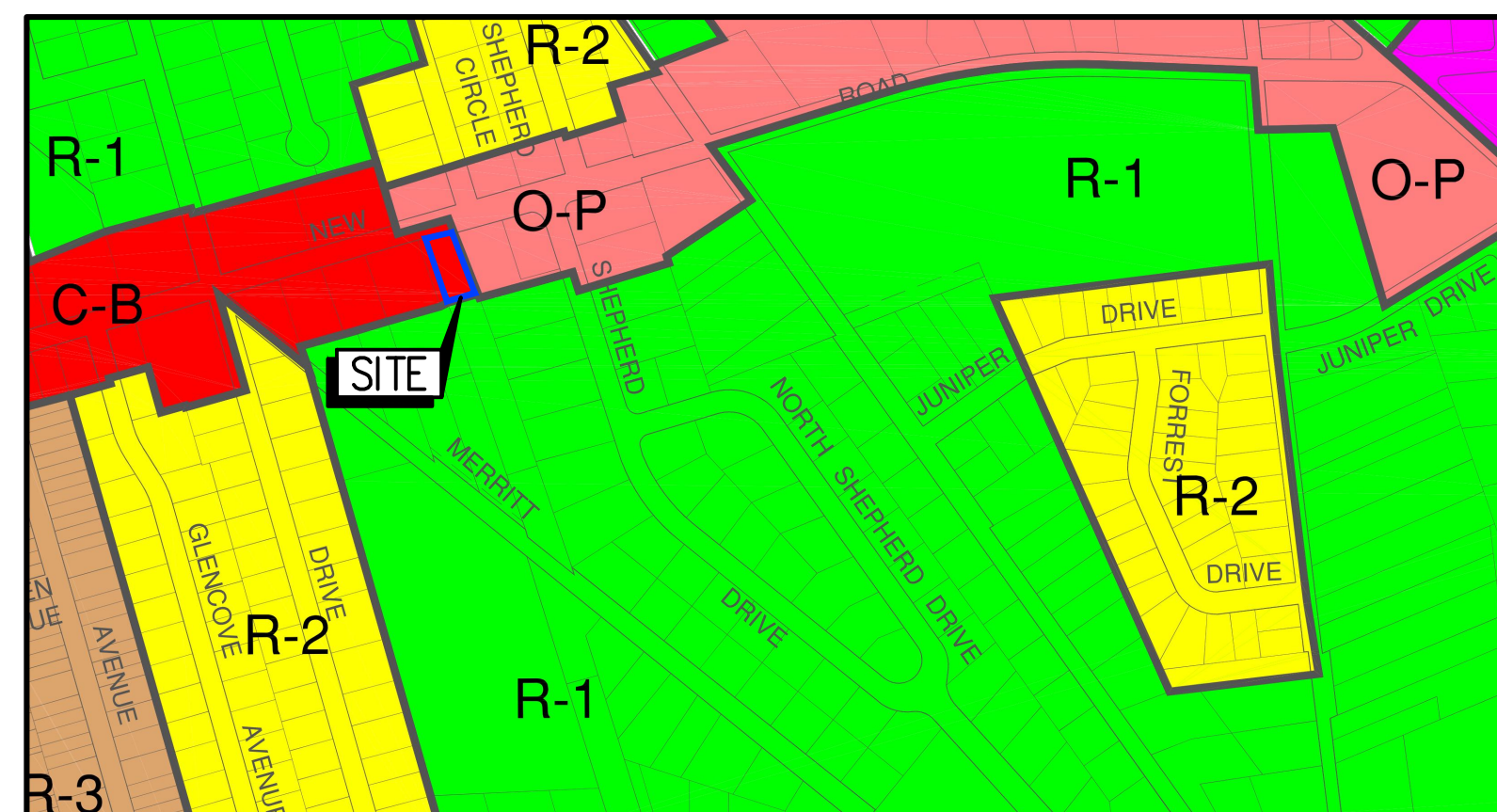
