

MANOS LAW FIRM, LLC

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April 2, 2026

Via Hand Delivery

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

**RE: Informal Review of Clarence William Bishoff V, Tyler Wan and Big Land, LLC
Block 97, Lots 6, 7 and 8
1410 Zion Road, 1416 Zion Road and 1600 Tilton Road
Northfield, NJ**

Dear Ms. Atlas:

This firm represents Clarence William Bishoff V, Tyler Wan and Big Land, LLC, as joint applicants, in connection with the above referenced informal review to the Board. I understand that this matter may be discussed informally at the City of Northfield Planning Board's May 7, 2026 meeting. A check in the amount of \$250.00 representing the fee for this request is enclosed. I would appreciate if you would distribute a copy of this correspondence as well as the attached plans to each of the Planning Board Members. I have provided nineteen (19) total sets and will email you a digital copy as well. The details of the informal proposal of the applicants are set forth below.

Informal Review by the Planning Board

By way of background, this informal review involves Block 97, Lots 6, 7 and 8 on the City of Northfield Tax Map and located at 1410 Zion Road, 1416 Zion Road and 1600 Tilton Road. Clarence William Bishoff V is the owner of Block 97, Lot 6 located at 1410 Zion Road ("Lot 6"). Tyler Wan is the owner of Block 97, Lot 7 located at 1416 Zion Road ("Lot 7"). Big Land, LLC is the owner of Block 97, Lot 8 located at 1600 Tilton Road ("Lot 8"). Lot 6 and Lot 7 are located in the R-2 Zoning District and Lot 8 is located in the Neighborhood Business

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Zoning District. Lot 6, Lot 7 and Lot 8 are contiguous properties. Lot 6 is irregularly shaped and contains an existing single-family dwelling that has a nonconforming front yard setback and rear yard setback. Lot 6 is otherwise fully conforming to the City of Northfield zoning ordinance. Lot 7 is also irregularly shaped and contains an existing single-family dwelling. Lot 7 is fully conforming to the City of Northfield zoning ordinance. Lot 8 is the site of the existing Jersey Cow ice cream shop.

The applicants previously appeared before the Planning Board and obtained the required approvals to expand the Jersey Cow site (i.e. Lot 8) into the R-2 District to provide for additional parking spaces and, subject to Atlantic County approval, widen the curb cut along Zion Road to accommodate two-way traffic. Minor subdivision was also obtained from the Planning Board to create a new lot, known as proposed Lot 6.01 in Block 97 ("Lot 6.01"), by adjusting the property lines of Lot 6 and Lot 7. Lot 6.01 was approved to be located between Lot 6 and Lot 7 and is in the R-2 Zoning District. The applicants additionally sought a "d" variance for use to construct a duplex on Lot 6.01 but that portion of the application was denied by the Planning Board. The result was that the Planning Board approved the expanded parking area for the Jersey Cow site (i.e. Lot 8) and the subdivision creating new Lot 6.01. However, under the current approval only a single family dwelling can be constructed on Lot 6.01 and not a duplex. The prior approval and partial denial from the Planning Board was memorialized by a Resolution and Findings of Fact and Decision adopted by the Board on January 8, 2026. **The previously approved plan and lot configuration is submitted herewith, except that it still shows the proposed duplex on Lot 6.01.**

The applicants are now proposing, and are seeking an informal review of, a new potential lot configuration. **The new proposed plan and lot configuration is also submitted herewith.** Under the new plan, the Jersey Cow site (i.e. Lot 8) would still expand for additional parking and a widened curb cut along Zion Road exactly as previously approved. Lot 6 and Lot 7 also would not change from their previously approved configuration and would maintain their existing single family dwellings. However, instead of creating one new lot (i.e. Lot 6.01) between Lot 6 and Lot 7 as previously approved, the applicants are proposing to create two new lots, which are shown on the plans as proposed Lot 6.01 ("Proposed Lot 6.01") and proposed Lot 6.02 ("Proposed Lot 6.02"). Proposed Lot 6.01 would be 6,411 square feet in total lot area and 58.63 feet wide. Proposed Lot 6.01 would thus require "c" variances for total lot area (7,500 square feet is required) and lot width (70 feet is required). Proposed Lot 6.02 would be 7,756 in total lot area and 56.53 feet wide. Proposed Lot 6.02 would thus meet the required total lot area requirement but would require a "c" variance for lot width. A new single family dwelling would be proposed on each of Proposed Lot 6.01 and Proposed Lot 6.02 that meets all other bulk requirements of the City of Northfield zoning ordinance. Proposed Lot 6.01 and Proposed Lot 6.02 are both in the in the R-2 Zoning District, where single family dwellings are a permitted use.

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We appreciate the opportunity to discuss this matter with the Planning Board on an informal basis.

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. Client (via email) (w/encl.)

Paul Kates, P.E., P.P. (via email) (w/encl.)

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