

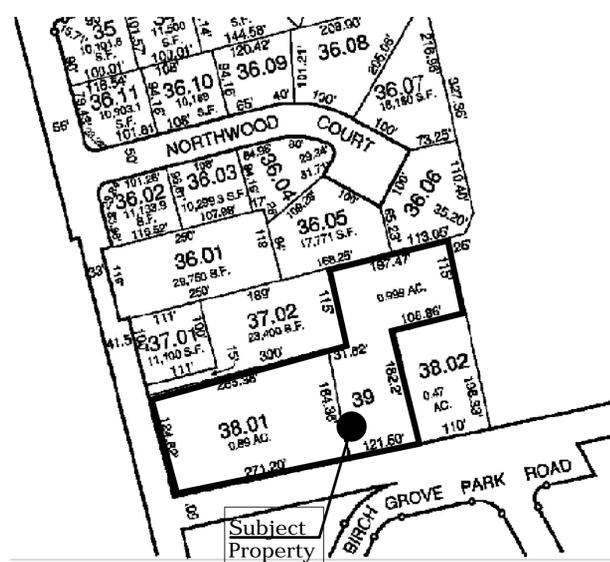
ZONING SCHEDULE

R1 - Residential, Single Family District					
ZONING ELEMENT	PERMITTED OR REQUIRED	EXISTING CONDITIONS	LOT NUMBER	PROPOSED CONDITIONS	STATUS
Use	Single Family Residential	Commercial Residential	38.01	Commercial Residential	ENC
Area	10,000 Sq. Ft.	38,781 Sq. Ft. 43,545 Sq. Ft.	38.01	36,170 sq. ft. 46,156 sq. ft.	C
Lot Width	100'	128.3' 120.24'	38.01	128.3' 136.24'	C
Street Frontage (Mill Road)	100'	124.62'	38.01	124.62'	C
Street Frontage (Burton Avenue)	100'	271.20' 121.50'	38.01	255.03' 137.67'	C
Lot Depth	100' or lot width	268.4' 296.5'	38.01	252.4' 296.5'	C
Front Yard Setback (Mill Road)	25'	27.4'	38.01	27.4'	C
Front Yard Setback (Burton Avenue)	25'	43.5' 55.2'	38.01	43.5' 55.2'	C
One Side Yard Setback	10'	2.2' 25.1'	38.01	2.2' 25.1'	ENC
Both Side Yard Setbacks	25'	N/A corner Lot 61.1'	38.01	N/A corner Lot 77.1'	N/A
Rear yard Setback	25'	212.1' 74.9'	38.01	196.1' 74.9'	C
Impervious Coverage	40%	15.0% 12.6%	38.01	16.1% 12.0%	C
Building Coverage	25%	7.3% 7.3%	38.01	7.8% 6.9%	C
Building Height	30' Maximum	less than 30' less than 30'	38.01	less than 30' less than 30'	C
Accessory Building					
-Side Yard Setback	10'	greater than 10' greater than 10'	38.01	greater than 10' greater than 10'	C
-Rear Yard Setback	10'	greater than 10' greater than 10'	38.01	greater than 10' greater than 10'	C

NOTE: THE ABOVE ZONING CONTROLS ARE REQUIRED TO BE SHOWN PURSUANT TO THE NEW JERSEY "MAP FILING LAW" AND ARE THE CONTROLS IN EFFECT AS OF THE DATE OF THE RECORDING OF THIS PLAN AND SUBJECT TO CHANGE BY VARIANCE AND MUNICIPAL ORDINANCE AMENDMENT AND MASTER PLAN REVISION, AND ARE NOT TO BE CONSTRUED AS COVENANTS OR RESTRICTIONS RUNNING WITH THE LAND