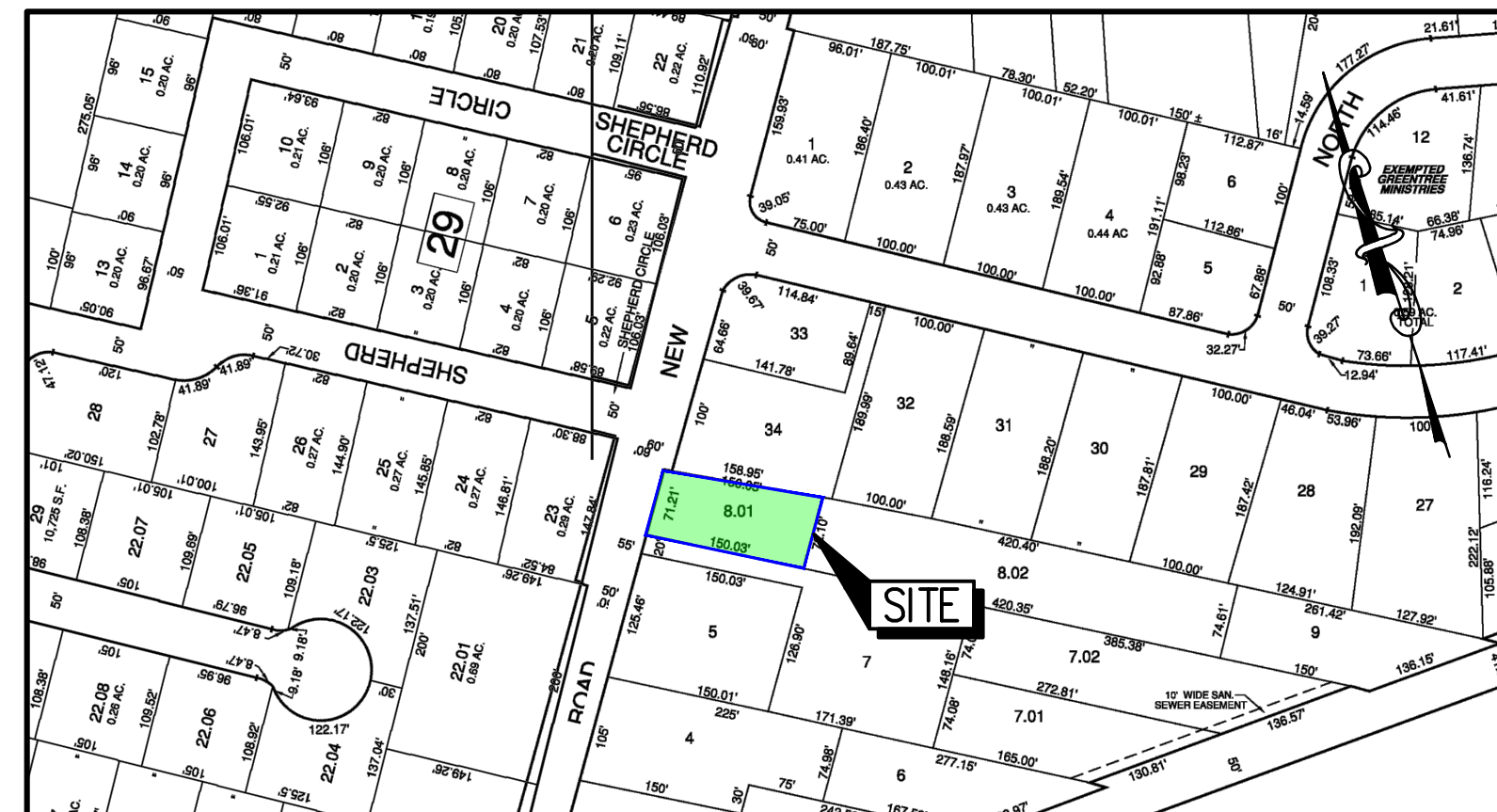


