ZONING SCHEDULE
R-2 ZONE

ZONING ELEMENT	REQUIRED	EXISTING	PROPOSED	CONFORMS
LOT AREA(SF)	7500	11169	11169	Y
LOT WIDTH	70'	57.43'	57.43'	N
SETBACK FRONT	25'	N/A	25'	Y
SETBACK SIDE	15'	N/A	15'	Y
SETBACK SIDE	10'	N/A	10'	Y
SETBACK REAR	25'	N/A	25'	Y
SETBACK SIDE ACCESSORY	10'	N/A	10'	Y
SETBACK REAR ACCESSORY	5'	N/A	5'	Y
LOT COVERAGE	45%	N/A	<45%	Y
BUILDING COVERAGE	30%	N/A	<30%	Y

PUBLIC UTILITIES

Verizon
9 Gates Avenue
Montclair, NJ 07042-3301

Comcast Cable
901 Leeds Ave.
Absecon, NJ 08201

New Jersey American Water Company, Inc.
1 Water Street
Camden, NJ 08102

Northfield Sewer Department
1600 Shore Road
Northfield, NJ 08225

Municipal Road
City of Northfield
Mary Canesi, City Clerk
1600 Shore Road
Northfield, NJ 08225

Department of Regional Planning &
Economic Development
Rt. 9 and Dolphin Ave.
Northfield, NJ 08225

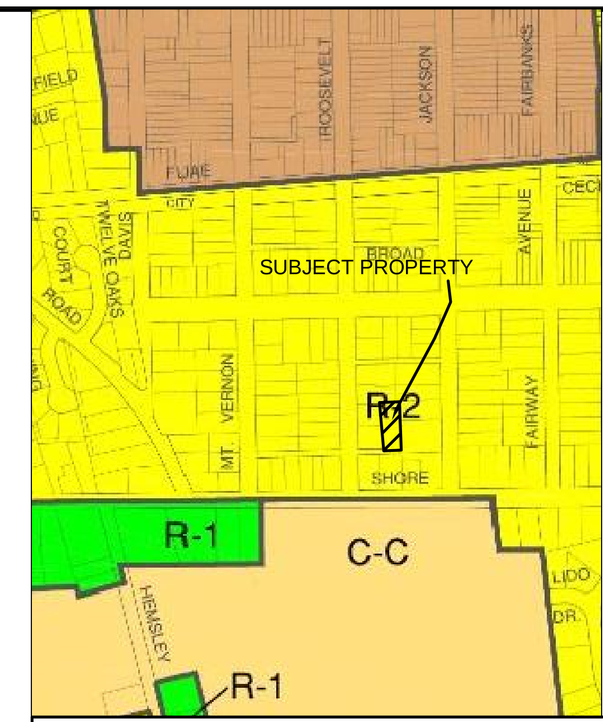
New Jersey Department of Transportation
1035 Parkway Avenue
Trenton, NJ 08625

