

Mary Canesi
606 Herzel Avenue
Northfield, NJ 08225

City of Northfield Combined Planning / Zoning Board
1600 Shore Road
Northfield, NJ 08225

Re: C Variance Application
606 Herzel Avenue

June 8, 2026

Members of the Board:

I am submitting an application for relief in order to be able to moderately expand the sizes of the three bedrooms in my home, and to provide more closet space for storage.

Under current conditions, the primary bedroom - largest of the three - is approximately 130 SF; the 2nd and 3rd bedrooms are identically sized at 110 SF. The closets too, are small by today's standards. Rather than selling the home to gain more living space, I am choosing to stay.

My proposed addition involves an additional 5' of living space across the front of the home, and 8' in the back, modifying the internal layout to adjust the room and closet sizes from within. All proposed changes are within the setbacks allowed, but I will need relief for building and lot coverage.

There is also a pre-existing, non-conforming condition in the aggregate side yard setbacks that I am looking to memorialize - taking the opportunity to do so since I'll be appearing in front of the Board. It appears this PENCC dates to the original construction in the 1980's. 25' is required and the current aggregate is 23' 4 ¾".

Thank you in advance for your consideration.



Mary Canesi

PLANNING BOARD APPLICATION

CASE # 42.1.17

FOR OFFICIAL USE ONLY

Date of Application Received: 6.8.26

Date: _____ Date of Deposit

Fee Paid 6.8.26

Date: _____ Affidavit of Service

Time Period Expires _____

Date File Complete _____

Hearing Date 7.2.26

INFORMATION REGARDING APPLICANT

Applicant's Full Legal Name Mary Canesi

Applicant's Mailing Address 606 Herzog Avenue

Applicant's Phone Number 609.204.0206 e-mail address marycinesi@comcast.net

Applicant is a: Corporation Partnership Individual

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.

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 C variance - benefits detriments

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

1. Bldg coverage	ART. XI	Section ^{25'} 1520	Required 25'	Proposed 26.23%
2. Lot coverage	ART. XI	Section SAME	Required 40%	Proposed 55.79%
3. Left side yard setback	ART. XI	Section SAME	Required 15'	Proposed 11' 10 ^{9/32} "

PENCC not being exacerbated. Aggregate side yard setback is 23' 4^{3/4}" where 25' is required.

If additional space is needed, attach list to the application

INFORMATION REGARDING PROPERTY:

Address: 606 Herzl Ave

Tax Map BLK 42 LOT(S) 1-17 Dimension of Property 100 x 101

BLK _____ LOT(S) _____ Dimension of Property _____

Zoning District R-1

Location approximately 791.75' feet from intersection of Burton Ave
 and Herzl Ave

Last Previous Occupancy Residential

	Size Existing Building	Proposed Structure
Front (feet)	<u>see plan</u>	<u>see plan</u>
Deep (feet)	<u>see plan</u>	<u>see plan</u>
Square (feet)	<u>see plan</u>	<u>see plan</u>
Height (feet)	<u>No change</u>	<u>No change</u>
Story	<u>1</u>	<u>1</u>
Building Coverage	<u>23</u>	<u>26.23%</u>

SET BACKS ZONING REQ.

	<u>Present</u>	<u>Proposed</u>	
Frontage	<u>100'</u>	<u>100'</u>	Corner Lot
Y or <u>(N)</u> Front Yard	<u>25'</u>	<u>25'</u>	
Front Yard			
Side <u>Left</u>	<u>11' 10 9/32"</u>	<u>11' 10 9/32"</u>	
Side <u>Right</u>	<u>11' 5 31/32"</u>	<u>11' 5 31/32"</u>	
Rear	<u>25'</u>	<u>25'</u>	
Lot Size Area	<u>10,100 SF</u>	<u>10,100 SF</u>	

Prevailing Setbacks of Building within one Block _____ ft. N/A

Present use residential proposed use residential

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

Yes or (No)

If yes, when _____

and to whom _____

Nature of appeal or application _____

Disposition _____ Date _____

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.

Owner's Authorization: I hereby certify that I reside at:

In the County of Atlantic State of NJ

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

Block 42 Lot(s) 1.17 commonly known as 606 Herzel Avenue

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

Owner's Signature Mary Cameli

Applicant's Attorney _____ Phone # _____

Address _____

Applicant's Engineer _____ Phone # _____

Address _____

Applicant's Architect _____ Phone # _____

Address _____

Applicant's Planner _____ 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.

Applicants Signature Mary Cameli

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.

CERTIFICATION OF OWNER

N/A

This is to certify that the plans and/or survey plans with the measurements shown have been drawn by me as the owner of the property regarding BLOCK _____ LOT(S) _____

Commonly known as _____
(address)

Have been drawn as accurately as possible to the best of my knowledge.

Owner's Name _____

Address _____

City _____

Notary _____

Date _____

WAIVER OF SITE PLAN REQUEST

In applying for a waiver for MINOR SITE PLAN the following must be followed:

Submit a minimal site plan in order to show the board what the proposed use will consist of and the general location of building, parking areas, etc.

A Detailed Sketch Plat must be filed. Plat shall be based upon a recent survey drawn by a licensed land surveyor in New Jersey. The plat will show the following:

Locations of streets, block and lot numbers, locations of all building on site and setbacks, exits and entrances of new business, signage (if applicable), required parking on site, new paving of parking lot (if required), and or drainage and any easements, if applicable.

Any sections for which a waiver is specifically being requested and a narrative paragraph explaining why the applicant is entitled to such a waiver.

FEE IS \$500.00

N/A

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.
- 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.

N/K

_____ 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.

_____ 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.

_____ 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.