

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** October 4, 2023

2. Zoning District:

S-60	Single Family Residential	<input type="checkbox"/>	MF	Multi-Family Residential	<input checked="" 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 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) 9719 Beach Avenue

Block Number 31.01 Lot No(s) 1

Total Area (in square feet) 2,617

Frontage: 37'

Depth: 70.725'

4. Information about the Applicant:

Full name(s) Ronald G. Wilk

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

Local Residence Address 9719 Beach Avenue, Margate Zip 08402

Other Residence Address 80 Ridings Way, Ambler, PA Zip 19002

Business Address _____ Zip _____

Phone Number(s) (include area code); _____

Email Address rongwilk@gmail.com

Business N/A Fax N/A Cell Phone 215-669-1331

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 October 12, 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 checked="" type="checkbox"/> Other (Explain) |
| <input type="checkbox"/> Minor Site Plan Action | <input type="checkbox"/> Conditional Use Permit | <u>Amended final site plan approval</u> |
| <input type="checkbox"/> Major Site Plan Action | <input type="checkbox"/> Appeal (A) | _____ |

8. Application Made To: XX Planning Board ___ Other

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

___ Attorney: Name Stephen Hankin, Esquire Phone 609-344-5161
 Address 30 South New York Avenue, Atlantic City, New Jersey 08401
 Fax 609-344-7913 Cell 609-703-5201 Email stephenh@hankinsandman.com

___ Architect: Name Peter C. Weiss Phone 609-288-9616
 Address 38 E. Oakcrest Avenue, Northfield NJ 08225
 Fax _____ Cell _____ Email _____

___ Engineer: Name Arthur Ponzi Co. Phone 609-344-8194
 Address 40 N. Dover Avenue, Atlantic City NJ 08401
 Fax 609-344-1594 Cell _____ Email aponzio@aponzio.com

___ 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)

<p>10. If Site Plan Action is Required:</p> <p>-What is the present use of the site and building(s)? Townhome dwelling</p> <hr/> <hr/> <hr/> <p>-How will this be changed? No change</p> <hr/> <hr/> <hr/>	<p>11. If Subdivision Action is Required:</p> <p>-After conferring with the City Tax Assessor, provide lot numbers of new lot(s), dimensions, and area of each: (use extra pages, if necessary)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Lot No(s)</td> <td style="width: 30%;">Dimension(s)</td> <td style="width: 40%;">Area(s)</td> </tr> <tr> <td>_____</td> <td style="text-align: center;">x</td> <td>_____ S.F.</td> </tr> <tr> <td>_____</td> <td style="text-align: center;">x</td> <td>_____ S.F.</td> </tr> <tr> <td>_____</td> <td style="text-align: center;">x</td> <td>_____ S.F.</td> </tr> </table> <p>-Purpose of the Subdivision</p> <p><input type="checkbox"/> To sell lot(s)</p> <p><input type="checkbox"/> To build and sell homes (or other buildings)</p> <p><input type="checkbox"/> Other (please explain): _____</p>	Lot No(s)	Dimension(s)	Area(s)	_____	x	_____ S.F.	_____	x	_____ S.F.	_____	x	_____ S.F.
Lot No(s)	Dimension(s)	Area(s)											
_____	x	_____ S.F.											
_____	x	_____ S.F.											
_____	x	_____ S.F.											

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): Townhome dwelling

-Proposed use: Townhome dwelling

-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
Min. Front Yard Setback	12.4	14.81	7.9'
Landscaping	35%	32%	22%

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".

Seeking to amend prior Final Site Plan Approval.

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

Site Plan:

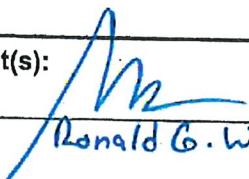
Subdivision:

Other:

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.

See attached narrative. Also see attached townhome owners consent to this Application.

16. Signature of Applicant(s):


Ronald G. Wilk

Date 10/4/23

Date _____

17. This space for Board Administrator:

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

-This application received by the
Planning Board Administrator on

By: _____

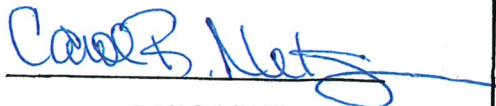
18. Notarized Statement by Applicant:

State of New Jersey } ss.

County of Atlantic }

Ronald G. Wilk, 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 4th
day of October, 2023



CAROL R. NELSON
A Notary Public of New Jersey
My Commission Expires DECEMBER 22 2025

NARRATIVE

This Application seeks an amended final site plan approval, a c (2) front yard variance of 4 feet 5 inches and a minor landscaping variance to permit the Applicant and recent purchaser, Ronald Wilk, to have a first and second story deck with **transparent** railings for his newly Super Storm Sandy damaged, now FEMA-elevated reconstructed townhome along Coolidge Avenue and the Beach.

The subject property was totally damaged as a result of and has remained damaged since Super Storm Sandy. It is now in the process of being reconstructed and elevated to comply with FEMA and Margate Zoning requirements.

In order to enjoy scenic views and eliminate a "box" type look, the Applicant wishes first and second story decks less than 8 feet in width. Notably, the interior living space is less than previously existed.

Of the 19 other townhomes in the subject development, 18 townhome owners have thus far consented in writing to the Application. The Applicant is awaiting written approval of the 19th owner, who owns the townhome directly to the rear of the Applicant who has previously advised the Applicant that he too wishes to erect/expand his decks.

There can be no negative impact upon any property owner given the transparent railings, the width of Coolidge Avenue and the remaining front yard set back of 6.91 feet.

Moreover, the Application itself is to be viewed as part and parcel of the entire renovation itself, in that serves the following purposes of zoning as expressed in N.J.S.A.

40:55D-2:

- (i) As a result of its FEMA and Margate ordinance compliant elevation, the reconstruction advances the purposes of Margate's Zoning Ordinances and the Municipal Land Use Act by securing safety from flood, and

- (ii) As a result of exterior cosmetics and design the reconstruction promotes a desirable visual environment through creative development techniques and good civic design and management.

Respectfully submitted

STEPHEN HANKIN

TO: Barry & Ellen Abraham
1231 Bobarn Drive
Narberth, PA 19072

August 3, 2023

Dear Neighbor:

As you probably now know, I own the end townhome at 9719 Beach Avenue that I am now reconstructing. I write to secure your consent to build a first and second level deck on ground I own adjacent to Coolidge Avenue as shown on the enclosed plan of architect Peter Weiss.

There is a deed restriction that requires I obtain at least eleven (11) votes of the twenty (20) townhome owners to construct this deck.

I am thus respectfully requesting your consent below. Your help and support will be greatly appreciated. Should you have any questions or concerns, please do not hesitate to contact me at (215) 669-1331.

Sincerely,

Ronald G. Wilk



I consent to your plan to build the deck as shown on the plan of Peter Weiss.



