

PMB&B

PERSKIE MAIRONE BROG BARRERA & BAYLINSON

A PROFESSIONAL CORPORATION

COUNSELLORS AT LAW

CORNERSTONE COMMERCE CENTER

1201 NEW ROAD, SUITE 204, LINWOOD, NJ 08221

609-601-1775 FAX: 609-601-8440

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

COUNSEL TO THE FIRM
STEVEN P. PERSKIE*

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

REPLY TO LINWOOD OFFICE

June 5, 2020

Via Hand Delivery

Palma Accardi, Secretary
Margate Planning Board
9001 Winchester Avenue
Margate, NJ 08402

Re: Application of Stephen Mooney
8 South Quincy Avenue
Block 118, Lot 13
Margate, New Jersey
Our File No.: 12262-1

Dear Ms. Accardi:

We represent Stephen Mooney with respect to his application to the Margate Planning Board scheduled to be heard on June 25, 2020. Mr. Mooney makes application requesting "c" variance relief for right setback, building coverage and roof pitch in order to renovate his existing single family home. In support of the application, the following is enclosed for the Planning Board's review and consideration:

1. (18) – Application for Action by Planning Board with Addendum and Checklist;
2. (18) – Architectural plan prepared by Bishop and Smith Architects dated 4/13/2020, consisting of eight sheets;
3. (18) – Survey prepared by James R. Boney, PLS dated 01-24-19;
4. (18) – Staff Committee Application and Action;
5. (18) – Setback Inventory prepared by James R. Boney, PLS dated February 7, 2019;
6. (18) – Elevation Certificate.
7. (18) – Photographs of the subject property;

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Margate Planning Board
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8. (1) – 200 foot property owners' list;
9. (1) – Confirmation of paid taxes, water and sewer;
10. (1) – Our firm's check in the amount of \$250 representing the application fee.

Should you require any further information in advance of the June 25th hearing date, please do not hesitate to contact me.

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

Very truly yours,

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON, P.C.

BY: 
CHRISTOPHER M. BAYLINSON
cmbaylinson@pmbb.com

CMB:dbm
Enclosures

c: Mr. Stephen Mooney (via email) (w/ Application)
Jack S. Smith, RA (via email) (w/ Application)
Eric Meyers (via email) (w/ Application)

LAND USE

Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	Submit the following documents with the Standard Development Application: a. Copy of an area map showing all lots within 200 feet of the property. b. List of names, addresses, lot and block numbers, as they appear on the official tax records of the City, of all owners of property within 200 feet of the property affected by the application and upon whom the notice must be served in the manner provided by law. c. Copy of professional survey at a scale not smaller than 1" = 100' nor larger than 1/8" = 1'; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines. d. Copies of subdivision, site plan or conditional use applications when applicable. e. Certification that taxes are paid.	a. ✓ b. ✓ c. ✓ d. N/A ✓	
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.	✓ (Testimony)	
3.	A statement containing the following information: a. Date of acquisition of property and from whom. b. The number of dwelling units in existing building(s). c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s). d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.	a. ✓ b. N/A c. N/A d. N/A	
4.	Ten (10) folded copies of a plot plan, map or survey.	✓	
Checklist prepared by: <u>Christopher M. Baylinson, Esq.</u>		Date: <u>6/5/2020</u>	
Checklist reviewed by City: _____		Date: _____	
Application found complete on: _____			
Application found incomplete on: _____			

Application of Stephen Mooney
 8 South Quincy Avenue
 Block 118, Lot 13
 Margate, New Jersey

N/A Not applicable
 TBP To be provided

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** June 5, 2020

2. Zoning District:

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

3. Subject Parcel:

Street Address(es) 8 South Quincy Avenue
 Block Number 118 Lot No(s) 13
 Total Area (in square feet) 4,000 s.f.
 Frontage: 50 ft.
 Depth: 80 ft.

