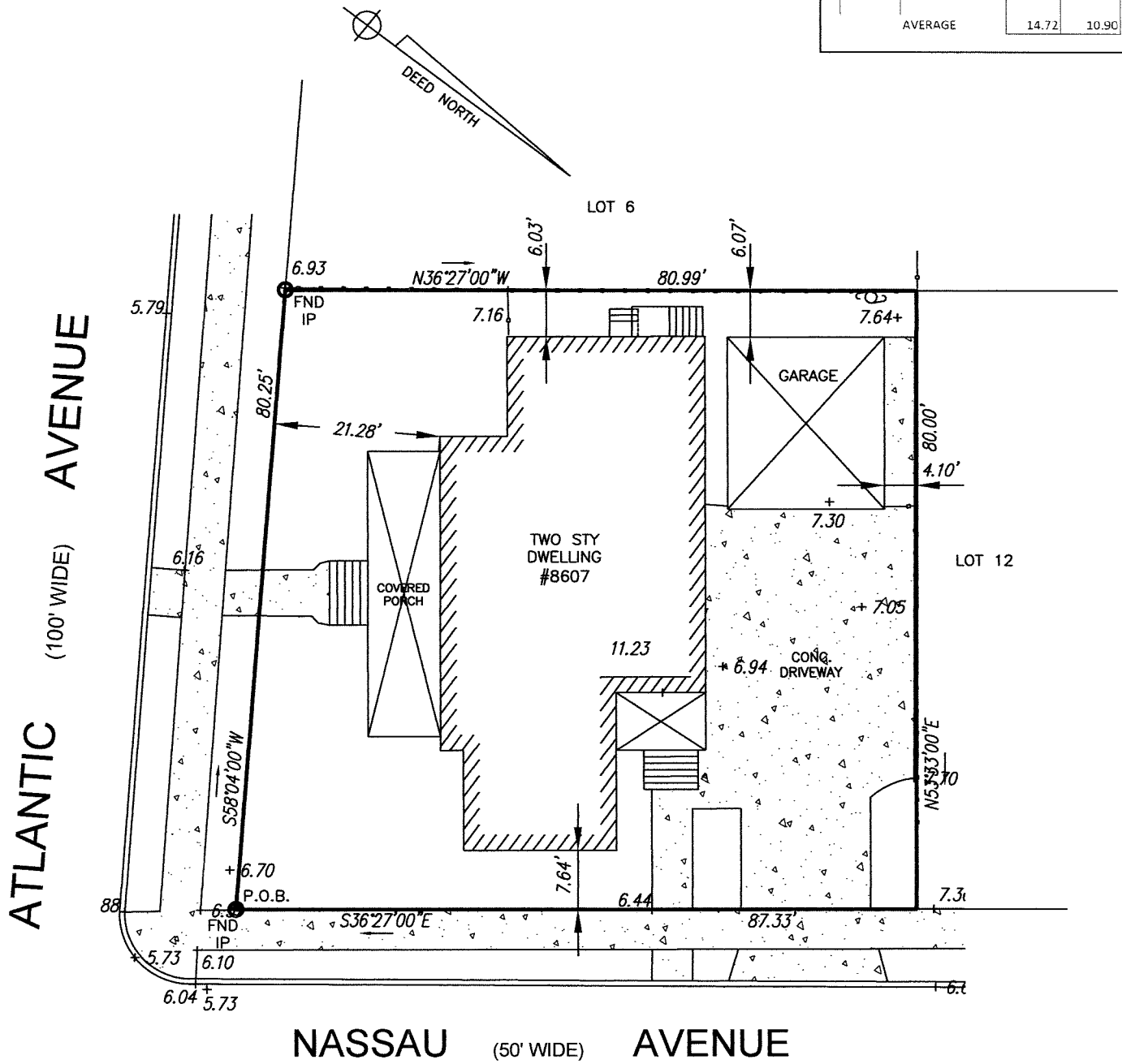
1. BEING COMMONLY KNOWN AS LOT 14, BLOCK 115 ON THE CURRENT OFFICIAL TAX MAP OF THE CITY OF MARGATE.

2. STREET ADDRESS: 8607 ATLANTIC AVENUE

3. SURVEY CONDUCTED IN ACCORDANCE WITH AGENTS TITLE REPORT OF TITLE.

8607 Atlantic Avenue, Block 115, Lot 14

Lot	Bldg 1	Porch
6	60.87	54.48
9	18.57	7.47
10	18.42	10.37
11	18.53	10.79
12	18.07	10.29
P.I.Q. 14 Nasssau	7.64	20.57
P.I.Q. 14 Atlantic	21.28	12.16
AVERAGE	14.72	10.90



TO:

REVOLUTION BUILDERS, INC.
TRIDENT LAND TRANSFER COMPANY (NJ), LLC

IN CONSIDERATION OF THE FEE PAID FOR MAKING THE SURVEY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT FOR SUCH EASEMENTS THAT MAY BE LOCATED BELOW THE SURFACE OF THE LAND AND NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSURER OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN THEREON.

THE BUILDING OFFSET DISTANCES SHOWN ARE MEASURED FROM THE FINISHED SIDING.

SURVEY OF PROPERTY:

BLOCK 115 LOT 14

CITY OF MARGATE ATLANTIC COUNTY NEW JERSEY

James R. Boney
JAMES R. BONEY

PROFESSIONAL LAND SURVEYOR

NJ LICENSE No. 31264

13 STONE MILL CT, E.H.T., NJ 08234 Ph: (609) 788-8013

DATE: 07-16-22

SCALE: 1"= 20'

DRN.BY: MJE

PROJ: 22-1330

REV:



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

Block	Lot	Applicant Name
115	14	Revolution Builders, Inc.
District		Address of Subject Application
S-60		8607 Atlantic Avenue

Dear (Name of Submitting Party) Eric S. Goldstein, Esq.

Your submittal was considered at the Staff Committee meeting of Friday, February 03, 2023

The action(s) required prior to building permit are:

Staff committee met and discuss the application and agree with the variances requested and that others may be required.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, March 30, 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:

A eave height variance is required as well. The third floor does not meet the definition of the half story and way too much mass is proposed. Complete application and submission.

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 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, March 08, 2023

Palma Accardi
Planning Board Administrator
Friday, February 03, 2023

Palma Shiles

From: James Manghan
Sent: Wednesday, December 21, 2022 9:03 AM
To: scottbecker1962@gmail.com
Cc: Palma Shiles; Roger McLarnon; Jim Galantino; Erin Rundall; Kathleen Wohlman
Subject: RE: 8607 Atlantic Ave Change of Address Request: "to 10 South Nassau Ave." (future new construction)

December 20, 2022

Dear Mr. Scott Becker:

RE: Change of address 8607 Atlantic Ave: Block 115, Lot 14 in Margate City, NJ to **10 South Nassau Ave.** (future new construction)

The Tax Assessor Office having reviewed the request for address change, and having the address at 10 S. Nassau Ave available, and under the conditions outlined in this correspondence, will approve the change of address providing the change of address shall meet with any and all responsible government agency requirements that may be subject to further approval including a formally recorded deed and the prior demolition and/or redevelopment of the existing structure. Please note, the newly constructed property shall have the primary frontage and entry on 10 S. Nassau Avenue. Furthermore the property will be required to comply will all USPS regulations along with any and all requirements of the Codes of the City of Margate City, Atlantic County and the State of New Jersey that may be applicable, if any.

Respectfully,

Jim

James W. Manghan, CTA, SCRREA
Tax Assessor
City of Margate City
Municipal Building
9001 Winchester Avenue
Margate City, NJ 08402
609-822-1950
609-487-1142 (Fax)
<http://www.margate-nj.com/tax-assessor>



From: scottbecker1962@gmail.com <scottbecker1962@gmail.com>
Sent: Tuesday, December 20, 2022 11:09 AM
To: James Manghan <jmanghan@margate-nj.com>
Cc: scottbecker1962@gmail.com
Subject: 8607 Atlantic Ave Change of Address Request

Hello James,

Revolution Builders Incorporated purchased 8607 Atlantic Avenue in Margate on 12/16/2022.

We are building a New Construction house there and are requesting that the address for the New Home is **10 S. Nassau Avenue.**

I attached the Deed & Settlement sheet for proof of purchase.

Thank You,
Scott Becker
Revolution Builders Incorporated
ScottBecker1962@gmail.com
215-431-3040

CAUTION:

This email originated from outside of our email domain. Do not click on links or open attachments unless you recognize the sender and know the content is safe. If unsure, do not reply to this email and call the sender directly.