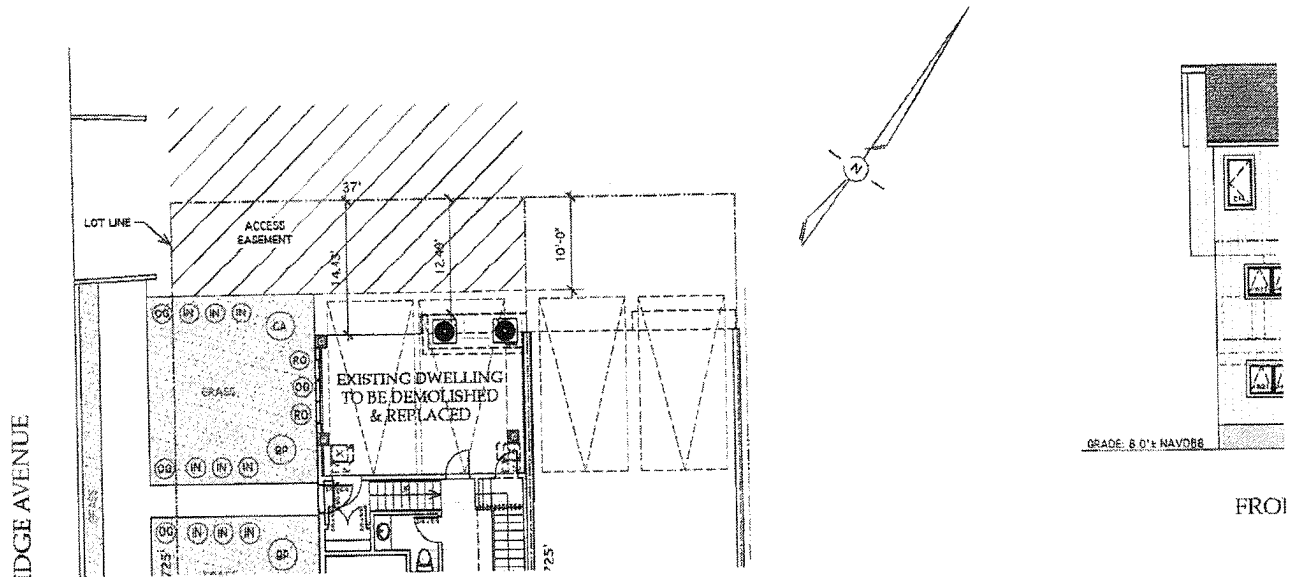
I do not consent.

August 6, 2023

Signature

Print name: BARRY B. ABRAHAM

Address: 9700 Atlantic Avenue, Margate NJ 08402



TO: Natasha & Tony Larson
78 Nelson Drive
Churchville, PA 18966

August 3, 2023

Dear Neighbor:

As you probably now know, I own the end townhome at 9719 Beach Avenue that I am now reconstructing. I write to secure your consent to build a first and second level deck on ground I own adjacent to Coolidge Avenue as shown on the enclosed plan of architect Peter Weiss.

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Sincerely,




Ronald G. Wilk

I consent to your plan to build the deck as shown on the plan of Peter Weiss.

I do not consent.

August 3, 2023



Signature

Print name: Natasha Larson

Address: 9702 Atlantic Avenue, Margate NJ 08402

TO: Miguel Garcia and Lori Zelko
9704 Atlantic Avenue
Margate, NJ 08402

August 3, 2023

Dear Neighbor:

As you probably now know, I own the end townhome at 9719 Beach Avenue that I am now reconstructing. I write to secure your consent to build a first and second level deck on ground I own adjacent to Coolidge Avenue as shown on the enclosed plan of architect Peter Weiss.

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Sincerely,



Ronald G. Wilk

I consent to your plan to build the deck as shown on the plan of Peter Weiss.

I do not consent.

August 4, 2023



Signature

Print name:

Miguel Garcia

Address: 9704 Atlantic Avenue, Margate NJ 08402

TO: Scott Davis
1033 Radcliff Lane
Lower Gwynedd, PA 19002

August 3, 2023

Dear Neighbor:

As you probably now know, I own the end townhome at 9719 Beach Avenue that I am now reconstructing. I write to secure your consent to build a first and second level deck on ground I own adjacent to Coolidge Avenue as shown on the enclosed plan of architect Peter Weiss.

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Sincerely,



Ronald G. Wilk

I consent to your plan to build the deck as shown on the plan of Peter Weiss.

I do not consent.

August 3rd, 2023

Scott H. Davis
Signature

Print name: Scott H. Davis

Address: 9706 Atlantic Avenue, Margate NJ 08402

TO: Joel & Brina Rosner
3085 Matilda Street
Miami, FL 33133

August 3, 2023

Dear Neighbor:

As you probably now know, I own the end townhome at 9719 Beach Avenue that I am now reconstructing. I write to secure your consent to build a first and second level deck on ground I own adjacent to Coolidge Avenue as shown on the enclosed plan of architect Peter Weiss.

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Sincerely,



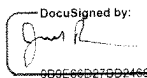
Ronald G. Wilk

 x

I consent to your plan to build the deck as shown on the plan of Peter Weiss.

I do not consent.

August 7, 2023

DocuSigned by:


Signature

Print name: Joel Rosner

Address: 9708 Atlantic Avenue, Margate NJ 08402

TO: David & Beverly Arsht
1147 Lindy Lane
Bala Cynwyd, 19004

August 3, 2023

Dear Neighbor:

As you probably now know, I own the end townhome at 9719 Beach Avenue that I am now reconstructing. I write to secure your consent to build a first and second level deck on ground I own adjacent to Coolidge Avenue as shown on the enclosed plan of architect Peter Weiss.

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Sincerely,




Ronald G. Wilk

I consent to your plan to build the deck as shown on the plan of Peter Weiss.

I do not consent.

August 9, 2023


Signature

Print name: DAVID & BEVERLY ARSHT

Address: 9710 Atlantic Avenue, Margate NJ 08402

TO: Ira & Andrea Sachs
506 Hoffman Drive
Bryn Mawr, PA 19010

August 3, 2023

Dear Neighbor:

As you probably now know, I own the end townhome at 9719 Beach Avenue that I am now reconstructing. I write to secure your consent to build a first and second level deck on ground I own adjacent to Coolidge Avenue as shown on the enclosed plan of architect Peter Weiss.

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Sincerely,

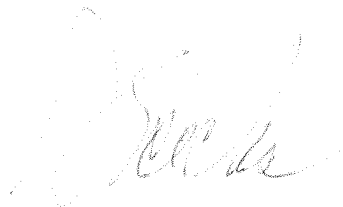


Ronald G. Wilk

X

I consent to your plan to build the deck as shown on the plan of Peter Weiss.

I do not consent.