ATLANTIC CITY ELECTRIC
REAL ESTATE % RIGHT OF WAY DEPT
5100 HARDING HIGHWAY, 63ML22
MAYS LANDING, NJ

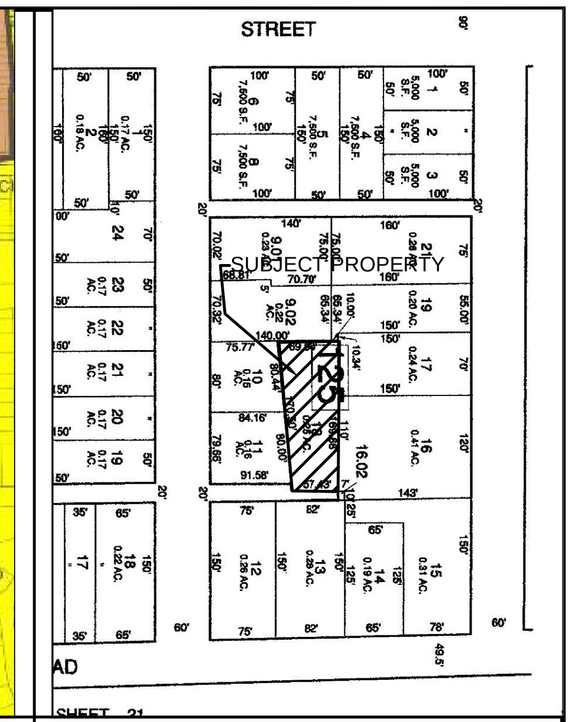
SOUTH JERSEY GAS CO.
ATTN: RAY WENZEL
3800 ATLANTIC AVE
ATLANTIC CITY, NJ 08401

VERIZON ENGINEERING DEPT
ATTN: DOUGLAS WEBB
10 TANSBORO RD
BERLIN, NJ 08009

COMCAST CABLE
1 COMCAST CENTER 32ND FLOOR
PHILADELPHIA, PA 19103



ZONING & AREA MAP

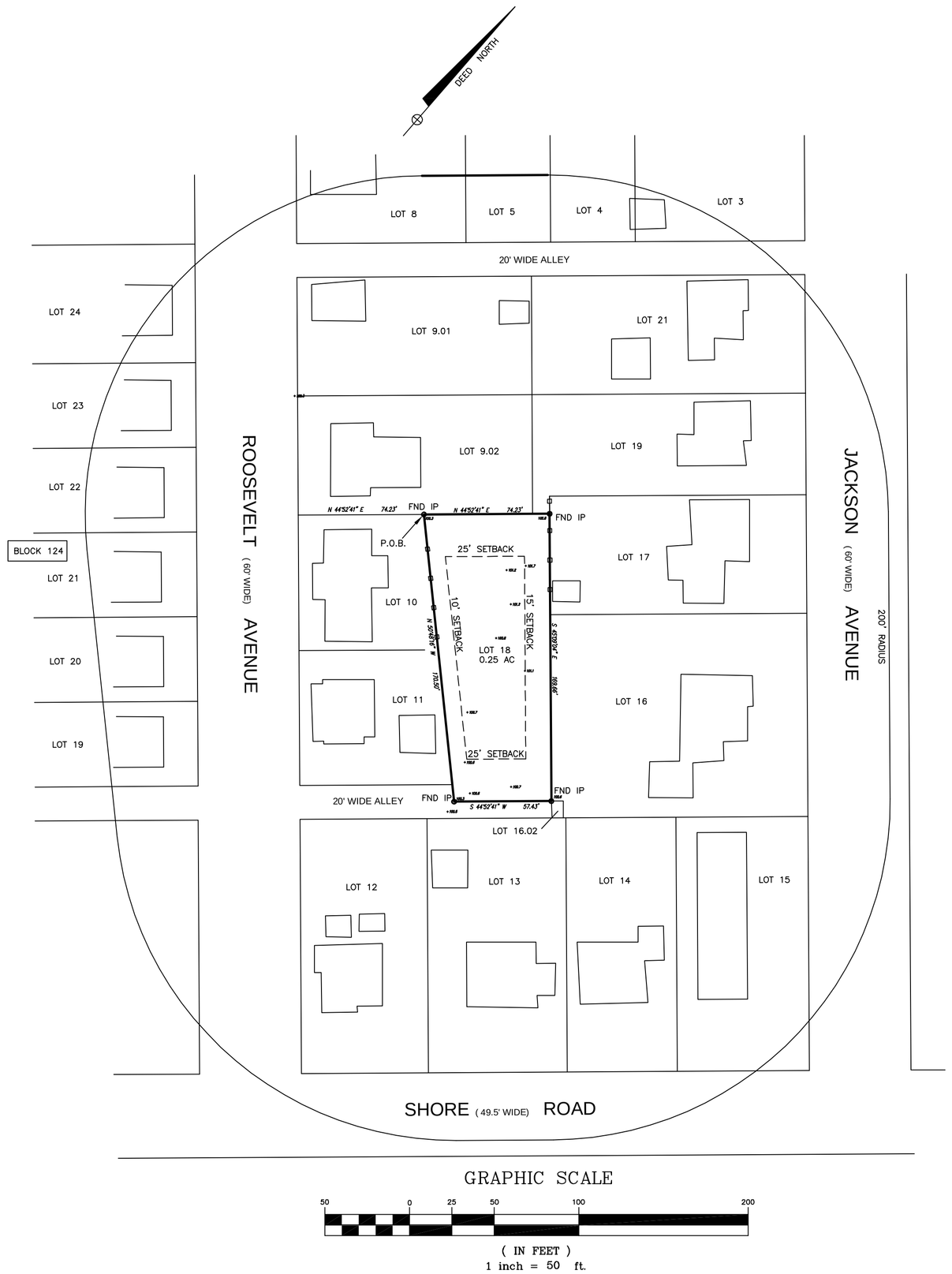


TAX MAP (N.T.S.)

PROPERTIES WITHIN 200'

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
124 18	1001 SHORE RD	2	CHAU, ERLAND 1001 SHORE RD NORTHFIELD, NJ	08225
124 19	12 ROOSEVELT AVE	2	PANETTA, ROBERT A. 12 ROOSEVELT AVENUE NORTHFIELD, NJ	08225
124 20	16 ROOSEVELT AVE	2	GARWOOD, RICHARD & CHERYL 16 ROOSEVELT AVE NORTHFIELD, NJ	08225
124 21	20 ROOSEVELT AVE	2	DABUNDO, STEPHEN & LESLIE M 20 ROOSEVELT AVE NORTHFIELD, NJ	08225