CREATED ON 06/16/2021, LAST MODIFIED ON 06/16/2021



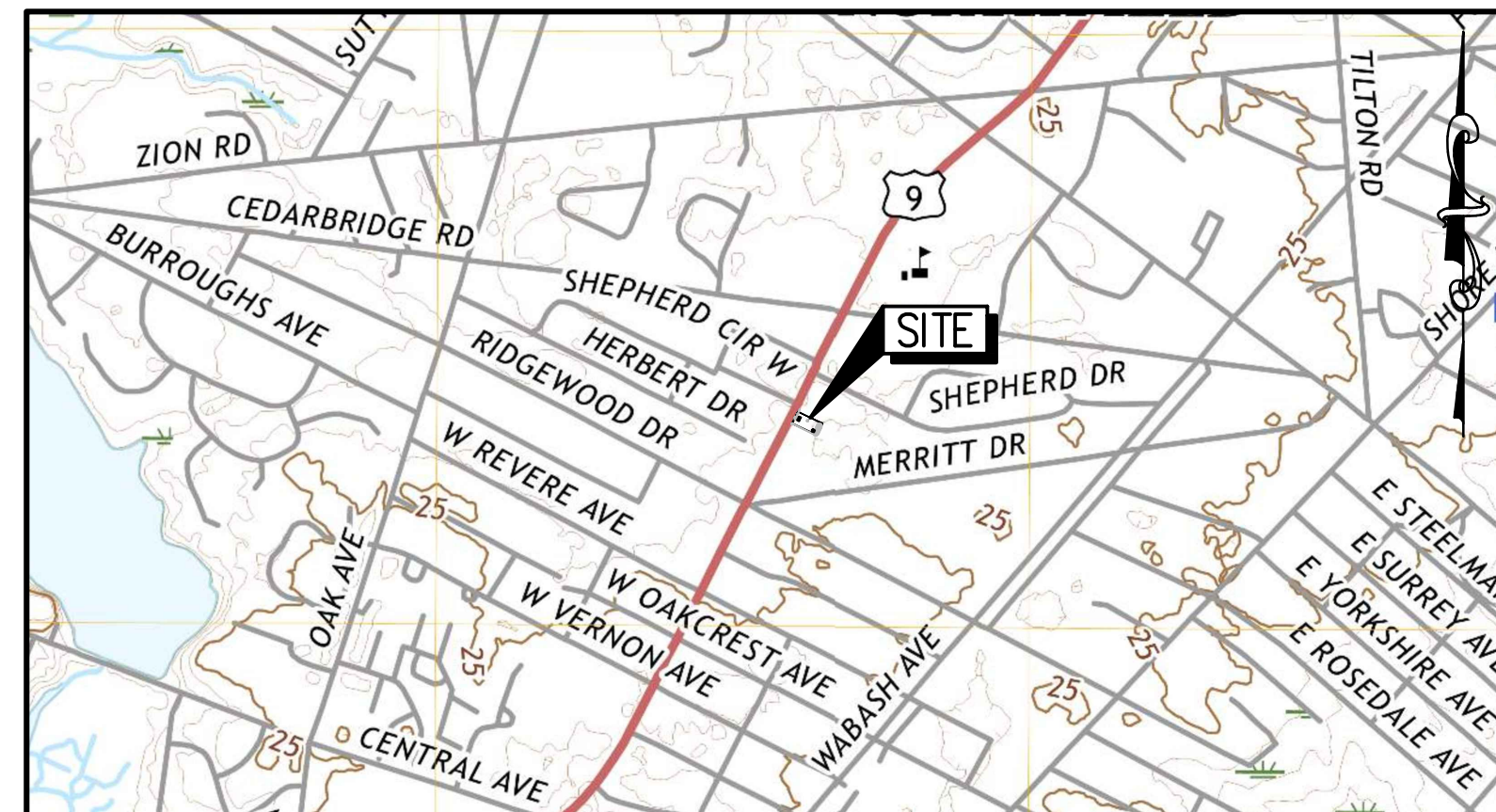
**OFFICIAL ZONING MAP OF NORTHFIELD**

SCALE: N.T.S.



