

City of Somers Point

DEPARTMENT OF PLANNING & ZONING

Solicitor Manos
Engineer Doran
Zoning Official McLarnon

Chairman: J. Craddock
S. Rowan
D. Tapp
B. Marshall
R. Granus
M. Kedziora
ALTERNATE: E. Lawler
J. Helbig

A regular meeting of the City of Somers Point Zoning Board of Adjustment will be held April 12, 2021 by remote access only by video and audio means. The meeting will begin at 7:00 p.m. At the time of the meeting, anyone from the public wishing to attend may do so remotely by accessing the video and audio of the meeting on the internet at <https://us02web.zoom.us/j/85102880006> on a supportable desktop computer, laptop computer, tablet or other supportable device. You may be required to download the "Zoom" meeting application at or prior to the time of the meeting. Anyone from the public may also attend the meeting by accessing only the audio of the meeting by telephone by calling 1-301-715-8592 and entering meeting ID 851 0288 0006. Additional local call-in numbers can be found at <https://us02web.zoom.us/j/85102880006>.

The agenda of the meeting, and copies of any application before the Board, and any maps and documents relating to any application before the Board, may be found on the internet at http://www.somerspointgov.org/mainpages/zoning_board.asp under the "Zoning Board Meeting Dates and Board Documents" section. The agenda will additionally be posted as required by law. Copies of any application before the Board, and any maps and documents relating to any application before the Board, may also be inspected by the public on weekdays (except holidays) during regular business hours at City Hall, 1 W. New Jersey Avenue, Somers Point, NJ.

For additional information, you may contact Jayne Meischker, Board Secretary, at the City of Somers Point Planning and Zoning Office, at (609) 927-9088 x 142, or by email at jmeischker@spgov.org.

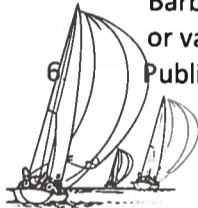
ZONING BOARD AGENDA JUNE 14, 2021 REMOTELY REGULAR MEETING 7:00 PM

1. Flag Salute
2. Open Public Meetings Act
3. Roll Call
4. Approval of minutes from April meeting.
5. Applications: Bill Meyers, Block 1419, Lot 1. 415 W. New York Ave. Zoned R-1. "C" variances to add parking, shed and deck.

Debi McGinnis, Block 1426, Lot 12. 903 W. CT. Ave. Zoned R-1. "C" variances to allow a 5' privacy fence in front yard setback.

Barbara Handson, Block 1916, Lot 5. 10 Braddock Dr. Zoned R-1. Certificate of non-conformity or variance to have structure designated as a duplex.

Public session



"Small Town Charm On The Bay"

7. Other business

Jayne Meischker, Board Secretary

Somers Point Zoning Board of Adjustment Application

In the Matter of the Appeal of:

Name: William Meyers

Address: 415 New York Ave, Somers Point NJ 08244

1. This application concerns Block 1419, Lot 1 on the tax map of the City of Somers Point, having the following street address: 415 W New York Ave

2. The land has frontage on NEW YORK of 90.00' feet and a depth of 140.00' feet.

3. I have filed a Plot Plan and Survey of the premises within the Secretary of the Zoning Board of Adjustment of the City of Somers Point which may be examined at the Code Enforcement Office, 1 West New Jersey Avenue, Somers Point, New Jersey, on which Plot I have indicated existing boundary lines and structures and changes requested to be granted herein.

4. The land is in R1 zone, and the present use of the land is: MULTI-FAMILY RESIDENTIAL

4a. Lot size 12,600 square feet.

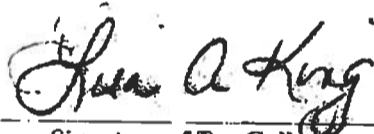
5. I desire to make the following changes (insert how the existing use will be changed or modified):
MODIFY/EXPAND OFF-STREET PARKING &
ADD DETACHED ACCESSORY SHED
AND INSTALL A DECK

6. Plan prepared by: WILLIAM MCLEES ARCHITECTURE, LLC

7. Type of Appeal:

- An inspection of the Zoning Ordinance Zoning Map
- A special exception to the Zoning Ordinance
- A Variance from the strict application of the Zoning Ordinance
- A Use Variance

8. I desire the Zoning Board of Adjustment to grant a Variance or a Special Use Permit (specify in detail action of the Zoning Officer)



Signature of Tax Collector

TAX & SEWER 5-4-21

9. Set Forth in Detail, including all facts that you wish to rely on at the Hearing, why the Zoning Board should grant your application. (Application may be decided on reasons herein in the event that no one desires to be heard on the application). 415 West New York Ave is Suitable for the proposed use and the deck and additional parking and will not be detrimental to the public good.

10. State Name, Address, and Telephone number of the Attorney representing the Applicant, if any. Brian Callahan
2428 Atlantic Ave
Atlantic City

11. Set Forth any previous applications made to this Board for the above property indicating date and result. 3/10 2014 Approved
3/5 2004 Approved
10/7 2002 Approved

12. Applicants Telephone number: Home - Cell 609-271-4020

Work - _____

SITE PLAN AND SUBDIVISION

SITE PLAN

- 1. Property Land Use Multi-Family Residential
- 2. Density - Permitted existing unchanged
- Proposed existing unchanged
- 3. Percentage of Building Coverage - Permitted 30%
- Proposed 30.27%
- 4. Number of Parking Spaces - Required 8
- Proposed 10
- 5. Number of Residential Units Proposed _____
- 6. Square Footage of Residential Units - Permitted _____
Square Footage of Lot 12,600 - Proposed 12,600

7. Front Yard Setback - Required 20 ft (New York Avenue), 20 ft (5th St)

- Proposed 26 ft (New York Avenue), 12.08 ft (5th St)

8. Rear Yard Setback - Required 35 ft

- Proposed 38 ft, 2ft to accessory shed

9. Side Yard Setback - Required N S W (Circle One) 10 ft

- Proposed 23.79 ft

9a. Side Yard Setback - Required N S E W (Circle One) N/A

- Proposed _____

10. Building Height - Permitted _____

- Proposed unchanged

11. Classification of Structure: One Story Two Story Three or More Other

12. Facilities for Trash and Garbage Disposal existing unchanged

Private: Yes No

13. Buffer Zones - Describe Location and Extent Provided 2 ft landscape buffers provided at side and rear yard lot lines

14. Recreational Facilities Provided n/a

15. If Ten (10) Units or More are Proposed, an Environmental Impact Statement is Required.

SUBDIVISION

1. Total Area of Tract _____

2. Portion being Subdivided _____

3. Number of Lots being Created _____

4. Purpose of Subdivision _____

5. Proposed Use of New Lots _____

[Signature]
Signature of Applicant or Representative

State of New Jersey, County of Atlantic

Signature of Applicant or Attorney [Signature]

Signature of Notary [Signature]

Sworn to Me on this 4th Day of May, 2021

NORA M MELHEM
Notary Public
State of New Jersey
My Commission Expires Dec. 26, 2022
I.D.# 50074003

City of Somers Point

1 West New Jersey Avenue · Somers Point, NJ 08244 · 927.9088 Ext. 142 fax: 927.0177

DEPARTMENT OF ZONING/CODE ENFORCEMENT

REFUSAL OF ZONING PERMIT

DUE TO NEW JERSEY PUBLIC LAW OFFICE STAFF WILL SUPPLY ONLY FACTUAL INFORMATION. FORMAT AND QUESTIONS TO BE SUPPLIED BY LEGAL COUNSEL

Date: 4-13-21	
Applicant Name: Bill Meyers	Property Address: 415 W. New York
Block: 1419	Lot: 1
Zone: R-1	
Your application for a permit to: Add additional off street parking, shed and deck	

is hereby denied for non-compliance with the provisions of Article (s): IV

section (s): 114-12 .

of the municipal zoning ordinance for the following reasons:

	REQUIRED	Existing	Proposed	Variance Needed
Lot Area:	7500 sf	12600	12600	C
Lot Width	70 ft	90	90	C
Front Yard Setback:	20 ft New York	26	26	C
Front Yard Setback:	20 ft Fifth St.	15.1	15.1	ENC 4.9
Side Yard Setback	10 ft Gar	19.6	19.6	C
	House	23.8	23.8	C
Side Yard Setback:	10 ft shed	22	22	C
Rear Yard Setback:	35 ft Gar/Shed	10/0	10/0	C/5'
	House	40	40	C
Lot Coverage	30% Building	32%	32%	2%
	Imp. Coverage	74%	74%	44%
Height:	35 ft	38	38	3 ENC
Parking:	2 Per Unit. Total 8	8	10	C
Sidewalks:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		

Summary of Application

There are 2 storage containers not shown on site plan. Shed shown on plan not to code.. The concrete & asphalt on plan dated 3/24/21 is over coverage. Stacked parking is not permitted.

Jim Mc Brien

Jim Mc Brien

Rebecca C. Lafferty, Esquire
COOPER LEVENSON, P.A.
1125 Atlantic Avenue – 3rd Floor
Atlantic City, New Jersey 08401
(609) 572-7550
Solicitor for City of Somers Point
Zoning Board of Adjustment

APPLICATION OF WILLIAM J. MYERS
FOR: D VARIANCE FOR RELIEF TO
EXPAND A NON-CONFORMING USE; C
VARIANCE RELIEF FROM BULK
REQUIREMENTS; AND SITE PLAN
WAIVER FOR BLOCK 1419, LOT 1

*CITY OF SOMERS POINT
ZONING BOARD OF ADJUSTMENT*

ZB-

DECISION AND RESOLUTION

THIS MATTER, having been heard by the Zoning Board of Adjustment of the City of Somers Point on March 10, 2014 at regularly scheduled meetings at the Township Hall of the City of Somers Point, and the Board having reviewed the Application and Plans as submitted, and a quorum being present; and,

WHEREAS, the City of Somers Point Zoning Board of Adjustment has heard the testimony of the applicant and applicant's professionals as well as all board professionals; and

WHEREAS, the City of Somers Point Zoning Board of Adjustment has reviewed the Application submitted by the applicant together with Application Form and Attachments prepared by the applicant (attachment marked as Exhibit A-1), and the Architectural Plans prepared by William McLees Architect dated January 30, 2014; and

WHEREAS, the City of Somers Point Zoning Board of Adjustment, based upon the exhibits submitted, the testimony of the Zoning Board Engineer and Planner, and the testimony presented on behalf of the Applicant, makes the following findings of fact:

1. The Applicant is William J. Myers whose address is 415 West New York Avenue, Somers Point, N.J. 08244. At the time of the hearing, the Applicant was represented by Arthur T. Ford, III, Esquire.

2. The Applicant has submitted a properly filed Application, and all required documents and has paid all required fees and has complied with the Advertising and Notice Requirements of the Municipal Land Use Law.

3. The subject site is known as Block 1419, Lot 1.

4. The project is serviced by public water and sewer.

5. The site is located in the R-1 Zone and its current and proposed use is a multi-unit dwelling and is an existing non-conforming use in the R-1 zone. The Applicant was granted relief previously by way of Resolutions dated October 7, 2002 and March 8, 2004. The Applicant wishes to convert the basement to allow an enlargement of the first floor unit into a portion of the basement.

6. The within Application is for C variance relief from bulk requirements, D variance relief to allow the expansion of an existing non-conforming use, and site plan waiver.

7. No public appeared at the public portion of the meeting.

8. Based upon the testimony and evidence presented, the City of Somers Point Zoning Board of Adjustment made the following findings and decisions:

a. The Board, pursuant to N.J.S.A. 40:55D-77(d)(2) found the D variance to permit relief and allow the expansion of the current non-conforming use to allow a portion of the basement to be converted to additional living space for the first floor unit. The Board found special reasons existed for such approval, including that the existing use is the same as the proposed use and the proposed site is particularly suitable for the

proposed use as it is an addition to the existing use. The Board also found the requested relief would not cause substantial detriment to the public good and would not impair the intent and purpose of the zone plan.

b. The Board found that the Applicant is entitled to relief pursuant to N.J.S.A. 40:55D-70(c) so as to permit the continuation of the following existing non-conformities:

- (1) Front yard setback (Fifth Street)- The variance granted allows for 15.1 feet where 20 feet is required;
- (2) Rear yard setback – The variance granted allows for 41 feet;
- (3) Height – The variance granted allows for 38 feet where 35 feet is required;
- (4) Building coverage – The variance granted allows for 31.4% where 30% is the maximum; and
- (5) Lot coverage – The variance granted allows for 68% where 60% is the maximum;

The Board noted on the record that the relief was necessary due to the general shape of the property and the proposed conditions will not cause substantial detriment to the public good and would not impair the intent and purpose of the zone plan, nor would they intensify the use and density in the area as these were already existing non-conformities.

c. The Board granted the Applicant a site plan waiver as prior site plans cover all of the site and the building is already in existence. The Board noted that granting of the site plan waiver is reasonable under the circumstances.

NOW, THEREFORE, a Motion having been made and seconded, the City of Somers Point Zoning Board of Adjustment hereby grants relief pursuant to N.J.S.A. 40:55D-70(c) and N.J.S.A. 40:55D-70(d) for the reasons noted above subject to the following conditions:

- 1) No additional electric or gas meters will be installed as part of the proposed project;
- 2) Within one year of the Applicant obtaining a Certificate of Occupancy for the additional space in the basement, the applicant will remove the existing storage unit in the yard; and
- 3) Compliance with all conditions as set forth in the Engineering Report of Matthew F. Doran dated February 17, 2014.

Roll Call Vote on Motion to Grant C and D Variances and Waiver of Site Plan as set forth above

Chairman Meischker		Yes
Craddock	Motion	Yes
Cohen	2 nd	Yes
Hanlin		Yes
Passmore		Yes
Broomall		Yes
Campbell		Yes
Callahan		Alternate
Rattigan		Alternate

CITY OF SOMERS POINT ZONING BOARD OF ADJUSTMENT

Dated: 7/14/14 By: RM
Ronald Meischker, Chairman

Dated: 7/14/14 By: Georgiana Hutchinson
Georgiana Hutchinson, Zoning Board Secretary

BOARD OF ADJUSTMENT
CITY OF SOMERS POINT
COUNTY OF ATLANTIC
STATE OF NEW JERSEY

WILLIAM MEYERS)	
Appellant	)	RESOLUTION AND JUDGMENT
	)	ON APPEAL
vs.	)	GRANTING ADDITIONAL
	)	VARIANCES AND AMENDED SITE
	)	PLAN APPROVAL
BOARD OF ADJUSTMENT)	
CITY OF SOMERS POINT)	
ATLANTIC COUNTY, NEW JERSEY)	

This matter having come on to be heard before the Board of Adjustment of the City of Somers Point, New Jersey for hearing on March 8, 2004, and the Board having first determined that proper notice of this hearing had been provided to the adjacent property owners and to the general public according to law, and then having considered the testimony of the appellant, and the presentation of Arthur T. Ford III, Esquire, the Board has made the following factual findings:


1. Appellant is the owner of premises located at Block 1419, Lot 1, 415 W. New York Avenue, Somers Point, New Jersey.
2. Said premises is zoned R-1.
3. Appellant seeks an approval for amendments to his original site plan and additional variances.
4. Appellant testified that previously site plan and variances were granted so he could work on the property. He testified that he has been working on the property and he has put a lot of effort into doing so. They now realized that in their original approvals, the bedrooms in the property would be too small. They now want to add an addition to the building, but to do so they would require a 4 foot 7 inch front yard variance, a 6.4% lot coverage variance, a variance from Ordinance 114.4, altering a non-conforming structure and they would also need an amended site plan approval. These are needed because it is a corner property. He stated that the new exterior will match the existing exterior.
5. Appellant further stated the granting of these variances would not substantially impair the intent or purposes of the zoning plan or zoning ordinances, nor be detrimental to the general welfare of the citizens of Somers Point.

