

MANOS LAW FIRM, LLC

2408 New Road, Suite 2
Northfield, New Jersey 08225
T: (609) 335-1873
F: (609) 257-6075

Elias T. Manos, Esq.

leo@manoslawfirm.com

▪ Member of NJ & PA Bars

May 15, 2023

Via Hand Delivery

Robin Atlas, Board Secretary
City of Northfield Planning Board
1600 Shore Road
Northfield, NJ 08225

**RE: Application of Northfield Integrated, LLC
Block 97, Lot 9 and Lot 10
1612 Tilton Road/Tilton Road
Northfield, NJ**

Dear Ms. Atlas:

This firm represents Northfield Integrated, LLC in connection with the above referenced application to the City of Northfield Planning Board seeking minor site plan approval, "c" variance relief pursuant to N.J.S.A. 40:55D-70c for front yard setback and certain checklist waivers in order to have a small expansion of the existing building at the front of the above referenced property, with related site improvements, approved so as to permit the Applicant to operate its chiropractic office at this location. In that regard, enclosed please find the following:

1. City of Northfield Planning Board Application;
2. Site Plan Checklist;
3. Addendum to Application;
4. Fee Schedule;
5. City of Northfield Planning Board Resolution adopted March 1, 1990;
6. City of Northfield Planning Board Resolution dated December 2, 1999
7. Minor Site Plan prepared by Kates Schneider Engineering, LLC dated May 11, 2023 (1 sheet);
8. 200' List; and
9. Certification of Taxes and Sewer Paid

I am also providing a copy of the above to the City of Northfield Construction Office and Fire Department by hand delivery and mailing a copy to all Board Members and professionals

MANOS LAW FIRM, LLC

May 14, 2023

Page 2

per the attached list. The application fee in the amount of \$800.00 and the escrow fee in the amount of \$1,000.00 are additionally enclosed.

Upon receipt of this submission, would you kindly confirm the date for the public hearing on this application, presumably June 1, 2023. We will of course notice the application in accordance with the requirements of the Municipal Land Use Law and provide proof of same.

Thank you very much for your kind attention to this matter. In the event you have any questions, comments or concerns, please do not hesitate to contact me.

Very truly yours,

MANOS LAW FIRM, LLC

By: 

ELIAS T. MANOS

leo@manoslawfirm.com

Encl.

Cc. City of Northfield Construction Office (via hand delivery) (w/encl.)
City of Northfield Fire Department (via hand delivery) (w/encl.)
Planning Board Members and Professionals per attached list (via regular mail) (w/encl.)
Client (via email) (w/encl.)
Paul Kates, PE., PP (via email) (w/encl.)

C:\Users\EManos\Documents\Client Directory\Olivieri, Robert\Atlas, Robin filing Application.doc

**City of Northfield Planning Board 1600 Shore Road Northfield, New Jersey 08225
(609) 641-2832, ext. 127**

2023 Members:

Dr. Richard Levitt, Chairman	2204 Bay Avenue Northfield, New Jersey 08225
Mayor Erland Chau	1001 Shore Road Northfield, New Jersey 08225
Councilman Eric Leeds	802 Debora Street Northfield, New Jersey 08225
Clem Scharff, Vice Chairman	105 Circle Drive Northfield, New Jersey 08225
Derek Rowe	6 Mazza Drive Northfield, New Jersey 08225
Ronald Roegiers	110 Northwood Court Northfield, New Jersey 08225
Jim Shippen	2306 Shepherd Drive Northfield, New Jersey 08225
Henry Notaro	108 Catherine Place Northfield, New Jersey 08225
Paul Utts (alternate #1)	144 East Rosedale Avenue Northfield, New Jersey 08225
Matthew Carney (alternate #2)	407 Davis Avenue Northfield, New Jersey 08225
Peter Brophy (alternate #3)	11 Twelve Oaks Court Northfield, New Jersey 08225
Daniel Reardon (alternate #4)	7 Lesley Lane Northfield, New Jersey 08225
Matt Doran, Professional Engineer	840 North Main Street Pleasantville, New Jersey 08232
Joel M. Fleishman, Esquire	Fleishman-Daniels Law Offices, LLC 646 Ocean Heights Avenue Linwood, New Jersey 08221
Robin Atlas, Secretary	City of Northfield 1600 Shore Road Northfield, NJ 08225

Revised January 4, 2023

PLANNING BOARD APPLICATION

CASE # _____

FOR OFFICIAL USE ONLY

Date of Application Received: _____

Date: _____ Date of Deposit

Fee Paid _____

Date: _____ Affidavit of Service

Time Period Expires _____

Date File Complete _____

Hearing Date _____

INFORMATION REGARDING APPLICANT

Applicant's Full Legal Name Northfield Integrated, LLC

Applicant's Mailing Address 1501 Route 47 South, Rio Grande, NJ 08242

Applicant's Phone Number (609) 602-6320 e-mail address drbobolivieri@gmail.com

Applicant is a: Corporation Partnership Individual Limited Liability Company

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporation or partnership must be disclosed. Attach list. N/A - Applicant is a limited liability company, not a corporation or partnership