**OFFICIAL TAX MAP OF NORTHFIELD**

SCALE: N.T.S. SHEETS 6 & 13



**OFFICIAL ZONING MAP OF NORTHFIELD**

SCALE: 1" = 1,000'

**OWNER:**  
GMS2 LLC  
450 TILTON ROAD, SUITE 220  
NORTHFIELD, NEW JERSEY 08225

**APPLICANT:**  
PLASTIC SPOON, LLC  
7 HAVV DRIVE  
NORTHFIELD, NEW JERSEY 08225

**NOTES:**

- EXISTING CONDITIONS SHOWN ARE TAKEN FROM PLAN ENTITLED "SURVEY OF PREMISES, SITUATE IN CITY OF NORTHFIELD, COUNTY OF ATLANTIC, N.J., BLOCK 82, LOT 8.01", PREPARED BY PAUL M. KOELLING, LAND SURVEYOR, DATED MARCH 19, 2015.

EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FOR INFORMATION ONLY. THE APPLICANT AND CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CALL 811 PRIOR TO ANY EXCAVATION OR DRILLING OPERATIONS. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION. APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. CALL BEFORE YOU DIG.

**811**  
Know what's below.  
Call before you dig.

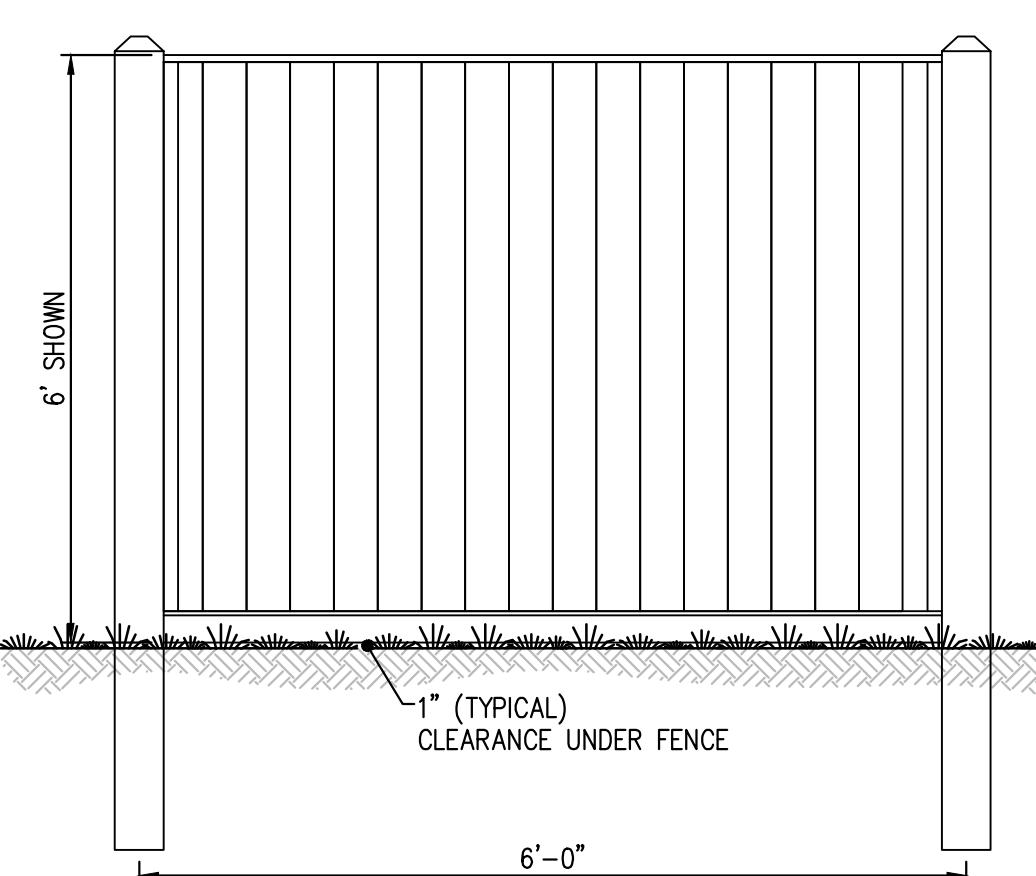
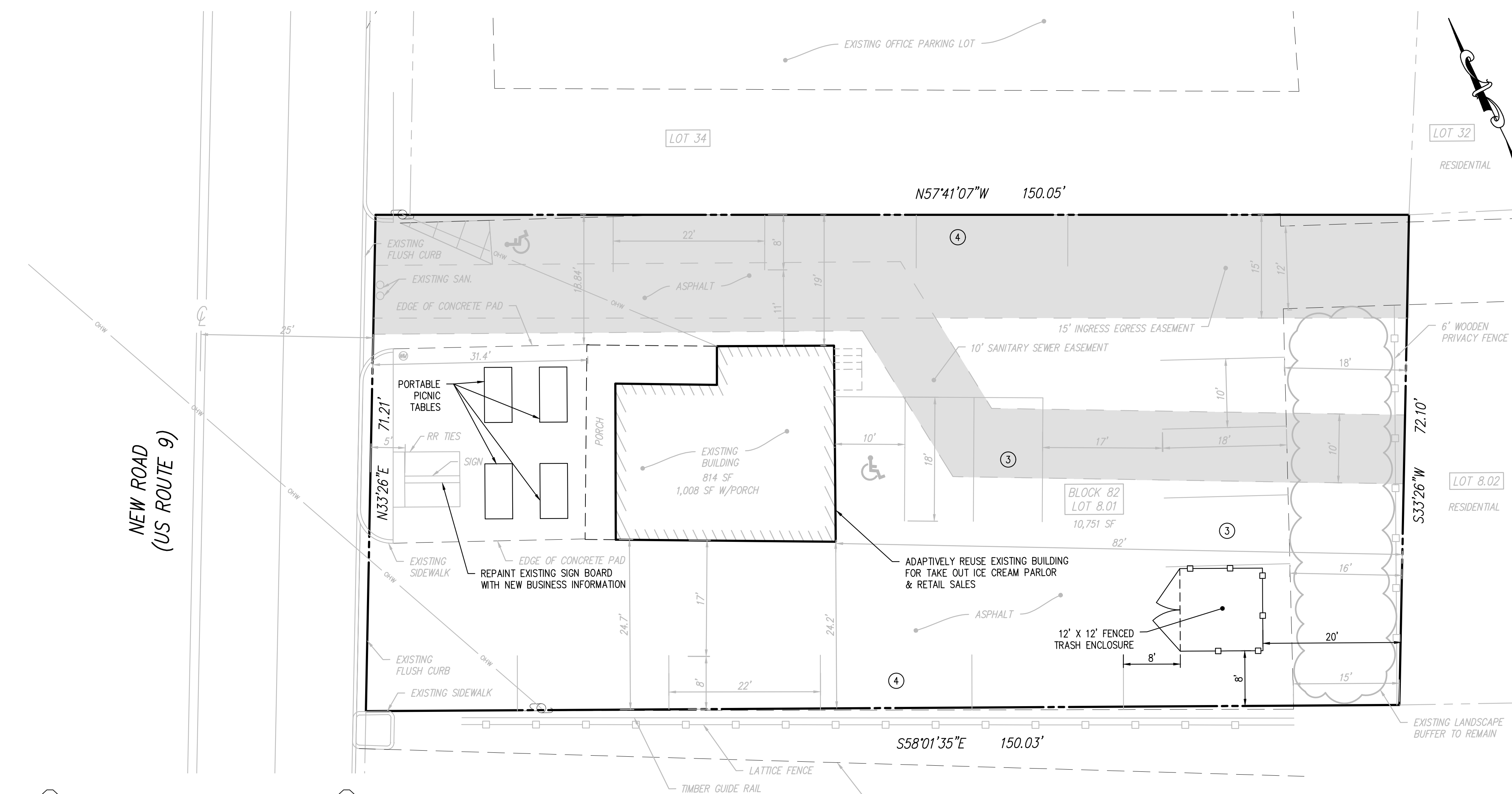
**ZONING SCHEDULE**

ORDINANCE SECTION	COMMERCIAL BUSINESS (C-B ZONE)	PERMITTED/REQUIRED	EXISTING	PROPOSED	STATUS	
215-157A	USE	RETAIL & SERVICE	SERVICE	RETAIL	C	
215-157 C(1)	CONDITIONAL USE	RESTAURANTS (PURSUANT TO 215-148)	SERVICE	TAKE-OUT ICE-CREAM PARLOR	DNC (NOTE 1)	
215-157 D ATTACHMENT 6	MIN. LOT AREA	20,000 SF	10,700 SF	10,700 SF	ENC	
	MIN. LOT WIDTH	125 FT	71.21 FT	71.21 FT	ENC	
	MIN. LOT DEPTH	100 FT	150.03 FT	150.03 FT	C	
	PRINCIPAL BUILDING	MIN. FRONT SETBACK	50 FT	31.4 FT	31.4 FT	ENC
		MIN. SIDE SETBACKS	ONE	15 FT	19 FT	C
			BOTH	30 FT	43.2 FT	43.2 FT
	MIN. REAR SETBACK	30 FT	82 FT	82 FT	C	
	MAX. HEIGHT	2 STORY 25 FT	1 STORY < 25 FT	1 STORY < 25 FT	C	
	ACCESSORY BUILDING	MIN. SIDE SETBACK	15 FT	N/A	N/A	N/A
		MIN. REAR SETBACK	30 FT	N/A	N/A	N/A
MAX. HEIGHT		12 FT	N/A	N/A	N/A	
MIN. GROSS FLOOR AREA		2,500 SF	814 SF	814 SF	ENC	
MAX. LOT COVERAGE	80%	100%	100%	ENC		
MAX. BUILDING COVERAGE	25%	9.4%	9.4%	C		
MAX. FAR	0.25	0.09	0.09	C		
215-157 E	BUFFER TO RESIDENTIAL	10 FT	16 FT	16 FT	C	
215-148 CONDITIONAL USE STANDARDS	A MIN. LOT SIZE	1 AC	0.25 AC	0.25 AC	DNC	
	B MAX. BUILDING COVERAGE	20%	9.4%	9.4%	C	
	C MIN. BUFFER TO RESIDENTIAL	25 FT	16 FT	16 FT	DNC	
215-104 A	MIN. LOADING	UNDER 5,000 SF = 0	0	0	C	
215-105B	(4) MIN. PARKING SETBACK TO RESIDENTIAL ZONE	50 FT	16 FT	16 FT	ENC	
	(6) MIN. PARKING SETBACK TO STREET	20 FT	16 FT	16 FT	ENC	
215-105 Q(11)	MIN. PARKING	14 (NOTE 2)	14	14	C	
215-113 L (NOTE 3)	(a) MAX. SIGN AREA	0.5 SF PER FT OF BUILDING WIDTH = 14 SF	N/A	14 SF	C	
	(b) MAX. SIGN PROJECTION	18 INCHES	N/A	18 INCHES	C	
	(c) MAX. VERTICAL DIMENSION	5 FT	N/A	3 FT	C	
(2) FREESTANDING SIGN	(a) MAX. HEIGHT	15 FT	11 FT	11 FT	C	
	(b) MIN. GROUND CLEARANCE	3 FT	6 FT	6 FT	C	
	(c) MIN. AREA	10 SF	40 SF	40 SF	C	
	(d) MAX. AREA	17 SF	40 SF	40 SF	ENC	
	(e) MAX. NUMBER SIGNS	1	1	1	C	
(1) ATTACHED SIGN	(a) MIN. SETBACK	15 FT	5 FT	5 FT	ENC	
	(b) MIN. SETBACK TO RESIDENTIAL ZONE	50 FT	137 FT	137 FT	C	