NOW, THEREFORE, BE IT RESOLVED AND ADJUDGED by the Board of Adjustment of the City of Somers Point that the application to grant a 4 foot 7 inch front yard variance, a 6.4% lot coverage variance, a variance from Ordinance 114-4 and amended preliminary and final site plan approval in accordance with the testimony presented and the applications submitted on Appellant's premises located at Block 1419, Lot 1, 415 W. New York Avenue, Somers Point, New Jersey, pursuant to N.J.S.A. 40:55D-70(c) and 40:55D-76 is granted.

This resolution has been approved by the Board of Adjustment of the City of Somers Point by a roll call vote as follows:

Wigglesworth	Yes
Kennedy	Yes
Striefsky	Yes
Craddock	Yes
Innocente	Yes
Picucci	Yes
Clark	Yes

The foregoing is a true copy of a resolution adopted by the Board of Adjustment of the City of Somers Point at a meeting held on March 8, 2004, as copied from the minutes of that meeting.


GEORGIANA HUTCHINSON, SECRETARY
BOARD OF ADJUSTMENT
CITY OF SOMERS POINT

BOARD OF ADJUSTMENT
CITY OF SOMERS POINT
COUNTY OF ATLANTIC
STATE OF NEW JERSEY

WILLIAM J. MEYERS, JR.)	
Appellant	)	RESOLUTION AND JUDGMENT
	)	ON APPEAL
vs.	)	GRANTING USE VARIANCES,
	)	BULK VARIANCES AND
BOARD OF ADJUSTMENT	)	PRELIMINARY AND FINAL SITE
CITY OF SOMERS POINT	)	PLAN APPROVAL
ATLANTIC COUNTY, NEW JERSEY)	

This matter having come on to be heard before the Board of Adjustment of the City of Somers Point, New Jersey for hearing on October 7, 2002, and the Board having first determined that proper notice of this hearing had been provided to the adjacent property owners and to the general public according to law, and then having considered the testimony of the appellant, the appellant's witnesses and the presentation of appellant's attorney, Arthur T. Ford, III, Esquire, the Board has made the following factual findings:

1. Appellant is the owner of premises located at Block 1419, Lot 1, 415 West New York Avenue, Somers Point, New Jersey.
2. Said premises is zoned R1.
3. Appellant seeks two use variances to alter a nonconforming use and to allow the garage to be used as a business, together with Bulk variances and Preliminary and Final Site Plan Approval.
4. William Meyers testified that he is the sole owner of the property. He stated that it was originally purchased in 1990 by his father, brother and himself and now he owns the property in his own name. He testified that when the property was purchased, it was in very bad condition. They started to clean up the property, landscaping was put in, a sprinkler system was added, some of the windows were replaced and minor repairs were made. He stated that when this property was built, there was no off-street parking and they put in a driveway off of Fifth Street to accommodate two cars and also off of New York Avenue to accommodate four or five cars. He testified that in 1994, they built a garage in the rear and it was used as a shop for his father and occasionally odd jobs were done. The applicant then submitted several pictures into the

record demonstrating what they were doing and what they intended to do. He testified that they decided to upgrade the apartments themselves, that his mother currently occupies one unit, his brother occupies another and he occupies a third and there is one unit unoccupied. He stated that the site has had four units since 1965. Mr. Meyers testified that a new kitchen is being built in the top unit, together with a new bedroom and a deck and in the rear unit on the top, a bedroom will be added with a bath. He stated that on the first floor, they are only adding a bedroom and a breakfast area. He testified that there were two units with two bedrooms and two units with one bedroom and that they propose three units with two bedrooms and one unit with two bedrooms and a small room that could be another bedroom or den. He stated that he also wants to have all separate utilities to the units. The applicant agreed to a condition that no commercial vehicle exceeding a one ton pay load would be parked on the property except during the construction phase. He stated that plans would be revised to show eight off street parking places on site. He stated that there is a basement which will be used for storage and stated that no rental unit or business would be operated out of the basement. He did state that he does presently operate his business out of a little home office with a computer.

5. James Meyers testified that he was one of the previous owners of the property and has resided there since 1990. He stated that the garage was constructed in 1994 and that when that was done, they moved tools to the structure and periodically used it to make trim and odds and ends. He testified that he has no employees, that he is only using the garage during normal business hours, that there are no signs or materials exposed. He stated that his work is fully contained inside, that he has no truck and he feels that the shop is merely a home occupation. He did concede, however, that pursuant to the ordinance's definition of home occupation, he needed a variance. Mr. Meyers agreed that if a variance was granted, all of the conditions of home occupation would be incorporated into the granting of same except the allowable square footage under home occupation which would be

exceeded in this case. In this case, they have 732 square feet versus 400 square feet allowed by ordinance. Moreover, they agreed that they would not park a truck on the property and that in the event, Mr. James Meyers left the property, the use would discontinue and that they would do a deed restriction to so indicate.

6. Greg Modell testified that he is a professional architect in the State of New Jersey and is the project architect. He testified that he reviewed the existing and proposed conditions and discussed the existing nonconforming setbacks. He stated that they need a two-foot front yard variance on the Fifth Street front and a lot coverage variance to permit 30.8% lot coverage. He testified that no height variance is needed because it is ornamental and not utilized area. He testified that the proposed renovations would be an enhancement to the neighborhood, that it would be compatible with the neighborhood and that the building would be brought into code compliance. He stated that if granted, all preservation of light and air would be maintained and that this building would be able to stand for many more years without it running into disrepair and having to be torn down.

7. Joseph Kelly testified that he has resided at 652 Fifth Street since 1965. He stated that this site was in terrible condition but since the Meyers purchased it in 1990, they have upgraded the site. He stated that he is aware of the garage in the rear being used for woodworking jobs but that he has never seen any customers at the site.

8. Appellant further stated the granting of these variances would not substantially impair the intent or purposes of the zoning plan or zoning ordinances, nor be detrimental to the general welfare of the citizens of Somers Point and that the proposed use represents the highest and best use for the property.

NOW, THEREFORE, BE IT RESOLVED AND ADJUDGED by the Board of Adjustment of the City of Somers Point that the application to grant a use variance to enlarge an existing four-unit nonconforming use in accordance with the testimony presented and the application submitted on applicant's premises located at Block 1419, Lot 1, 415

West New York Avenue, Somers Point, New Jersey, pursuant to N.J.S.A. 40:55D-70(d) is granted.

BE IT FURTHER RESOLVED AND ADJUDGED by the Board of Adjustment of the City of Somers Point that the application to grant a two-foot front yard variance on the Fifth Street front yard and a variance to permit 30.8% lot coverage on applicant's premises located at Block 1419, Lot 1, 415 West New York Avenue, Somers Point, New Jersey pursuant to N.J.S.A. 40:55D-70(c) is granted.

These variances are specifically conditioned upon no commercial vehicle exceeding a one-ton pay load being parked on the property except during the construction phase and that the plans will be revised to show eight off street parking places on site.

This resolution has been approved by the Board of Adjustment of the City of Somers Point by a roll call vote as follows:

Wigglesworth	Yes
Clark	Yes
Striefsky	Yes
Kennedy	No
Craddock	Yes
Picucci	Yes
Rosenberger	Yes

BE IT FURTHER RESOLVED AND ADJUDGED by the Board of Adjustment of the City of Somers Point that the application to grant a use variance to allow the garage to be utilized as a woodworking shop provided it continued to meet all the requirements of a home occupation as defined in the Somers Point Ordinance with the exception that no truck be parked on the property in conjunction with the woodworking and that the property be permitted to have 732 square feet, not 400 square feet as required, and with the further condition that a deed restriction be filed stating that the business would be eliminated once the property changed hands in accordance with the testimony and the application submitted on appellant's premises located at Block 1419, Lot 1, 415 West New York Avenue, Somers Point, New Jersey pursuant to N.J.S.A. 40:55D-70(d) is granted.

This resolution has been approved by the Board of Adjustment

of the City of Somers Point by a roll call vote as follows:

Wigglesworth	Yes
Clark	Yes
Striefsky	Yes
Kennedy	No
Craddock	Yes
Picucci	Yes
Rosenberger	Yes

The applicant then requested the granting of Preliminary and Final Site Plan Approval at which time the engineering comments were entered into the record. The applicant agreed that if Preliminary and Final Site Plan Approval was granted, they would change the plans to show eight parking spaces as required by the ordinance, would show proposed storm drainage grades and direction of flow, would show the location and size of parking spaces, would show the proposed screening, landscaping and lighting and that the Board Engineer must approve all final revisions and that all revisions would take place within 30 days. The Board determined that it was appropriate to grant Preliminary and Final Site Plan Approval with the above listed conditions on the project.

NOW, THEREFORE, BE IT RESOLVED AND ADJUDGED by the Board of Adjustment of the City of Somers Point that the application to grant Preliminary and Final Site Plan Approval in accordance with the testimony presented and the applications submitted on appellant's premises located at Block 1419, Lot 1, 415 West New York Avenue, Somers Point, New Jersey pursuant to N.J.S.A. 40:55D-76 is granted.

BE IT FURTHER RESOLVED AND ADJUDGED by the Board of Adjustment of the City of Somers Point that the application to grant Preliminary and Final Site Plan Approval is specifically conditioned upon:

1. Site plan being revised to show eight off site parking spaces.
2. Site plan being revised to show proposed storm drainage grades and direction of flow.
3. Site plan being revised to show location and size of



City of Somers Point
DEPARTMENT OF TAX & SEWER COLLECTION

SOMERS POINT

NEW JERSEY

the shore starts here!

March 23, 2021

I certify the attached is a list of property owners within 200' of **Block 1419 lot 1** based on the information provided in the maps of the City, which is reasonably accurate when considering the scale of the tax map and the precision of the instruments used to measure the distances.

Please notify:

Conectiv Real Estate Department
5100 Harding Highway, Ste#399
Mays Landing, NJ 08330

Public Service Electric and Gas Company
Manager-Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

Sincerely,

Meghan Dilks
Tax Clerk

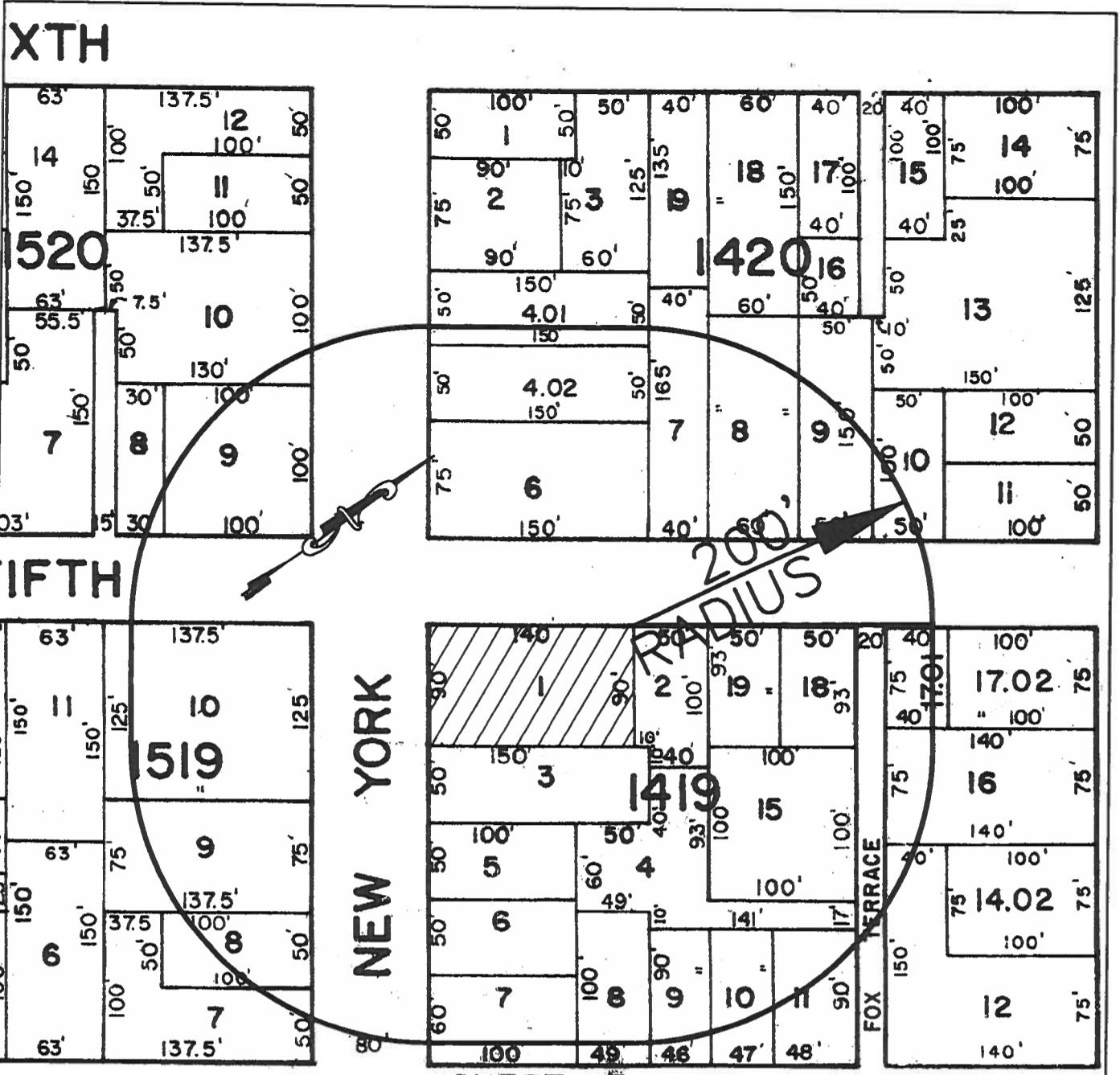
Batch Id: DH

Identification	Name	Street Address	City, State	Zip
		Property Location		
Block: 1419 Lot: 2 Qual:	KELLY, JOSEPH S. & DONNA J.	652 FIFTH ST	SOMERS POINT, NJ	08244
Block: 1419 Lot: 3 Qual:	DWYER, MARK G	1306 FROG HOLLOW RD	RYDAL, PA	19046
Block: 1419 Lot: 4 Qual:	DELFINER, ADELE & ALAN	105 S DOVER AVE	ATLANTIC CITY, NJ	08401
Block: 1419 Lot: 5 Qual:	CAMP, CARYLL & JONES, JOHN	411 W NEW YORK AVE	SOMERS POINT, NJ	08244
Block: 1419 Lot: 6 Qual:	WALTER, DONALD JR & ALISON	23 SOMERS AVE	EGG HARBOR TWP, NJ	08234
Block: 1419 Lot: 7 Qual:	BRUCKLER, CHRIS E	401 W NEW YORK AVE	SOMERS POINT, NJ	08224
Block: 1419 Lot: 8 Qual:	MCMEEKIN, JAN E	406 N GLADSTONE AVE	MARGATE, NJ	08402
Block: 1419 Lot: 9 Qual:	BRZOWSKI, ANDRZEJ Z & KATHRYN M	4 TALLWOOD DR	VOORHESS, NJ	08043
Block: 1419 Lot: 10 Qual:	LAUT, DAVID & COURTNEY	651 4TH ST	SOMERS POINT, NJ	08244
Block: 1419 Lot: 11 Qual:	BAILEY, CHERYLANN	649 FOURTH ST	SOMERS POINT, NJ	08244

