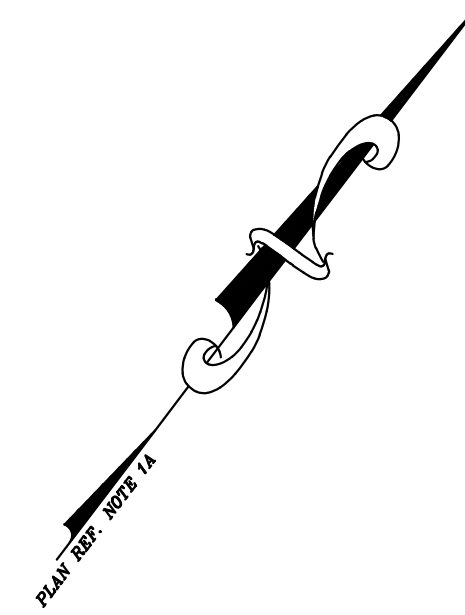




1. ONLY COPIES OF THE ORIGINAL OF THIS PLAN BEARING THE LICENSED ENGINEER'S EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES.
2. DO NOT SCALE FROM PHOTOCOPIED PRINTS OF THIS PLAN.
3. BEARINGS ARE SHOWN IN DEGREES, MINUTES, AND SECONDS.
4. DISTANCES ARE SHOWN IN FEET.
5. THE FOLLOWING INFORMATION WAS USED IN PREPARING THIS PLAN:
 - A. PLAN ENTITLED "MINOR SUBDIVISION PLAN 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" PREPARED BY PAUL KOELLING & ASSOCIATES, LLC, DATED 9/27/23 AND UNREVISED.
6. BLOCK AND LOT NUMBERS REFER TO THE OFFICIAL TAX MAP OF NORTHFIELD CITY, ATLANTIC COUNTY, NEW JERSEY. TAX MAP SHEET 4.

CONCEPTUAL PLAN B
GINO CLEMENTE
BLOCK 16.01 - LOT 38.01
815 MILL ROAD
NORTHFIELD CITY, ATLANTIC COUNTY, NEW JERSEY

JOB NO:	25122
DATE:	9/4/25
SCALE:	1"=20'
DRAWN BY:	RJB

SHEET:	1 OF 1
--------	--------

ZONE: R-1 RESIDENTIAL DISTRICT
EXISTING USE: COMMERCIAL (1)
PROPOSED USE: SINGLE FAMILY DWELLINGS AND EXISTING COMMERCIAL USE (1)

ZONING CRITERIA	ORDINANCE REQUIREMENTS	EXISTING LOT 35.01	PROPOSED LOT 35.01	PROPOSED LOT A	PROPOSED LOT B
MINIMUM LOT AREA (SF)	10,000	36,710	13,535	10,901	11,734
MINIMUM LOT WIDTH (FT)	100	129.8*	102.4**	75(2)	75(2)
MINIMUM FRONT YARD (FT)	25	27	25	≥25	≥25
MINIMUM SIDE YARD (FT)	10 EACH/25 BOTH	2(1)/198	2(1)/48	≥10 EACH/25 BOTH	≥10 EACH/25 BOTH
MINIMUM REAR YARD (FT)	25	-	-	≥25	≥25
MAXIMUM HEIGHT (FT)	30	<30	<30	≤30	≤30
MINIMUM GROSS FLOOR AREA (1 STORY)	1,200	-	-	≥1,200	≥1,200
MINIMUM GROSS FLOOR AREA (2 STORY)	1,350	-	-	≥1,350	≥1,350
MAXIMUM IMPERVIOUS COVERAGE (%)	40	-	66(2)	≤40	≤40
ACCESSORY BUILDING SIDE YARD (FT)	10	0(1)	-	-	-
ACCESSORY BUILDING REAR YARD (FT)	10	-	-	-	-

(1) EXISTING NON-CONFORMING
(2) VARIANCE REQUIRED
* AT MILL ROAD MEASURED AT BUILDING SETBACK LINE
** AT BURTON AVENUE MEASURED AT BUILDING SETBACK LINE

GINO CLEMENTE
815 W. MILL ROAD
NORTHFIELD, NJ 08225

PROPERTY LINE _____

ADJOINING PROPERTY LINE _____

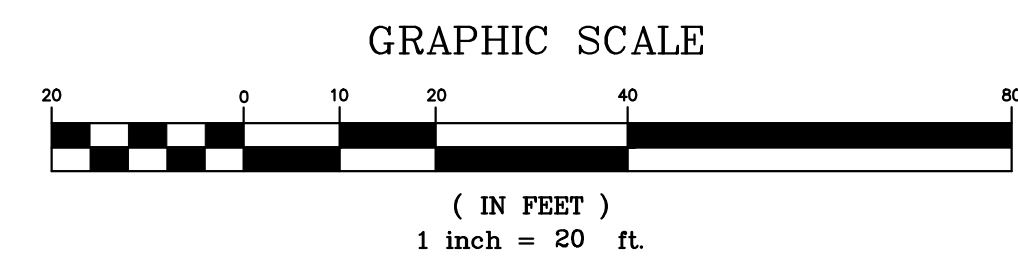
PROPOSED PROPERTY LINE _____

R.O.W. LINE _____

SETBACK LINE _____

CENTER LINE _____

TO BE REMOVED TBR



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CERTIFICATE OF AUTHORIZATION 246A02813700