August 9, 2023

Signature

Print name: IRA SACHS

Address: 9712 Atlantic Avenue, Margate NJ 08402

TO: Edward & Antoinette Marinelli
322 Fourth Street
Hammonton, NJ 08037

Maria,

August 3, 2023

Dear Neighbor:

As you probably now know, I own the end townhome at 9719 Beach Avenue that I am now reconstructing. I write to secure your consent to build a first and second level deck on ground I own adjacent to Coolidge Avenue as shown on the enclosed plan of architect Peter Weiss.

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Sincerely,



Ronald G. Wilk

I consent to your plan to build the deck as shown on the plan of Peter Weiss.

I do not consent.

August 13, 2023



Signature

Print name: Maria Marinelli

Address: 9714 Atlantic Avenue, Margate NJ 08402

TO: Jeffrey Steinig & Nikki Krasno Steinig
1258 Country Club Road
Gladwyne, PA 19035

August 3, 2023

Dear Neighbor:

As you probably now know, I own the end townhome at 9719 Beach Avenue that I am now reconstructing. I write to secure your consent to build a first and second level deck on ground I own adjacent to Coolidge Avenue as shown on the enclosed plan of architect Peter Weiss.

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Sincerely,




Ronald G. Wilk

I consent to your plan to build the deck as shown on the plan of Peter Weiss.

I do not consent.

August 13, 2023



Signature

Print name: NIKKI Steinig / Jeffrey Steinig

Address: 9716 Atlantic Avenue, Margate NJ 08402

TO: Sherwin I Seligsohn Trust
1221 Centennial Road
Narberth, PA 19072

August 3, 2023

Dear Neighbor:

As you probably now know, I own the end townhome at 9719 Beach Avenue that I am now reconstructing. I write to secure your consent to build a first and second level deck on ground I own adjacent to Coolidge Avenue as shown on the enclosed plan of architect Peter Weiss.

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Sincerely,




Ronald G. Wilk

I consent to your plan to build the deck as shown on the plan of Peter Weiss.

I do not consent.

August 4, 2023



Signature

Print name: SCOTT SELIGSOHN

Address: 9701 Beach Avenue, Margate NJ 08402

TO: Jerome & Debra Janove
120 Saddlebrook Court
Cherry Hill, NJ 08003

August 3, 2023

Dear Neighbor:

As you probably now know, I own the end townhome at 9719 Beach Avenue that I am now reconstructing. I write to secure your consent to build a first and second level deck on ground I own adjacent to Coolidge Avenue as shown on the enclosed plan of architect Peter Weiss.

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Sincerely,



Ronald G. Wilk

I consent to your plan to build the deck as shown on the plan of Peter Weiss.

I do not consent.

August 3, 2023

Signature

Print name:

JEROME JANOVE

Address: 9703 Beach Avenue, Margate NJ 08402

TO: Ronald & Marcia Abraham
338 Glen Meadow Road
Richboro, PA 18954

August 3, 2023

Dear Neighbor:

As you probably now know, I own the end townhome at 9719 Beach Avenue that I am now reconstructing. I write to secure your consent to build a first and second level deck on ground I own adjacent to Coolidge Avenue as shown on the enclosed plan of architect Peter Weiss.

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I am thus respectfully requesting your consent below. Your help and support will be greatly appreciated. Should you have any questions or concerns, please do not hesitate to contact me at (215) 669-1331.

Sincerely,



Ronald G. Wilk

I consent to your plan to build the deck as shown on the plan of Peter Weiss.

I do not consent.

August 5, 2023



Signature

Print name: Ronald Abraham

Address: 9705 Beach Avenue, Margate NJ 08402

TO: Record Owner – 9707 Beach Avenue
Margate, NJ 08402

August 3, 2023

Dear Neighbor:

As you probably now know, I own the end townhome at 9719 Beach Avenue that I am now reconstructing. I write to secure your consent to build a first and second level deck on ground I own adjacent to Coolidge Avenue as shown on the enclosed plan of architect Peter Weiss.

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Sincerely,

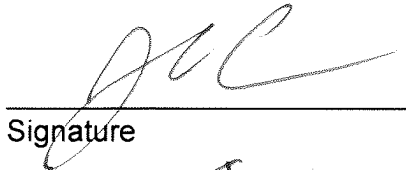


Ronald G. Wilk

I consent to your plan to build the deck as shown on the plan of Peter Weiss.

I do not consent.

August 4, 2023



Signature

Print name: Jordan Canino

Address: 9707 Beach Avenue, Margate NJ 08402

TO: Gene & Doris Feldman Trust
207 Walnut Hill Road, #B-2
West Chester, PA 19382

August 3, 2023

Dear Neighbor:

As you probably now know, I own the end townhome at 9719 Beach Avenue that I am now reconstructing. I write to secure your consent to build a first and second level deck on ground I own adjacent to Coolidge Avenue as shown on the enclosed plan of architect Peter Weiss.

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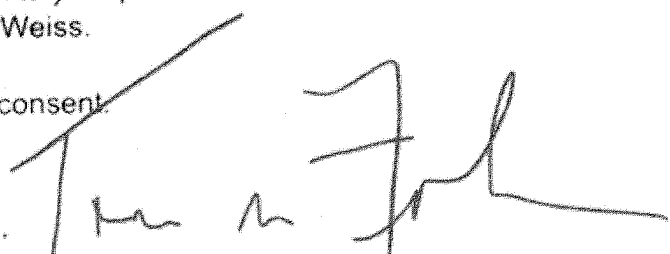
Sincerely,



Ronald G. Wilk

I consent to your plan to build the deck as shown on the plan of Peter Weiss.

I do not consent.



August _____, 2023

Signature

Print name:

Todd Feldman

Address: 9709 Beach Avenue, Margate NJ 08402

TO: Forest Lake Property LLC
73 Forest Lake Drive
West Milford, New Jersey 07421

August 3, 2023

Dear Neighbor:

As you probably now know, I own the end townhome at 9719 Beach Avenue that I am now reconstructing. I write to secure your consent to build a first and second level deck on ground I own adjacent to Coolidge Avenue as shown on the enclosed plan of architect Peter Weiss.

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Sincerely,



Ronald G. Wilk

I consent to your plan to build the deck as shown on the plan of Peter Weiss.

I do not consent.

August 4, 2023



Signature

Print name: Derek Smith for Forest Lake Property LLC

Address: 9711 Beach Avenue, Margate NJ 08402

TO: Robert & Karen Cole
9713 Beach Avenue
Margate, New Jersey 08402

August 3, 2023

Dear Neighbor:

As you probably now know, I own the end townhome at 9719 Beach Avenue that I am now reconstructing. I write to secure your consent to build a first and second level deck on ground I own adjacent to Coolidge Avenue as shown on the enclosed plan of architect Peter Weiss.

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Sincerely,




Ronald G. Wilk

I consent to your plan to build the deck as shown on the plan of Peter Weiss.

I do not consent.

August 4, 2023


Karen Cole

Address: 9713 Beach Avenue, Margate NJ 08402

TO: Diane Buscaglia & Marian Galante
107 Diane Drive
Broomall, PA 19083

August 3, 2023

Dear Neighbor:

As you probably now know, I own the end townhome at 9719 Beach Avenue that I am now reconstructing. I write to secure your consent to build a first and second level deck on ground I own adjacent to Coolidge Avenue as shown on the enclosed plan of architect Peter Weiss.