Identification	Name	Street Address	City, State	Zip
	Property Location			
Block: 1419 Lot: 12 Qual:	MCANDREW, ROBERT T & JEANETTE	400 W CONNECTICUT AVE	SOMERS POINT, NJ	08244
		400 W CONNECTICUT AVE		
Block: 1419 Lot: 14.02 Qual:	CARNEY, ALLEN R & BARBARA	410 W CONNECTICUT AVE	SOMERS POINT, NJ	08244
		410 W CONNECTICUT AVE		
Block: 1419 Lot: 15 Qual:	DELFINER, ALAN	808 S 2ND ST	PHILADELPHIA, PA	19147
		415 FOX TERRACE		
Block: 1419 Lot: 16 Qual:	EVANS, RICHARD & SUSAN	418 CONNECTICUT AVE	SOMERS POINT, NJ	08244
		418 W CONNECTICUT AVE		
Block: 1419 Lot: 17.02 Qual:	LAYTON, MICHAEL G. & LINDA	4445 VENICEAN RD	SEA ISLE CITY, NJ	08243
		644 FIFTH ST		
Block: 1419 Lot: 18 Qual:	STEBBINS, SUSANNA; ESTATE	648 FIFTH ST	SOMERS POINT, NJ	08244
		648 FIFTH ST		
Block: 1419 Lot: 19 Qual:	SCHWACHTER, JEFFREY & VICTORIA	650 5TH ST	SOMERS POINT, NJ	08244
		650 FIFTH ST		
Block: 1420 Lot: 4.01 Qual:	HARRIS, JACOB M	519 W NEW YORK AVE	SOMERS POINT, NJ	08244
		519 W NEW YORK AVE		
Block: 1420 Lot: 4.02 Qual:	GRAMLICH, THOMAS & CARE TRUST	713 RAVEN RD	WAYNE, PA	19087
		505 W NEW YORK AVE		
Block: 1420 Lot: 6 Qual:	HOLMAN, JOAN & WILEZOL, RICHARD	501 W NEW YORK AVE	SOMERS POINT, NJ	08244
		501 W NEW YORK AVE		

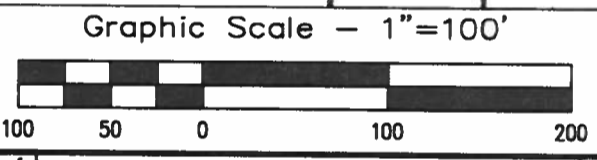
Identification	Name	Street Address	City, State	Property Location	Zip
Block: 1420 Lot: 7 Qual:	ABSIN, JULIEANNE	659 FIFTH ST	SOMERS POINT, NJ	659 FIFTH ST	08244
Block: 1420 Lot: 8 Qual:	RYAN, RICHARD	657 5TH ST	SOMERS POINT, NJ	657 FIFTH ST	08244
Block: 1420 Lot: 9 Qual:	RALSTON, RONALD JR	655 FIFTH ST	SOMERS POINT, NJ	655 FIFTH ST	08224
Block: 1420 Lot: 10 Qual:	DILL, HOWARD W JR	104 MEADOWVIEW DR	LINWOOD, NJ	653 FIFTH ST	08221
Block: 1420 Lot: 11 Qual:	TINUCCI, LYNN M	641 FIFTH ST	SOMERS POINT, NJ	641 FIFTH ST	08244
Block: 1420 Lot: 18 Qual:	HUGHES, ROBIN K.	739 CENTRAL AVE	HAMMONTON, NJ	650 SIXTH ST	08037
Block: 1519 Lot: 7 Qual:	BROSCHARD, LEROY W, -JR	402 W NEW YORK AVE	SOMERS POINT, NJ	402 W NEW YORK AVE	08244
Block: 1519 Lot: 8 Qual:	TREGEAR, DONNA	406 W NEW YORK AVE	SOMERS POINT, NJ	406 W NEW YORK AVE	08244
Block: 1519 Lot: 10 Qual:	UZZOLINO, JOSEPH	414 W NEW YORK AVE	SOMERS POINT, NJ	414 W NEW YORK AVE	08244
Block: 1519 Lot: 11 Qual:	FAULKNER, MARIA A	1409 CHANCELLOR CIRCLE	BENSALEM, PA	716 FIFTH ST	19020
Block: 1520	KEARSLEY, JANICE				

Identification	Name	Street Address	Zip
City, State	Property Location		
Lot: 10	516 NEW YORK AVE	SOMERS POINT, NJ	08244
Qual:	516 W NEW YORK AVE		



OURTH

SHEET 15





NOTE: THIS IS NOT A SURVEY

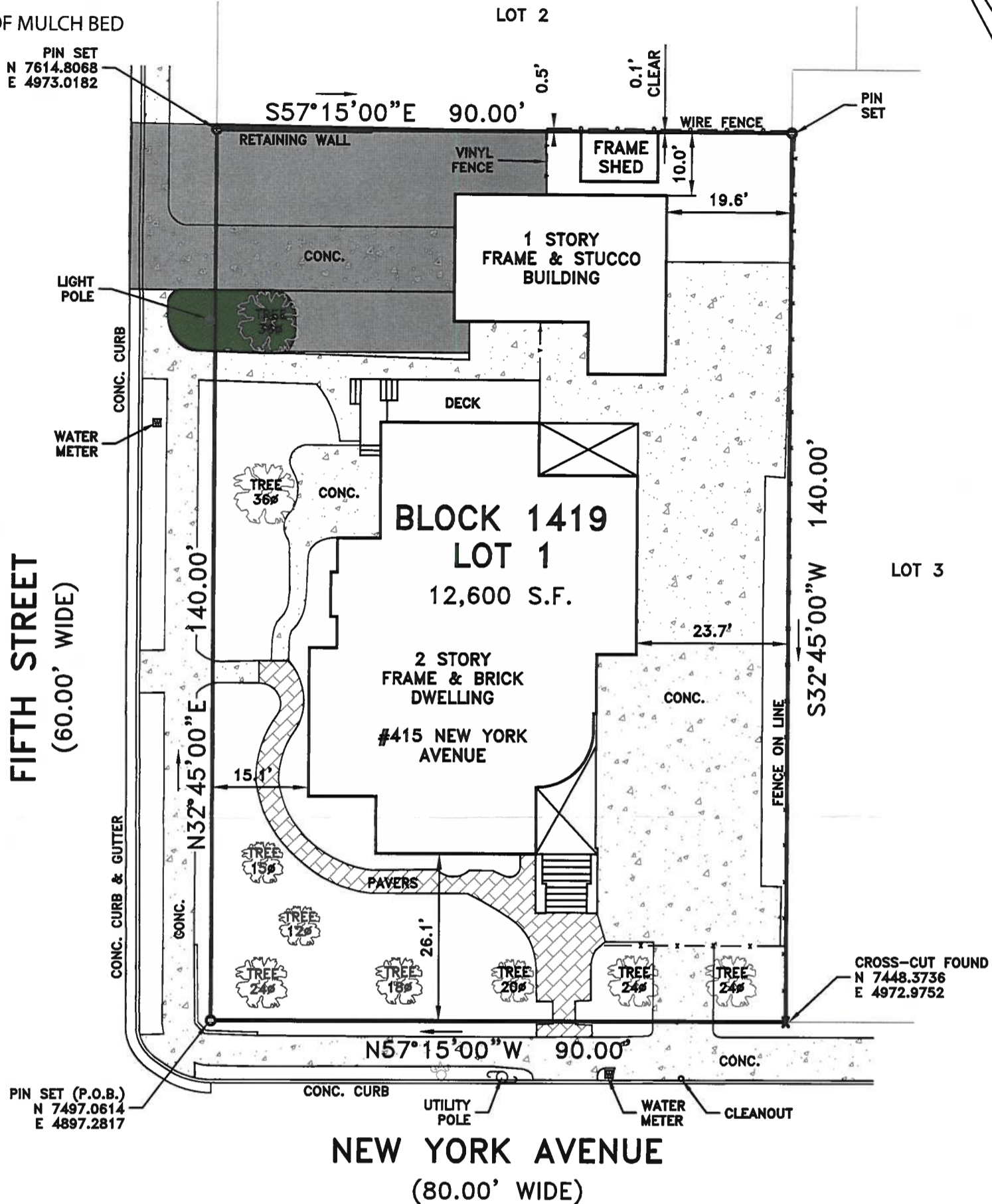
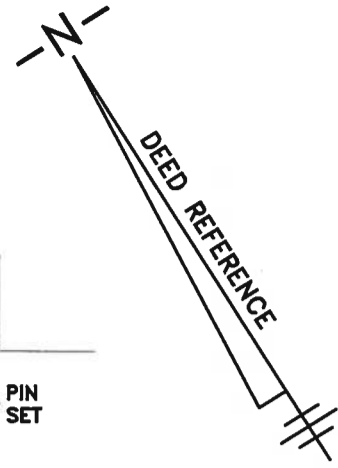
Job No. 1000	Sheet 1	Somers Point Atlantic County 200' Radius Map Block 1419, Lot 1 Tax Map Sheet 16	Katea Schneider Engineering, LLC Engineers • Surveyors • Planners 215 Rt 9 S 2nd Floor, Box #10 Marmora, New Jersey 08223 Phone: (609) 385-1747 Info@KSECivil.com <small>State Board of Professional Engineers & Land Surveyors Certificate of Authorization No. 240A-28320000</small>	Gregory K. Schneider Professional Engineer New Jersey License No. 42577 <i>Gregory K. Schneider</i>		Date 3/16/21
				Designed STAFF	Drawn STAFF	Checked GKS	Approved GKS	Date 3/16/21





NOTE:
COORDINATES BASED ON ASSUMED DATUM.

-  AREA OF ASPHALT FOR #4 OFF STREET PARKING SPACES
-  AREA OF MULCH BED



OWNERSHIP AND USE OF DOCUMENTS
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SCHAEFFER, NASSAR, & SCHEIDEGG CONSULTING ENGINEERS, LLC AND IS NOT TO BE USED, IN WHOLE OR PART, WITHOUT THE WRITTEN CONSENT OF THE SUBJECT ENGINEERING FIRM. THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE ISSUES FOR CONSTRUCTION.

TO: THE WYNDGALE CONDOMINIUM ASSOCIATION, LLC

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON MARCH 11, 2021 BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS."
THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE. THIS CERTIFICATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES EXCEPT AS FOLLOWS:

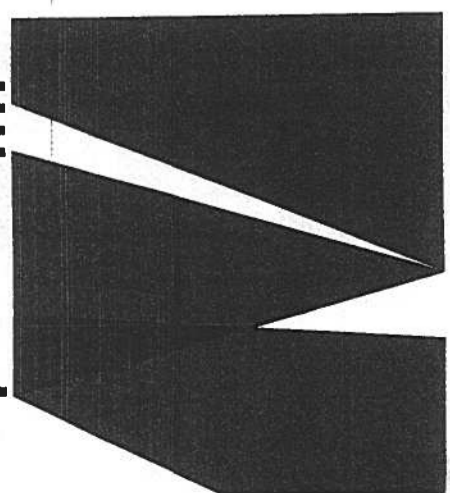
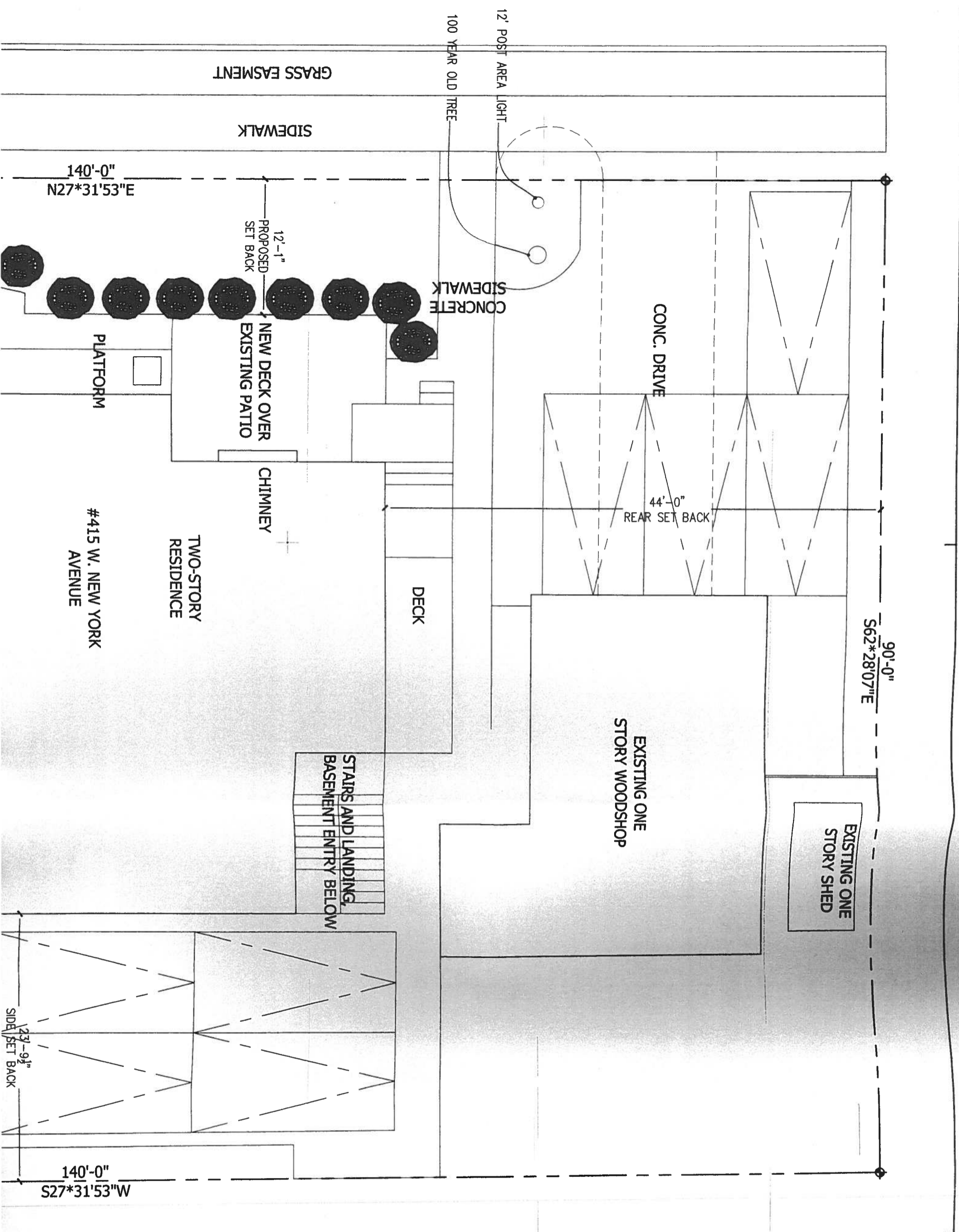
- A. TO THE TITLE INSURER SO THAT IT MAY INSURE TITLE TO PREMISES SHOWN HEREON
- B. TO THE MORTGAGE HOLDER, THE CERTIFICATION SHALL SURVIVE TO ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR.