Eric S. Goldstein
Managing Partner

egoldstein@ndglegal.com

4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

t 609 927 1177

f 609 926 9721

January 10, 2023

VIA HAND-DELIVERY

Roger D. McLarnon, PE, PP, CME, CFM, CPWM, QPA
Planning Engineering Zoning and Purchasing
City of Margate
Margate Planning and Zoning Board
Municipal Building
9001 Winchester Avenue
Margate, NJ 08402

RE: Application of Revolution Builders, Inc.
10 S. Nassau Avenue
Block 115, Lot 14
Margate, Atlantic County, New Jersey
Our File No. 11987-008

Dear Mr. McLarnon:

Please be advised that I represent the above-referenced property owner with regard to its application to the City of Margate Planning Board for certain "c" variance relief for the construction of a new single-family home.

I enclose the following information for staff committee review:

1. Original Staff Committee Review Application;
2. Architectural plans of the subject property prepared by Michael W. Kolchins Architect, dated September 2022, consisting of two (2) sheets;
3. My firm's check payable to the City of Margate in the amount of \$25.00 representing the Staff Committee Review Application fee.

I am submitting this application and documentation in order to be placed on the Staff Committee's next available agenda. Please do not hesitate to contact me if you have any further questions from the applicant or require any further documentation to be submitted.

Roger D. McLarnon, PE, PP, CME, CFM, CPWM, QPA
City of Margate Planning Board
January 10, 2023
Page 2

Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

By: 

ERIC S. GOLDSTEIN

ESG/lmm

Enclosures

c: Mr. Scott Becker (w/encl. via e-mail)

11987-008/37605

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



Office Use Only:	Date Submitted: <u>1/17/23</u> Paid: <u>25</u> Check/Receipt #: <u>3197</u>	Received By: <u>PS</u> 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.

- Date of Application: 1/10/23
- Submitted by – Name: Eric S. Goldstein, Esquire Phone No.: (609) 927-1177
Address: Nehmad Davis & Goldstein, PC, 4030 Ocean Heights Ave., Egg Harbor Twp., NJ 08234
Email Address: egoldstein@ndglegal.com
- 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: Revolution Builders, Inc. Phone No.: (215) 431-3040
Address: P.O. Box 466, Newtown, PA 18940
Email Address: scottbecker1962@gmail.com
- The applicant would be (Check one):
 Owner Buyer under Agreement of Sale
 Tenant Other: _____
- If the applicant for Board action would be Tenant or Buyer, who is the present OWNER?
Name: N/A Phone No.: _____
Address: _____

6. Proposed Action is Located as Follows: Street Address: <u>8607 Atlantic Avenue</u> Block: <u>115</u> Lot(s): <u>14</u> Zoning District: <u>S-60</u>
--

- Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)
There currently exists a 2 1/2 story single-family home on the lot, which will be demolished.

8. Answer the following as to:

	<u>Existing Condition</u>	<u>Proposed Condition</u>
a. Size and Dimension of Lot:	<u>6,000 sf.</u>	<u>6.733 sf.</u>
b. Size, Dimensions of Buildings:	<u>See attached plans</u>	<u>See attached plans</u>
c. Height of Buildings (Feet):	<u>30 ft. (above 1st Floor)</u>	<u>30 ft. (above 1st Floor)</u>
d. Height of Buildings (Stories):	<u>2.5</u>	<u>2.5</u>
e. % of Coverage on Land:	<u>30%</u>	<u>30%</u>
f. Front Yard Setback:	<u>Nassau Ave: 18.34 ft. dwelling / 10.48 ft. front porch Atlantic Ave: 41.10 ft. dwelling / 33.32 ft. front porch</u>	<u>Nassau Ave: 18.50 ft. dwelling / 10.50 ft. front porch Atlantic Ave: 20 ft. dwelling / 11.42 ft. front porch</u>
g. Rear Yard Setback:	<u>See attached plans</u>	<u>See attached plans</u>
h. Side Yard Setbacks:	<u>22 ft. combined</u>	<u>24.5 ft. combined</u>

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)

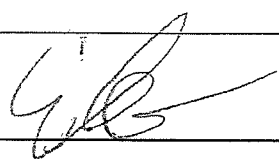
The subject property is currently improved with a 2 1/2 story single-family home located on the property, to be demolished. Applicant proposes to construct a new 2 1/2 story flood-compliant single-family home on the lot.

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

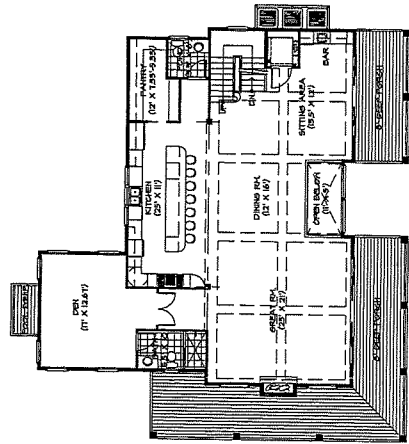
- Subdivision
- C-Variance(s)
- D-(Use) Variance
- Site Plan
- Conditional Use Permit
- Other: _____

11. Which variances are needed, if any? Dwelling setback (Atlantic Avenue); Front Porch setback (Atlantic Avenue)

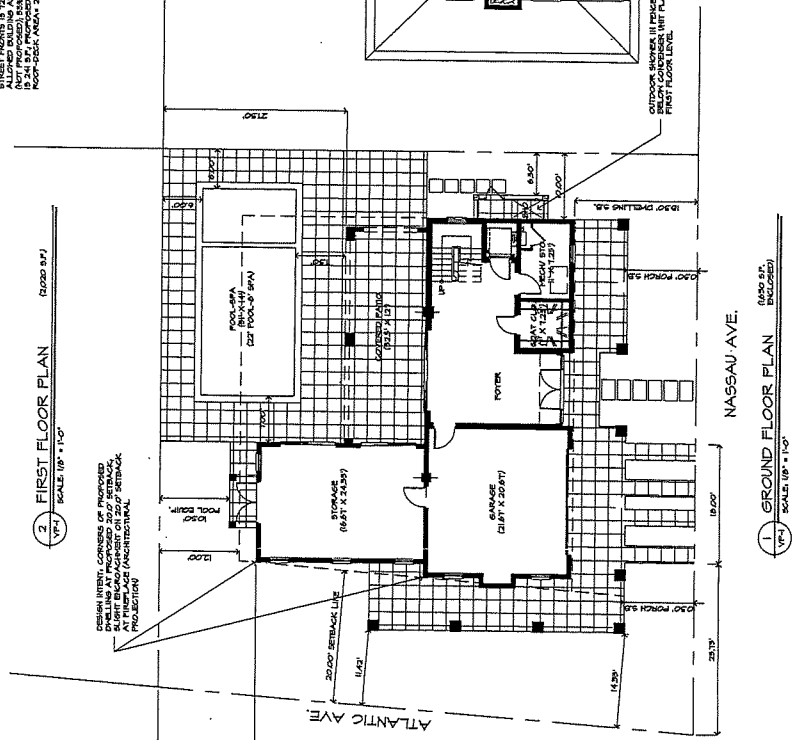
12. IF THERE HAS BEEN ANY PREVIOUS STAFF COMMITTEE OR FORMAL BOARD APPLICATION AND/OR ACTION ON THIS PROPOSAL PROPERTY, PLEASE ATTACH RELEVANT DOCUMENTS, AND PROVIDE INFORMATION HERE: _____

Signature of Submitting Party: 

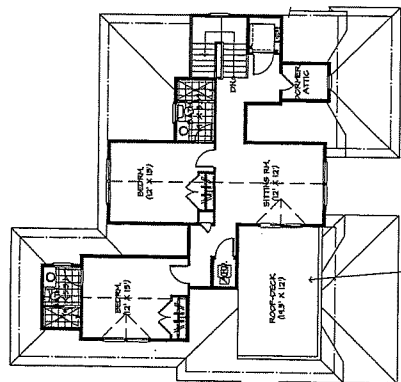
Print or Type Name: Eric S. Goldstein, Esquire - Attorney for Applicant



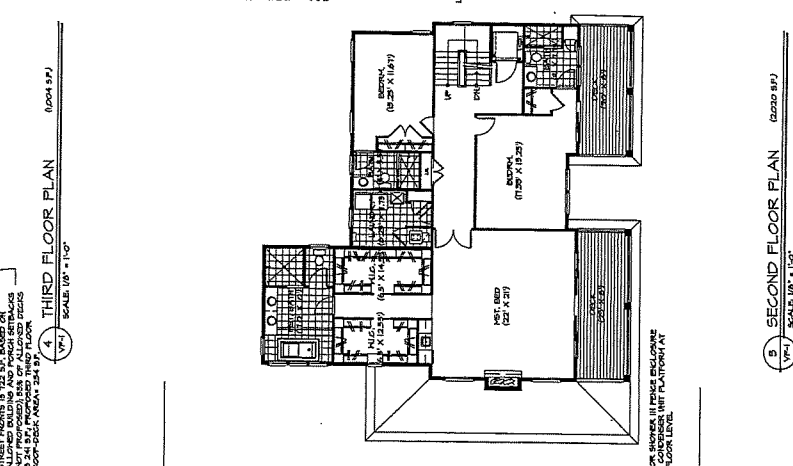
1 GROUND FLOOR PLAN (800 8'7") SCALE 1/8" = 1'-0"