C = Conforms
VR = Variance Request
ENC = Existing Non-Conformity

TAX MAP



ZONING MAP

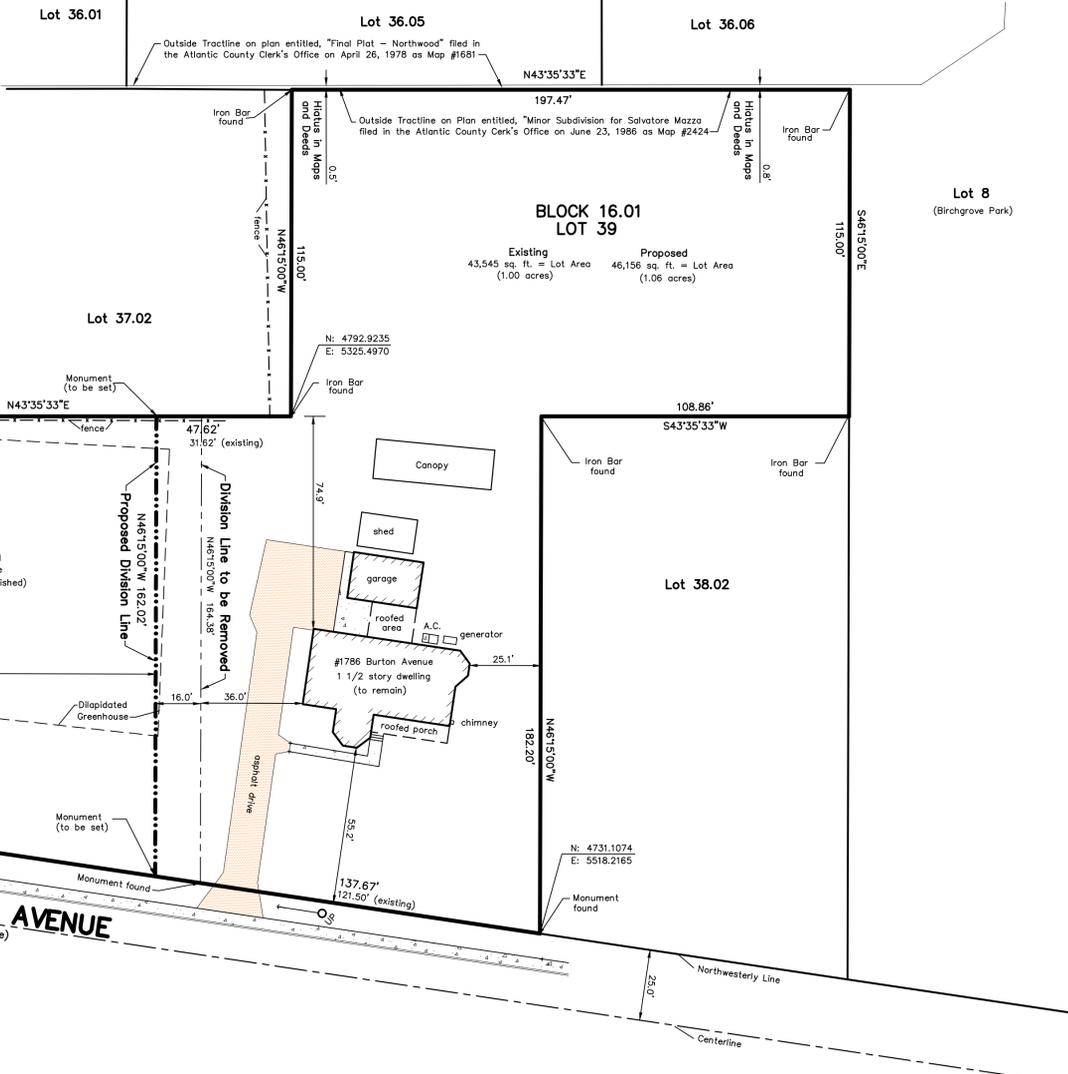


KEY MAP



GENERAL INFORMATION

- Applicant and Owner:** Janet Morey; 1786 Burton Avenue, Northfield, NJ 08225; (609-226-4387)
- Premises in Question:** Block 16.01 Lots 38.01 and 39, #815 Mill Road and #1786 Burton Avenue respectively. Shown on tax map sheet #4 (2008).
- Purpose of Subdivision:** Realignment of lot line only. No new building lots to be created; A 16.0' wide strip of Lot 38.01 is proposed to be conveyed to Lot 39. All existing structures are to remain except for the dilapidated greenhouses; No new construction is proposed in connection with this Minor Subdivision application.
- Zoning District:** Subject property is located in R-1 Residential, Single Family District;
- Area:** Total area of tract = 82,326 Sq. Ft. (1.89 Acres);
- Survey:** Boundary information depicted on SUBDIVISION PLAN reflects results of a survey performed in accordance with N.J.A.C. 13.40-5.1 by Paul Koelling & Associates, LLC on 08-17-2023; Both Subject Properties were created on plan entitled, "Minor Subdivision for Salvatore Mazza" filed in the Atlantic County Clerk's Office on June 23, 1986;
- Easements & Deed Restrictions:** No easements, other than typical blanket utility service easements, or deed restrictions are known to exist or appear in deeds of record, and none are proposed;
- FIRM Zone:** Properties are located in a F.E.M.A. pre-FIRM Zone "X un-shaded", being areas between the 100-year flood and the 500-year flood as shown on panel 34001C0431F;
- Variations:** No Variations from the Zoning Ordinance of the City of Northfield are required in connection with this MINOR SUBDIVISION as shown on the ZONING SCHEDULE.



CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE CITY OF NORTHFIELD PLANNING BOARD ON:

Attest:

Chairperson _____ Date _____

Secretary _____ Date _____

Municipal Clerk _____ Date _____

Tax Collector _____ Date _____

Owner _____ Date _____

THIS PLAT (OR A DEED DESCRIBING THIS SUBDIVISION) MUST BE FILED IN THE OFFICE OF THE CLERK OF ATLANTIC COUNTY ON OR BEFORE:

WHICH DATE IS ONE HUNDRED AND NINETY (190) DAYS AFTER APPROVAL AS A MINOR SUBDIVISION BY THE CITY OF NORTHFIELD PLANNING BOARD.

Secretary _____ Date _____

Municipal Engineer _____ Date _____

CERTIFICATION OF TAXES PAID:

I HEREBY CERTIFY THAT I AM THE RECORD HOLDER OF TITLE TO THE LAND DELINEATED ON THE PLAT AND CONSENT TO THE FILING THEREOF:

ATLANTIC COUNTY DEPARTMENT OF REGIONAL PLANNING AND DEVELOPMENT REVIEW STAMP

ATLANTIC COUNTY APPROVALS			
OFFICE OF POLICY, PLANNING & DEVELOPMENT			
<input type="checkbox"/> SUBDIVISION REVIEW <input type="checkbox"/> SITE PLAN REVIEW			
DATE RECEIVED	COUNTY ROAD OR DRAINAGE FACILITIES AFFECTED	FILE NO.	
	YES <input type="checkbox"/> NO <input type="checkbox"/>		
COUNTY PLANNING BOARD	ENDINGS	DATE OF ACTION	SIGNATURE
	<input type="checkbox"/> APPROVED <input type="checkbox"/> DISAPPROVED <input type="checkbox"/> FAVORABLE <input type="checkbox"/> UNFAVORABLE <input type="checkbox"/> RECOMMENDATIONS		

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 09-25-2023 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR WILL BE SET UPON SUBDIVISION APPROVALS.

Paul Koelling
PAUL M. KOELLING
 PROFESSIONAL LAND SURVEYOR
 PLS: N.J. LICENSE NO. 24GS04328800

MINOR SUBDIVISION
 of #815 Mill Road and #1786 Burton Avenue
 SITUATE IN
 CITY OF NORTHFIELD
 COUNTY OF ATLANTIC, N.J.
BLOCK 16.01 LOTS 38.01 & 39

PAUL KOELLING & ASSOCIATES, LLC
 Professional Land Surveying
 2161 Shore Road
 Linwood, NJ 08221
 phone (609) 927-0279 fax (609) 927-0188
 CERTIFICATE OF AUTHORIZATION #24GA28256300
 date: September 27, 2023 by: KOELLING
 SCALE: 1" = 30' and as noted Project #12953