NATURE OF APPLICATION, check appropriate items:

- ☐ Appeal of action of administrative officer
- ☐ Interpretation of development ordinance or map
- ☒ Variance: "C" Variance (Hardship)
- ☐ "D" Use Variance
- ☐ "D" Non-Conforming Use
- ☐ Conditional use
- ☐ Subdivision - Minor
- ☐ Subdivision - Major
- ☐ Site Plan - Waiver
- ☒ Site Plan - Minor
- ☐ Site Plan - Major
- ☐ Other _____

Proposed use, Building, or Subdivision is contrary to:
 List Article and Section of the Ordinance from which Variance is sought:

Front yard setback ART. 215 Attachment 6
Section 156D Required 25 feet Proposed 15.5 feet

ART. Section Required Proposed

ART. Section Required Proposed

If additional space is needed, attach list to the application

INFORMATION REGARDING PROPERTY:

Address: 1612 Tilton Road (Block 97, Lot 10) and Tilton Road (Block 97, Lot 9)

Tax Map BLK 97 LOT(S) 9 Dimension of Property Irregular

BLK 97 LOT(S) 10 Dimension of Property Irregular

Zoning District N-B Neighborhood Business District (portion in R-1 District)

Location approximately 155 ft feet from intersection of Tilton Road
 and Zion Road

Last Previous Occupancy ReMax Real Estate Office

	<u>Size Existing Building</u>	<u>Proposed Structure</u>
Front (feet)	<u>24 ft</u>	<u>24 ft</u>
Deep (feet)	<u>90.2 ft</u>	<u>90.2 ft</u>
Square (feet)	<u>2,108 sf</u>	<u>2,158 sf</u>
Height (feet)	<u>1 Story</u>	<u>1 story</u>
Story	<u>1</u>	<u>1</u>
Building Coverage	<u>10%</u>	<u>10%</u>

SET BACKS ZONING REQ.

	<u>Present</u>	<u>Proposed</u>	
Frontage	94.79 ft	94.79 ft	Corner Lot
Y or N			
Front Yard	15.5 ft	15.5 ft	
Front Yard			
Side	13 ft	13 ft	
Side	51.1 ft	51.1 ft	
Rear	96.6 ft	96.6 ft	
Lot Size Area	21,612 sf	21,612 sf	

Prevailing Setbacks of Building within one Block _____ ft.

Present use Not currently in use proposed use Health/Medical Office - Spine and Joints

Has there been any previous appeal or application involving these premises?

Yes or No

If yes, when March 1, 1990 and October 7, 1999 (memorialized December 2, 1999)

and to whom Barry McDermott and Waban Associates L.L.C., respectively

Nature of appeal or application Site Plan Waiver and Sign Variance, respectively

Disposition Both Granted Date March 1, 1990 and October 7, 1999 (memorialized December 2, 1999)
Memorializing Resolutions are submitted herewith

Application for Subdivision N/A site plan - conditional use approval N/A

The relationship of the applicant to the property in questions is:

Owner X Tenant _____

Purchaser under Contract (submit copy) _____ Other _____

If the applicant is not the owner of the property, the applicant must obtain and submit a copy of this application signed by the owner in the space provided. N/A - Applicant is the Owner

Owner's Authorization: I hereby certify that I reside at: N/A - Applicant is the Owner

In the County of _____ State of _____

and that I am the owner of all that certain lot, _____; Piece or parcel of land known as

Block _____ Lot(s) _____ commonly known as _____

which property is the subject of the applicant, and said application is hereby authorized by me.

Owner's Signature N/A - Applicant is the Owner

Applicant's Attorney Elias T. Manos, Esquire Phone # (609) 335-1873

Address Manos Law Firm, LLC, 2408 New Road, Suite 2, Northfield, NJ 08225

Applicant's Engineer Paul Kates, PE Phone # (609) 365-1747

Address 215 Route 9 South, Box #10, Second Floor, Marmora, NJ 08223

Applicant's Architect N/A Phone # _____

Address _____

Applicant's Planner N/A Phone # _____

Address _____

Applicant's Verification:

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with application is true.

Northfield Integrated, LLC

Applicants Signature 
BY: Robert S. Olivieri, DC

Notice: The applicant is responsible to publish and serve notice of this application after receiving a hearing date from the Secretary of the Planning Board, ten (10) days prior to the hearing date.

SITE PLAN CHECKLIST

The following checklist is designed to assist applicants in preparing site plans for Board review. Applicant should check off each item to ensure that it is included on the plan. ITEMS OMITTED MAY DELAY CONSIDERATION BY THE BOARD. Utility plans, landscaping plans, architectural elevations, etc., may be shown on separate sheets. (Return this list with your application)

- ☒ Name and title of applicant and owner, if other than applicant.
- ☒ Name and seal of person preparing plans, etc.
- ☒ Place for signature of Chairman and Secretary of Planning Board.
- ☒ Place for signature of City Engineer.
- ☒ Place for signature of County Engineer and Secretary of County Planning Board.
- ☒ Tax map lot and block numbers.
- ☒ Date, scale and "north" sign.
- ☒ Key map of the site with reference to surrounding areas and to existing street locations.
- ☒ Zone district in which property is located, and zone district of all properties within a 200-foot radius of the property line of the applicant's site, including properties in adjacent municipality, where applicable.
- ☒ All properties within 200 feet uses of said properties.
- ☒ Names of owners of all of above properties.
- ☐ W Approximate number of employees who will be using the proposed site on a full-time basis shifts, if the operation is non-residential.
- ☒ Entire property in question, even though only a portion of said property is involved in the site plan; provided however, where it is physically impossible to show the entire property on the required sheet, a separate map at an appropriate scale may be submitted.
- ☒ Dimensions of lot, setbacks, front yard, side yards, and rear yard.
- ☒ Bearing and distances of property lines.
- ☒ Dimensions of existing and/or proposed principal building(s) and all accessory structures.
- ☒ Size and location of fences.
- ☒ All proposed parking and loading facilities, showing location and dimensions of individual parking spaces and loading areas, aisles, traffic patterns and driveways for ingress and egress, all drawn to scale.

- ☒ All existing and proposed curbs and sidewalks; and all proposed curb cuts.
- ☒ All driveways and streets within 200 feet of site.
- ☒ Rights-of-way, easements and all lands to be dedicated to the municipality or reserved for specific uses.
- ☒ Location of all signs and exterior lighting, accompanied by a brief narrative explanation of types of standards to be used, radius of light and intensity, etc., plus sketches to scale indicating design, color, material of things to be utilized.
- ☒ Water supply system.
- ☒ Existing and proposed sanitary sewerage disposal system.
- ☐ W Draining Plans as approved by City Engineer.
- ☒ Solid waste disposal and storage. Method of treating manufacturing wastes and byproducts.
- ☒ Location of all existing trees or tree masses, indicating general size and species.
- ☐ W Landscaping and buffering plans, showing what will remain and what will be planted, and specifying types, size and location of trees and shrubs.
- ☒ Significant existing physical features including streams, water courses, swampy soil, etc.
- ☒ Perspective drawing of all proposed structures as well as front and side elevations at a scale which clearly indicates the design objectives of the applicant. [The perspective drawings should clearly indicate the color, material and overall design of the proposed structure(s).]
- ☒ Existing and proposed spot elevations based on U.S. Coastal Geodetic datum at all building corners, all floor levels, center lines of abutting roads, top and bottom curbs, property corners, gutters and other pertinent locations.
- ☒ Existing and proposed contours of site at 2-foot intervals for areas less than 5 percent grade and 1-foot intervals above 5 percent grade.
- ☒ Any other pertinent information as may be required by the Board.

ADDENDUM TO APPLICATION

Application of Northfield Integrated, LLC 1612 Tilton Road/Tilton Road Block 97, Lots 9 and 10 Northfield, NJ

Northfield Integrated, LLC ("Applicant") is the owner of the property located at 1612 New Road, which is identified on the City of Northfield tax map as Block 97, Lots 9 and 10. For completeness sake, the Northfield tax records show Lot 10 at 1612 New Road. Lot 9 is listed as just Tilton Road. The property is located in the Neighborhood Business ("N-B") District, with the real portion in the R-1 Zoning District. There is an existing building on the property, with an adjacent parking area, that was previously utilized as a ReMax real estate office. The Applicant recently purchased the property and its principal, Dr. Robert C. Olivieri, DO, intends to operate his chiropractic office at the property. The use is a permitted use in the N-B District and the building and all of the improvements on the property are located in the N-B District. Only the rear of the property, which is essentially vacant land (other than a shed), is in the R-1 Zoning District.

At the time the Applicant purchased the Property, the front of the building facing Tilton Road had essentially an indented front façade. The existing front yard setback to the building at the time was 15.5 feet. The Applicant, through its contractors, squared off the front of the building. The front yard setback to the building is now still at 15.5 feet and a total of only 50 square feet has been added to the overall square footage of the building. The Applicant also undertook other overall improvements to the property, including without limitation restriping the parking area, adding pavers, replacing bollards and interior and exterior improvements to upgrade building and the property.

The Applicant is now seeking variance approval for front yard setback pursuant to N.J.S.A. 40:55D-70c for the area in the front of the building that was essentially filled in, certain checklist waivers and minor site plan approval for the minimal site work that was done.

Specific Variance sought and Applicable Ordinance Section

- 1) Section 215-156D and Attachment 6 - to permit a front yard setback of 15.5 feet where 25 feet is required.

Variance Justification

The Applicant submits that the variance request is justified for several reasons. First, in terms of the so-called positive criteria under a flexible standard set forth in N.J.S.A. 40:55D-70c(2), the project advances several purposes of zoning set forth in N.J.S.A. 40:55D-2, including but not limited to:

- 1) Promote the General Welfare and Public Safety –The Applicant has restriped the parking lot and repainted the handicapped space on the property. The Applicant has also provided the exterior of the building with an entirely updated look and has done so by only adding 50 square feet to the building at the existing front yard

setback of 15.5 feet. These improvements by the Applicant will make the site safer for the public and enhance the general welfare and public safety.

- 2) Aesthetic Enhancement – The improvements to the property made by the Applicant have greatly improved the look of the building and the property. Overall, the project, with its minor 50 square foot expansion, will provide an aesthetic enhancement.

In terms of the so-called negative criteria (that the variance can be granted without substantial detriment to the public good and without substantially impairing the intent of the zone plan or zoning ordinance of the City of Northfield), the Applicant has simply squared off the front of the building on the property. The overall addition is only 50 square feet. The front yard setback to the building, both before and after the small addition, remains at 15.5 feet. Arguably, since the front yard setback is not being reduced and is remaining an existing condition, variance relief is not even required from this condition. In any event, to the extent a variance is required, the Applicant submits that the benefits of granting the variance substantially outweigh the detriments, if any.

List of Checklist Waiver Requests (from Site Plan Checklist)

- 1) Approximate number of employees who will be using the proposed site on a full-time basis – Testimony will be provided at the time of the hearing.
- 2) Drainage Plans as approved by City Engineer – Given the minimal disturbance to the site, a waiver is requested.
- 3) Landscaping and buffering plans, showing what will remain and what will be planted, and specifying types, size and location of trees and shrubs – The site is already improved and existing landscaping will remain. Given the minimal new disturbance to the site that is proposed, a waiver is requested.

Minor Site Plan

The Applicant submits that the minor site plan presented, with the above variance and checklist waivers, is proper in all respects and complies with the standards established by the City of Northfield zoning ordinance for minor site plan approval. As a result, the Applicant submits that minor site plan approval is warranted and should be granted. The improvements undertaken by the Applicant are minimal in nature and will help revitalize the property.

The Applicant will provide additional testimony at the time of the hearing to justify the relief being requested

MANOS LAW FIRM, LLC

By: 

ELIAS T. MANOS

leo@manoslawfirm.com

Dated: May 15, 2023

City of Northfield Planning Board
SUMMARY OF PLANNING BOARD FEE SCHEDULE

Consult Fee Ordinance (Revised Ordinance 9-2012) For Details and Clarification

SUBMIT COPY OF THIS SCHEDULE WITH CHECKS

The fee to be paid shall be the sum of fees for the component elements of the plat or plan. Proposals requiring a combination of approvals such as subdivision, site plan, and/or variance, shall pay a fee equal to the sum of the fee for each element, except in cases where a preliminary and final application is applied for and decided by the Planning Board at the same time, in which case the greater of the two fees shall be paid. Additional fees may be assessed for extraordinary review costs not otherwise covered herein. One check must be submitted for all required fees (including the required Publication fee set forth in subparagraph K), unless otherwise specifically excepted, and a second check must be submitted for Professional Escrow. Please call the Planning Board Secretary at 641-2832 (ext. 127) with any questions.

All fees are non-refundable and are calculated as follows:

A. Application for Development Permit, Submit to Zoning Office (amended as per Ordinance 9-2012)

- | | |
|------------------------|-----------|
| 1. Commercial | \$ 200.00 |
| 2. Residential-Per Lot | \$ 100.00 |
| 3. Accessory Structure | \$ 50.00 |
| 4. Sheds 100sf or less | No Fee |

B. Minor Subdivision Application

- | | |
|-------------------------|---|
| 1. Each Informal Review | \$100.00 |
| 2. Application Fee | \$250.00 plus \$50.00 per lot |
| 3. Tax Map Revision | \$100.00 per each subdivided (new) lot or \$10.00
per lot, whichever is greater
(Section 3.14 of amended ordinance 8-2001, sub-paragraph X) |

C. Major Subdivision Application

- | | |
|-------------------------------------|---------------------------------------|
| 1. Each Informal Review | \$200.00 plus \$25.00 per lot |
| 2. Preliminary Plat Application Fee | \$500.00 plus \$25.00 per lot |
| 3. Final Plat Application Fee | \$500.00 plus \$25.00 per lot |
| 4. Tax Map Revision | \$75.00 per each subdivided (new) lot |

D. Site Plan Application

- | | |
|--------------------------------|---|
| 1. Each Informal Review | \$250.00 plus \$5.00 for each 100 square feet of
building area up to 2,000 square feet and \$2.50
for each additional 200 square feet or fraction thereof |
| 2. Preliminary Application Fee | Non-residential \$500.00 plus \$50.00 for building
area up to 2,000 square feet and \$25.00 for each
additional 200 square feet or fraction thereof |
| 3. Final Application Fee | \$500.00 |

E. Building Permit Appeals

\$500.00 for Non-residential
\$250.00 for Residential

F. Interpretation Request

\$250.00; If interpretation request is accompanied
by a variance request, the fee for the variance shall apply