2 FIRST FLOOR PLAN (800 8'7") SCALE 1/8" = 1'-0"



3 SECOND FLOOR PLAN (800 8'7") SCALE 1/8" = 1'-0"



4 THIRD FLOOR PLAN (800 8'7") SCALE 1/8" = 1'-0"

CATEGORY	PERMITTED	PROPOSED	STATUS	REMARKS
USE DESIGNATION	S-4D	S-4D	COMP.	SINGLE FAMILY
MAX. STORES (EXCLUDING SPACES)	2	2	COMP.	
MIN. FRONT (FT) ABOVE EL. FIRST FLOOR	30 FT.	30 FT.	COMP.	COPIES TO 7/12 MIN. PITCH AS WELL
MIN. LOT AREA	6,500 SQ. FT.	6,750 SQ. FT.	COMP.	
MIN. LOT FRONT	50 FT.	50 FT.	COMP.	
MIN. LOT DEPTH	NA	NA	NA	
MIN. BUILDING COVERAGE	50% (2,250 SQ. FT.)	50% (2,250 SQ. FT.)	COMP.	
FRONT YARD MIN. GRASS VEGETATIVE COVER	25% (1,250 SQ. FT.)	25% (1,250 SQ. FT.)	COMP.	25% 5' FT. FRONT YARD 1250 SQ. FT. VEGETATIVE COVER
HOBBS AVENUE FRONT SETBACK	10.00 FT.	10.00 FT.	COMP.	AVERAGE FRONT YARD SETBACKS LETTER
ATLANTIC AVENUE FRONT SETBACK	10.00 FT.	10.00 FT.	COMP.	AVERAGE FRONT YARD SETBACKS LETTER
MIN. SIDE SETBACKS	5.00 FT.	5.00 FT.	COMP.	AVERAGE FRONT YARD SETBACKS LETTER
MIN. OFFSTREET PARKING	2 SPACES	4 SPACES	COMP.	COMBINED 8% OF LOT FRONT, MIN. 10' FT.

PLEASE TO FRONT YARD OF BUILDING ON BOTH STREET FRONTS TO COMPLY TO MANICURE BUILDING CODE REQUIREMENTS FOR FRONT YARD

ALL AREAS OF LOT NOT SHOWN WITH MANICURE OR COVERED BY TREES TO BE MAINTAINED IN ACCORDANCE WITH MANICURE AND TO BE MAINTAINED IN ACCORDANCE WITH MANICURE REQUIREMENTS

REAR YARD PLANTING AT REAR FLOOR ELEVATION ENCLOSED IN 50' HIGH FENCE, WALLS OR SCREENING TO BE MAINTAINED IN ACCORDANCE WITH MANICURE REQUIREMENTS

SHADED AREA DENOTES EXISTENT OR 2.5 STORY STORAGE LEVEL. SECOND FLOOR PARKING AND ARCHITECTURAL PROJECTION FOR FRONT PORCH SPACE IS CHANGING EXISTING DRILLING

LINE OF THE LEVEL PORCH-DECK ABOVE

650 SQ. FT. BRICK AND MARBLE FINISH PORCH-DECK SHALL BE LOCATED IN THE SECTION FROM 20' TO 5' AT LEAST 24' OF THE FRONT YARD

SPLIT PAD DRIVE IS 10' DEEP FROM FRONT PORCH TO 10' DEEP FROM REAR PORCH WITH 9'-0" WIDE DRIVE

10' X 10' FLOOR COVERED WITH MARBLE AND GRANITE FINISH WITH 10' X 10' TILES

10' X 10' FLOOR COVERED WITH MARBLE AND GRANITE FINISH WITH 10' X 10' TILES

FLOOD ELEVATION

NOTE: SITE INFORMATION TAKEN FROM SURVEY PREPARED BY [NAME] ON [DATE]. ANY CHANGES TO THIS PLAN SHALL BE DATED.


5 SITE PLAN (800 8'7") SCALE 1/8" = 1'-0"

Project No.	AI13152
Client	
Date	
Comments	

Proposed Single-Family Residence for Revolution Builders Incorporated
 8607 Middle Avenue
 Margate, New Jersey
 Project
 Michael W. Solodich
 ARCHITECT

650 Third Street
 Margate, New Jersey
 P: (973) 431-0011
 F: (973) 431-1114
 www.michaelw.com
 Project # 22-06
 Drawn By: MEE K.
 Checked By: MEE K.
 Date: 07/06/22
 Scale: AS NOTED
 Site Name:
 FLOOR PLANS AND SITE PLAN
 Sh. No.:





AL 13152

Rev. Date
Comments

Consultant

Project: Proposed Single Family Residence for Revolution Builders Incorporated
 8607 Alameda Avenue
 Margate, New Jersey

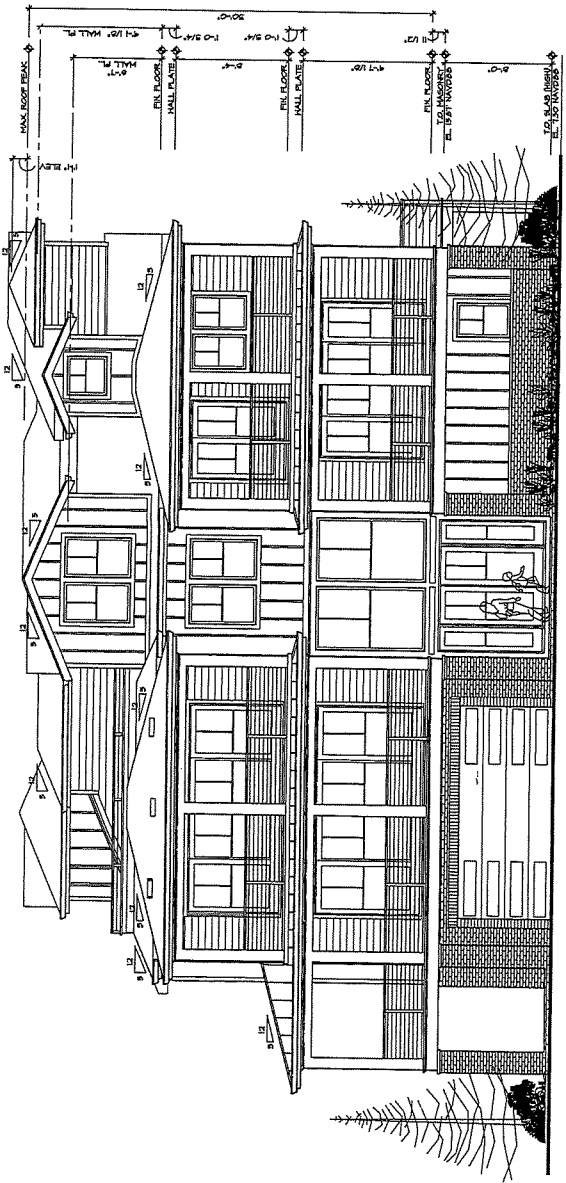
Michael W. Koehline
ARCHITECT

6621 Third Street
 Mount Laurel, New Jersey 08054
 Tel: (856) 651-0111
 Fax: (856) 651-1116
 www.michaelkoehline.com

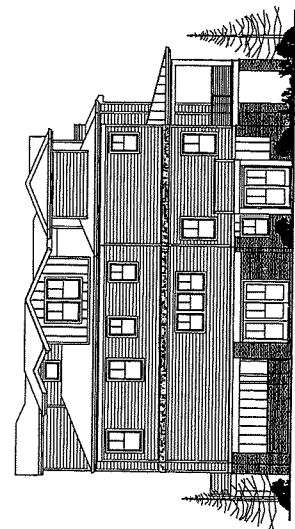
Project #: 22-016
 Drawn By: MBE K.
 Checked By: MBE K.
 Date: 07/26/23
 Scale: AS NOTED
 Sh. Name:

VARIANCE PLAN ELEVATIONS

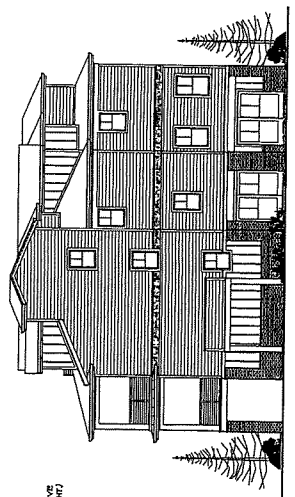
Sh. No. VP-2



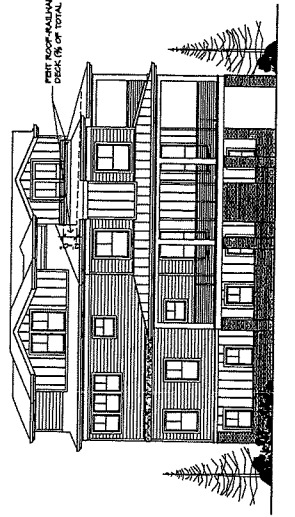
1 NASSAU AVE. ELEVATION
 SCALE: 1/8" = 1'-0"



4 S-W SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



3 N-W SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



2 ATLANTIC AVE. ELEVATION
 SCALE: 1/8" = 1'-0"



**Atlantic County
Document Summary Sheet**

ATLANTIC COUNTY CLERK

5901 MAIN ST
MAYS LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ
JOSEPH J. GIRALO, COUNTY CLERK
RECORDED 02/15/2023 09:12:55
RCPT # 1706461 RECD BY E-RECORD
NAME FEE
RECORDING FEES 90.00
INSTRUMENT# 2023008399
VOL 15394 PAGE 1 OF 8
Official Use Only

Transaction Identification Number		6516862	7923909
Submission Date(mm/dd/yyyy)	01/30/2023		Return Address (for recorded documents) TRIDENT LAND TRANSFER COMPANY (NJ) LLC 7000 LINCOLN E DR STE 105 MARLTON, NJ 08053
No. of Pages (excluding Summary Sheet)	6		
Recording Fee (excluding transfer tax)	\$90.00		
Realty Transfer Tax	\$63,774.99		
Total Amount	\$63,864.99		
Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE		
Municipal Codes			
MARGATE		03	
Batch Type	L2 - LEVEL 2 (WITH IMAGES)		
511138			

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Atlantic County
Document Summary Sheet**

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
	Consideration	\$2,999,999.00				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	12/16/2022				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		OLIVIA CHRISTENSEN EXECUTRIX			2427 FORMICA'S WAY, ATLANTIC CITY, NJ 08401	
		ESTATE OF OLGA D CHRISTENSEN			2427 FORMICA'S WAY, ATLANTIC CITY, NJ 08401	
	GRANTEE	Name			Address	
		REVOLUTION BUILDERS INCORPORATED			PO BOX 466, NEWTOWN, PA 18940	
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	03	115	14		03	

* DO NOT REMOVE THIS PAGE.

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**

J# 202302198
CHARGE, RECORD RETURN
TRIDENT LAND TRANSFER CO, NJ
7000 LINCOLN DRIVE EAST
SUITE 105
MARLTON, NJ 08053

Prepared by:
LEVINE, STALLER, SKLAR,
CHAN & BROWN, P.A.

Deed

By: BENJAMIN ZELTNER, ESQUIRE

This Deed is made on 12/14/22, 2022

BETWEEN

OLIVIA CHRISTENSEN, Executrix of the ESTATE OF OLGA D. CHRISTENSEN, Deceased

For the Estate of:
OLGA D. CHRISTENSEN

whose post office address is
2427 Formica Way, Atlantic City, New Jersey 08401

referred to as the Grantor,

AND

REVOLUTION BUILDERS INCORPORATED

whose post office address is
P.O. Box 466, Newtown, Pennsylvania 18940-0466

referred to as the Grantee.

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

1. Grantor. The Grantor makes this Deed as the Executrix of Estate of OLGA D. CHRISTENSEN, who died on June 23, 2022, late of Linwood, County of Atlantic and State of New Jersey. Letters Testamentary were issued to the Grantor by the State of New Jersey Atlantic County Surrogate's Court on July 5, 2022, Docket No. 130914.

2. Transfer of Ownership. The Grantor grants and conveys (transfer ownership of) the property described below to the Grantee. The transfer is made for the sum of \$2,999,999.00.

Two Million Nine Hundred Ninety-Nine Thousand Nine Hundred Ninety-Nine Dollars
The Grantor acknowledges receipt of this money. ¹⁹

{00184001}

3. Tax Map Reference. (N.J.S.A. 46:26A-3) City of Margate, Block No. 115, Lot No. 14.

4. Property. The property consists of the land and all buildings and structures on the land in the City of Margate, County of Atlantic and State of New Jersey. The legal description is attached hereto as Exhibit A and made a part hereof.

UNDER AND SUBJECT TO covenants, conditions, restrictions, easements, and restrictions of record, if any and such state of facts as an accurate survey may disclose.

BEING the same land and premises which became vested in William J. Christensen and Olga D. Christensen, husband and wife by deed from Irving Yedid and Bella Yedid, husband and wife, dated December 26, 1965 and recorded October 29, 1965 in the Atlantic County Clerk's Office in Deed Book 2310, Page 132.

ALSO BEING the same land and premises which became vested in Olga D. Christensen by deed from William J. Christensen and Olga D. Christensen, husband and wife, dated November 30, 1985 and recorded December 11, 1985 in the Atlantic County Clerk's Office in Deed Book 4166, Page 276.

AND the said Olga D. Christensen departed this life on June 23, 2022, a resident of Atlantic County, leaving a Last Will and Testament dated July 22, 2021 and duly filed and probated in the Atlantic County Surrogates Office on June 28, 2022 under Docket No. 130914, wherein and whereby among other things, said testatrix did nominate, constitute and appoint Olivia Christensen, Executrix of her estate with full power of sale. **AND** Letters Testamentary were duly granted to Olivia Christensen on July 5, 2022.

5. 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).

[signature page follows]

(00194001)

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

ESTATE OF OLGA D. CHRISTENSEN

Witnessed or Attested by:

By: *Olivia M. Christensen* (Seal)
OLIVIA CHRISTENSEN, Executrix of the
Estate of OLGA D. CHRISTENSEN

STATE OF NEW JERSEY :

: ss

COUNTY OF ATLANTIC :

:

I CERTIFY that ON THE 16 day of December, 2022,

OLIVIA CHRISTENSEN, Executrix of the Estate of OLGA D. CHRISTENSEN, personally came before me and stated to my satisfaction that her person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) was authorized to and did execute this Deed as the Executrix of the Estate of OLGA D. CHRISTENSEN, the entity named in this Deed;
- (c) made this Deed for \$2,999,999.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5); and
- (d) executed this Deed as the act of the entity, in her capacity as personal representative of the deceased owner.

Karen J. Hunter
Notary Public

KAREN J. HUNTER
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAY 20, 2024

(00194001)

DEED

Dated: December 16, 2022
Record and return to:

Olivia Christensen, Executrix of the
Estate of Olga D. Christensen,

Grantor,

TO

Revolution Builders Incorporated,

Grantee

{00104001}

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Olivia Christensen, Executrix for the Estate of Olga D. Christensen, Deceased

Current Street Address
2427 Formica Way

City, Town, Post Office

Atlantic City

State

NJ

ZIP Code

08401

Property Information

Block(s)

115

Lot(s)

14

Quarter

Street Address

8607 Atlantic Avenue

City, Town, Post Office

Margate

State

NJ

ZIP Code

08402

Seller's Percentage of Ownership

100%

Total Consideration

\$2,999,999.00

Owner's Share of Consideration

\$2,999,999.00 100%

Closing Date

9/23/22 12/16/22

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
8. Seller did not receive non-like kind property.
9. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
10. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
11. The deed is dated prior to August 1, 2004, and was not previously recorded.
12. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
13. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
14. The property transferred is a cemetery plot.
15. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
16. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
17. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

12-16-22

Date

Signature (Seller) Olivia Christensen, Executrix for the Estate of Olga D. Christensen, Deceased

Date

Signature (Seller)

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER
(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 48:15-5 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

} **SS.** County Municipal Code
0116

COUNTY Atlantic

FOR RECORDER'S USE ONLY	
Consideration	\$ _____
RTF paid by buyer	\$ _____
Date _____	By _____

MUNICIPALITY OF PROPERTY LOCATION City of Margate

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Scott Becker, being duly sworn according to law upon his/her oath, deposes and says that he/she is the grantee in a deed dated 12/16/22 transferring real property identified as Block number 115 Lot number 14 and- located at 8607 Atlantic Avenue, Margate and annexed thereto.

XXX-XX-X 5 6 0

Last three digits in grantee's Social Security Number

(2) CONSIDERATION \$2,998,899.00 (See Instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.

- Class 2 - Residential
- Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
- Class 4A - Commercial properties (If checked, calculation in (E) required below)
- Cooperative unit (four families or less) (See C. 48:9D-3.) Cooperative units are Class 4C.

(B) Grantee is not required to remit 1% fee (one or more of the following classes being conveyed), complete (B) by checking off appropriate box or boxes below.