4. Information about the Applicant:

Full name(s) Stephen Mooney
 If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)
N/A
 Local Residence Address 16 S. Kenyon Avenue, Margate, NJ Zip 08402
 Other Residence Address _____ Zip _____
 Business Address _____ Zip _____
 Phone Number(s) (include area code);
 Email Address mooney66@sbcglobal.net
 Business _____ Fax _____ Cell Phone 469-644-1660

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 6/8/18; purchased from Gloria J. Buzby Trust
dated 9/30/98
- ___ 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 Christopher M. Baylinson, Esquire Phone (609) 601-1775
 Address 1201 New Road, Suite 204, Linwood, NJ 08221
 Fax (609) 601-8440 Cell _____ Email cbaylinson@pmbb.com

___ Architect: Name Jack S. Smith, RA Phone (856) 227-1626
 Address 1344 Chews Landing Road, Laurel Springs, NJ 08021
 Fax (856) 227-0733 Cell _____ Email jack@bishopandsmith-architects.com

___ Engineer: Name _____ Phone _____
 Address _____
 Fax _____ Cell _____ Email _____

___ Preparer of Subdivision or Site Plan (if different from above)
 Name _____ Phone _____
 Address _____
 Fax _____ Cell _____

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

10. If Site Plan Action is Required:

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

-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): Single family home-Proposed use: Home renovation-If a "D" or "Use" Variance is required, please explain: N/A

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

Variance	Requirement of District	Present Condition	Proposed Condition
Building coverage	35%	44.1%	44.6%
Right side yard	8.5' (aggregate of 18.5')	3'	3'
Roof pitch	Min. roof pitch of 5 on 12 above 1st fl level	Flat roof over master bath	Dormer on 3rd flr. 1 1/2 on 12 Replace flat roof w/ 2 on 12

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

None.

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

Site Plan:

N/A

Subdivision:

N/A

Other:

N/A

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

Please see attached Addendum to Application.

16. Signature of Applicant(s):

 Date June 5, 2020
Christopher M. Baylinson, Esq. - Attorney for Applicant(s)
Date _____

17. This space for Board Administrator:

-Staff Committee action took place
3/27/2020 and case assigned to
the Planning Board for 6/25/2020 or

-This application received by the
Planning Board Administrator on
June 8, 2020

By: Palma Accardi

18. Notarized Statement by Applicant:

State of New Jersey } ss.
County of Atlantic }
_____, being duly
sworn according to law, deposes and says, that
the statements contained in the above application
and the statements contained in the papers
submitted herewith are true.
Sworn to and subscribed before me this _____
day of _____.

ADDENDUM TO APPLICATION

**Application of Stephen Mooney
8 South Quincy Avenue
Block 118, Lot 13
Margate, New Jersey**

Stephen Mooney is the owner of 8 South Quincy Avenue identified on the Margate tax map as Lot 13 in Block 118. The property is improved with a classic Parkway red brick center hall colonial home. The property is located in the S-40 zoning district and the AE-9 FEMA flood zone. The lot has the traditional Parkway dimensions of 50 feet by 80 feet with 4,000 square feet of lot area.

Saving this classic Parkway home from demolition, Mr. Mooney proposes to raise and renovate the house adding additional living area at the second and third floor. The following renovations are proposed:

1. At the first floor an existing sunroom is being repurposed as a screened-in porch. The plans include modifying the existing first floor layout to an open plan. The garage is being converted to living space due to its inutility being awkwardly situated in the rear yard accessed by having to turn into the garage at the top of the driveway within a very tight turning radius. The driveway design likely does not work with today's larger vehicles and/or with multiple vehicles at the house.
2. The second floor plan shows an existing bedroom at the rear corner of the house being enlarged with a bump-out of 4 feet 7 inches toward the rear yard, which area will also accommodate a laundry room. The existing master bedroom is being reconfigured to eliminate a large dressing room in favor of a new master bath and walk-in closet. The renovations on the master bedroom side of the second floor essentially retain the existing footprint of that area aside from a former dressing room being squared off and incorporated into the master bath.
3. At the third floor existing bedroom four is bumped out toward the rear yard consistent with the enlarged bedroom below and is also expanded toward the ocean. A dormer is added showing four windows to allow natural light into an area which will be used as an office. The existing den across the front of the house at the third floor will retain its existing footprint, but will be used for a media room.

As the Bishop & Smith plans show, the proposal presented by Mr. Mooney provides for a substantial renovation of this classic colonial including raising the house to comply with the flood hazard requirements. The proposed foundation will also be brick enhancing the traditional look of the house with a grand front stair. The front porch will now extend across the front of the house and is covered with a fixed porch roof and columns.