G. "C" Variance

\$300.00 for one variance
\$100.00 for each additional variance
\$75.00 for each lot subject to the variance

H. "D" Variance

\$1,000.00 for one variance
\$200.00 for each additional variance
\$150.00 for each lot subject to the variance

APPLICATION FEE - \$800.00

I. Conditional Uses	\$500.00
J. Review Fee for Environmental Impact Report (EIR) –for those Applications which require review of an EIR	\$500.00 in addition to Professional Escrow fee
K. Publication Fee- <i>all applications are subject to this fee</i>	\$50.00
L. Waiver of site plan fee	\$500.00
M. Continuance Fee (unless at the direction of the Board) in addition to other applicable fees	\$250.00 for each continuance
N. Variance Request for Time extension-request for extension of time within which any variance must be exercised (per request)	\$250.00
O. Special Meetings	\$250.00 in addition to required fees \$100.00 additional if notice of meeting is required
P. Amended Site Plans and Sub-Divisions	\$150.00 for minor changes (no building, parking or significant changes) plus sufficient copies of the plat incorporating the changes as may be necessary for distribution. No fee if requested by the City. For significant changes, fees are equal to one-half the fee required for initial submission based on the current fee schedule. Sufficient copies of the plat are required as noted above. If the proposed changes involve a change of use, the application will be considered a new application and full payment of fees will be required.
Q. Certificates of Approval of Sub-Division	\$175.00
R. Certificate of existing non-conforming use	\$175.00
S. Copies of Records	\$75.00 for a copy of each meeting tape; \$75.00 for each stenographer session-to be supplied by Applicant.
T. All other applications not specifically mentioned herein	\$500.00 for commercial applications \$250.00 for non-commercial applications

SEE NORTHFIELD LAND USE AND DEVELOPMENT ORDINANCE SECTION 3.14 FOR MORE DETAIL OF FEE SCHEDULE.

REFUNDS AND WITHDRAWALS

There are no refunds of escrow if application is withdrawn within 24 hours of hearing date. Application fees are non-refundable.

If variance application, fee is \$150.00. If withdrawn within 10 days of hearing date, fee is \$250.00.

If other than variance, fee is \$100.00. If withdrawn within 10 days of hearing date, fee is \$100.00.

After payment of fee for withdrawal of application, all other fees deposited, with the exception of fees payable for professional review costs will be refunded. However, for all applications:

WITHDRAWAL WITHIN TWENTY- FOUR HOURS OF TIME OF THE SCHEDULED MEETING WILL RESULT IN NO REFUND TO APPLICANT AND ALL FEES PREVIOUSLY DEPOSITED SHALL BE FORFEITED.

PROFESSIONAL REVIEW COSTS

All applications require professional review costs and a separate check for these costs must be submitted with the application and other required fees. Professional review costs for attorney, planner, engineer or other professional retained on behalf of the Planning Board of the City of Northfield for the purpose of review, analysis, inspection or preparation of documents shall be the responsibility of the applicant and are held in escrow. The applicant shall, at the time of filing an application, be required to post the minimum amount specified in addition to all other filing fees.

Review fees shall be held and disbursed according to the law by the City Treasurer at the direction of the Planning Board Secretary. An accounting shall be kept of each applicant's deposit, and professional fees shall be paid from the account and charged to the applicant. Any monies not expended for professional services shall be returned to the applicant upon final approval, denial or withdrawal of the application. If, at any time during the procedure, the monies posted shall have been expended, the applicant shall be required to post such additional sums not to exceed the amount of the initial payment for each replenishment. The applicant shall not be entitled to proceed with the application until such time as the necessary monies have been posted to guarantee payment of professional service fees.

Professional Review Costs are paid by the applicant (escrow) and the following minimum deposits are required in addition to all other filing fees:

a.	Interpretation	\$250.00
b.	Interpretation of variance	\$500.00
c.	Building permit appeals	\$500.00
d.	"C" variance	\$500.00
e.	"D" variance	\$1,000.00
f.	Major Subdivision	\$1,000.00
g.	Minor Subdivision with no variances	\$500.00
h.	All other residential	\$250.00
i.	All other commercial	\$500.00

ESCROW FEE - \$1,000.00

Recreation Impact Fee for all Major and Minor Subdivisions and site plans-The contribution cost is \$2,500.00 per newly created lot (not including the original lot) and dwelling unit. This condition of approval must be satisfied before the signing of the final plat or filing with the County Clerk. This fee must be paid prior to filing of deeds if the applicant perfects the subdivision in that manner. No building permits will be issued for dwelling units created by site plans for residential development until this fee is paid. This is per Ordinance 8-2005 which amends the 1986 Land Use and Development Ordinance.

For additional information and fees for Bonding, Inspection fees, and revised plats see section 3.14 under "Fees" contained within the Land Use and Development Ordinance.

The Planning Board of the City of Northfield shall have the right to waive any fee in accordance with NJSA 40:55D-8.

PLANNING BOARD OF THE CITY OF NORTHFIELD
RESOLUTION OF MEMORIALIZATION

* * * * *

APPLICANT: BARRY McDERMOTT
APPLICATION: Site Plan Waiver
BLOCK AND LOT: Block 97, Lots 9 & 10
PREMISES: 1612 Tilton Road
HEARING DATE: March 1, 1990
ACTION TAKEN: Granted

BE IT RESOLVED by the Planning board of the City of Northfield that the annexed written decision and findings and conclusions resulting from this Board's action at its regular meeting with respect to the above-captioned be hereby adopted as Official.

AND BE IT FURTHER resolved that this resolution has hereunto been adopted by the vote of a majority of the members of this Board who voted for such action previously taken, and that no other member voted hereon.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

RESOLUTION AND FINDINGS OF FACT AND DECISION

* * * * * * * * * * *

APPLICANT: BARRY McDERMOTT
APPLICATION: Site Plan Waiver
BLOCK AND LOT: Block 97, Lots 9 & 10
PREMISES: 1612 Tilton Road
HEARING DATE: March 1, 1990
ACTION TAKEN: Granted

THIS BOARD, after carefully considering the evidence presented by the Applicant, the Planning Board Engineer, and the public submitting comments, has made the following factual findings:

This is a site plan waiver application. Applicant intends to clean up and improve the site generally. No new structures or uses or expansion of uses shall be added to the site.

To the extent not contradicted by this Resolution, the Applicant's written Application is incorporated herein at this place as a further description of Applicant's proposed land development.

Any previous Planning Board action with respect to Applicant's proposed land development for the premises in question is incorporated herein by reference. Any terms and conditions imposed by any such prior action are adopted herein and made a part hereof as if fully set forth at this place.

NOW THEREFORE, BE IT RESOLVED by this Board that the

Application made by Applicant be APPROVED, strictly subject to the following conditions:

The rear area of the site shall not be used for parking or for any other purpose.

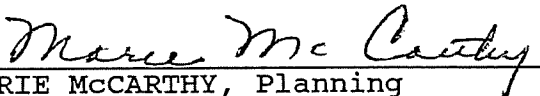
The transcript of the hearing is also incorporated herein by reference and to the extent such transcript imposes additional or more detailed conditions of approval to this subject application, such additional or more detailed conditions of approval shall be deemed to be set forth herein at length.

Review and approval of all other agencies exercising jurisdiction in this matter, by either affirmative action by any such other agency, or by the required passage of time in lieu thereof.

All of the representations and statements made by the Applicant as well as the Applicant's representatives and witnesses shall be considered and deemed to be relied upon by this Board in rendering this decision, and to be an express condition of this Board's action in approving the subject Application. Any misstatement or misrepresentation, whether it be by mistake or change in circumstance, shall be deemed a breach of this condition of approval, and shall subject this Application to a further review on this Board's own motion, with due notice to the Applicant, or Applicant's successors and assigns.

If the Board determines that it reasonably relied upon any such misrepresentation or misstatement, and the same is material to the granting of the subject application, then, in that case, any approvals previously given may be rescinded, and any improvements at that time in place on the premises in question shall not be in compliance with the Ordinances of the City of Northfield, and the proper City of Northfield officials shall do what is necessary as in any other case of non-compliance.

THE FOREGOING is a true copy of a resolution adopted by the Planning Board of the City of Northfield at its regular meeting held on the date first above written.


MARIE MCCARTHY, Planning
Board Secretary

**PLANNING BOARD OF THE CITY OF NORTHFIELD
RESOLUTION OF MEMORIALIZATION**

* * * * *

APPLICANT: Waban Association L.L.C.
APPLICATION: Sign variance
BLOCK AND LOT: Block 97, Lot 11
PREMISES: 1620 Tilton Road
HEARING DATE: October 7, 1999
ACTION TAKEN: GRANTED

BE IT RESOLVED by the Planning board of the City of Northfield that the annexed written decision and findings and conclusions resulting from this Board's action at its regular meeting with respect to the above-captioned be hereby adopted as Official.

AND BE IT FURTHER resolved that this resolution has hereunto been adopted by the vote of a majority of the members of this Board who voted for such action previously taken, and that no other member voted hereon.

THE FOREGOING is a true copy of a resolution of memorialization adopted by the Planning Board of the City of Northfield at its regular meeting held on December 2, 1999.

 12.2.99
MARIE McCARTHY, Planning
Board Secretary

RESOLUTION AND FINDINGS OF FACT AND DECISION

*** * * * * *

APPLICANT: Waban Association L.L.C.
APPLICATION: Sign variance
BLOCK AND LOT: Block 97, Lot 11
PREMISES: 1620 Tilton Road
HEARING DATE: October 7, 1999
ACTION TAKEN: GRANTED

THIS BOARD, after carefully considering the evidence presented by the Applicant, the Planning Board Engineer, and the public submitting comments, has made the following factual findings:

The Applicant is converted a plumbing supply house to an art gallery, and applies for a sign variance. The proposed sign is a mural to be painted on the side of the building facing West. The Board determined the mural is a sign.