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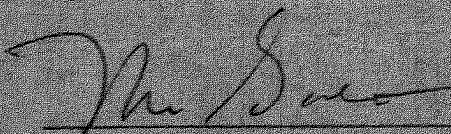


Ronald G. Wilk

I consent to your plan to build the deck as shown on the plan of Peter Weiss.

I do not consent.

August 8, 2023



Signature

Print name: Marian Galante

Address: 9715 Beach Avenue, Margate NJ 08402

TO: Jonathan & Tracy Waasdorp
9717 Beach Avenue
Margate, New Jersey 08402

August 3, 2023

Dear Mr. & Mrs. Waasdorp

As you probably now know, I own the end townhome at 9719 Beach Avenue that I am now reconstructing. I write to secure your consent to build a first and second level deck on ground I own adjacent to Coolidge Avenue as shown on the enclosed plan of architect Peter Weiss.

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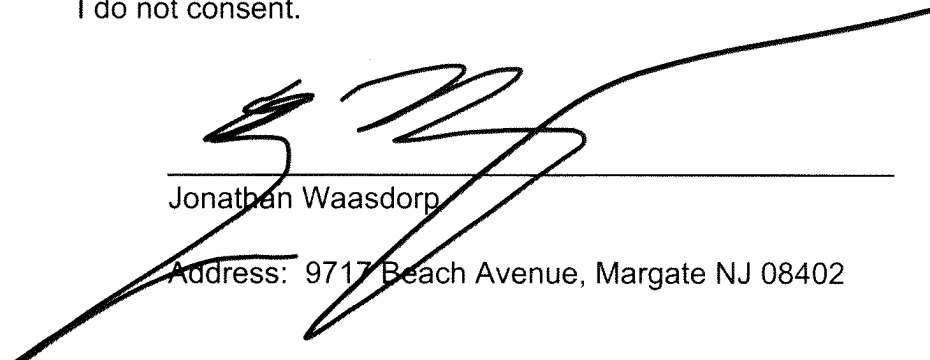
Ronald G. Wilk



I consent to your plan to build the deck as shown on the plan of Peter Weiss.

_____ I do not consent.

August 3, 2023



Jonathan Waasdorp

Address: 9717 Beach Avenue, Margate NJ 08402

TO: Ronald & Karen Wilk
80 Ridings Way
Ambler, PA 19002

August 3, 2023

Dear Neighbor:

As you probably now know, I own the end townhome at 9719 Beach Avenue that I am now reconstructing. I write to secure your consent to build a first and second level deck on ground I own adjacent to Coolidge Avenue as shown on the enclosed plan of architect Peter Weiss.

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Sincerely,



Ronald G. Wilk

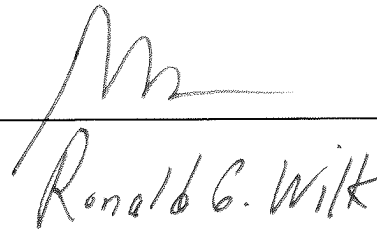
_____ I consent to your plan to build the deck as shown on the plan of Peter Weiss.

_____ I do not consent.

August 3, 2023

Signature

Print name:



Ronald G. Wilk

Address: 9719 Beach Avenue, Margate NJ 08402



BOROUGH OF LONGPORT
TAX OFFICE
2305 ATLANTIC AVENUE
LONGPORT, NJ 08403
609-823-2731, X 111
FAX 609-823-1781

Hankin Sandman
Palladino Weintrob
& Bell
30 S. New York Ave
Atlantic City, NJ 08401

September 12, 2023

RE: 9719 Beach Ave

Enclosed is the 200' list you requested along with the utility print out.

Thank you,

A handwritten signature in blue ink, appearing to read 'Pam Tomassi'.

Pam Tomassi
Tax Collector/Borough of Longport

***I verify that this information accurately reflects
municipal tax records***

Pamela Tomassi
**Tax Collector
Longport Borough
Atlantic County**



Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
103 1	105 SO 36TH AVE	2	KATZ,DREW KUPOR;SCOTT SILVER,M,J 905 N KINGS HIGHWAY CHERRY HILL NJ	08034
103 2	103 SO 36TH AVE	2	LEEDS, JAMES SR & JAMES JR(TRUST) 103 S 36TH AVE LONGPORT, NJ	08403
103 3	101 SO 36TH AVE	2	SILVER,MELISSA & KATZ,DREW 905 NO. KINGS HIGHWAY CHERRY HILL, NJ	08034
106 1	29 SO 36TH AVE	2	LACHEEN, SW & AR; LACHEEN, LS 519 CONSHOCKEN STATE RD NARBERTH PA	19072
127 1	33RD TO 36TH AVES	15C	BOROUGH OF LONGPORT BOROUGH HALL LONGPORT, N J	08403

Utility Listings

In addition to the Certified Tax list, please add the following companies to your certified list for all Zoning and Planning Board applications. Thank you.

Comcast Cable
901 Leeds Avenue
Absecon, NJ 08201

Atlantic County Utilities Authority
PO Box 995
Pleasantville, NJ 08232

Connectiv Real Estate Dept.
5100 Harding Highway
Suite #399
Mays Landing, NJ 08330

SJ Gas Company
1 South Jersey Plaza
RTE. 54
Folsom, NJ 08037




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

James W. Manghan, CTA
Tax Assessor

Stephen Hankin, ESQ
30 S New York Avenue
Atlantic City, NJ 08401

Block: 31.01 Lot: 1
Location: 9719 Beach Ave
Date: September 5, 2023


James W. Manghan, CTA
Tax Assessor

Note: There are properties within 200ft of the above referenced property located in the Borough of Longport

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

www.margate-nj.com

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
31.01 1	9719 BEACH	2	WILK, RONALD G & KAREN L 80 RIDINGS WAY AMBLER, PA	19002
31.01 2	9717 BEACH	2	WAASDORP, JONATHAN A & TRACY E 324 ROSEMARY LN PENN VALLEY, PA	19072
31.01 3	9715 BEACH	2	BUSCAGLIA, DIANE & GALANTE, MARIAN 107 DIANE DRIVE BROOMALL, PA	19083
31.01 4	9713 BEACH	2	COLE, ROBERT A & KAREN L 1349 FORDING BROOK ROAD AMBLER, PA	19002
31.01 5	9711 BEACH	2	FOREST LAKE PROPERTY LLC\ 73 FOREST LAKE DR WEST MILFORD, NJ	07421
31.01 6	9709 BEACH	2	FELDMAN, GENE TRUST & DORIS 207 WALNUT HILL RD #B2 WEST CHESTER, PA	19382
31.01 7	9707 BEACH	2	CANINO TRUST, M J & J R @ R LEIBOWITZ 9707 BEACH MARGATE, NJ	08402
31.01 8	9705 BEACH	2	ABRAHAM, RONALD D & MARCIA 38 LACEY LANE IVYLAND, PA	18974
31.01 9	9703 BEACH	2	JANOVE, JEROME & DEBRA 120 SADDLEBROOK CT CHERRY HILL, NJ	08003
31.01 10	9701 BEACH	2	SELIGSOHN, TRUST @ SHERWIN I 1221 CENTENNIAL ROAD NARBERTH, PA	19072
31.01 11	9718 ATLANTIC AVE	2	GROSS, STEVEN I & GENEVIEVE 2655 PHILMONT AVE HUNTINGTON VALLEY, PA	19006
31.01 12	9716 ATLANTIC AVE	2	STEINIG, JEFFREY & NIKKI KRASNO- 1258 COUNTRY CLUB ROAD GLADWYNE, PA	19035
31.01 13	9714 ATLANTIC AVE	2	MARINELLI, EDWARD H & ANTOINETTE 322 FOURTH STREET HAMMONTON, NJ	08037

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
31.01 14	9712 ATLANTIC AVE	2	SACHS, IRA C. & ANDREA 506 HOFFMAN DRIVE BRYN MAWR, PA	19010
31.01 15	9710 ATLANTIC AVE	2	ARSHT, DAVID B & BEVERLY 1147 LINDY LANE BALA CYNWYD, PA	19004
31.01 16	9708 ATLANTIC AVE	2	ROSNER, JOEL L & BRINA K 3085 MATTLDA ST MIAMI, FL	33133
31.01 17	9706 ATLANTIC AVE	2	DAVIS, SCOTT H 1033 RADCLIFF LANE LOWER GWYNEDD, PA	19002
31.01 18	9704 ATLANTIC AVE	2	GARCIA, MIGUEL & ZEIKO, LORI L 9704 ATLANTIC AVENUE MARGATE, NJ	08402
31.01 19	9702 ATLANTIC AVE	2	LARSON, NATASHA & TONY 78 NELSON DRIVE CHURCHVILLE, PA	18966
31.01 20	9700 ATLANTIC AVE	2	ABRAHAM, BARRY & ELLEN 1231 BOBARN DRIVE NARBERTH, PA	19072
31.01 21	PUBLIC BEACH	15C	CITY OF MARGATE 9001 WINCHESTER AVE MARGATE, NJ	08402
31.02 5	103 S COOLIDGE AVE	2	POLLIN, ARTHUR & AUDREY 100 HALCYON DR #G-204 MEDIA, PA	19063
31.02 13 C0001	9711 ATLANTIC AVE	2	TOMCAVAGE, MARK RICHARD & SUSAN 3901 LEWIS RUN ROAD NEWTOWN SQUARE, PA	19073
31.02 13 C0002	9711 ATLANTIC AVE	2	BROOKSTEIN TRUST@BRENT 699 FRIAR DR YARDLEY, PA	190673480
31.02 13 C0003	9711 ATLANTIC AVE	2	MARRANDINO, DONALD P & EDMONDS, SANDY 9711 ATLANTIC AVENUE #3 MARGATE, NJ	08402
31.02 13 C0004	9711 ATLANTIC AVE	2	ELAR PARTNERS LLC 261 OLD YORK ROAD #110 JENKINTOWN, PA	19046

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
31.02 13 C0005	9711 ATLANTIC AVE	2	ELAR PARTNERS LLC 261 OLD YORK ROAD #110 JENKINTOWN, PA	19046
31.02 13 C0006	9711 ATLANTIC AVE	2	ELAR PARTNERS LLC 261 OLD YORK ROAD #110 JENKINTOWN, PA	19046
32.01 2	PUBLIC BEACH	15C	CITY OF MARGATE 901 WINCHESTER AVE MARGATE, NJ	08402
32.01 102.01	S COOLIDGE AVE	2	KATZ TRUST, LEWIS 905 N KINGS HIGHWAY CHERRY HILL, NJ	08034
32.02 3 C0001	9801 ATLANTIC AVE	2	HANKINS JR, WILLIAM 9801 ATLANTIC AVE. #1 MARGATE, NJ	08402
32.02 3 C0002	9801 ATLANTIC AVE	2	ELLIS, ELIZABETH & MARTIN, CHARLES 9801 ATLANTIC AVE #2 MARGATE, NJ	08402
32.02 3 C0003	9801 ATLANTIC AVE	2	MARGATE ADVENTURES LLC 2655 PHILMONT AVE #100 HUNTINGDON VALLEY, PA	19006
32.02 3 C0004	9801 ATLANTIC AVE	2	GALLAGHER, KEVIN & LILLY 60 BRISTOL COURT EAGLEVILLE, PA	19403

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

CITY OF MARGATE
PUBLIC BEACH
9001 WINCHESTER AVENUE
MARGATE, NJ 08402

ITEMS PRINTED.....38



INST # 2022057413
 RECD 10/26/2022 VOL 15331
 RCPT # 1688942 RECD BY AD (7 PGS)
 CDN \$1,100,000.00 RTF \$21,785.00
 JOSEPH J. GIRALD, COUNTY CLERK
 ATLANTIC COUNTY, NJ



Atlantic County Document Summary Sheet

Official Use Only

ATLANTIC COUNTY CLERK 5901 MAIN ST MAYS LANDING, NJ 08330	Return Name and Address ClientFirst Title LLC 1000 Germantown Pike, Suite J-1 Plymouth Meeting, PA 1946
---	---

Submitting Company		ClientFirst Title LLC			
Document Date (mm/dd/yyyy)		10/12/2022			
Document Type		DEED <input checked="" type="checkbox"/>			
No. of Pages of the Original Signed Document (Including the cover sheet)		15 17			
Consideration Amount (If applicable)		\$1,100,000.00			
First Party <i>(Grantor or Mortgagor or Assignor)</i> <i>(Enter up to five names)</i>	Name(s) <i>(Last Name, First Name Middle Initial, Suffix) (or Company Name as written)</i>	Address (Optional)			
	Iannuzzi, Kevin A.		310 Moir Avenue West Conshohocken, Pennsylvania 19428		
Second Party <i>(Grantee or Mortgagee or Assignee)</i> <i>(Enter up to five names)</i>	Name(s) <i>(Last Name, First Name Middle Initial, Suffix) (or Company Name as written)</i>	Address (Optional)			
	Wilk, Ronald G. Wilk, Karen L.		80 Ridings Way Ambler, Pennsylvania 19002		
Parcel Information <i>(Enter up to three entries)</i>	Municipality	Block	Lot	Qualifier	Property Address
	Margate <input checked="" type="checkbox"/>	31.01	1		9719 Beach Avenue Margate, NJ 08402
Reference Information <i>(Enter up to three entries)</i>	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date

DO NOT REMOVE THIS PAGE

DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF ATLANTIC COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

Prepared by:

Stephen Hankin

STEPHEN HANKIN, ESQUIRE

DEED

This Deed is made effective on October 12, 2022 between **Kevin A. Iannuzzi**, with an address of 310 Moir Avenue, West Conshohocken, Pennsylvania 19428 (the "Grantor"); and **Ronald G. Wilk and Karen L. Wilk**, as tenants by the entirety, with an address of 80 Ridings Way, Ambler, Pennsylvania 19002 (collectively, the "Grantee").

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

1. Transfer of Ownership.

The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the total sum of One Million One Hundred Thousand Dollars (\$1,100,000.00) for Real Property. The Grantor acknowledges receipt of this money.

2. Tax Map Reference.

N.J.S.A. 46:15-1.1. Municipality of the City of Margate, Block 31.01, Lot 1, in the county of Atlantic and State of New Jersey.

3. Property.

The property consists of the land and the structure on the land in the City of Margate, County of Atlantic, and State of State of New Jersey, being more commonly known as 9719 Beach Avenue, Margate, New Jersey 08402

The legal description is: ***See the metes and bounds description annexed hereto and made a part hereof as Exhibit "A".***

BEING the same land and premises conveyed to Kevin A. Iannuzzi by deed dated April 16, 2014 from Charles Silverman and Gavin Evans, both

1
married, recorded in the Atlantic County Clerk's office on June 13, 2013 as Instrument No.20140333627.

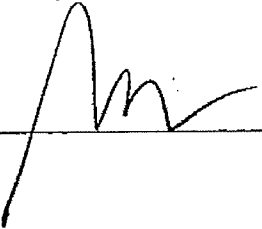
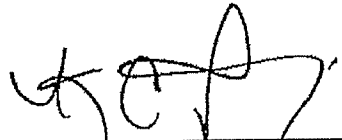
4. Promises by Grantor.

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

5. Signatures.

This Deed is signed and attested to by the Grantor as of the date at the top of the first page.

Witnessed By:


_____
_____ Kevin A. Iannuzzi

COMMONWEALTH OF PENNSYLVANIA:

: ss.

COUNTY OF MONTGOMERY :

I certify that on OCTOBER 12TH, 2022, Kevin A. Iannuzzi, personally came before me and stated to my satisfaction that he:

1. Is the maker of the attached Deed;
2. Executed this Deed as his own act; and,

3. Made this Deed for the consideration of One Million One Hundred Thousand Dollars (\$1,100,000.00) 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)

Kenneth S. Kondrad

My Commission Expires: 12/06/2025

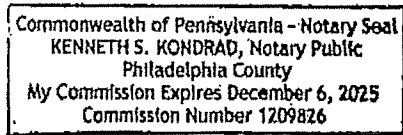


Exhibit A

The land referred to herein below is situated in the County of Atlantic, State of New Jersey, and described as follows:

ALL THAT CERTAIN lot or tract of land, situate, lying and being in the City of Margate, County of Atlantic and State of New Jersey, more particularly described as follows:

BEGINNING at a nail in the Northeasterly line of Coolidge Avenue (50 feet wide) said point being 64.875 feet Southeastwardly from the intersection of the Southeasterly line of Atlantic Avenue (100 feet wide) and the Northeasterly line of Coolidge Avenue and extending; thence

1. North 60 degrees 20 minutes 59 seconds East along the division line between Lots 1 and 11 Block 31-A said a certain subdivision plan hereinafter mentioned, a distance of 37.00 feet to an iron pin in the division line between Lots 1 and 2 Block 31-A on said plan; thence

2. South 29 degrees 39 minutes 01 second East along said division line between Lots 1 and 2, a distance of 70.725 feet to a point in the Northwesterly line of Lot 21 Block 31.01 as shown on the tax map of the City of Margate being a public beach of the Atlantic Ocean; thence

3. South 60 degrees 20 minutes 59 seconds West along said line of Lot 21, a distance 37.00 feet to a nail set in a timber bulkhead in the Northeasterly line of Coolidge Avenue; thence

4. North 29 degrees 39 minutes 01 second West along said line of Coolidge Avenue, a distance of 70.725 feet to the point and place of BEGINNING.

BEING known and designated as Lot 1 in Block 31-A as shown on a certain map entitled "Final Plat of Proposed Subdivision of Lot 109, Block 31-A", duly filed in the Atlantic County Clerk's Office on 03/09/1978 as Map No. 1678.

Note: For Informational Purposes Only: BEING Lot 1 Block 31.01 on a Tax Map of the City of Margate, County of Atlantic.

BEING the same premises which Charles Silverman and Gavin Evans, both married, by Deed dated 04/16/2014 and recorded 06/13/2014 in the Atlantic County Clerk's Office in Instrument No. 2014033627, granted and conveyed unto Kevin A. Iannuzzi.

GIT/REP-1
(10-21)

State of New Jersey Nonresident Seller's Tax Declaration

(Print or type)

Seller's Information

Name(s)

Kevin A Iannuzzi

Current Street Address

310 Moir Avenue

City, Town, Post Office

Conshohocken

State

PA

ZIP Code

19428

Property Information

Block(s)

31.01

Lot(s)

1

Qualifier

Street Address

9719 Beach Avenue

City, Town, Post Office

Margate City

State

NJ

ZIP Code

08402

Seller's Percentage of Ownership

100%

Total Consideration

\$1,100,000.00

Owner's Share of Consideration

100%

Closing Date

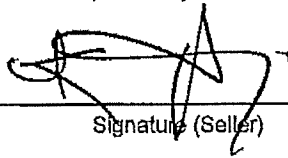
10/12/2022

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 the 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.

10/12/2022

Date



Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

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

STATE OF NEW JERSEY

COUNTY Atlantic } SS. County Municipal Code 0116
MUNICIPALITY OF PROPERTY LOCATION Margate City

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

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side) XXX-XX-X 442 000
Last three digits in grantee's Social Security Number
Deponent, Ronald G. Wilk being duly sworn according to law upon his/her oath,
deposes and says that he/she is the Grantee in a deed dated 10/12/2022 transferring real property
(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 31.01 Lot number 1 located at
9719 Beach Avenue, Margate City, NJ 08402 and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$1,100,000.00 (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. 46:8D-3.) Cooperative units are Class 4C.

(B) Grantee is not required to remit 1% fee (one or more of 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.**
 - Intercompany transfer between combined group members as part of the unitary business (See Instruction #13 on reverse side) List the Combined group NU ID number (Required) _____

(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. 46:15-7.2, 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 <u>2</u>	\$ <u>1,032,100</u>	+ <u>79.88</u> % = \$ <u>1,292,063.09</u>
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 induce 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 25 day of October, 2022
Virginia M. Rogers
Virginia M. Rogers
Commonwealth of Pennsylvania - Notary Seal
Virginia M Rogers, Notary Public
Montgomery County
My Commission Expires 01/31/2023
Commission Number 1190238

Signature of Deponent _____
80 Ridings Way
Ambler, PA 19002
Deponent Address

Ronald G. Wilk and Karen L. Wilk
Grantor Name
80 Ridings Way
Ambler, PA 19002
Grantor Address at Time of Sale

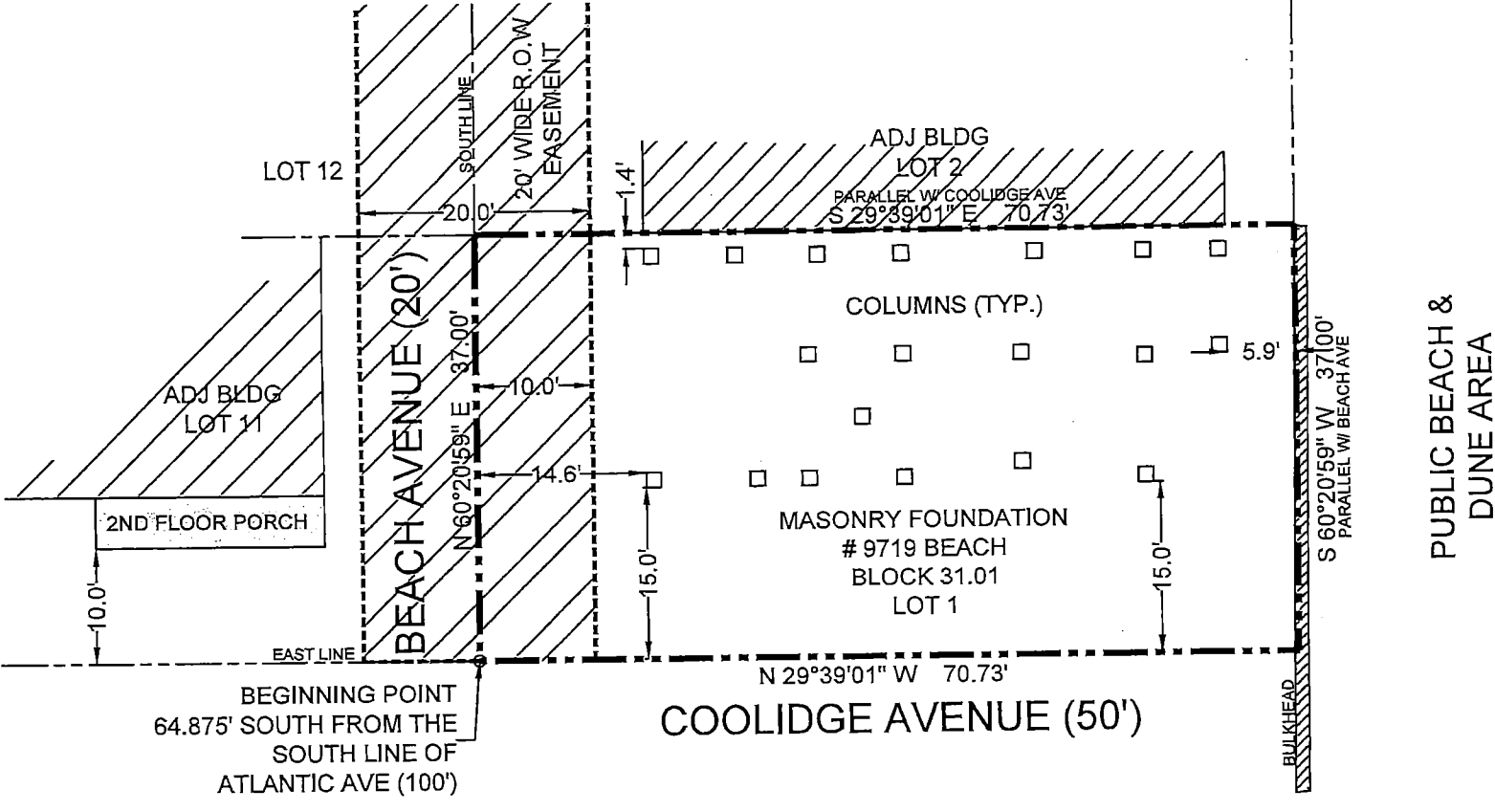
ClientFirst Title LLC
Name/Company of Settlement Officer

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

STATE OF NJ - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

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

The Director, Division of Taxation, 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/ptf/localtax.shtml



ELEVATIONS

TOP OF COLUMNS	13.15'
TOP OF FOOTING	7.16'
INSIDE GRADE	7.94'
OUTSIDE GRADE	7.78'

ELEVATIONS REFERENCE NAVD 88

BEING KNOWN AND DESIGNATED AS LOT 1 IN BLOCK 31-A AS SHOWN ON A CERTAIN MAP ENTITLED "FINAL PLAT OF PROPOSED SUBDIVISION OF LOT 109, BLOCK 31-A", DULY FILED IN THE ATLANTIC COUNTY CLERK'S OFFICE ON 03/09/1978 AS MAP #1678

SURVEY REFERENCES
 1. MARGATE CITY TAX MAP
 2. FIELD SURVEY COMPLETED ON 03/16/2023

REVISED 08/02/2023 - SHOWING BUILDING & PORCH ON LOT 11 PER CLIENT

FOUNDATION SURVEY
 MARGATE CITY
 BLOCK 31.01 LOT 1
 ATLANTIC COUNTY, NEW JERSEY

- SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 2,617 ± SF
- PERMANENT MARKERS HAVE BEEN SET
- OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
- THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, EITHER RECORDED OR UNRECORDED. UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
- SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.
- THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
- THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
- THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

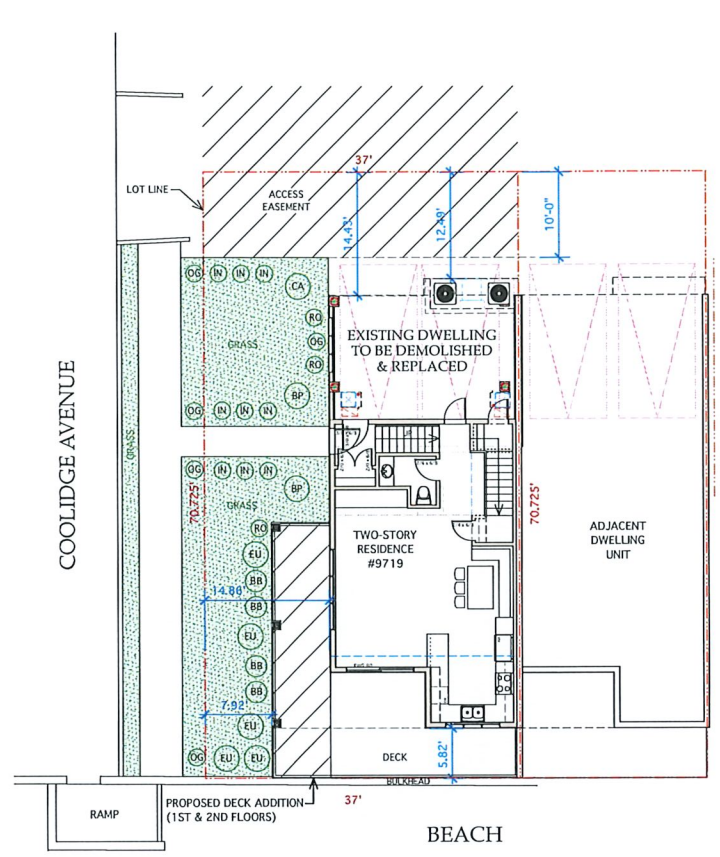
ARTHUR W. PONZIO, JR.
 PROFESSIONAL PLANNER N.J. NO. 33LI00267600
 PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400



