

Levine, Staller, Sklar, Chan & Brown, P.A.

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June 17, 2021

Sent via Hand Delivery &
E-mail: ratlas@cityofnorthfield.org

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

Re: Application of Plastic Spoon LLC to the City of Northfield Planning Board
(the "Board")
Proposed ice cream parlor (take out) and retail store
Property: Block 82, Lot 8.01 (2318 New Road)
City of Northfield, NJ
Hearing: July 1, 2021 at 7:00 PM

Dear Ms. Atlas:

Our firm represents the applicant, Plastic Spoon LLC, a New Jersey limited liability company ("Applicant"), with respect to a proposed drive in restaurant at the above property.

Applicant is requesting a waiver of site plan approval and variances as outlined in the enclosed application and more specifically described in the attached application, plans and project description. .

Enclosed please find and original and two copies of the following.

1. Board Application and site plan checklist;
2. Rider to the Application (Project Description and Justification for Relief);
3. Site Plan prepared by Sciuillo Engineering Services LLC entitled "The

Sweet Spot" consisting of 1 sheet dated June 16, 2021;

4. List of property owners within 200 feet obtained from the City;
5. Proof of paid taxes and sewer charges;
6. Purchase agreement entered into between Applicant the owner of the property; and
7. Applicant's checks made out to City of Northfield, one in the amount of \$2,050 for the application fees and the other check in the amount of \$1,500 for the professional escrow fees in accordance with the attached fee schedule

Please review the enclosed information for completeness for review by the Board at its hearing on July 1, 2021 at 7:00 PM and contact me. Thank you for your kind attention to this matter.

Very truly yours,

/s/ Benjamin Zeltner

Benjamin Zeltner

BZ/jl
Enclosures

cc: (w/ item nos. 1-6 via Hand Delivery)

Matt Doran, P.E.
840 North Main Street
Pleasantville, NJ 08232

cc: (w/one copy of item nos. 1–6 via E-mail);

Joel Fleischman, Esquire, Board Solicitor
Jay Sciullo, PE,
Ari Frangias