Howard A. Transue
HOWARD A. TRANSUE, PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. 33541



Schaeffer Nassar Scheidegg
CONSULTING ENGINEERS, LLC
Surveyors • Environmentalists • Planners
1425 Cantillon Boulevard • Mays Landing • New Jersey
Telephone: (609) 625-7400 • Fax: (609) 909-0253
Certificate of Authorization #24GA28103800

SURVEY OF PROPERTY FOR: THE WYNDGALE CONDOMINIUM ASSOCIATION, LLC 415 NEW YORK AVENUE BLOCK 1419, LOT 1 CITY OF SOMERS POINT ATLANTIC COUNTY NEW JERSEY	DATE:	3-24-21
	SCALE:	1"=20'
	DRAWN:	B.G.
	CHECKED:	H.A.T.
	UPDATED:	
	FILE NO.	21-177



William Mclees
architecture

5 Mecartur Boulevard | Somers Point, NJ 08226
t: 609.927.0888 | f: 609.927.0889
www.wmarch.net

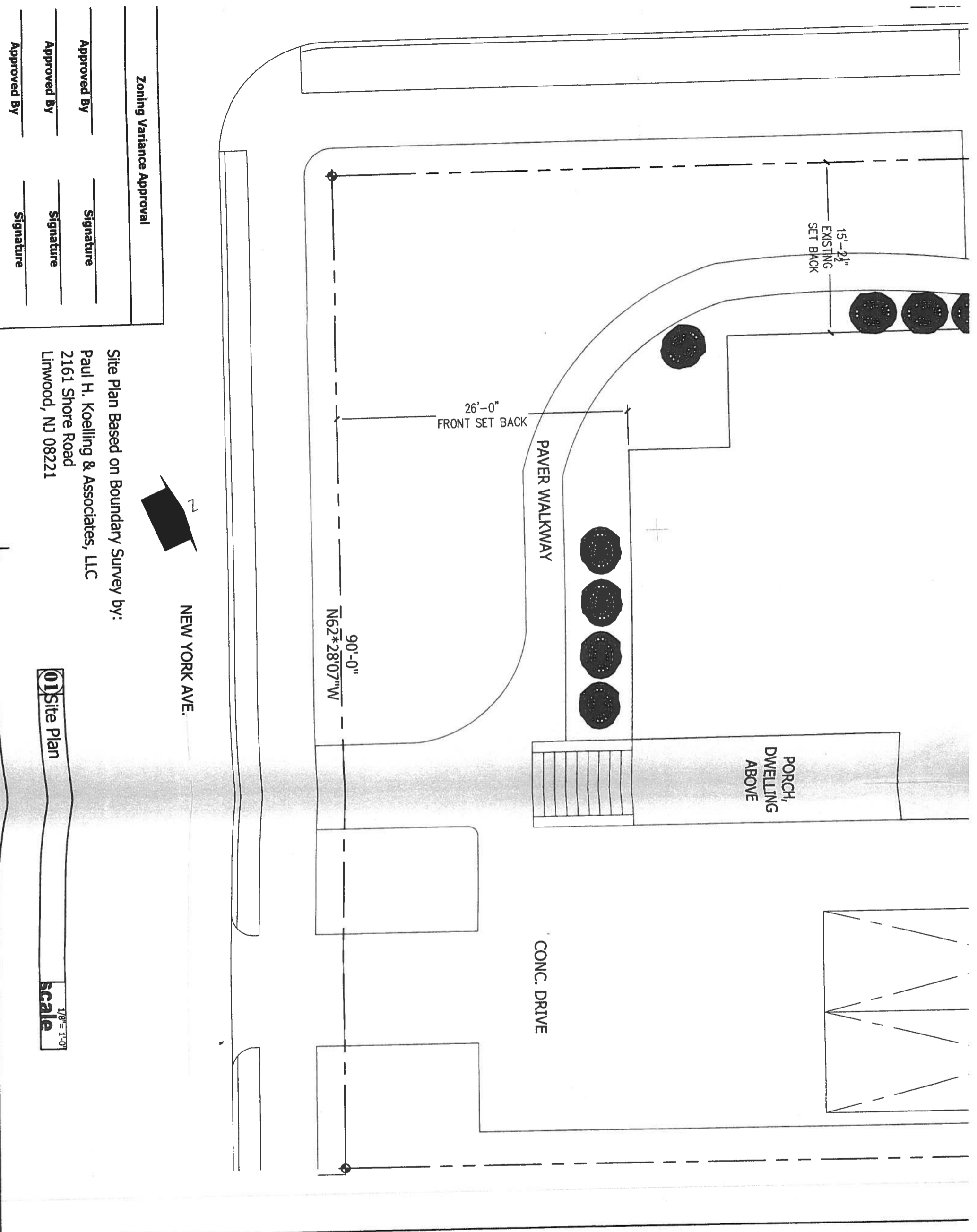
William C. Mclees
AIA, LEED AP

New Jersey State License
California State License
Pennsylvania License
Arizona License
Delaware License

William C. Mclees

William Mclees Architecture, LLC
New Jersey State Certificate of Authorization #

415 West New York
BLOCK 1419 LOT 1
Somers Point, NJ



Zoning Variance Approval

Approved By _____ Signature _____

Approved By _____ Signature _____

Approved By _____ Signature _____

Site Plan Based on Boundary Survey by:
 Paul H. Koelling & Associates, LLC
 2161 Shore Road
 Linwood, NJ 08221



NEW YORK AVE.

01 Site Plan

1/8" = 1'-0"
 scale

drawn by **J.A.S**

scale **AS SHOW**

description

sheet _____ date **0**

commission no. **A-1**

SOMERS POINT ZONING BOARD OF ADJUSTMENT

original

IN THE MATTER OF THE APPEAL OF:

NAME Deborah McGinnis
ADDRESS 903 W. Connecticut Ave
Somers Point NJ 08244

1. THIS APPLICATION CONCERNS BLOCK 1426, LOT 12 ON THE TAX MAP OF THE CITY OF SOMERS POINT, HAVING THE FOLLOWING STREET ADDRESS: 903 W. Connecticut Ave
Somers Point

THE PREMISES ARE OWNED BY Deborah McGinnis
THE APPLICANT'S IN THE PROPERTY OTHER THAN THE OWNER IS

2. THE LAND HAS FRONTAGE ON 9th Street OF 150 ft.
FEET AND A DEPTH OF 100 FEET.

3. I HAVE FILED A PLOT PLAN AND SURVEY OF THE PREMISES WITH THE SECRETARY OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF SOMERS POINT WHICH MAY BE EXAMINED AT THE CODE ENFORCEMENT OFFICE, 1 W. NEW JERSEY AVENUE, SOMERS POINT, NEW JERSEY, ON WHICH PLOT I HAVE INDICATED EXISTING BOUNDARY LINES AND STRUCTURES AND CHANGES REQUESTED TO BE GRANTED HEREIN.

4. THE LAND IS IN R 2 ZONE, AND THE PRESENT USE OF THE LAND IS: residential

4A. LOT SIZE 10,000 SQUARE FEET.

5. I DESIRE TO MAKE THE FOLLOWING CHANGES (INSERT HOW THE EXISTING USE WILL BE CHANGED OR MODIFIED):

I would like a 5' privacy fence to run along side of my deck with pool - to block street traffic view of my yard.

6. PLAN PREPARED BY: Self Debi McGinnis

7. TYPE OF APPEAL:

- AN INTERPRETATION OF THE () ZONING ORDINANCE () ZONING MAP
 A SPECIAL EXCEPTION TO THE ZONING ORDINANCE
 A VARIANCE FROM THE STRICT APPLICATION OF THE ZONING ORDINANCE
 A USE VARIANCE

8. I DESIRE THE ZONING BOARD OF ADJUSTMENT TO GRANT A VARIANCE OR A SPECIAL USE PERMIT (SPECIFY IN DETAIL ACTION OF THE ZONING OFFICER)

I would like a fence please

Sue A King
SIGNATURE OF TAX COLLECTOR

Tax & Sewer Paid
5-17-21

9. SET FORTH IN DETAIL, INCLUDING ALL FACTS THAT YOU WISH TO RELY ON AT THE HEARING, WHY THE ZONING BOARD SHOULD GRANT YOUR APPLICATION. (APPLICATION MAY BE DECIDED ON REASONS HEREIN IN THE EVENT THAT NO ONE DESIRES TO BE HEARD ON THE APPLICATION).

I have a corner property which makes it impossible to have a fence 20' from the street, I would like to block the view of cars to my pool/deck.

10. STATE NAME, ADDRESS AND TELEPHONE NUMBER OF THE ATTORNEY REPRESENTING THE APPLICANT, IF ANY.

none

11. SET FORTH ANY PREVIOUS APPLICATIONS MADE TO THIS BOARD FOR THIS ABOVE PROPERTY INDICATING DATE AND RESULT.

none

12. APPLICANTS TELEPHONE NUMBER: HOME - 609 204-3185
WORK - 609 522-1471

SITE PLAN AND SUBDIVISION

SITE PLAN

- 1. PROPOSED LAND USE
- 2. DENSITY - PERMITTED
- PROPOSED
- 3. PERCENTAGE OF BUILDING COVERAGE - PERMITTED
- PROPOSED
- 4. NUMBER OF PARKING SPACES - REQUIRED
- PROPOSED
- 5. NUMBER OF RESIDENTIAL UNITS PROPOSED
- 6. SQUARE FOOTAGE OF RESIDENTIAL UNITS - PERMITTED
SQUARE FOOTAGE OF LOT - PROPOSED
- 7. FRONT YARD SETBACK - REQUIRED
- PROPOSED
- 8. REAR YARD SETBACK - REQUIRED
- PROPOSED
- 9. SIDE YARD SETBACK - REQUIRED N S E W (CIRCLE ONE)
- PROPOSED

N/A

- PROPOSED

10. BUILDING HEIGHT - PERMITTED

- PROPOSED

11. CLASSIFICATION OF STRUCTURE ONE STORY TWO STORY
THREE OR MORE OTHER

12. FACILITIES FOR TRASH AND GARBAGE DISPOSAL

PRIVATE YES NO

13. BUFFER ZONES - DESCRIBE LOCATION AND EXTENT PROVIDED

14. RECREATIONAL FACILITIES PROVIDED

15. IF TEN (10) UNITS OR MORE ARE PROPOSED, AN ENVIRONMENTAL IMPACT STATEMENT IS REQUIRED

SUBDIVISION

- 1. TOTAL AREA OF TRACT
- 2. PORTION BEING SUBDIVIDED
- 3. NUMBER OF LOTS BEING CREATED
- 4. PURPOSE OF SUBDIVISION
- 5. PROPOSED USE OF NEW LOTS

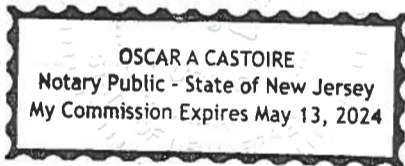
Debi McGinnis
SIGNATURE OF APPLICANT OR REPRESENTATIVE

STATE OF NEW JERSEY, COUNTY OF *Atlantic*

SIGNATURE OF APPLICANT OR ATTORNEY

SIGNATURE OF NOTARY *Oscar A. Castore*

SWORN TO ME ON THIS *15* DAY OF *May*, 20*21*



City of Somers Point

DEPT. OF CONSTRUCTION ENFORCEMENT

May 13, 2021

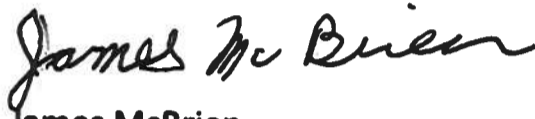
Debi McGinnis
903 W. CT. Ave.
Somers Point, NJ 08244

Zoning Permit Refusal

Your application for a Zoning Permit has been denied for the following:

Fence is in the front yard setback (20')
Fence must be no higher than 4' and must be 50% open

Per Municipal Code 114-15:D(2) and 114-184:G(2-4)



James McBrien
Zoning/Code Enforcement Officer



"Small Town Charm on the Bay"



REVISIONS

NOVA 11-9-68	1
NOVA 1-14-69	2
NOVA 2-17-69	3
NOVA 3-17-69	4
NOVA 4-14-69	5
NOVA 5-24-69	6
NOVA 6-18-69	7
NOVA 7-15-69	8
NOVA 8-12-69	9
NOVA 9-9-69	10
NOVA 10-6-69	11
NOVA 11-3-69	12
NOVA 12-1-69	13
NOVA 12-29-69	14
NOVA 1-26-70	15
NOVA 2-23-70	16
NOVA 3-20-70	17
NOVA 4-17-70	18
NOVA 5-14-70	19
NOVA 6-11-70	20
NOVA 7-9-70	21
NOVA 8-6-70	22
NOVA 9-3-70	23
NOVA 10-1-70	24
NOVA 10-29-70	25
NOVA 11-26-70	26
NOVA 12-23-70	27
NOVA 1-20-71	28
NOVA 2-17-71	29
NOVA 3-14-71	30
NOVA 4-11-71	31
NOVA 5-9-71	32
NOVA 6-6-71	33
NOVA 7-4-71	34
NOVA 8-1-71	35
NOVA 8-29-71	36
NOVA 9-26-71	37
NOVA 10-23-71	38
NOVA 11-20-71	39
NOVA 12-17-71	40
NOVA 1-14-72	41
NOVA 2-11-72	42
NOVA 3-9-72	43
NOVA 4-6-72	44
NOVA 5-4-72	45
NOVA 6-1-72	46
NOVA 6-29-72	47
NOVA 7-26-72	48
NOVA 8-23-72	49
NOVA 9-20-72	50
NOVA 10-17-72	51
NOVA 11-14-72	52
NOVA 12-11-72	53
NOVA 1-8-73	54
NOVA 2-5-73	55
NOVA 3-3-73	56
NOVA 4-1-73	57
NOVA 4-29-73	58
NOVA 5-26-73	59
NOVA 6-23-73	60
NOVA 7-20-73	61
NOVA 8-17-73	62
NOVA 9-14-73	63
NOVA 10-11-73	64
NOVA 11-8-73	65
NOVA 12-5-73	66
NOVA 1-2-74	67
NOVA 2-29-74	68
NOVA 3-26-74	69
NOVA 4-23-74	70
NOVA 5-20-74	71
NOVA 6-17-74	72
NOVA 7-14-74	73
NOVA 8-11-74	74
NOVA 9-8-74	75
NOVA 10-5-74	76
NOVA 11-2-74	77
NOVA 12-30-74	78
NOVA 1-27-75	79
NOVA 2-24-75	80
NOVA 3-21-75	81
NOVA 4-18-75	82
NOVA 5-15-75	83
NOVA 6-12-75	84
NOVA 7-9-75	85
NOVA 8-6-75	86
NOVA 9-3-75	87
NOVA 10-1-75	88
NOVA 10-29-75	89
NOVA 11-26-75	90
NOVA 12-23-75	91
NOVA 1-20-76	92
NOVA 2-17-76	93
NOVA 3-14-76	94
NOVA 4-11-76	95
NOVA 5-8-76	96
NOVA 6-5-76	97
NOVA 7-2-76	98
NOVA 8-30-76	99
NOVA 9-27-76	100

TAX MAP
CITY OF SOMERS POINT
ATLANTIC COUNTY, NEW JERSEY
SCALE 1" = 100'
NOVEMBER, 1968
TO SHOW CONDITIONS AS OF JULY 1, 1968
JOHN R. WALKER
300 SHORE ROAD
SOMERS POINT, N.J.