- Property class. Circle applicable class or classes: 1 3B 4B 4C 15
- Property classes: 1-Vacant Land; 3B- Farm property (Qualified); 4B- Industrial properties; 4C- Apartments; 15- Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)
- Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
- Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and **MUST ATTACH COMPLETED RTF-4.**

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 48:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

- Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY

Total Assessed Valuation + Director's Ratio = Equalized Valuation

Property Class _____	\$ _____	+	_____ %	= \$ _____
Property Class _____	\$ _____	+	_____ %	= \$ _____
Property Class _____	\$ _____	+	_____ %	= \$ _____
Property Class _____	\$ _____	+	_____ %	= \$ _____

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Value
\$ _____ + _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to include county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

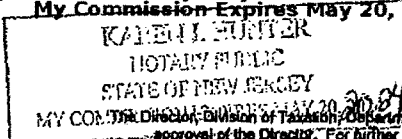
Subscribed and sworn to before me this 16 day of December, 2022

[Signature]
Karen L. Hunter Notary Public
 State of New Jersey
 My Commission Expires **May 20, 2024**

[Signature]
 Signature of Deponent
PO Box 466
 Department Address
Newton PA 18940
0266

Revolution Builders Incorporated
 Grantee Name
PO Box 466, Newtown, PA 18940-0466
 Grantee Address at Time of Sale
 Trident Land Transfer Company (NJ) LLC
 Name/Company of Settlement Officer

County recording officers: forward one copy of each RTF-1EE to:



STATE OF NJ - DIVISION OF TAXATION
 PO BOX 251
 TRENTON, NJ 08646-0251
 ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY	
Instrument Number _____	County _____
Deed Number _____	Book _____ Page _____
Deed Dated _____	Date Recorded _____

This form and the Department of the Treasury has prescribed this form, as required by law. It may not be altered or amended without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit or any other relevant forms, visit: www.state.nj.us/treasury/taxation/infocenter.shtml




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

Eric S. Goldstein
Nehmad Davis & Goldstein, PC
4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

Block: 115 Lot: 14
Location: 10 S Nassau
Date: March 2, 2023


James W. Manghan, CTA
Tax Assessor

Your File No.: 11987-008

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

www.margate-nj.com

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
14 1	101 S NASSAU AVE	2	SIEGEL, KENNETH & CINDY 4586 RIVERSIDE WAY PHILADELPHIA, PA	19127
14 2	103 S NASSAU AVE	2	KOFFER, HARRIS & KATHERINE 130 S 18TH ST #2201 PHILADELPHIA, PA	19103
14 9	8600 ATLANTIC AVE	2	MERION-GATE PARTNERS, LLC 730 RIGHTERS RD PENN VALLEY, PA	19072
14 10	102 S MANSFIELD AVE	1	PREMIUMS UNLIMITED, LLC 303 BEECH AVE LINWOOD, NJ	08221
15 1	8608 ATLANTIC AVE	2	DARCY, THOMAS P & JOYCE A 8608 ATLANTIC AVE MARGATE, NJ	08402
15 2	105 S OSBORNE AVE 3	2	AJ&J ASSOCIATES I LLC 1811 HADDONFIELD BERLIN R CHERRY HILL, NJ	08003
15 10	8604 ATLANTIC AVE	2	FRANK, ALAN & ROBIN 135 OLD YORK ROAD JENKINTOWN, PA	19046
15 11	102 S NASSAU AVE	2	BALDWIN III, WILLIAM & KILA 2042 HARTS LANE CONSHOHOCKEN, PA	19428
16 10	100 S OSBORNE AVE	2	MELLER, SHARON D & MENACHEM M 131 RAYNHAM RD MERION, PA	19066
16 11	102 S OSBORNE AVE	2	LONDON, JERRY & RHODA 19 OLD MILL DR VOORHEES, NJ	08043
114 2	3 S NASSAU AVE	2	CARPEY, DANIEL & NANCY 440 S BROAD STREET #1501 PHILADELPHIA, PA	19146
114 3	5 S NASSAU AVE	2	SHEVITZ, JERRY & FREDA G 9 ALCOTT DRIVE LIVINGSTON, NJ	07039
114 4.01	7 S NASSAU AVE ML4	2	ERBER TRUST 7 S NASSAU AVE MARGATE, NJ	08402
114 4.02	9 S NASSAU AVE ML4	1	ERBER TRUST 7 S NASSAU AVE MARGATE, NJ	08402

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
114 6	11 S NASSAU AVE	2	MANOS, TED PETER & BARBARA A 11 S NASSAU AVE MARGATE, NJ 08402
114 7	8605 ATLANTIC AVE	2	GOTTSCHALL TRUST, ARLENE 8605 ATLANTIC AVE MARGATE, NJ 08402
114 9	2 S MANSFIELD AVE	2	BRENNER, MICHAEL & DONNA LEE 203 FOREST DRIVE HOLLAND, PA 18966
114 10	4 S MANSFIELD AVE	2	GREENBERG TRUSTS, LOUIS & DONNA 8681 VALHALLA DRIVE DELRAY BEACH, FL 33446
114 11	6 S MANSFIELD AVE	2	BARRETT, MICHAEL & ROBYN 1306 WAVERLY ROAD GLADWYNE, PA 19035
114 12	8 S MANSFIELD AVE	2	MULLIGAN, MARCIA 112 WINTER STREET NORWELL, MA 02061
114 13	10 S MANSFIELD AVE	2	ROSEMAN FAMILY TRUST, LYNN & JEROME 10 S MANSFIELD AVE MARGATE, NJ 08402
114 14	12 S MANSFIELD AVE	2	MILGRAM, RICHARD & MARLA 508 HILLBROOK RD BRYN MAWR, PA 19010
115 1	8606 VENTNOR AVE	2	SEGAL, GLENN & DARYL 1131 JEFFERSON LANE HUNTINGDON VALLEY, PA 19006
115 3	5 S OSBORNE AVE	2	SWEENEY, HARRY & MARYRITA F 5 S OSBORNE AVE MARGATE, NJ 08402
115 6	9 S OSBORNE AVE	2	SANTORI, ANDRE W 9 S OSBORNE AVE MARGATE, NJ 08402
115 9	2 S NASSAU AVE	2	NATALE, MICHAEL & HEATHER 17 SIMSBURY DR VOORHEES, NJ 08043
115 10	4 S NASSAU AVE	2	AMELIO, RUDOLPH G & CHRISTINE S 8758 SUMMIT CIRCLE FOGELSVILLE, PA 18051
115 11	6 S NASSAU AVE	2	GOLDSTEIN, RICHARD & MICHELE 1157 TIMBERGATE DRIVE RYDAL, PA 19046

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
115 12	8 S NASSAU AVE	2	RHODES, SHARON SWIMMER- & MICHAEL R 911 MORGAN RD RYDAL, PA 19046
115 14	10 S NASSAU AVE	2	CHRISTENSEN, OLGA 8607 ATLANTIC AVE MARGATE, NJ 08402
116 10	6 S OSBORNE AVE	2	FURIA, THOMAS SR & GILDA 168 SYDNEY RD HOLLAND, PA 18966
116 11	8 S OSBORNE AVE	2	SZATMARY, SUSAN J 8 S OSBORNE AVE MARGATE, NJ 08402
116 12	10 S OSBORNE AVE	2	GROSSMAN, CRAIG & ALISON 412 S 21ST ST PHILADELPHIA, PA 19146
116 14	8701 ATLANTIC AVE	2	MC KNIGHT, JO ANN 8701 ATLANTIC AVE MARGATE, NJ 08402