Due to the nature and extent of this complete but thoughtful renovation, the following variances are being requested:

1. **Building coverage** – A variance requesting an increase of one-half of one percent (.05%); 35% is permitted, 44.1% exists, 44.6% is proposed. The increase is approximately 20 square feet of building. The increase allows the building to be squared off at the corner adjacent to the rear steps and filling in a gap at the existing breezeway.

2. **Right side yard setback** – The existing front porch is currently a small concrete pad. Mr. Mooney proposes to raise and enlarge the porch across the front of the house, but within the existing footprint. The expansion encroaches into the right side yard setback as 8.5 feet is required, 3 feet exists and 3 feet is proposed.

3. **Dormer roof pitch** – New dormers are required to meet the 5/12 roof pitch requirement. The roof over the existing dressing room/proposed master bath is flat and will be replaced with a new roof with a modest 2/12 pitch. The modest pitch will allow for runoff rather than ponding and leaking as experienced with the flat roof.

The area above the flat roof is the new office created by a modest expansion of the third floor and adding a dormer with standing seam metal roof and double-hung windows. The roof on the dormer will also need a variance at a pitch of 1.5/12.

Both areas of roof requiring a variance are located in an alcove in the left side yard facing the back side of the neighboring property and well out of public view. The intent of the 5/12 roof pitch requirement is to enhance curb appeal of new buildings and renovations. The roof area subject to this variance request is not in an area of the house that can be seen from the street and, as to the master bedroom, is an existing flat roof condition. The standing seam roof on the dormer allows for an attractive dormer feature on the side of the house incorporating design elements which the Board has always encouraged.

The renovation proposed by Mr. Mooney is substantial in all respects particularly when taking into consideration the age of the house. Credit is deserved for the investment into this classic Parkway home and the effort to be true to the original architectural design. Considering that the house is being brought into compliance with the flood hazard ordinance and all mechanical systems are being replaced in compliance with the Building Code, the variances requested are justified. Without question, the positive attributes of this plan outweigh any detriment.



REVISED

City of Margate City
Staff Committee Action - Planning Board

Table with columns: Block, Lot, Applicant Name, District, Address of Subject Application. Values: 118, 13, Stephon Mooney, S-40, 8 South Quincy Avenue

Dear (Name of Submitting Party) Christopher M Baylinson, Esq.
Your submittal was considered at the Staff Committee meeting of Friday, March 27, 2020
The action(s) required prior to building permit are:
staff committee reviewed the application and agree with the request(s). Staff committee also noticed several other variances required:
side yard setback - principal structure (2nd floor above garage), building coverage, combined side yard setback, min. side yard setback -
porch, and possibly others.
The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, June 25, 2020.
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:
Zoning plan must be labeled and dimensioned or application will be deemed incomplete. Submit entire file in *.pdf format as well as
hard copies. Date, time and place and manner in which hearing will be held subject to change due to corona virus.

APPLICATION FEES:

Table listing application fees: D Variance (\$0.00), C Variance (\$250.00), Site Plan (\$0.00), Subdivision (\$0.00), Conditional Use Permit (\$0.00), Court Reporter (\$0.00), Other (\$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: 1-13

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, June 03, 2020

Palma Accardi
Planning Board Administrator
Monday, April 20, 2020

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

Office Use Only:	Date Submitted: _____ Paid: _____ Check/Receipt #: _____	Received By: _____ Board Administrator or Zoning Officer
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Staff Committee meetings are held as needed. Contents must comply in all particulars with the Administrative Regulations for Processing Planning Board Applications, sections on Staff Committee Review. The Board Administrator and other City Hall staff will answer reasonable questions regarding this procedure. They cannot, however, fill out these forms for you.

1. Date of Application: March 26, 2020
2. Submitted by – Name: Christopher M. Baylinson, Esq. Phone No.: (609) 601-1775
Address: 1201 New Road, Suite 204, Linwood, NJ 08221
Email Address: cbaylinson@pmbb.com

3. If the party submitting this form is other than the potential Applicant for Board action (attorney, architect, builder, engineer, etc.), then who would the APPLICANT be?
Name: Stephen Mooney Phone No.: (469) 644-1660
Address: 16 S. Kenyon Avenue, Margate, NJ 08402
Email Address: mooney66@sbcglobal.net