C = CONFORMS  
DNC = DOES NOT CONFORM, VARIANCE REQUIRED  
ENC = EXISTING NON-CONFORMING

**ZONING SCHEDULE NOTES**

- THE DEFINITION OF DRIVE-IN RESTAURANT AT 215-5 INCLUDES TAKE-OUT ICE CREAM ESTABLISHMENTS. PURSUANT TO 215-157 C(1), RESTAURANTS ARE A PERMITTED CONDITIONAL USE IN THE C-B ZONE IN ACCORDANCE WITH STANDARDS AT 215-148. ALTHOUGH THIS USE IS RETAIL SALES AN ANALYSIS PURSUANT TO THE RESTAURANT STANDARD IS INCLUDED AND A d(3) CONDITIONAL USE VARIANCE IS REQUESTED.
- PURSUANT TO 215-105 Q(11) DRIVE-IN RESTAURANTS SHALL PROVIDE 1 PARKING SPACE FOR EACH 35 SF OF GROSS FLOOR AREA. PURSUANT TO 215-105Q(2)(c) FOOD STORES REQUIRE 1 SPACE PER 150 SF FLOOR AREA. IT IS ANTICIPATED HALF THE BUILDING WILL BE USED FOR RETAIL SALES & HALF FOR ICE-CREAM TAKEOUT. THE ANTICIPATED PARKING DEMAND WILL BE RETAIL FOOD SALES 407 SF x 1 SPACE/150 SF = 2.7 SPACES + ICE-CREAM TAKEOUT 407 SF x 1 SPACE/35 SF = 11.6 SPACES, TOTAL = 14.3 SPACES ~ 14 SPACES.
- PURSUANT TO 215-113 B(4) EXISTING NON-CONFORMING SIGNS MAY CONTINUE TO BE PERMITTED IF NOT MATERIALLY CHANGED.



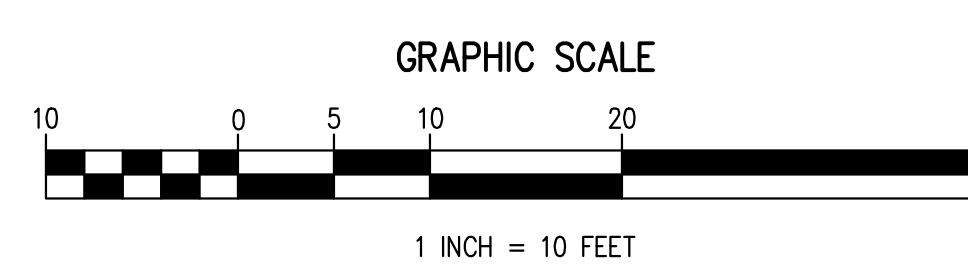
**6' VINYL FENCE DETAIL FOR TRASH ENCLOSURE**  
N.T.S.

**PLANNING/ZONING BOARD CERTIFICATIONS**

BOARD CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

BOARD SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_



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NJ CERTIFICATE OF AUTHORIZATION NO. 246A28290700

**JASON T. SCIULLO, P.E., P.P.**  
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24604586000  
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 35100026400  
www.sciulloengineering.com

**THE SWEET SPOT**  
2318 NEW ROAD, BLOCK 82, LOT 8.01  
NORTHFIELD, NEW JERSEY 08225

**SITE PLAN**

**PLASTIC SPOON, LLC**  
7 HAVV DRIVE  
NORTHFIELD, NEW JERSEY 08225

PROJECT NO.	TGC 002.01	DRAWING NO.	C0101
SCALE	1" = 10'	SHEET	1 OF 1
DATE	6/16/2021	ISSUE NO.	1
		SUBMISSION TO NORTHFIELD	LAT
		SUBMISSION/REVISION	BY
			APPR.