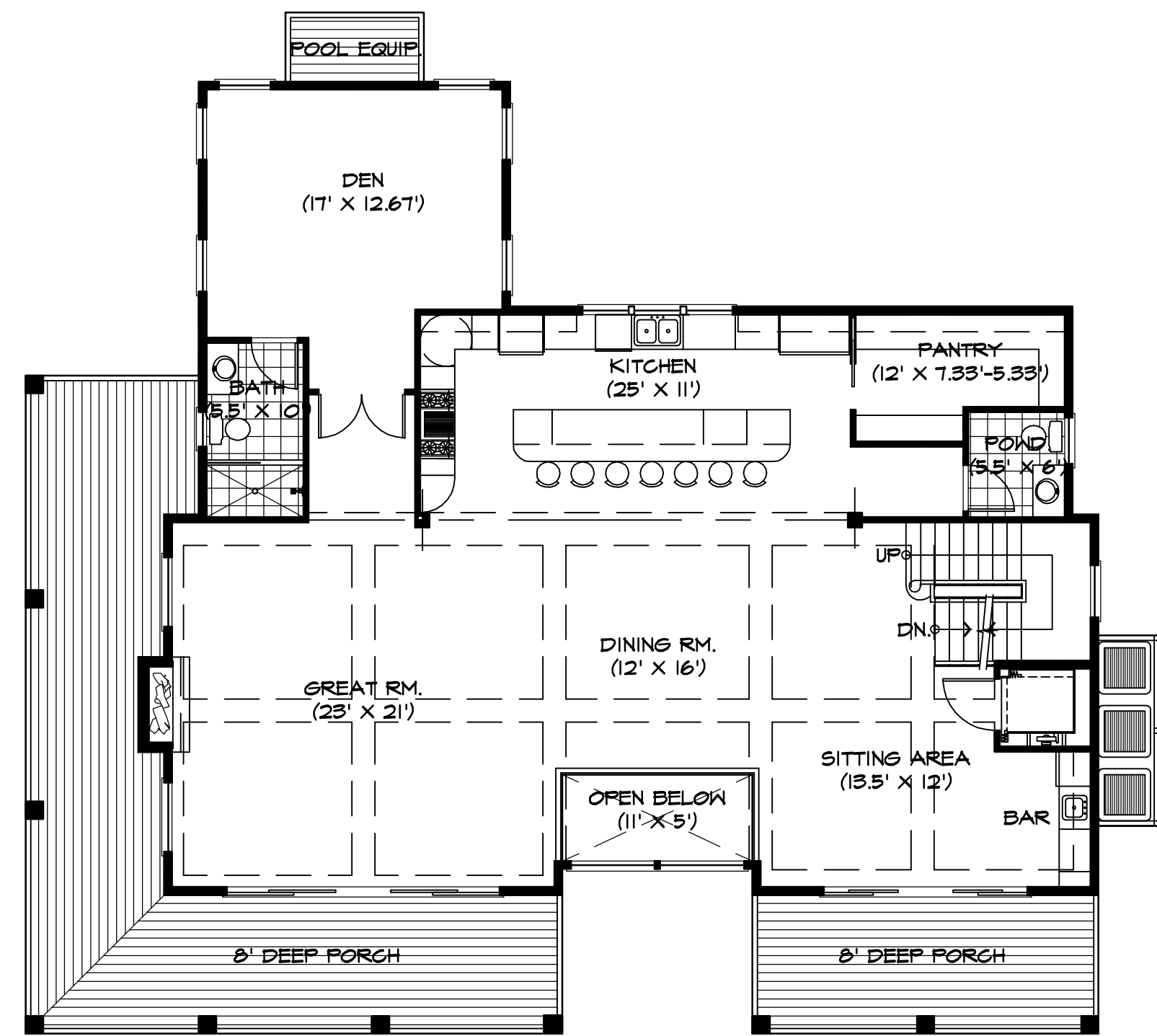
UTILITIES TO BE NOTIFIED WITH TAXLIST

ATLANTIC CITY ELECTRIC
5100 HARDING HIGHWAY, SUITE 399
MAYS LANDING, NJ 08330

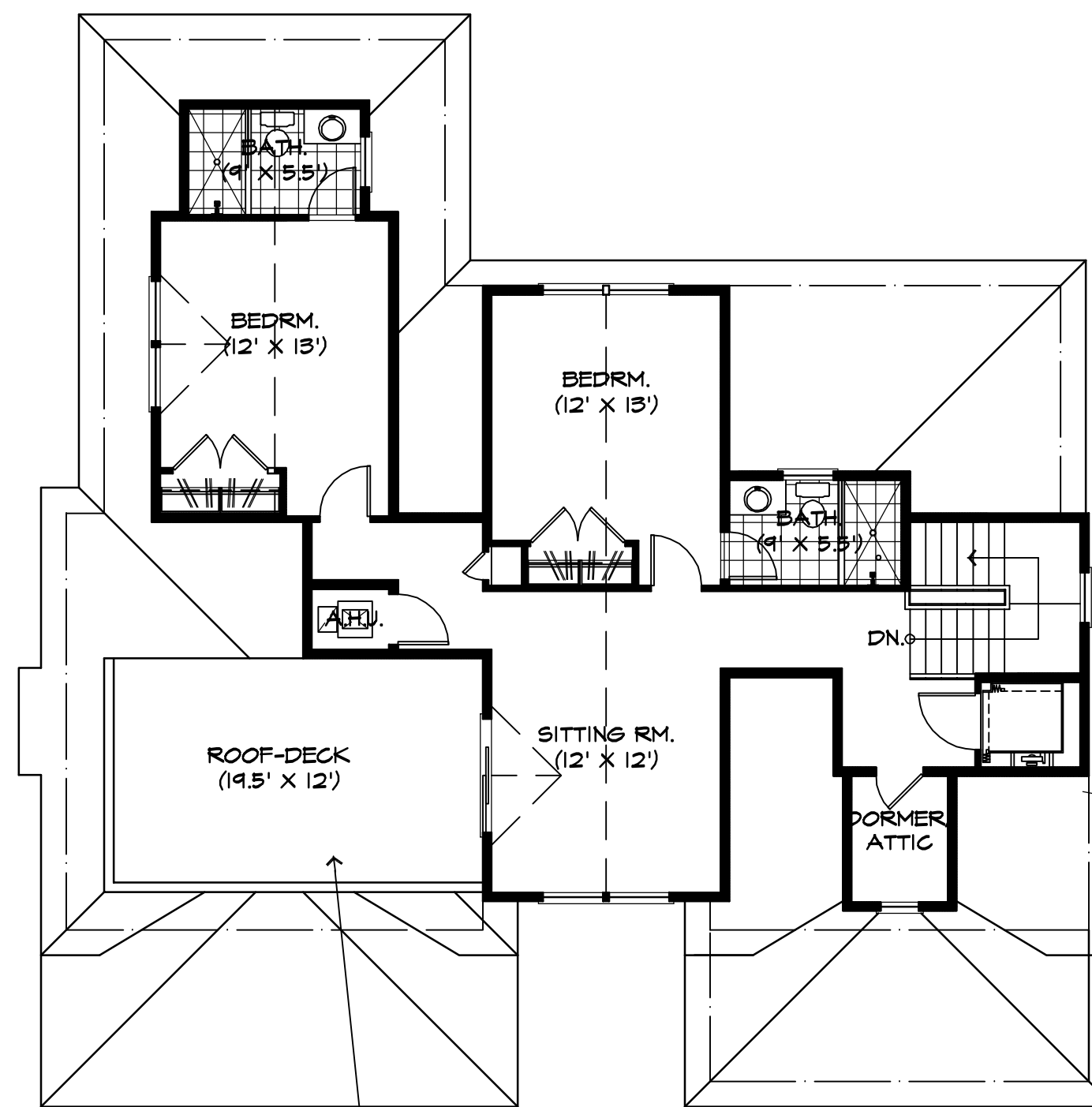
SOUTH JERSEY GAS COMPANY
VP CONSTRUCTION
1 SOUTH JERSEY PLAZA, RT. 54
FOLSOM, NJ 08037

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

ITEMS PRINTED.....37



2 FIRST FLOOR PLAN (2020 S.F.)
VP-1 SCALE: 1/8" = 1'-0"



4 THIRD FLOOR PLAN (1,004 S.F.)
VP-1 SCALE: 1/8" = 1'-0"

TOTAL AREA OF ALLOWED DECKS ON STREET FRONTS IS 122 S.F. BASED ON ALLOWED BUILDING AND PORCH SETBACKS (NOT PROPOSED); 35% OF ALLOWED DECKS IS 241 S.F.; PROPOSED THIRD FLOOR ROOF-DECK AREA= 234 S.F.

ZONING SCHEDULE				
CATEGORY	PERMITTED	PROPOSED	STATUS	REMARKS
USE DESIGNATION	S-60	S-60 SINGLE FAMILY	COMP.	
MAX. STORIES (DWELLING SPACE)	2.5	2.5	COMP.	
MAX. HEIGHT (FT.) ABOVE EL. FIRST FLOOR	30 FT.	30 FT.	COMP.	COMPLES TO 5 / 12 MIN. PITCH AS WELL
MIN. LOT AREA	6,000 S.F.	6,733 S.F.	COMP.	
MIN. LOT WIDTH	50 FT.	87.33 FT.	COMP.	
MIN. LOT DEPTH	N/A	N/A	N/A	
MAX. BUILDING COVERAGE	30% (2,020 S.F.)	30% (2,020 S.F.)	COMP.	
MIN. GRASS/ VEGETATIVE COVER	35% (2,356 S.F.)	35.62% (2,348 S.F.)	COMP.	
FRONT YARD MIN. GRASS/ VEGETATIVE COVER	60%	70.51%	COMP.	2876 S.F. FRONT YARD 1,726 S.F. VEGETATIVE COVER
NASSAU AVE DWELLING SETBACK	18.34 FT.	18.50 FT.	COMP.	AVERAGE WITHIN 200' SEE SURVEYORS LETTER
NASSAU AVE PORCH FRONT SETBACK	10.48 FT.	10.50 FT.	COMP.	AVERAGE WITHIN 200' SEE SURVEYORS LETTER
ATLANTIC AVE DWELLING SETBACK	41.10 FT.	20.00 FT.	D.N.C.	AVERAGE WITHIN 200' SEE SURVEYORS LETTER
ATLANTIC AVE PORCH FRONT SETBACK	33.32 FT.	11.42 FT.	D.N.C.	AVERAGE WITHIN 200' SEE SURVEYORS LETTER
MIN. SIDE SETBACKS	10 FT. MIN/ 22 FT. COMB.	10 FT. & 14.50 FT. 24.5 FT. COMB.	COMP.	COMBINED 31% OF LOT WIDTH, MIN. 10 FT.
MIN. OFFSTREET PARKING	3 SPACES	4 SPACES	COMP.	