124 22	24 ROOSEVELT AVE	2	CALABRESE, DIANE 19 WILSON DR NORTHFIELD, NJ	08225
124 23	28 ROOSEVELT AVE	2	TRUEX, JAMES P & NANCY S 28 ROOSEVELT AVE NORTHFIELD, NJ	08225
124 24	30 ROOSEVELT AVE	15F	CLARK, LAUREN 30 ROOSEVELT AVENUE NORTHFIELD, NJ	08225
125 3	38 JACKSON AVE	2	MELLON, ROBERT A 134 MILL ST PORT REPUBLIC, NJ	08241
125 4	914 BROAD ST 5	2	GIUDUT;ANTHONY,CARA SITA;GARY,KATHY 914 BROAD ST NORTHFIELD, NJ	08225
125 8	31 ROOSEVELT AVE	2	SHELLHORN, WILLIAM C & BRENDA K 31 ROOSEVELT AVE NORTHFIELD, NJ	08225
125 9.01	29 ROOSEVELT AVE	2	ADAMS, JUSTIN M & HECK, KEVIN J 29 ROOSEVELT AVE NORTHFIELD, NJ	08225
125 9.02	27 ROOSEVELT AVE	2	HEMBERGER, PATRICIA & ROBERT 27 ROOSEVELT AVE NORTHFIELD, NJ	08225
125 10	17 ROOSEVELT AVE	2	KNOWLES, ELIZABETH J 1039 N. SHORT LINE WAY INVERNESS, FL	34453