Professional Engineer's Seal for John R. Walker, No. 1052, State of New Jersey, dated 11/28/68.

Professional Engineer's Seal for William J. Walker, No. 961, State of New Jersey, dated 11/28/68.

REVISIONS

NO. 1	DATE	BY	REVISION
1	1-17-62	...	...
2	1-18-62	...	...
3	1-24-62	...	...
4	1-24-62	...	...
5	1-24-62	...	...
6	1-24-62	...	...
7	1-24-62	...	...
8	1-24-62	...	...
9	1-24-62	...	...
10	1-24-62	...	...
11	1-24-62	...	...
12	1-24-62	...	...
13	1-24-62	...	...
14	1-24-62	...	...
15	1-24-62	...	...
16	1-24-62	...	...
17	1-24-62	...	...
18	1-24-62	...	...
19	1-24-62	...	...
20	1-24-62	...	...
21	1-24-62	...	...
22	1-24-62	...	...
23	1-24-62	...	...
24	1-24-62	...	...
25	1-24-62	...	...



TAX MAP
CITY OF SOMERS POINT
ATLANTIC COUNTY, NEW JERSEY

SCALE: 1"=100'

TO BE USED IN CONNECTION WITH THE TAX MAPS OF SOMERS POINT, N.J.

DATE: 1-24-62
BY: [Signature]
TITLE: [Title]

108%

981

SHEET - 10

SHEET - 11

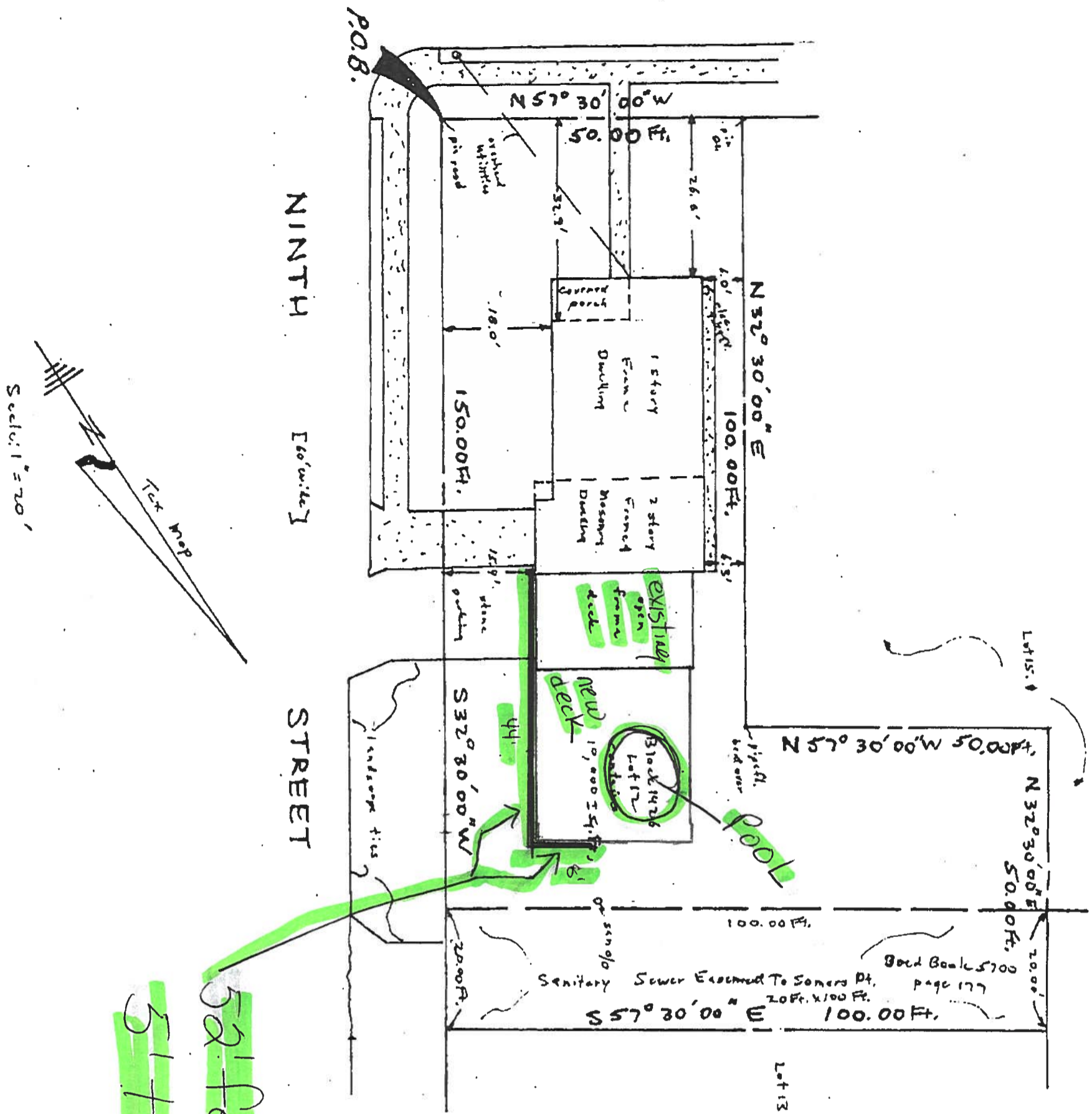
SHEET 22

SHEET 23

SHEET 17

SHEET 15

SHEET 16



52' fence
51' fall

MORTGAGEE: Deborah McGinnis
 MORTGAGEE: Bank One, N.A. Its successors and/or assigns
 TITLE CO: The Title Company of Jersey

In consideration of the mutual covenants and promises contained in the agreement between buyer and grantor and the undersigned, the provisions of which are incorporated herein by reference, I declare that this plan is based on a field survey made on 2/2/03. By me or under my immediate supervision in accordance with N.J.A.C. 17:27-5.1 and to the best of my professional knowledge, information and belief.

2. Correctly represents the conditions found at and as of the date of the field survey, except such easements, if any below the surface of the lands or on the surface of the lands not visible.

b. Except as shown on the plan, there are no discrepancies between boundary lines of the subject property as shown on the plan as described in the legal description of record which is on file, or can be found

A. To the title insurer so it may insure title to the premises shown here on

B. To the mortgage holder the declaration shall survive to its successors or assigns as that interest may appear.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED IMPRESSION SEAL, PROFESSIONAL IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY BEEN ALTERED.

Walter E. Kuppel
 WALTER E. KUPPEL, PLS # 35376

MAP OF PROPER
 SITUATE IN

City of Somers
 ANITIC CO., NEW J

4903 W. Connecticut
 310.16.1426
 Deborah McGinnis

WALTER E. KUPPEL

Walter E. Kuppel
 PROFESSIONAL LAND SURVEYOR
 PLS # 35376
 P.O. BOX 151 LINWOOD, NEW JERSEY
 [856] 691-6757



City of Somers Point

DEPARTMENT OF TAX & SEWER COLLECTION

SOMERS POINT
NEW JERSEY
the shore starts here!

May 17, 2021

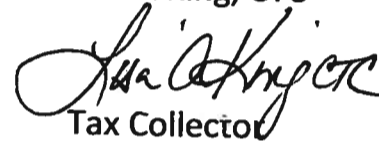
I certify the attached is a list of property owners within 200' of **Block 1426 Lot 12** based on the information provided in the maps of the City, which is reasonably accurate when considering the scale of the tax map and the precision of the instruments used to measure the distances.

Please notify:

Conectiv Real Estate Department
5100 Harding Highway, Ste#399
Mays Landing, NJ 08330 ✓

Public Service Electric and Gas Company
Manager-Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102 ✓

Lisa A King, CTC



Tax Collector

Batch Id: 1426-12

Identification	Name	Street Address	City, State	Zip
		Property Location		
Block: 1323 Lot: 1.01 Qual:	ALLEN, ELSIE C	UNKNOWN UNKNOWN 622 NINTH ST		00000 ✓
Block: 1323 Lot: 1.02 Qual:	PAYNE, FRANK & TERRI	11 WELSH LANE MORGANTOWN, PA 821 W CONNECTICUT AVE		19543 ✓
Block: 1323 Lot: 2 Qual:	PAYNE, FRANK & TERRI	11 WELSH LN MORGANTOWN, PA 819 W CONNECTICUT AVE		19543 ✓
Block: 1323 Lot: 4 Qual:	SOMERS POINT DEVELOPMENT ASSOC LLC	1535 CHESTNUT STREET #200 PHILADELPHIA, PA 625 NEW RD		19102 ✓
Block: 1323 Lot: 5 Qual:	PML PROPERTIES LLC	609 NEW RD SOMERS POINT, NJ 611 NEW RD		08244 ✓
Block: 1323 Lot: 9.01 Qual:	VETRANO, CALOGERO	616 NINTH ST SOMERS POINT, NJ 616 NINTH ST		08244 ✓
Block: 1323 Lot: 9.02 Qual:	BELUM, MARCELLA H	618 9TH ST SOMERS POINT, NJ 618 NINTH ST		08244 ✓
Block: 1323 Lot: 9.03 Qual:	COSTELLO, ROBERT & PATRICIA	620 NINTH ST SOMERS POINT, NJ 620 NINTH ST		08244 ✓
Block: 1423 Lot: 7 Qual:	CSJ PROPERTIES LLC	646 NEW RD SOMERS POINT, NJ 816 W CONNECTICUT AVE		08244 ✓
Block: 1423 Lot: 8.03 Qual:	PATRAS, GEORGIA	807 W NEW YORK AVE SOMERS POINT, NJ 604 NINTH ST		08244 ✓

Identification	Name	Street Address	City, State	Zip	Property Location
Block: 1423 Lot: 8.04 Qual:	KELLY, PATRICIA K	824 W CONNECTICUT AVE	SOMERS POINT, NJ	08244	824 W CONNECTICUT AVE ✓
Block: 1424 Lot: 7 Qual:	DILL, HOWARD W JR & HOWARD W	C/O PREMIER PROPERTY INVESTMEN	SOMERS POINT, NJ	08244	6 DARTMOUTH RD 920 W CONNECTICUT AVE ✓
Block: 1424 Lot: 8 Qual:	KOCH, JOSEPH C & KATHLEEN M	918 W CONNECTICUT AVE	SOMERS POINT, NJ	08244	918 W CONNECTICUT AVE ✓
Block: 1424 Lot: 9 Qual:	KING, MICHAEL & ROSLYN (BRASS)	910 W CONNECTICUT AVE	SOMERS POINT, NJ	08244	910 W CONNECTICUT AVE ✓
Block: 1424 Lot: 11 Qual:	MELSON, AMY	900 W CONNECTICUT AVE	SOMERS POINT, NJ	08244	900 W CONNECTICUT AVE ✓
Block: 1424 Lot: 13.03 Qual:	PATRAS, GEORGIA	807 W NEW YORK AVE	SOMERS POINT, NJ	08244	641 NINTH ST ✓
Block: 1426 Lot: 1 Qual:	HAMPTON, JOHN J & KRISTINA L	1 NASSAU RD	SOMERS POINT, NJ	08244	1 NASSAU RD ✓
Block: 1426 Lot: 2 Qual:	SAWERS, JOHN J & SEGAL, RICHARD	12 FISCHER RD	LINWOOD, NJ	08221	3 NASSAU RD ✓
Block: 1426 Lot: 3 Qual:	WYNER, JAMES M & ANN	5 NASSAU RD	SOMERS POINT, NJ	08244	5 NASSAU RD ✓
Block: 1426 Lot: 4 Qual:	BURKE, SHIHO	7 NASSAU RD	SOMERS POINT, NJ	08244	7 NASSAU RD ✓

Identification	Name	Street Address	City, State	Zip	Property Location
Block: 1426 Lot: 5 Qual:	SHELTON, NANCY J;REVOCABLE TRUST	701 ASBURY AVE 3C	OCEAN CITY, NJ	08226	✓
Block: 1426 Lot: 12 Qual:	MCGINNIS, DEBORAH	903 W CONNECTICUT AVE	SOMERS POINT, NJ	08244	✓
Block: 1426 Lot: 13 Qual:	PUHALSKI, WENDY L	623 NINTH ST	SOMERS POINT, NJ	08244	✓
Block: 1426 Lot: 14.01 Qual:	HAMADA, EDWARD JR & ABENIR, LEONELYN	621 NINTH ST	SOMERS POINT, NJ	08244	✓
Block: 1426 Lot: 14.02 Qual:	SORENSEN, MARYANNE	439 FAIRFAX RD	DREXEL HILL PA	19026	✓
Block: 1426 Lot: 15.01 Qual:	MEYER, JEANNE (R EDDLEMAN LIFE EST)	913 W CONNECTICUT AVE	SOMERS POINT, NJ	08244	✓
Block: 1426 Lot: 15.02 Qual:	DOUGLAS, ANTHONY & LINDA	9212 WISSINOMING ST	PHILADELPHIA, PA	19116	✓
Block: 1426 Lot: 15.03 Qual:	WILLET, EVE	143 E WALNUT ST	SELLERSVILLE, PA	18960	✓
Block: 1426 Lot: 16.01 Qual:	POLLOCK, KYLE	8119 MARSHALL AVE	MARGATE CITY, NJ	08402	✓
		527 NINTH ST			

GRIMLEY LAW
22 NORTH SHORE ROAD
ABSECON, NJ 08201
609-241-8970
F:609-568-5243
JIM@GRIM-LAW.COM

June 4, 2021

City of Somers Point
Zoning Board of Adjustment
741 Shore Road
Somers Point, NJ 08244

RE: Application _____ of 2021
Barbara Handson
10 West Braddock Drive
Somers Point, NJ 08244
Block 1916; Lot 5

Dear Board:

Please accept this correspondence to serve as my entry of appearance on behalf of the Applicant, Barbara Handson, as well as a supplement to what has already been filed with the Board. We are still researching City records and may further supplement with additional information.

My client seeks a Certificate of Non-Conformance pursuant to N.J.S.A. 40:55D-68 because the dwelling that is presently on the property is non-conforming. Specifically, the applicable property is improved with a residential dwelling, which would be best characterized as a "duplex." The property is located in the R-1 Single-Family Residential District as codified in the Somers Point Municipal Code at §114-10 et seq. §114-11 provides that the only buildings permitted within the R-1 Zone are "single family detached dwellings."

"Single-family detached dwellings", or "one-family dwelling", is defined in the Code as "a detached building containing one dwelling unit only." §114-8.

Unfortunately, the Code as presently drafted does not have a definition in which a "duplex" such as this would fit. The dwelling is a 2 story structure with 2 apartments: an one upstairs and one downstairs. Both apartments have similar floor plans. With the exception that the apartments share a common foyer area, this use could fit in the "two-family dwelling" definition as found in the Code. The foyer area is a common use area. There is an entrance into the main dwelling leading to the foyer. From there, there is an separate entrance into the lower apartment, and stairs leading to the upstairs apartment,

also with a separate entrance. There is also a common stairwell on the outside of the dwelling.

The Applicant seeks a Certificate of Non-Conformance to allow the dwelling's current use continue.

N.J.S.A. 40:55D-68 provides:

The prospective purchaser, the prospective mortgagee, or any other person interested in any land upon which a non-conforming use...exist may apply in writing for the issuance of a certificate certifying that the use... existed before the adoption of the ordinance which rendered the use...non-conforming. The applicant should have the burden of proof. Application pursuant hereto may be made to the administrative officer within one year of the adoption of the ordinance which rendered the use or structure non-conforming or at any time to the Board of Adjustment...denial by the administrative officer shall be appealable to the Board of Adjustment.

N.J.S.A. 40:55D-68.

The Zoning Board's power to certify non-conforming uses is exclusive and may not be exercised by any other municipal agency. Township of Stafford v. Stafford TP. Zoning Board of Adjustment, 154 N.J. 62, 68 (1998). The governing body, therefore, is without power to certify non-conforming uses. Id. A Zoning Board's decision with respect to the certification of a pre-existing non-conforming use, pursuant to MLUL is not appealable to the governing body. Any appeal of the Board's decision must be brought by an action in lieu of prerogative writs. Id.

When the governing body enacts or amends a zoning ordinance, "there will inevitably be uses which are newly prohibited...these are known as non-conforming uses." Township of Stafford v. Stafford TP. Zoning Board of Adjustment, 154 N.J. 62, 68 (1998). Because it is considered inequitable to strip away a person's lawfully asserted property rights retroactively, the Municipal Land Use Law attempts to balance the Municipality's interest in being able to amend its zoning ordinance with the property owner's interest in maintaining the use and value of their property. Id. Therefore, although MLUL permits pre-existing, non-conforming uses to co-exist with the ordinance that, on its face, prohibits them. Id. However, there is a corresponding tendency of the Courts to strictly limit the scope of the use and to reduce its non-conformity as quickly as it is compatible with justice.

As for the standard of review, "a Zoning Board may only reject an application to certify a use as non-conforming if the application lacks substantial evidence. Eltrym

Ueneva, LLC v. Keansberg Planning Board of Adjustment, 407 N.J. Super 432 (Law Division 2008). “The party seeking to continue the non-conforming use bears the burden of proving the nature of the uses character at the time the ordinance was adopted making it non-conforming.” Id. “A Zoning Board may only reject an application to certify a use as non-conforming if the application lacks substantial evidence. Id. “As such, an applicant must prove more than a mere intention to establish a use.” Id.

In this matter, the Applicant will present testimony that the dwelling was built in 1955. It is in the same or very similar form as it was when constructed. It always had 2 “apartments.” The Applicant purchased the property in May 2002. Since the Applicant has owned it, it has remained in the same form and same use.

When constructed, the dwelling and its use were not prohibited. The use and character of the property has remained unchanged through today’s date. The Somers Point Zoning Ordinance was amended to make this a prohibited use in 1975.

Further, evidence will be presented that the Somers Point Tax office characterized this dwelling as a “duplex” and rental registration records will be presented that would show that there has been multi-family usage over the years.

In conclusion, this Board should issue a Certificate of Non-Conforming use because: 1) in 1955, the dwelling was designed and constructed to have 2 apartments; 2) when built, the multi-family use was not prohibited; and, 3) the character of use has remained unchanged up through and beyond the 1975 Ordinance amendment prohibiting this use.

Respectfully submitted,

ss//James Grimley

James P. Grimley, Esq.

JPG/mp

Somers Point Zoning Board of Adjustment Application

In the Matter of the Appeal of:

Name: Barbara Handson

Address: 1455 Mays Landing Rd, EHT 08234

1. This application concerns Block 1916, Lot 5 on the tax map of the City of Somers Point, having the following street address: 10 Bradlock Dr.

2. The land has frontage on Bradlock Dr. of 60 feet and a depth of 130 feet.

3. I have filed a Plot Plan and Survey of the premises within the Secretary of the Zoning Board of Adjustment of the City of Somers Point which may be examined at the Code Enforcement Office, 1 West New Jersey Avenue, Somers Point, New Jersey, on which Plot I have indicated existing boundary lines and structures and changes requested to be granted herein.

4. The land is in R-1 zone, and the present use of the land is: Duplex / multi family

4a. Lot size 7,800 square feet.

5. I desire to make the following changes (insert how the existing use will be changed or modified): Certificate of Non-conformity or Variance to have property designated AS A duplex

6. Plan prepared by: Applicant

7. Type of Appeal:

- An inspection of the Zoning Ordinance Zoning Map
- A special exception to the Zoning Ordinance
- A Variance from the strict application of the Zoning Ordinance
- A Use Variance

8. I desire the Zoning Board of Adjustment to grant a Variance or a Special Use Permit (specify in detail action of the Zoning Officer)

Yella A. Krugota 5-28-21
Signature of Tax Collector

9. Set Forth in Detail, including all facts that you wish to rely on at the Hearing, why the Zoning Board should grant your application. (Application may be decided on reasons herein in the event that no one desires to be heard on the application).

The unit was purchased in 2002 from the original owner as a duplex and has been used as such since. Same person has granted CD's as a duplex and owner has paid all applicable duplex fees as required

10. State Name, Address, and Telephone number of the Attorney representing the Applicant, if any.

Jim Grinley jim@grim-law.com
22 North Shore Road
Ashecon, NJ 08201 609-291-8970

11. Set Forth any previous applications made to this Board for the above property indicating date and result.

12. Applicants Telephone number: Home - 609 927 5438

cell work - 609 385 6314

SITE PLAN AND SUBDIVISION

SITE PLAN

1. Property Land Use _____

2. Density - Permitted _____

- Proposed _____

3. Percentage of Building Coverage - Permitted _____

- Proposed _____

4. Number of Parking Spaces - Required _____

- Proposed _____

5. Number of Residential Units Proposed _____

6. Square Footage of Residential Units - Permitted _____

Square Footage of Lot _____ - Proposed _____

7. Front Yard Setback - Required _____

- Proposed _____

8. Rear Yard Setback - Required _____

- Proposed _____

9. Side Yard Setback - Required N S E W (Circle One) _____

- Proposed _____

9a. Side Yard Setback - Required N S E W (Circle One) _____

- Proposed _____

10. Building Height - Permitted _____

- Proposed _____

11. Classification of Structure: One Story__ Two Story__ Three or More__ Other_____

12. Facilities for Trash and Garbage Disposal _____

Private: Yes___ No _____

13. Buffer Zones - Describe Location and Extent Provided _____

14. Recreational Facilities Provided _____

15. If Ten (10) Units or More are Proposed, an Environmental Impact Statement is Required.

SUBDIVISION

1. Total Area of Tract _____

2. Portion being Subdivided _____

3. Number of Lots being Created _____

4. Purpose of Subdivision _____

5. Proposed Use of New Lots _____

Signature of Applicant or Representative

State of New Jersey, County of Atlantic
Signature of Applicant or Attorney Barbara L. Handson
Signature of Notary _____
Sworn to Me on this 28th Day of May, 20 21



THOMAS DATI
NOTARY PUBLIC OF NEW JERSEY
Commission # 60103288
My Commission Expires 4/18/2024

10 Braddock Dr, Somers Point, NJ 08244-1715, Atlantic County



MLS Beds 4	MLS Baths 2	MLS List Price \$374,900	MLS List Date 05/04/2021
MLS Sq Ft 2,000	Lot Sq Ft N/A	Yr Built 1955	Type N/A

OWNER INFORMATION			
Owner Name	Kellum Barbara	Tax Billing Zip	08234
Tax Billing Address	1455 Somers Point Rd	Tax Billing Zip+4	7033
Tax Billing City & State	Egg Harbor Twp, NJ	Owner Occupied	No

LOCATION INFORMATION			
School District	21	Block #	1916
Census Tract	128.02	Lot #	5
Carrier Route	C001	Flood Zone Code	C
Zoning	R-1	Flood Zone Panel	3400170001B
Township	Somers Pt City	Flood Zone Date	11/17/1982

TAX INFORMATION			
Tax ID	21-01916-0000-00005	% Improved	62%
Tax Area	21		

ASSESSMENT & TAX			
Assessment Year	2020	2019	2018
Assessed Value - Total	\$202,600	\$202,600	\$202,600
Assessed Value - Land	\$76,700	\$76,700	\$76,700
Assessed Value - Improved	\$125,900	\$125,900	\$125,900
Tax Year	Total Tax	Change (\$)	Change (%)
2018	\$6,214		
2019	\$6,347	\$134	2.15%
2020	\$6,532	\$184	2.9%

CHARACTERISTICS			
Land Use - State	Residential	Exterior	Frame
Lot Frontage	60	Year Built	1955
Lot Depth	130	Bedrooms	MLS: 4
Lot Acres	0.1791	Total Baths	MLS: 2
Building Sq Ft	Tax: 1,680 MLS: 2,000	Full Baths	MLS: 2
Stories	2	Half Baths	MLS: 0
Garage Capacity	MLS: 2		

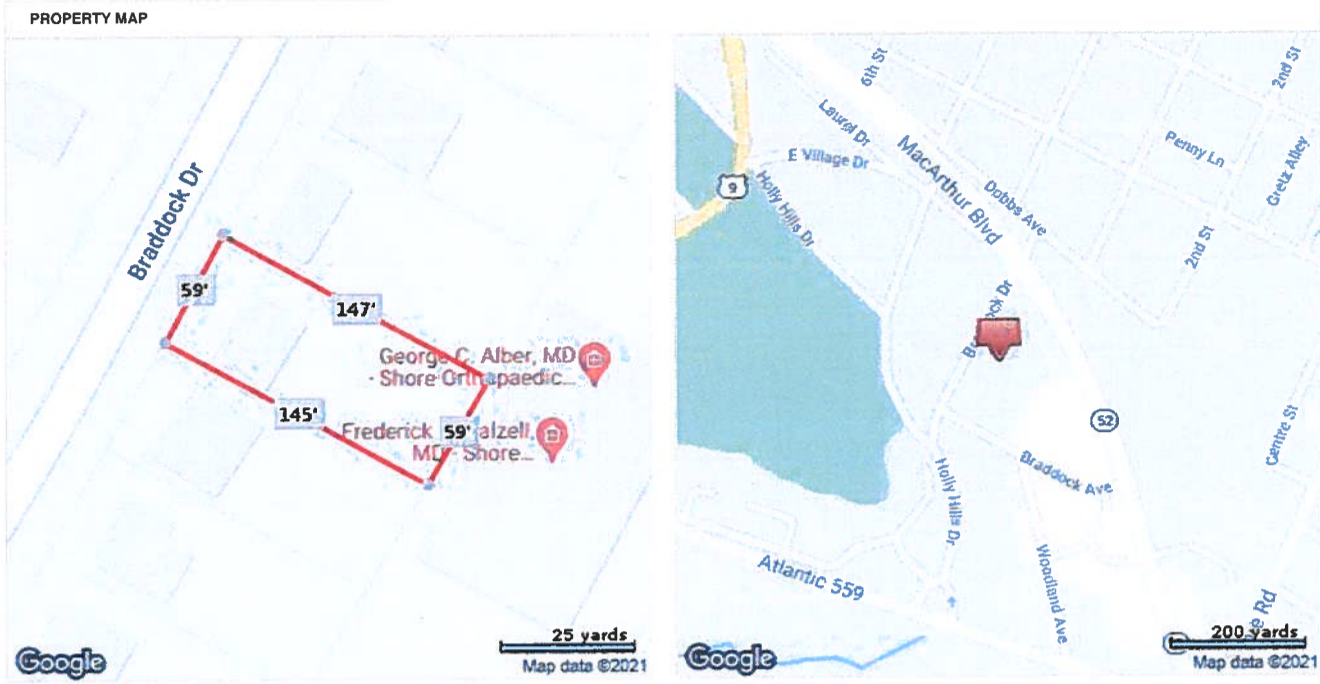
SELL SCORE			
Rating	Moderate	Value As Of	2021-05-13 23:51:10
Sell Score	537		

LISTING INFORMATION			
MLS Listing Number	550268	MLS Listing Date	05/04/2021
MLS Status	Active	MLS List Price	\$374,900
MLS DOM	25	MLS Orig. List Price	\$374,900
MLS Area	SOMERS POINT CITY	Listing Agent	Thomas Dati
MLS Status Change Date	05/05/2021	Listing Broker	COLDWELL BANKER ARGUS REAL ESTATE-NORTHFIELD

MLS Listing #	550260	412962	307545
MLS Status	Active	Expired	Deleted
MLS Listing Date	05/04/2021	06/13/2013	08/10/2007
MLS Listing Price	\$374,900	\$263,000	\$419,000
MLS Orig Listing Price	\$374,900	\$273,000	\$419,000

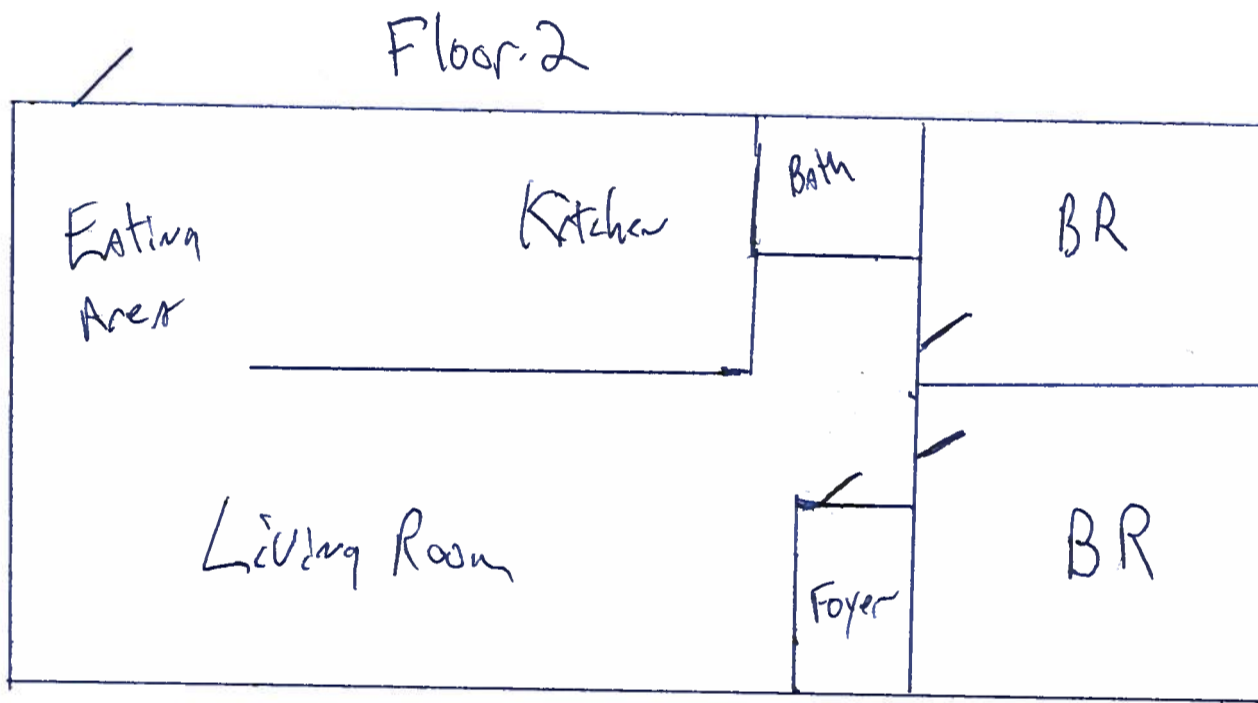
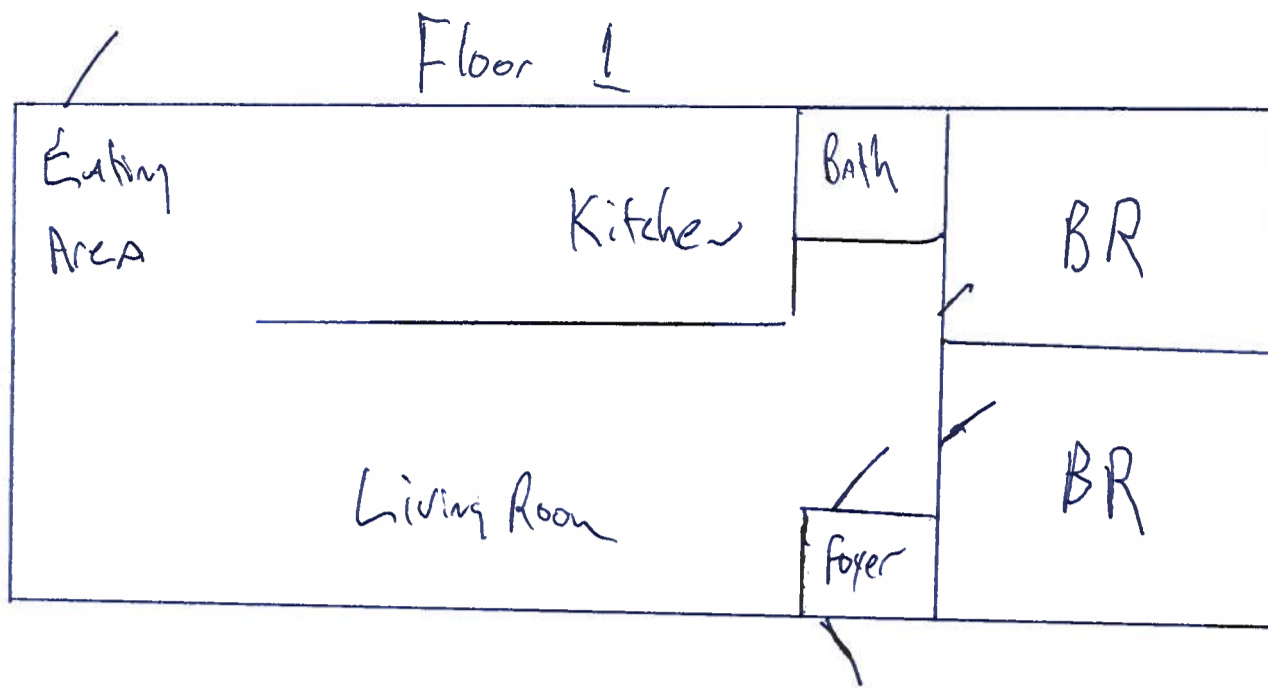
LAST MARKET SALE & SALES HISTORY			
Recording Date	05/08/2002	Seller	Frost John E
Settle Date	05/07/2002	Document Number	2041372

Sale Price	\$125,000	Deed Type	Deed (Reg)
Owner Name	Kellum Barbara	Price Per Square Foot	\$74.40
Sale/Settlement Date	05/07/2002		
Recording Date	05/08/2002		
Sale Price	\$125,000		
Buyer Name	Kellum Barbara		
Seller Name	Frost John E		
Document Number	2041372		
Document Type	Deed (Reg)		