The Applicant entered into evidence a rendering of the sign which will be painted. The testimony was the mural will not deviate from the depiction.

The mural is intended to be a community project and students will participate in the painting.

To the extent not contradicted by this Resolution, the Applicant's written Application is incorporated herein at this place as a further description of Applicant's proposed land development.

THIS BOARD makes the following conclusions: Pursuant of N.J.S.A.

40:55D-70(c), the requested variance can be granted for the reason that hardship or unique practical difficulties exist, and that the purposes of the Land Use Act would be advanced by a deviation or departure from the literal requirements of the City of Northfield Ordinances. The benefits to be derived from such departure would substantially outweigh any detriment.

NOW THEREFORE, BE IT RESOLVED by this Board that the Application made by Applicant be APPROVED, strictly subject to the following conditions:

The recommendations contained in the Planning Board Engineer's letter regarding this Application are incorporated herein by reference as if set forth at length and shall be additional conditions of approval except to the extent inconsistent herewith.

If in the opinion of the code enforcement officer the sign shows disrepair or substantial wear, the Applicant, its successors or assigns, or the title holder of the building if the Applicant is no longer in possession or the owner or refuses to act, shall within 30 days of receiving written notice properly repair or remove the mural.

No writing other than the signature of the lead artist may appear on the sign.

If in the opinion of the Chief of Police the sign slows traffic causing disruption of proper traffic flow or otherwise creates a public safety hazard, Applicant, its successors or assigns, or the title holder of the building if the Applicant is no longer in possession or the owner, or refuses to act, shall within 30 days of receiving written notice remove the sign or otherwise correct the problem to the satisfaction of

the Chief of Police.

All of the findings and conclusions hereinabove set forth are incorporated herein by reference as conditions of approval as if specifically set forth at this place at length.

The terms and conditions contained herein shall be binding upon all successors, assignees, personal representatives, heirs, and all and every other person or entity taking possession or title with respect to the premises in question.

The transcript of the hearing is also incorporated herein by reference and to the extent such transcript imposes additional or more detailed conditions of approval to this subject application, such additional or more detailed conditions of approval shall be deemed to be set forth herein at length.

Review and approval of all other agencies exercising jurisdiction in this matter, by either affirmative action by any such other agency, or by the required passage of time in lieu thereof.

Posting of all bonds and guarantees as required and recommended by this Board and the said Planning Board Engineer. All binding and guarantees shall be approved by the City of Northfield Solicitor. Applicant shall post 10% of the performance surety in cash or certified check in compliance with Section 7.1.A.4 of the Land Use and Development Ordinance. In addition, Applicant shall post, in cash, 5% of the City of Northfield Engineer's estimate of site inspection costs.

All of the representations and statements made by the Applicant as well as

the Applicant's representatives and witnesses shall be considered and deemed to be relied upon by this Board in rendering this decision, and to be an express condition of this Board's action in approving the subject Application. Any misstatement or misrepresentation, whether it be by mistake or change in circumstance, shall be deemed a breach of this condition of approval, and shall subject this Application to a further review on this Board's own motion, with due notice to the Applicant, or Applicant's successors and assigns.

If the Board determines that it reasonably relied upon any such misrepresentation or misstatement, and the same is material to the granting of the subject application, then, in that case, any approvals previously given may be rescinded, and any improvements at that time in place on the premises in question shall not be in compliance with the Ordinances of the City of Northfield, and the proper City of Northfield officials shall do what is necessary as in any other case of non-compliance.

This Planning Board resolution of approval shall be strictly applied and shall only grant approval for Applicant's written proposal which is intended to be presently developed. In the event that Applicant proposes phases or stages of development, this Resolution shall not be deemed to be approval of any such phases or stages of development unless specifically approved herein.



City of Northfield

TAX ASSESSOR'S OFFICE

1600 SHORE ROAD, NORTHFIELD, NEW JERSEY 08225

May 4, 2023

Manos Law Firm, LLC
2408 New Road, Suite 2
Northfield, NJ 08225

**RE: Block 97 Lots 9 & 10
1612 Tilton Road/Tilton Road**

Dear Mr. Manos,

The following is a list of properties located within 200 feet of the above-mentioned intersection, as it appears on the Northfield Tax map. It is specifically understood that all applications for variances must comply with all existing statutes including the necessary notices to public bodies when applicant and law deems applicable.