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
125 11	13 ROOSEVELT AVE	2	CHOYCE, THOMAS A & SARAH E 13 ROOSEVELT AVE NORTHFIELD, NJ	08225
125 12	921 SHORE RD	2	GUNNISON, STANLEY M & THERESE A 921 SHORE ROAD NORTHFIELD, NJ	08225
125 13	915 SHORE RD	2	NELSON, JOHN H. III & CHARLENE J 915 SHORE ROAD NORTHFIELD, NJ	08225
125 14	905 SHORE RD	2	GEISER, MICHAEL 905 SHORE RD NORTHFIELD, NJ	08225
125 15	2 JACKSON AVE	2	ZIZZO, MICHAEL & CAROL 2 JACKSON AVE NORTHFIELD, NJ	08225
125 16	10 JACKSON AVE	2	CROOKS, LAUREN W 10 JACKSON AVE NORTHFIELD, NJ	08225
125 16.02	JACKSON AVE REAR	1	UNKNOWN, % CITY OF NORTHFIELD P.O. BOX 1 NORTHFIELD, NJ	08225
125 17	20 JACKSON AVE	2	FAIRHURST;RONALD CONLEY-KLAMORST;CA 20 JACKSON AVE NORTHFIELD, NJ	08225
125 19	30 JACKSON AVE	2	FARQUHAR, LINDA 30 JACKSON AVENUE NORTHFIELD, NJ	08225
125 21	36 JACKSON AVE	2	MARQUINA, CONTRERAS YISABEL Y & CONT 36 JACKSON AVE NORTHFIELD, NJ	08225



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOTES:

1. BEING COMMONLY KNOWN AS LOT 18 BLOCK 125 ON THE CURRENT OFFICIAL TAX MAP OF THE CITY OF NORTHFIELD.
2. STREET ADDRESS: 11 N ROOSEVELT AVENUE
3. ELEVATIONS ARE ASSUMED DATUM
4. PROPERTY TO BE SERVED BY PUBLIC SEWER AND WATER
5. OWNER OF RECORD:
   HOLZER, REV RICHARD B, ESTATE
   2106 NEW RD STE F4
   LINWOOD, NJ 08221
6. APPLICANT:
   MIKE PORTNOY
   26 STONE MILL CT
   EGG HARBOR TWP, NJ
   08234

FILED MAP REFERENCE:

BEING LOT 18 ON MAP OF SUBDIVISION FILED IN THE ATLANTIC COUNTY CLERK'S OFFICE ON JUNE 01, 1992 AS MAP #3169

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

_____DATE:_____

ATTEST:

_____DATE_____
CHAIRPERSON

_____DATE_____
SECRETARY

CERTIFICATION OF MUNICIPAL APPROVAL OF ABUTTING MUNICIPAL RIGHTS-OF-WAY:

_____DATE_____
MUNICIPAL CLERK

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW", RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

_____DATE_____
MUNICPAL ENGINEER

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/ZONING BOARD.

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

_____DATE_____
OWNER

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 12-07-22 MEET THE MINIMUM 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 SET. I FURTHER CERTIFY THAT THET MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.

_____DATE 12-27-22
JAMES R. BONEY, PLS
NEW JERSEY LICENSE No. 31264

TO:

MIKE PORTNOY

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED AND PREPARED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW JERSEY. I FURTHER CERTIFY TO ITS ACCURACY EXCEPT FOR ANY EASEMENTS OR STRUCTURES NOT VISIBLE ON THE SURFACE.

ATLANTIC COUNTY APPROVALS

OFFICE OF POLICY, PLANNING & ECONOMIC DEVELOPMENT

☐ SUBDIVISION REVIEW
☐ SITE PLAN REVIEW

DATE RECEIVED	FINDINGS COUNTY ROAD OR DRAINAGE FACILITIES AFFECTED YES ☐ NO ☐		FILE NO.
COUNTY PLANNING BOARD	FINDINGS ☐ APPROVED ☐ DISAPPROVED ☐ FAVORABLE ☐ UNFAVORABLE ☐ RECOMMENDATIONS	DATE OF ACTION	SIGNATURE

VARIANCE PLAN:

BLOCK 125 LOT 18

CITY OF NORTHFIELD ATLANTIC COUNTY NEW JERSEY

JAMES R. BONEY
PROFESSIONAL LAND SURVEYOR
NJ LICENSE No. 31264
13 STONE MILL CT, E.H.T., NJ 08234 Ph: (609) 788-8013

DATE: 12-07-22
SCALE: AS SHOWN
DRN.BY: JRB
PROJ. No. 22-1576
REV: