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January 20, 2021

(HAND DELIVERED & E-MAILED)

Northfield Planning Board
Attention: Robin Atlas, Secretary
Northfield City Hall
1600 Shore Road
Northfield, NJ 08225

Re: Interpretation/Variance Application of Danny Davila
Block 87, Lot 3, Northfield Tax Map
Our File No. 12,849-C

Dear Ms. Atlas:

Please be advised that this firm represents Danny Davila (the "Applicant") in connection with an Interpretation, and if necessary, variances to be permitted to construction a single family home on property commonly known as 96 W. Mill Road, a/k/a Lot 3 in Block 87 of the Northfield Tax Map (the "Property").

The Interpretation seeks a determination that the Property satisfies the requirements of Section 215-18A(4) of the Northfield Land Development Ordinance and therefore does not need a lot area variance or a lot width variance.

Should the Planning Board determine that Section 215-18A(4) is not applicable the Applicant seeks a lot area variance (8,000 s.f. not 10,000 s.f.) and a lot width variance (80' not 100'). The Property is an isolated undersized lot and without the two variances, if necessary, would be zoned into idleness. Moreover, these two variances can be granted without substantial detriment to the zone plan or the zoning ordinance.

I am enclosing herein the following:

1. three (3) copies of the completed Planning Board Application (pages 8-11);

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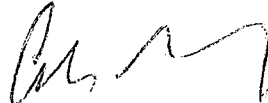
2. three (3) copies of the Plot Plan prepared by Arthur W. Ponzio Company & Associates, Inc. dated December 15, 2020;
3. three (3) copies of the Architectural Plans of by the Applicant;
4. three (3) copies of the Contract between Ben Mazzeo, as Seller and Danny Davila, as Buyer; and
5. a check in the amount of \$400.00 made payable to the City of Northfield representing the Application fee and another check in the amount of \$750.00 made payable to the City of Northfield representing the escrow.

I am also having the above-referenced documentation hand delivered to Matthew Doran and Joel Fleishman, Esq. I am also separately e-mailing to you all of the aforementioned documents.

If any additional documentation is necessary, please let me know as soon as possible. If everything is in order and Mr. Doran gives his OK, would you please place this matter on the agenda for the Planning Board's February meeting and notify me of same so that I can handle the necessary publication and service of the Application and Plans on the Planning Board's members.

Thank you for your attention.

Very truly yours,



Charles Gemmel

CG/bh
Encls.

cc: Joel Fleishman, Esq., w/Encls./Hand-Delivered
Matthew Doran, PE, w/Encls./Hand-Delivered
Jon Barnhart, PE & PP w/Encl. *(via E-Mail)*
Dolores Miller w/Encl *(via E-Mail)*
Danny Davila w/Encl. *(via E-Mail)*.