Atlantic City Electric
Real Estate & Right of Way Department
5100 Harding Highway, 63ML22
Mays Landing, NJ 08330

South Jersey Gas Co.
Attn.: Ray Wenzel
3800 Atlantic Avenue
Atlantic City, NJ 08401

Verizon Engineering Department
Attn.: Douglas Webb
10 Tansboro Road
Berlin, NJ 08009

Page 2

Comcast Cable
1 Comcast Center 32nd Floor
Philadelphia, PA 19103

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
P.O. BOX 600
Trenton, NJ 08625-0600

Sincerely,
William M. Johnson, CTA
William M. Johnson, CTA
City of Northfield

**Wabash Avenue
Willow Drive**

**Zion Road (CR #615)
Tilton Road (CR #563)**

**No State Roads
within 200 ft.**

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
93 10	1 WILLOW DR	2	SPAGNUOLO, LOUIS M & CATHERINE I 1 WILLOW DR NORTHFIELD, NJ	08225
93 11	3 WILLOW DR	2	CURRY, MARY A 3 WILLOW DR NORTHFIELD, NJ	08225
94 5	4 WILLOW DR	2	GRIESHABER, RICHARD R. 4 WILLOW AVENUE NORTHFIELD, NJ	08225
94 6	2 WILLOW DR	2	MARCINKOWSKI, JUSTIN R 713 BREAKERS AVE ABSECON, NJ	08201
94 7 C0001	1500 ZION RD UNIT #1 8,9,10,11	4A	1601 TILTON LLC 1601 TILTON RD NORTHFIELD, NJ	08225
94 7 C0002	1500 ZION RD UNIT #2 8,9,10,11	4A	1601 TILTON LLC 1601 TILTON RD NORTHFIELD, NJ	08225
94 7 C0003	1500 ZION RD UNIT #3 8,9,10,11	4A	PREVITI, MAUREEN 7401 ATLANTIC AVE MARGATE, NJ	08402
94 7 C0004	1500 ZION RD UNIT #4 8,9,10,11	4A	1601 TILTON LLC 1601 TILTON RD NORTHFIELD, NJ	08225
94 7 C0005	1500 ZION RD UNIT #5 8,9,10,11	4A	BAUER, JOANNE G 1601 TILTON RD NORTHFIELD, NJ	08225
94 7 C0006	1500 ZION RD UNIT #6 8,9,10,11	4A	1601 TILTON LLC 1601 TILTON RD NORTHFIELD, NJ	08225
95 38	1501 TILTON RD	4A	1501 NORTHFIELD LIMITED LIABILITY PO BOX 1276 NORTH CAPE MAY, NJ	08204
96 1	1524 TILTON RD	4A	SENESE, RICHARD ETAL T/A RR&M PROP. 1524 TILTON RD NORTHFIELD, NJ	08225
96 6	216 NORTHFIELD AVE	4A	RR & M PROPERTIES @TILTON MARKET 1524 TILTON RD NORTHFIELD, NJ	08225

VARIANCE REPORT

Atlantic County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
96 7	202 NORTHFIELD AVE	15D	NORTHFIELD METHODIST CHURCH P.O. BOX 762 NORTHFIELD, NJ	08225
97 4	1403 WABASH AVE 5	2	THOMPSON, CHRISTINE R & GEORGE S 1403 WABASH AVENUE NORTHFIELD, NJ	08225
97 6	1410 ZION RD	2	SHORE OPTIONS INVESTMENTS, LLC 703 WHITE HORSE PIKE ABSECON, NJ	08201
97 7	1416 ZION RD	2	SHORE OPTIONS INVESTMENTS, LLC 703 WHITE HORSE PIKE ABSECON, NJ	08201
97 8	1600 TILTON ROAD	4A	BIG LAND, LLC 1600 TILTON ROAD NORTHFIELD, NJ	08225
97 11	1620 TILTON RD	4A	CONCRETE DEVELOPMENT LLC 124 COUNTRY CLUB DR LINWOOD, NJ	08221
97 12.01	1622 TILTON RD	4A	RISKA PROPERTIES 1622 LLC 3770 COUNTY LINE RD B-5 TEQUESTA, FL	33469
97 13	1630 TILTON RD	4A	LEE, ROBERT S 1630 TILTON ROAD NORTHFIELD, NJ	08225
97 14	1640 TILTON RD	4A	SKYWALKER PROPERTIES, LLC 8200 LAGOON DRIVE MARGATE, NJ	08402
600 1	BIKE-PEDESTRIAN PATH 2,3,4,5,7,8,9,10,11	15C	NORTHFIELD, CITY OF 1600 SHORE ROAD NORTHFIELD, NJ	08225

TAX COLLECTOR'S OFFICE
1600 Shore Road
Northfield, NJ 08255
Phone# 609-641-2832 ext. 126 Fax# 609-646-7175

Certification of Taxes Paid

TO: Elias T. Manos

RE: Planning Board Application-Northfield Integrated, LLC

From: Laura Cohen, Tax Collector

DATE: April 28, 2023

RE: Certificate of taxes and sewer paid

BLOCK/LOT(S): Block 97 Lots 9, 10

PROPERTY LOCATION: 1612 Tilton Road/Tilton Road

PROPERTY OWNER OF RECORD: Northfield Integrated, LLC

This is to verify that this property located in Northfield has paid estimated taxes to May 1, 2023.

Laura E. Cohen
Tax Collector