4. The applicant would be (Check one):
 Owner Buyer under Agreement of Sale
 Tenant Other: _____

5. If the applicant for Board action would be Tenant or Buyer, who is the present OWNER?
Name: _____ Phone No.: _____
Address: _____

6. **Proposed Action is Located as Follows:**
Street Address: 8 South Quincy Avenue Block: 118 Lot(s): 13
Zoning District: S-40

7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)
Existing single family home

8. Answer the following as to:	<u>Existing Condition</u>	<u>Proposed Condition</u>
a. Size and Dimension of Lot:	50' x 80' - 4,000 s.f.	Same
b. Size, Dimensions of Buildings:	_____	_____
c. Height of Buildings (Feet):	28' 11"	Same
d. Height of Buildings (Stories):	3	3
e. % of Coverage on Land:	44.1%	44.6%
f. Front Yard Setback:	18.27' (Bldg.); 8.27' (porch)	18.27' (Bldg.); 10.27' (porch)
g. Rear Yard Setback:	3.30'	Same
h. Side Yard Setbacks:	10.15' (left); 3' (right)	Same

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

(THIS SECTION MUST BE COMPLETED)


Applicant requests "c" variance relief for right setback, building coverage and roof pitch in order to renovate his existing single family home.

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

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

11. Which variances are needed, if any? Right setback, building coverage and roof pitch

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: Staff Committee Application submitted on March 6, 2020; this Staff Committee Application replaces that submission.

Signature of Submitting Party: 

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



James R. Boney & Assoc., LLC
LAND SURVEYORS
N. J. LICENSE No. 31264 ♦ PA. LICENSE No. SU-048532-R

MEMORANDUM

February 7, 2019

To: Stephen Mooney

Re: Setback Inventory
Block 118 Lot 13
8 S. Quincy Avenue
Margate, NJ

Based on an actual field survey, the setback breakdown for the referenced property is as follows:

<u>BLOCK</u>	<u>LOT</u>	<u>Bldg</u>	<u>Porch</u>
118	9	17.9	42.8
	10	17.5	-----
	11	17.5	-----
	12	17.8	9.6
	13	P.I.Q.	
	14	18.2	9.6
	15	18.1	5.0
	16	17.6	8.9
<hr/>			
Averages		17.9	9.2

If you have any questions, please do not hesitate to call.


James R. Boney, PLS

13 Stone Mill Court
Egg Harbor Township, NJ 08234
Office: (609) 788- 8013 Mobile: 457-2826

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Empire Rentals, LLC				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 8 S. Quincy Avenue				Company NAIC Number:	
City Margate		State New Jersey		ZIP Code 08402	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Block 118, Lot 13					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>N39°19'28.8"</u> Long. <u>W74°30'26.5"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>8</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>1,298</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>4</u>					
c) Total net area of flood openings in A8.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>434</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Margate City 345304			B2. County Name Atlantic		B3. State New Jersey
B4. Map/Panel Number 34001C 0434	B5. Suffix F	B6. FIRM Index Date 01/30/2015	B7. FIRM Panel Effective/ Revised Date 08/28/2018	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 9.00
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 8 S. Quincy Avenue			Policy Number:
City Margate	State New Jersey	ZIP Code 08402	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: NGS Moñ Vertical Datum: NAVD 1988


Indicate elevation datum used for the elevations in items a) through h) below.
 NGVD 1929 NAVD 1988 Other/Source: _____
Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>7.2</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	<u>9.63</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>8.0</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>8.0</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>7.2</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>7.9</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>7.3</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name James R. Boney, PLS	License Number 31264	Place Seal Here
Title Professional Land Surveyor		
Company Name James R. Boney & Associates, LLC		
Address 13 Stone Mill Court		
City Egg Harbor Twp	State New Jersey	
Signature 	Date 04/17/2019	Telephone (609) 788-8013

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
Two and a half story masonry/frame dwelling on a crawlspace with an attached converted garage. There is one (1) A/C unit outside on a raised pad. All other mechanicals are inside at or above the finished floor. There are four (4) louvered vents in the crawlspace area that are not approved flood vents. The garage has been converted to living space.

ELEVATION CERTIFICATE

OMB No. 1660-0008
 Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 8 S. Quincy Avenue			Policy Number:
City Margate	State New Jersey	ZIP Code 08402	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)
 FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ . _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 8 S. Quincy Avenue			Policy Number:
City Margate	State New Jersey	ZIP Code 08402	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments (including type of equipment and location, per C2(e), if applicable)

Check here if attachments.

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 8 S. Quincy Avenue			Policy Number:
City Margate	State New Jersey	ZIP Code 08402	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption Front 04/17/19



Photo Two

Photo Two Caption Side 04/17/19

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 8 S. Quincy Avenue			Policy Number:
City Margate	State New Jersey	ZIP Code 08402	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo One

Photo One Caption Rear 04/17/19

Photo Two

Photo Two

Photo Two Caption



Meyers Builders
8 Years - Two Generations
609-927-0571
MEYERSBUILDERS.COM

Meyers Builders
50 Years - Two Generations
609-927-0571
MEYERSBUILDERS.COM

8

ADT



Meyers Builders
66 Years - Two Generations
609-927-0571
MEYERSBUILDERS.COM

8







Office of the Tax Assessor

Municipal Building
9001 Winchester Avenue
Margate City, NJ 08402
609-822-1950
609-487-1142 Fax

RECEIVED

MAY 22 2020

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON

James W. Manghan, CTA

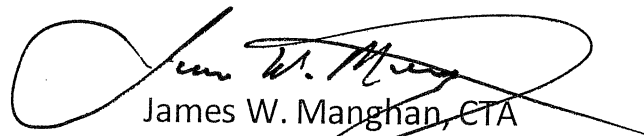
Christopher M. Baylinson, Esq.
1201 New Road, Ste. 204
Linwood, NJ 08221

118

Block 18 Lot 13

Location 8 S Quincy Ave.

Date 5-20-2020


James W. Manghan, CTA
Tax Assessor

Your file No.: 12262-1

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

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
117 1	8706 VENTNOR AVE	2	OROZCO, FABIO & JEANNE 8706 VENTNOR AVENUE MARGATE, NJ	08402
117 2	5 S QUINCY AVE	2	CANUSO, JOSEPH & MAUREEN 3 DORAL COURT MORRISTOWN, NJ	08057
117 3	7 S QUINCY AVE	2	LABOV, S J @MICHELE LABOV 7 S QUINCY AVE MARGATE, NJ	08402
117 4	9 S QUINCY AVE	2	PEARSON TRUST, WILLIAM R 16053 VIA MONTEVERDE DELRAY BEACH, FL	33446
117 6	11 S QUINCY AVE	2	ROSENZWEIG, TROY & SCHEER, PHYLLIS 11 S QUINCY AVE MARGATE, NJ	08402
117 7	15 S QUINCY AVE	2	SPECTOR, BARBARA R 1227 REMMINGTON RD WYNNEWOOD, PA	19096
117 8	8707 ATLANTIC AVE	2	MACCIOCCA, FRANK 1017 MORNINGSIDE DR MAYS LANDING, NJ	08330
117 9	2 S PEMBROKE AVE	2	GORMLEY, SEAN W & TEPEDINO, JAIME 2 S PEMBROKE AVE MARGATE, NJ	08402
117 12.01	6 S PEMBROKE AVE 11	2	GOLDBERG, SHAWN A & BRETT F 12 FURLONG CT HOLLAND, PA	18966
117 12.02	8 S PEMBROKE AVE 11	2	GANZ, STEVEN & ASHLEY 80 RIVERSIDE BLVD. #15B NEW YORK, NY	10069
117 13	10 S PEMBROKE AVE	2	LINCOLN, DAVID & MORRIS, MELISSA 670 HEATHERWOOD ROAD BRYN MAWR, PA	19010
117 14	12 S PEMBROKE AVE	2	NAHMANI, LYNNE N 517 HOWE ROAD MERION STATION, PA	19066
117 15	14 S PEMBROKE AVE	2	SILVERS, SAMUEL & DENISE 907 PINE ST PHILADELPHIA, PA	19107
117 16	8705 ATLANTIC AVE	2	LEVITT, JOEL H & PATRICIA A 104 TOWANDA AVE MELROSE PARK, PA	19027
118 1	8802 VENTNOR AVE	2	WEINSTEIN, CLAIRE 8802 VENTNOR AVE MARGATE, NJ	08402
118 2	3 S RUMSON AVE	2	ARBEIT, MARK & TANNEHILL JR, TERENCE M 3 S RUMSON AVE MARGATE, NJ	08402
118 3	5 S RUMSON AVE	2	MARGADOON LT 385 MORELAND ROAD HUNTINGDON VALLEY, PA	19006
118 4	9 S RUMSON AVE	2	SWARTZ FAMILY LLC 9833 AVENEL FARM DRIVE POTOMAC, MD	20854

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
118 6	15 S RUMSON AVE	2	NEWMAN, ROBERT A & HELENE B 357 EAGLE DRIVE JUPITER, FL 33477.4065
118 8	17 S RUMSON AVE	2	TAMSTETER COMP LLC 408 EAST 4TH ST #301 BRIDGEPORT, PA 19405
118 9	8800 VENTNOR AVE	2	ROGERSON, GREGORY T & KRISTI 1283 EAGLE RD NEW HOPE, PA 18938
118 10	4 S QUINCY AVE	2	REICH, LAWRENCE & ILENE 4 S QUINCY AVE MARGATE, NJ 08402
118 12	6 S QUINCY AVE	2	STETZER TRUST, MARGARET R 6 SO QUINCY AVE MARGATE, NJ 08402
118 13	8 S QUINCY AVE	2	MOONEY, STEPHEN M 3991 COBBLESTONE CIR CALLAS, TX 75229
118 14	10 S QUINCY AVE	2	GRANIK TRUSTS, MYRON & ANALEE 12596 BONNINGTON RANGE DR BOYNTON BEACH, FL 33473
118 15	12 S QUINCY AVE	2	NACHMAN TRUST, H L, NACHMAN, H L & H L 15807 LOCH MAREE LN #5403 DELRAY BEACH, FL 33446
118 16	8801 ATLANTIC AVE	2	BURG ET AL, HARRIET 800 CHATEAU LN VILLANOVA, PA 19085
119 11	4 S RUMSON AVE	2	RUBIN, MARK 4 S RUMSON AVE MARGATE, NJ 08402
119 13	12 S RUMSON AVE	2	MURPHY, JOHN L & CHERYL L 42 OLD MILL DR VOORHEES, NJ 08043
119 16	14 S RUMSON AVE	2	14 S RUMSON, LLC @ FRED G WHITE 324 HUNTERS WOOD DR WRIGHTSTOWN, PA 18940
119 18	16 S RUMSON AVE	2	BALDI JR, VICTOR L & JOAN 16 S RUMSON AVE MARGATE, NJ 08402

PROPERTY ID PROPERTY LOCATION CLASS OWNERS NAME & ADDRESS

UTILITIES TO BE INCLUDED WITH TAXLIST

Atlantic City Electric
5100 Harding Highway, Ste 399
Mays Landing, NJ 08330

South Jersey Gas Company
VP Construction
1 South Jersey Plaza, Rt 54
Folsom, NJ 08037

Comcast Cable, Greg Smith PM
901 Leeds Avenue
Absecon, NJ 08201

Atlantic County Planning Board
PO Box 719
Rt. 9 & Dolphin Rd.
Northfield, NJ 08225

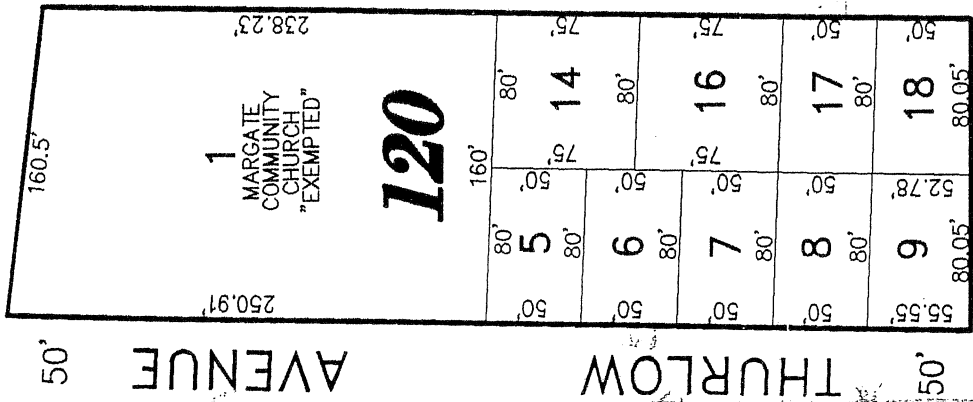
Items Printed.....35

3

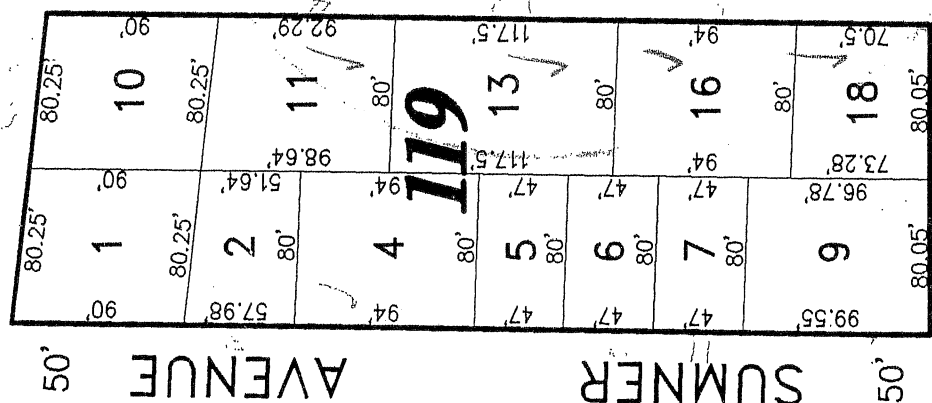
AVENUE

VENTNOR

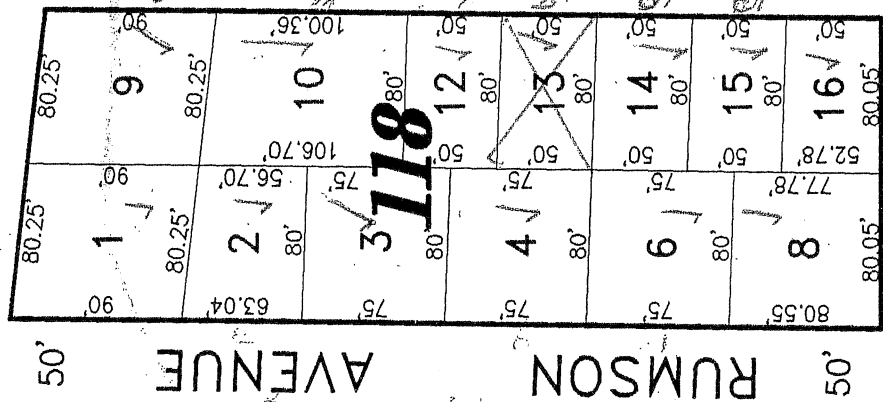
(COUNTY ROUTE NO.)



THURLOW AVENUE



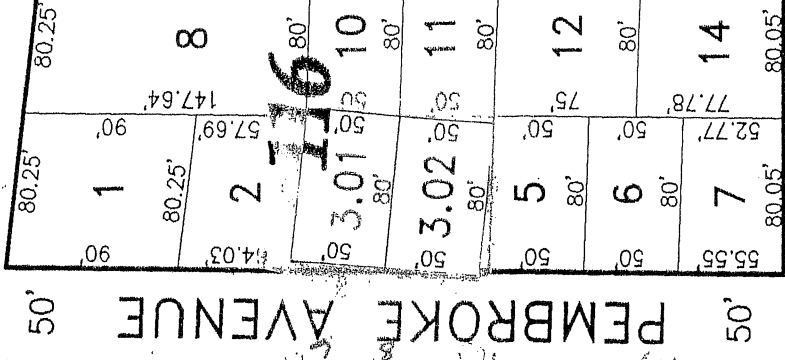
SUMNER AVENUE



RUMSON AVENUE



QUINCY AVENUE



PEMBROKE AVENUE

ATLANTIC

AVENUE



Linda Morgan
Tax Collector

REVENUE and FINANCE DEPARTMENT
City of Margate
9001 Winchester Ave
Margate City, New Jersey 08402
609-822-2508

RECEIVED

MAY 22 2020

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON

Date: May 20, 2020

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX & WATER for 2Q 2020/CURRENT W/S
is paid on property located at 8 S. QUINCY AVENUE,
assessed to MOONEY, STEPHEN
and designated as BLOCK 118, LOT 13, Tax Map of Margate City, NJ.

Linda Morgan, CTC
Tax Collector

Per _____