FENCE TO FRONT WALL OF DWELLING ON BOTH STREET FRONTS TO COMPLY TO MARGATE ZONING ORDINANCE DESIGN STANDARDS AND TO BUILDING CODE REQUIREMENTS FOR POOL ENCLOSURE

ALL AREAS OF LOT NOT SHOWN WITH HARDSCAPE OR COVERED BY DWELLING TO BE VEGETATIVE COVER PER MARGATE ZONING ORDINANCE REQUIREMENTS

POOL EQUIPMENT PLATFORM AT FIRST FLOOR ELEVATION AND ABOVE DESIGN FLOOD ELEVATION ENCLOSED IN 36" HIGH RAIL WALLS

SHADED AREA DENOTES EXTENT OF 2.5 STORY DWELLING ABOVE GROUND FLOOR PARKING AND STORAGE LEVEL

ARCHITECTURAL PROJECTION FOR FIREPLACE CHIMNEY PARKING SPACE IN GARAGE BELOW DWELLING

LINE OF TWO LEVEL PORCH-DECK ABOVE

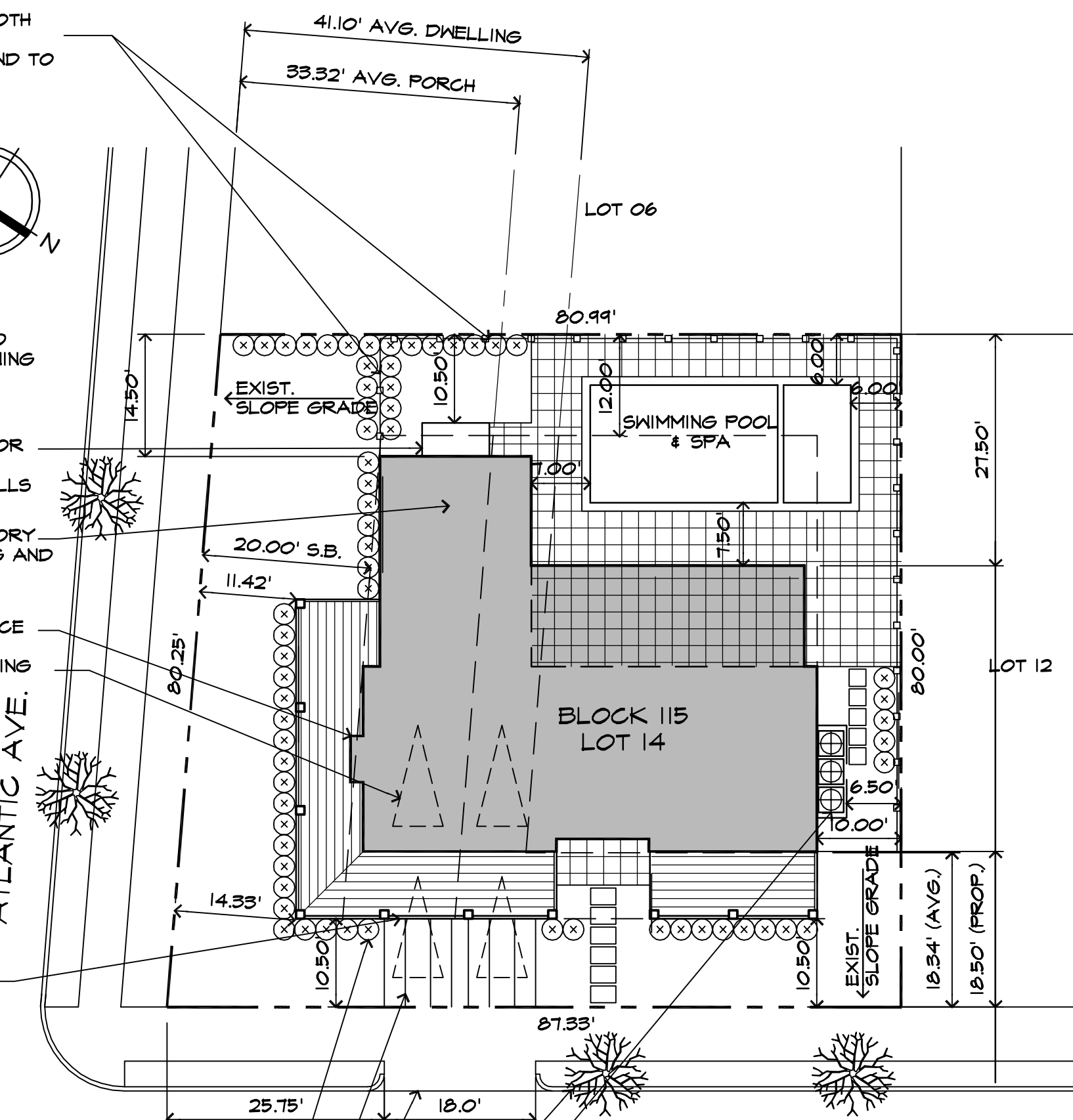
(48) MIN. SHRUBS PER MARGATE ORDINANCE SECTION 175-26 D; AT LEAST 24 OF THE REQUIRED SHRUBS SHALL BE LOCATED IN THE FRONT YARDS

SPLIT PAD DRIVE 18 FT DEEP FROM FRONT PROPERTY LINE; (2) 2'-0" WIDE PADS WITH 3'-0" GRASS STRIP BETWEEN 7'-0" TOTAL WIDTH