*Lot Dimensions are Estimated

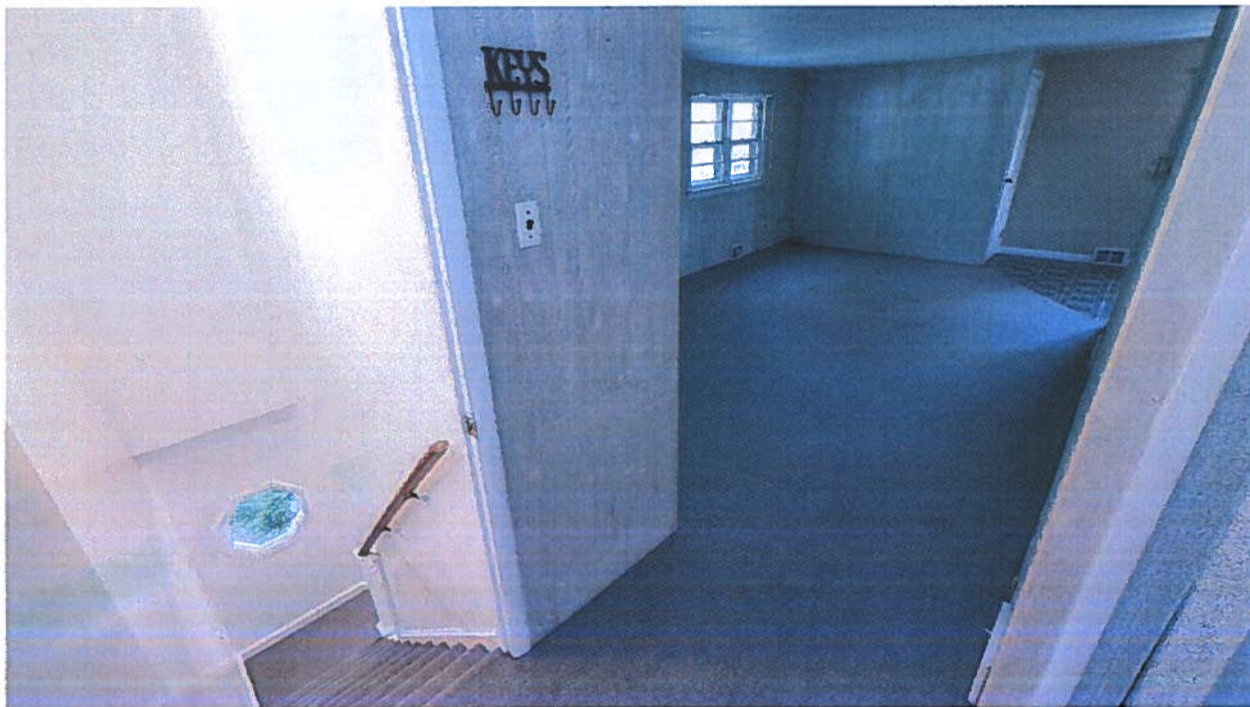
10 Braddock Dr. Floor Plan



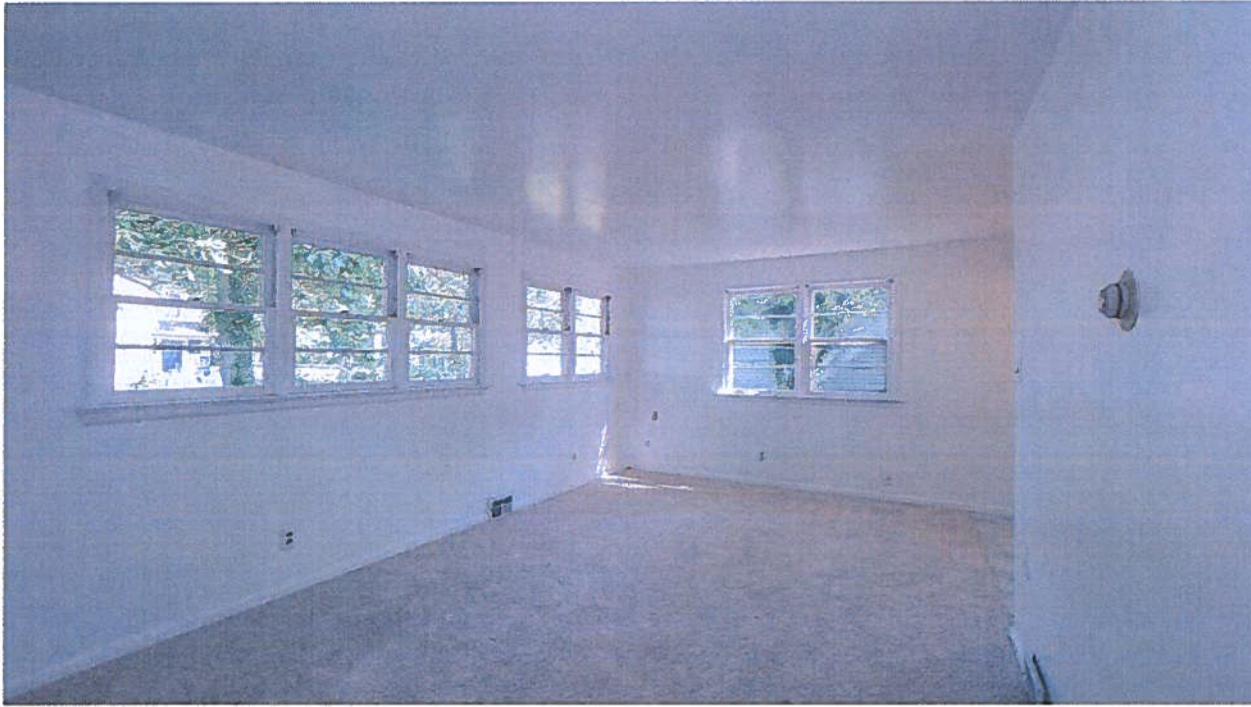
10 Braddock Drive, Somers Point



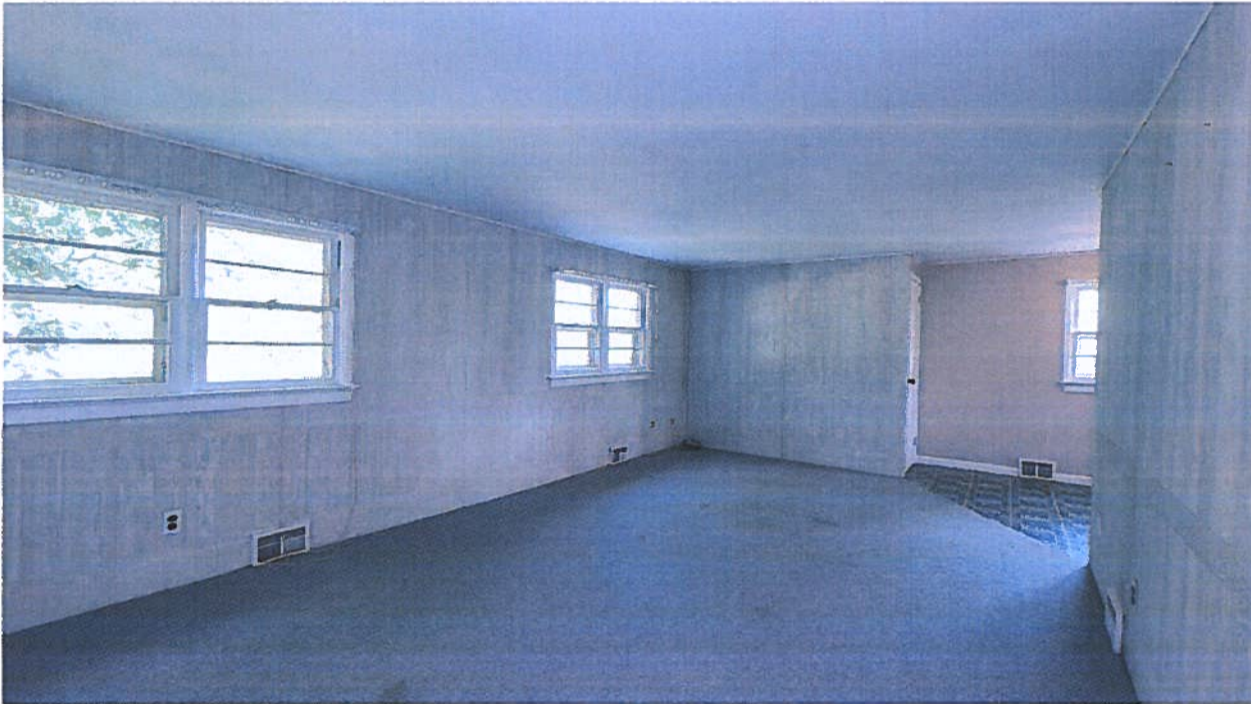
Main entrance foyer



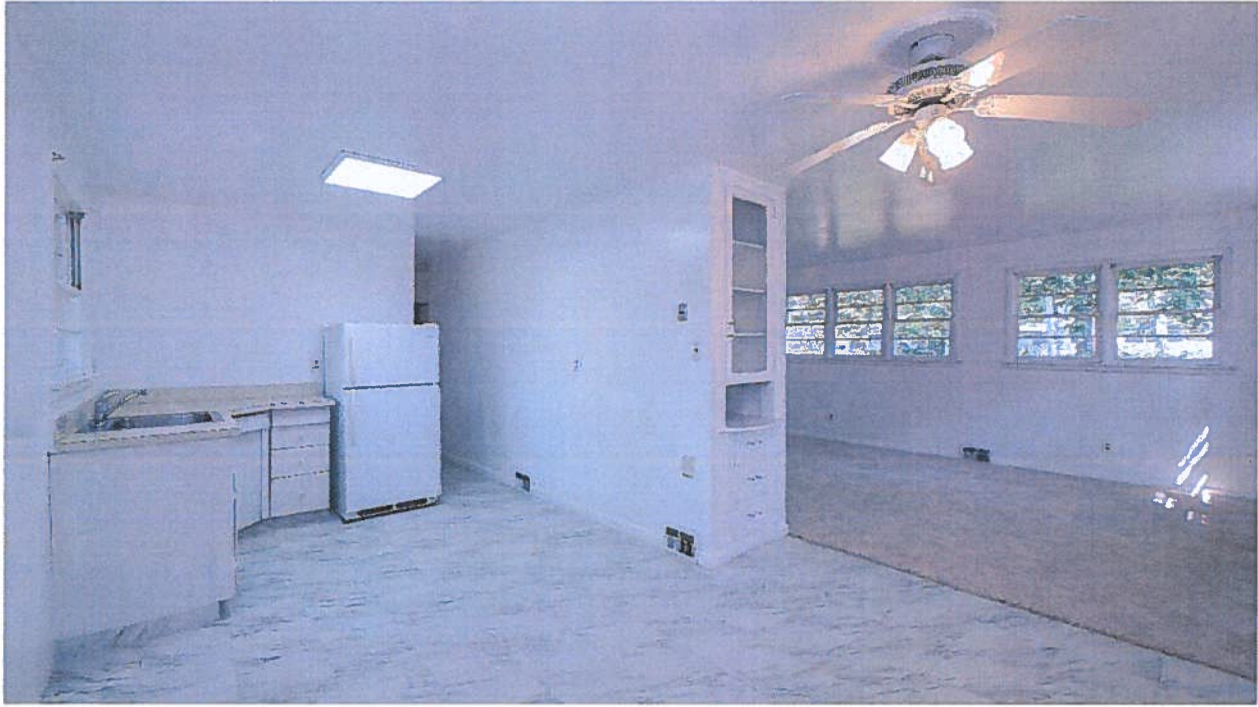
Entrance to 2nd floor unit



1st floor unit living room



2nd floor unit living room



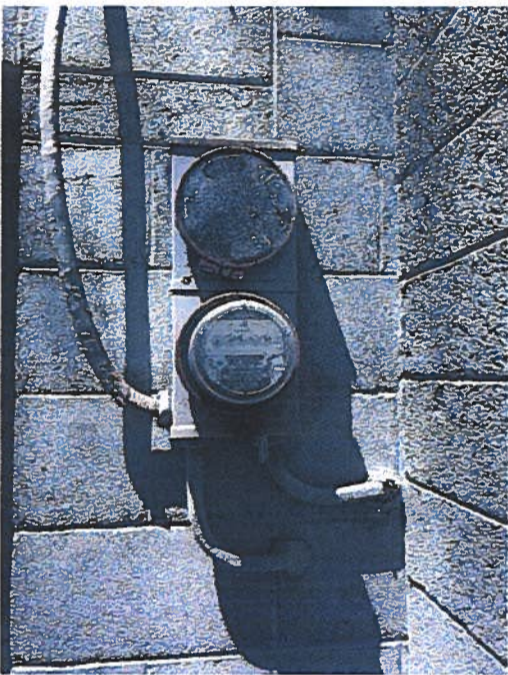
1st floor unit kitchen



2nd floor unit kitchen



Separate entrances rear of property



Existing dual meter setup

THE CURRENT



FREE

www.shorennews.com

MAY 3, 2012
VOL. 20, NO. 33

OF NORTHFIELD ▲ LINWOOD ▲ SOMERS POINT

Somers Point requires registration of rental units

By SHAUN SMITH
Staff Writer

SOMERS POINT – All residential rental properties will now be required to provide more information to the city following a law passed Thursday.

City Council unanimously passed an ordinance April 26 that establishes a rental registration program and fee schedule designed to give the city better oversight over multiple family dwellings.

It requires an annual reg-

istration certificate to be issued for each unit in all rental properties in town.

The mandatory filing, as stated in the intent of the ordinance, is to establish a baseline of residential units.

Councilman Dennis Tapp said he sees the ordinance as a way to give power to the city as well as the landlords to make housing complexes safe.

“This is a long time coming – it is much needed by

See **RENTALS** on Page 18

City of Somers Point
1 West New Jersey
(609)927-9088 ext. 142

Application for residential rental license & landlord registration

N.J.S.A. 46:8-27 et. Seq (1974)

Please complete application and return promptly with your payment
Application is hereby made to the City of Somers Point to operate a residential rental unit business
in Somers Point. The following statements are made in order that said license may be granted

DATE: 12/21/12

SECTION 1 - RENTAL PROPERTY INFORMATION

Rental Property Address: 10 BRADDOCK DRIVE Apt. #: _____

Block: 1916 Lot: 5 Qual: 2 Total # of Residential Rental Units in the building (including one listed above) _____

Does Property Owner reside in one of the units? Yes No

SECTION 2 - PROPERTY OWNER INFORMATION

Check: Individual Partnership* Corporation *if a partnership, provide information for all partners (use additional sheets if necessary)

Record Owner of Premises: <u>BARBARA KELLUM</u>	Record Co-Owner of Premises: _____
Address: <u>1455 KAYSLE ANDING RD</u>	Address: _____
City/State/Zip: <u>EGG HARBOR TWP NJ 08234</u>	City/State/Zip: _____
Daytime Phone: <u>609 927 5434</u>	Daytime Phone: _____
Evening Phone: _____	Evening Phone: _____
Cell Phone: _____	Cell Phone: _____
Email: _____	Email: _____

If Owner is a Corporation, please provide:

Contact Person: _____	Registered Agent: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Daytime Phone: _____	Daytime Phone: _____
Evening Phone: _____	Evening Phone: _____
Cell Phone: _____	Cell Phone: _____
Email: _____	Email: _____

Mail Rental Correspondence to: Owner Agent

Has the Property Owner previously held a Residential Rental Unit License in Somers Point? Yes No

If Yes, has that licenses ever been revoked or suspended? Yes No

SECTION 3 - PROPERTY MANAGER OR LOCAL AGENT (if applicable per Ordinance)* If owner doesn't live in Atlantic County a local agent or person authorized to accept notices and issue receipts therefore and accept service of process on behalf of owner of record is required .

Company Name: _____
Contact Person: _____
Manager/Agent Address: _____
City/State/Zip: _____
Business Phone: _____ Home/Cell Phone: _____
Fax number: _____ Email: _____

RECEIPT

DATE 12/21/12 No. 456528
FROM Barbara Kellum \$ 100.00
One Hundred DOLLARS
FOR RENT Rental Receipt
FOR _____
ACCT. _____ PAID _____ DUE _____
 CASH MONEY ORDER FROM JK TO _____
 CHECK CREDIT CARD BY _____
1152

City of Somers Point

1 West New Jersey Avenue
City Hall
Somers Point, NJ 08244
(609)927-9088

FAX(609)927-0177

October 9, 2013

Parcel 1916/5
Reg# 00988

KELLUM, BARBARA
1455 MAYS LANDING RD
EGG HARBOR TWP, NJ 08234

Subject: Annual Landlord Registration

In accordance with the landlord registration ordinance(no 10 of 2012) requiring all rental properties to be registered annually at a fee of \$50.00 per unit, attached please find a bill for 2014 and any unpaid balance for the year 2013. Failure to remit payment within 30 days may result in penalties being assessed. You can contact the construction office at(609) 927-9088 ext.142 if you have any questions.

Registration Renewal for: 10 BRADDOCK DR, Unit 1

00988

Owner KELLUM, BARBARA
1455 MAYS LANDING RD
EGG HARBOR TWP, NJ 08234
Emergency (609)927-5438 FAX
email
Facility Name
State No. (if any)
Local Agent

Occupants & BirthDate

Parcel 1916/5

Fees	
Rate Group	DUP
No. Units	2
Rate	50.00 ea
Amount	100.00
Bal Last Yr	0.00
Fine/Penalty	0.00
Total	100.00
Pd to Date	0.00
Balance	100.00

Date Due 11/01/2013

Payment Amount \$100 ✓ Date: 11/6/13 Check#: Cash
Note: Correct or provide data above. Use additional sheets as-required.

Applicant Signature

November 17, 2020

Parcel 191675
Reg# 988
INVOICE

KELLUM, BARBARA
1455 MAYS LANDING RD
EGG HARBOR TWP, NJ 08234

Subject: Annual Landlord Registration

In accordance with the Landlord Registration Ordinance (No. 10 of 2012) requiring all rental properties are to be registered annually at a fee of \$50.00 per unit. Attached please find a bill for 2021 and any unpaid balance for the previous years. Failure to remit payment within 30 days may result in penalties being assessed. You can contact the construction office at (609) 927-9088 ext. 142 if you have any questions.

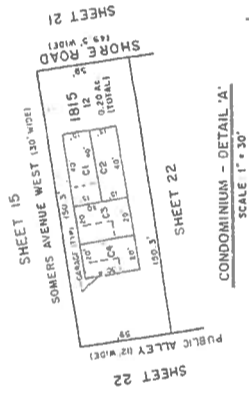
IF THIS IS NOT A RENTAL PROPERTY AND OWNER OCCUPIED OR BY OWNER'S FAMILY PLEASE SIGN THIS BILL, DATE AND WRITE THE PROPERTY IS OWNER OCCUPIED AND RETURN TO US.
UPON RECEIPT WE WILL REMOVE YOUR PROPERTY FROM FUTURE BILLINGS.

THANK YOU!

pd on 11/14/20 Abs ✓
100.00
SP. fee) rental 2 units @ \$50

REVISIONS
 WPA 02-14-88
 WPA 03-14-88
 WPA 04-14-88
 WPA 05-14-88
 WPA 06-14-88
 WPA 07-14-88
 WPA 08-14-88
 WPA 09-14-88
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 WPA 48-14-88
 WPA 49-14-88
 WPA 50-14-88

NEW JERSEY DEPARTMENT OF TREASURY
 APPROVED AND AUTHORIZED FOR THE CITY OF SOMERS POINT
 CITY ENGINEER
 CITY OF SOMERS POINT
 JAMES J. JIS
 JAN 13 2010
 MAP NO. 1058



APPROVAL: THE PUBLIC UTILITY TAX BUREAU
 FOR THE CITY OF SOMERS POINT
 PUBLIC UTILITY TAX BUREAU
 APPROVED AND AUTHORIZED FOR THE CITY OF SOMERS POINT
 CITY ENGINEER
 CITY OF SOMERS POINT
 JAMES J. JIS
 JAN 13 2010
 MAP NO. 1058

APPROVAL: THE PUBLIC UTILITY TAX BUREAU
 FOR THE CITY OF SOMERS POINT
 PUBLIC UTILITY TAX BUREAU
 APPROVED AND AUTHORIZED FOR THE CITY OF SOMERS POINT
 CITY ENGINEER
 CITY OF SOMERS POINT
 JAMES J. JIS
 JAN 13 2010
 MAP NO. 1058

TAX MAP
 CITY OF SOMERS POINT
 ATLANTIC COUNTY, NEW JERSEY
 SCALE: 1" = 100'
 TO SHOW CONDITIONS AS OF: JULY 1, 2009
 NOVEMBER, 1968
 CITY ENGINEER
 CITY OF SOMERS POINT
 JAMES J. JIS
 JAN 13 2010
 MAP NO. 1058



SOMERS POINT

NEW JERSEY

the shore starts here!

INFORMAS DATA
City of Somers Point
DEPARTMENT OF TAX & SEWER COLLECTION

May 28, 2021

I certify the attached is a list of property owners within 200' of **Block1916 Lot 5** based on the information provided in the maps of the City, which is reasonably accurate when considering the scale of the tax map and the precision of the instruments used to measure the distances.

Please notify:

Conectiv Real Estate Department
5100 Harding Highway, Ste#399
Mays Landing, NJ 08330

Public Service Electric and Gas Company
Manager-Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

New Jersey State Dept. of Transportation
1035 Parkway Avenue
Trenton, NJ 08625

Lisa A King, CTC


Tax Collector

Batch Id: 1916-5

Identification	Name	Street Address	City, State	Zip
		Property Location		
Block: 1916 Lot: 1 Qual:	PASSMORE, MICHAEL & STACK, MELISSA	18 BRADDOCK DR	SOMERS POINT, NJ	08244
Block: 1916 Lot: 2 Qual:	DISCIASIO, FRANK & SANDRA	16 BRADDOCK DR	SOMERS POINT, NJ	08244
Block: 1916 Lot: 3 Qual:	WILSON, CHARLES M & SULLIVAN, MARY	14 BRADDOCK DR	SOMERS POINT, NJ	08244
Block: 1916 Lot: 4 Qual:	VACCA, SUSAN	2700 DEVEREAUX PHILADELPHIA, PA		19149
Block: 1916 Lot: 6.01 Qual:	HANSEN HOUSE, LLC	PO BOX 1020 COLOGNE, NJ		08213
Block: 1916 Lot: 6.02 Qual:	BLUNDI, DOMENICK	8 BRADDOCK DR	SOMERS POINT, NJ	08244
Block: 1916 Lot: 7 Qual:	BAGLIVO, STEVEN	8005 ATLANTIC AVE MARGATE, NJ		08402
Block: 1916 Lot: 8.01 Qual:	CARMEAN, LORI & CORSON, NORMAN JR	105 BRADDOCK AVE	SOMERS POINT, NJ	08244
Block: 1916 Lot: 8.02 Qual:	DAWKINS, TED & HOLLY	103 BRADDOCK AVE	SOMERS POINT, NJ	08244
Block: 1916 Lot: 9 Qual:	SP RT 52 LLC	C/O 24 MACARTHUR BLVD	SOMERS POINT, NJ	08244

Identification	Name	Street Address	City, State	Zip
		Property Location		
Block: 1917 Lot: 1 Qual:	MONSANTO, CHARLTON	3 KATELYNS WAY BROOMALL, PA 15 BRADDOCK DR		19008
Block: 1917 Lot: 3.01 Qual:	DONNELLY, LEONARD	93 HOLLY HILLS DR SOMERS POINT, NJ 93 HOLLY HILLS DR		08244
Block: 1917 Lot: 4.01 Qual:	GILLIAN, ELIZABETH M.	91 HOLLY HILLS DR SOMERS POINT, NJ 91 HOLLY HILLS DR		08244
Block: 1917 Lot: 4.02 Qual:	D'AGOSTINO, LINDA	10 PAR DR SOMERS POINT, NJ 10 PAR DR		08244
Block: 1917 Lot: 13 Qual:	SCERATI, VINCENT JR	136 VETERANS AVE WEST BERLIN, NJ 1 BRADDOCK DR		08091
Block: 1917 Lot: 14 Qual:	DISCIASCIO, ANTHONY & LISA	3 BRADDOCK DR SOMERS POINT, NJ 3 BRADDOCK DR		08244
Block: 1917 Lot: 15 Qual:	SPOLTRE, GRANT & PICCOLI, DANA	7 BRADDOCK DR SOMERS POINT, NJ 7 BRADDOCK DR		08244
Block: 1917 Lot: 16 Qual:	SHARP, ROBERT K	9 BRADDOCK DRIVE SOMERS POINT 9 BRADDOCK DR		08244
Block: 1917 Lot: 17 Qual:	LONERGAN, BRUCE D & LINDA K	153 OLDBURY DR WILMINGTON, DE 11 BRADDOCK DR		19808