ARTHUR PONZIO CO.
 ENGINEERS ♦ SURVEYORS
 PLANNERS

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

DATE: 03/20/2023	DRAWN BY: WER
SCALE: 1" = 15'-0"	PROJECT NO.: 40550



SITE PLAN SCALE: 1" = 10'

NOTE: THE SITE PLAN IS BASED ON A SURVEY BY MARK A. CONOVER (N.J.P.L.S. #G03075200) DATED 6/6/14.

BULK REQUIREMENTS (ZONE MF)

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	4400	2617	2617
LOT WIDTH	40	70.73	70.73
LOT DEPTH	N/A	37	37
FRONT YARD (BLDG)	14.9±	14.86	14.86
FRONT YARD (DECK) *	12.4	-	7.9
SIDE YARD (N)	8	14.43	14.43
SIDE YARD (S)	8	5.82	5.82
SIDE YARD (DECK @ 2) (S) *	8	5.82	5.82
REAR YARD	20	0	0
BUILDING COVERAGE	45% MAX.	41%	41%
LANDSCAPED AREA *	35%	32%	22%
FRONT YARD LANDSCAPED AREA	60% MIN.	78%	61%
BUILDING HEIGHT	30' MAX.	25.7	25.1
PARKING	2 SPACES	2 SPACES	2 SPACES

* VARIANCE REQUIRED

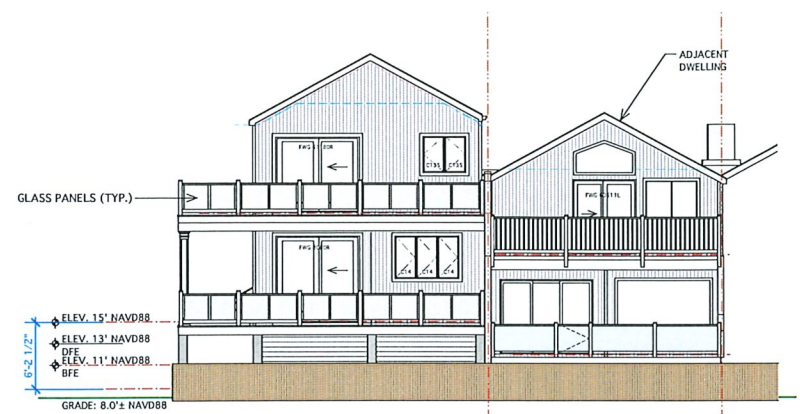
PLANT SCHEDULE

SYMBOL	SPECIES	REMARKS
BB	BARBERRY	
BP	BEACH PLUM	
CA	CRAB APPLE	
EU	ELDONIUM	
FC	FALSE CYPRESS	
IN	INKBERRY	
OG	ORNAMENTAL GRASS	
RO	ROSE BUSH	

NOTE: SHRUBS SHALL BE A MINIMUM OF 18" HIGH. TREES SHALL HAVE A 3" MINIMUM CALIBER AND 8' MINIMUM HEIGHT.



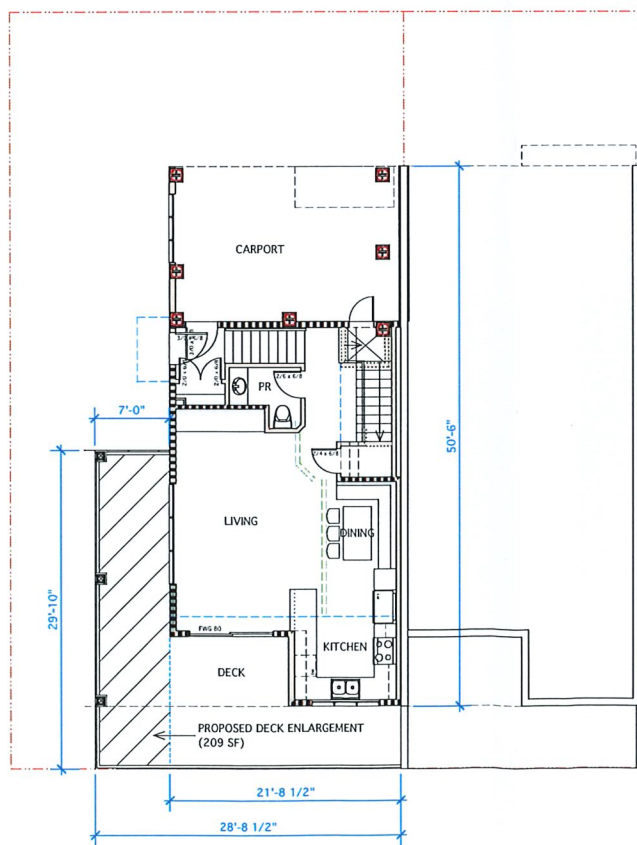
FRONT ELEVATION SCALE: 1/8" = 1'-0"



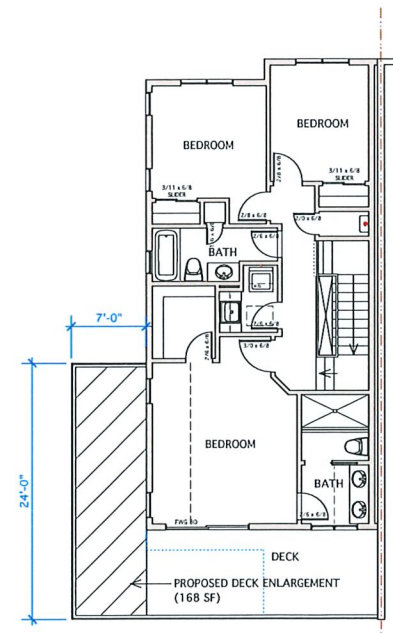
RIGHT SIDE (BEACH) ELEVATION SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION SCALE: 1/8" = 1'-0"



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



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

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

PETER C. WEISS
ARCHITECT

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

WILK RESIDENCE
9719 BEACH BLOCK 31.01 LOT 1
MARGATE, NEW JERSEY

Project No. 2210.1	Revisions	 Peter C. Weiss AI 10004	Sheet No.
Date: 10/4/23	_____		A-1
Scale: As Shown	_____		
Drawn By: PCW	_____		
©2023 Peter C. Weiss	_____		

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