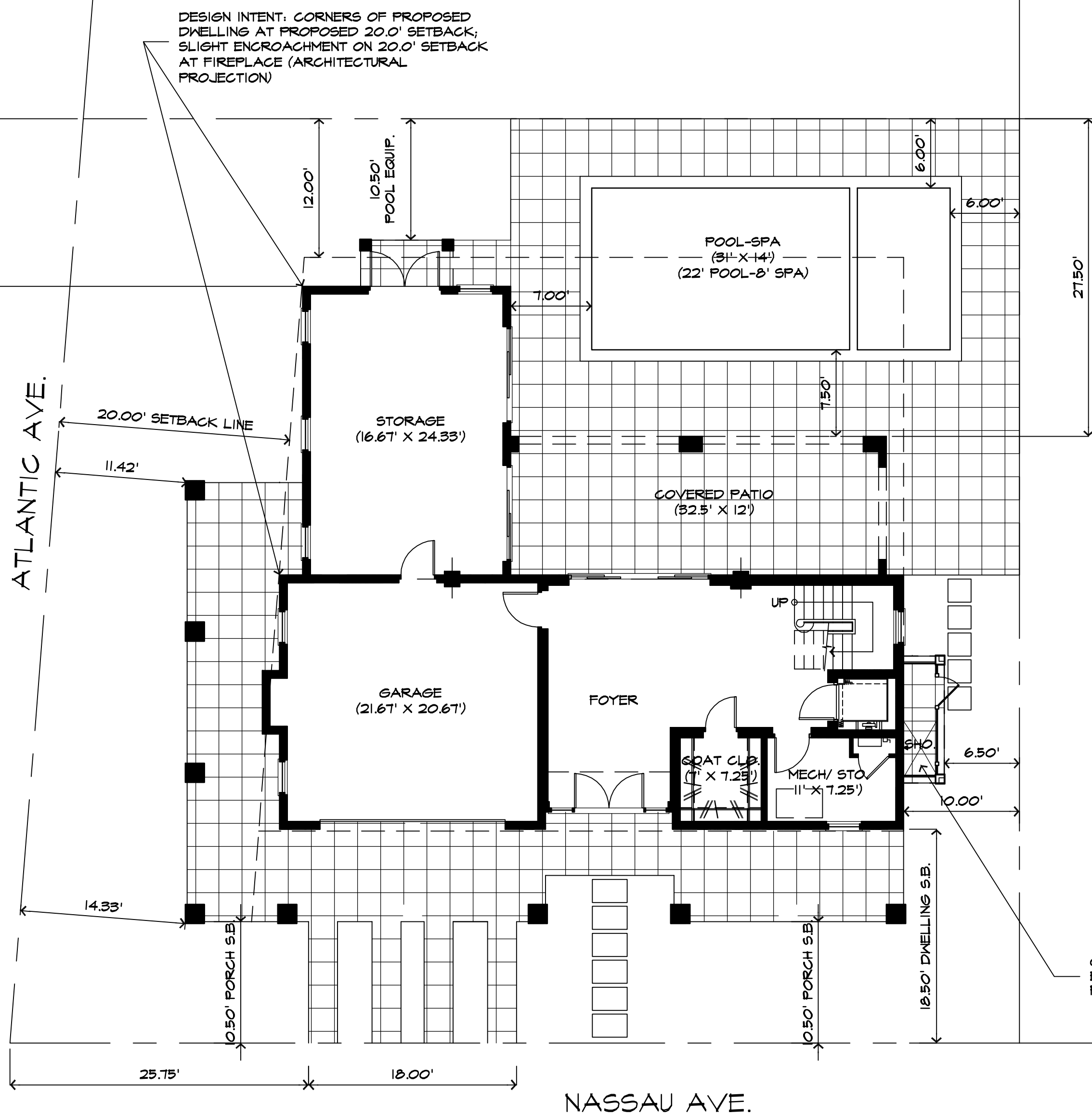
NEW 18 FT WIDE CURB CUT ALIGNED WITH PROPOSED DRIVES

(2) TREES PER STREET FRONT PER MARGATE ORDINANCE SECTION 175-26 D. LOCATE 25.0' MIN FROM STREET CORNER

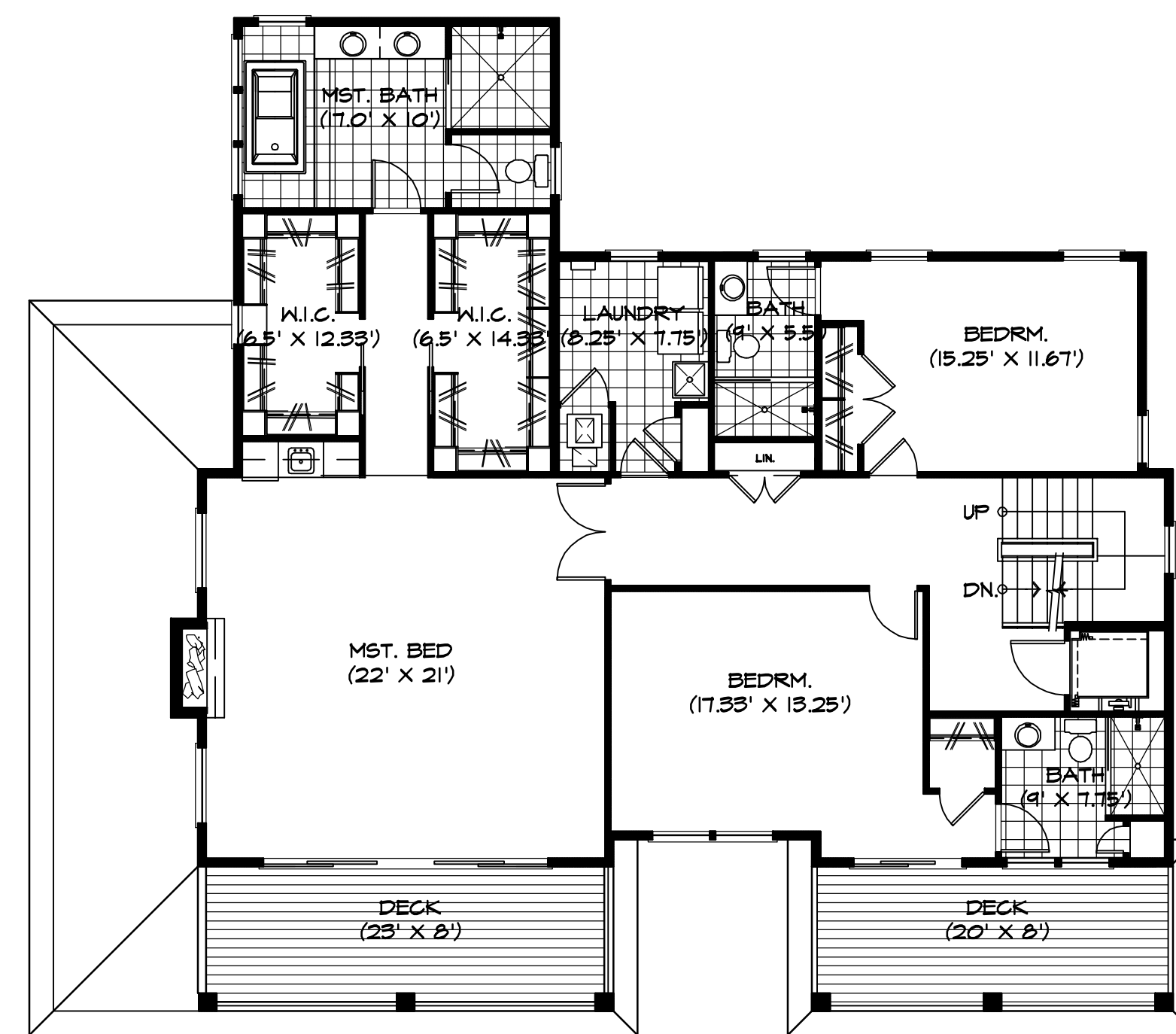
CONDENSER UNIT PLATFORM ABOVE DESIGN FLOOD ELEVATION



NOTE: SITE INFORMATION TAKEN FROM SURVEY PREPARED BY JAMES R. BONEY PROFESSIONAL LAND SURVEYOR; 13 STONE MILL CT. E.H.T. NJ DATED 11-26-2021



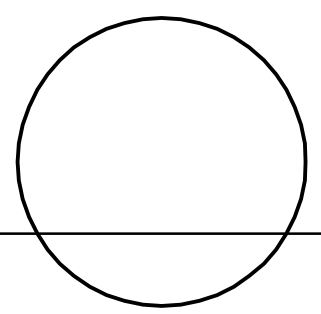
1 GROUND FLOOR PLAN (1,630 S.F. ENCLOSED)
VP-1 SCALE: 1/8" = 1'-0"



3 SECOND FLOOR PLAN (2,020 S.F.)
VP-1 SCALE: 1/8" = 1'-0"

OUTDOOR SHOWER IN FENCE ENCLOSURE BELOW CONDENSER UNIT PLATFORM AT FIRST FLOOR LEVEL

5 SITE PLAN
VP-1 SCALE: 1" = 15'



AI 13152

Comments

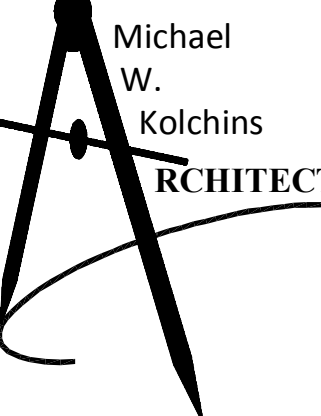
Date

Rev.

Consultant:

Project:

Proposed Single Family Residence for:
Revolution Builders Incorporated
8607 Atlantic Avenue
Margate, New Jersey



6021 Third Street
Mays Landing • New Jersey
08330

Ph: (609) 625-0391
Fax: (609) 625-7136

mkolchins@comcast.net
www.kolchinsarchitect.com

Project # 22-116

Drawn By: MIKE K.

Checked By: MIKE K.

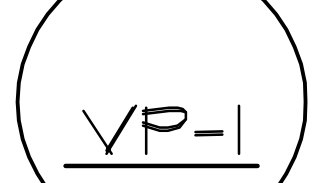
Date: 09/XX/22

Scale: AS NOTED

Sht. Name:

FLOOR PLANS
AND SITE PLAN

Sht. No.:





1 NASSAU AVE. ELEVATION
SCALE: 1/4" = 1'-0"



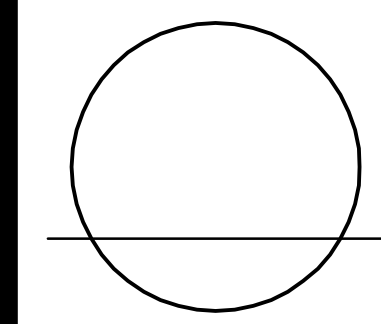
2 ATLANTIC AVE. ELEVATION
SCALE: 1/8" = 1'-0"



3 N-W SIDE ELEVATION
SCALE: 1/8" = 1'-0"

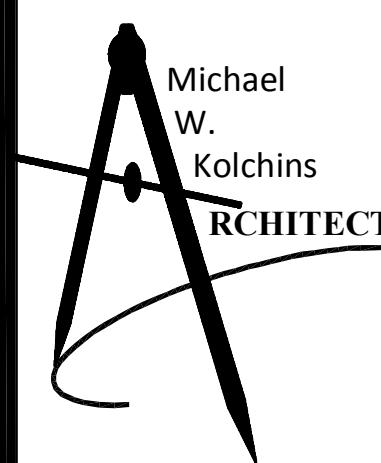


4 S-W SIDE ELEVATION
SCALE: 1/8" = 1'-0"



AI 13152
Comments
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Rev.
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Project # 22-116
Drawn By: MIKE K.
Checked By: MIKE K.
Date: 09/XX/22
Scale: AS NOTED
Sht. Name:

VARIANCE PLAN
ELEVATIONS

Sht. No.:

