

Paul Vogel  
109 Northfield Ave  
Northfield, NJ 08225

January 22, 2026

City of Northfield  
Zoning Dept  
1600 Shore Rd  
Northfield, NJ 08225

This application is seeking the city's approval to build a front porch on my home at 109 Northfield Ave. The porch will require two variances, one for the front requiring 18' setback of which I have 5'4" and one for the right side requiring 14' of which I have 3'10".

Thank you,  
Paul Vogel

PLANNING BOARD APPLICATION

CASE # \_\_\_\_\_

FOR OFFICIAL USE ONLY

Date of Application Received: \_\_\_\_\_

Date: \_\_\_\_\_ Date of Deposit

Fee Paid \_\_\_\_\_

Date: \_\_\_\_\_ Affidavit of Service

Time Period Expires \_\_\_\_\_

Date File Complete \_\_\_\_\_

Hearing Date \_\_\_\_\_

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INFORMATION REGARDING APPLICANT

Applicant's Full Legal Name PAUL VOBEL

Applicant's Mailing Address 109 NORTH FIELD AVE

Applicant's Phone Number 609 226 0755 e-mail address vogel.family@gmail.com

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 \_\_\_\_\_

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

ART.	Section <u>25-56</u>	Required <u>18</u>	Proposed <u>5'4"</u>
ART.	Section	Required	Proposed
ART.	Section	Required	Proposed

If additional space is needed, attach list to the application

**INFORMATION REGARDING PROPERTY:**

Address: 109 NORTH FIELD AVE

Tax Map BLK 122 LOT(S) 2 Dimension of Property 50x138 irregular

BLK \_\_\_\_\_ LOT(S) \_\_\_\_\_ Dimension of Property \_\_\_\_\_

Zoning District R-2

Location approximately 150 feet from intersection of WABASH  
and NORTH FIELD AVE

Last Previous Occupancy RESIDENTIAL HOME

	Size Existing Building <u>Porch</u>	Proposed Structure <u>Porch</u>
Front (feet)	<u>8'</u>	<u>30'</u>
Deep (feet)	<u>6'</u>	<u>7'</u>
Square (feet)	<u>48</u>	<u>APPROX 210</u>
Height (feet)	_____	_____
Story	_____	_____
Building Coverage	_____	_____

SET BACKS ZONING REQ.

Present

Proposed

Frontage  
Y or N  
Front Yard

18'

5'4"

Corner Lot

Front Yard

14'

3'10"

R Side

L Side

18'

11'4"

Rear

Lot Size Area

Prevailing Setbacks of Building within one Block 4 ft.

Present use Front Porch proposed use Front Porch

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 \_\_\_\_\_ site plan - conditional use approval \_\_\_\_\_

The relationship of the applicant to the property in questions is:

Owner \_\_\_\_\_ 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 NEW JERSEY

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

Block 122 Lot(s) 2 commonly known as 109 NORTHFIELD AVE

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

Owner's Signature [Signature]

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 \_\_\_\_\_

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.

150

444 E

GARAGE

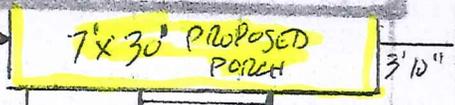
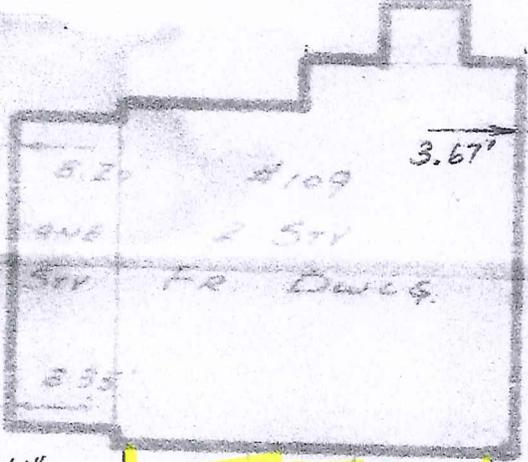


FR SHED

FENCE  
24 FT

(138' 0") 139.75 FT.

20 FT. ANG. TO  
NORTHFIELD AVE.



11' 4"

3' 10"

1' 11"

50 FT.

5' 4"

850' N. OF  
SHORE ROAD

FIELD

AVE.

50'

RECEIVED  
1/2/26

7711



# City of Northfield

1600 Shore Road - Northfield - New Jersey - 08225  
(609) 641-2832 Ext. 129

## RESIDENTIAL ZONING PERMIT APPLICATION

YOU MUST SUBMIT A SURVEY OR PLOT PLAN, SHOWING CURRENT AND PROPOSED IMPROVEMENTS / STRUCTURES, INCLUDING DIMENSIONS OF CURRENT AND PROPOSED IMPROVEMENTS / STRUCTURES, BUILDING HEIGHT FOR PROPOSED IMPROVEMENTS / STRUCTURES, ELEVATIONS, FRONT, SIDE AND REAR SETBACKS, LOT COVERAGE, BUILDING COVERAGE, AND PROPOSED GRADING.

BLOCK 122 LOT 2 ZONE R-2

Owner's Name Paul Vogel Phone Number 609-226-4383

Property Address 109 Northfield Ave. Email Address for Permit: owner@twinbuilders.net

Contractor Twin Builders LLC Phone Number 609-300-7621

Address 3517 Bargaintown Rd. EHT NJ 08087

Description of Work Rebuild front Deck and steps 30' x 6.5'  
enlarge

Permit Fees:	New Single-Family Dwelling / Addition:	Cost of Job <u>15,000</u>
	Accessory Structures:	\$100.00
	* Sheds 100 square feet or less, no fee	\$ 50.00*
	Decks, Patios, Swimming Pools, Solar or Wind Energy Systems:	\$ 50.00

Driveways\* and Walkways require this application, and subsequent approval, but there is NO fee.  
Work being performed is for Driveway\* Walkway Total proposed lot coverage      %  
Describe work to be performed Rebuild front deck and step.  
\*if driveway APRON is involved, applicant should submit a Road Opening Permit application instead

Survey Received Yes  No  Plot Plan Received Yes  No   
Cash  Or Check Number cash Amount 50 Date Received / Initials: 12/31/25

Zoning Officer's Comments SECTION 215-56 (E) MINIMUM FRONT YARD COULD BE REDUCED TO 18' (5.9' MINIMUM)  
Zoning Review: [Signature] Date: 1/2/26 Approved  Denied   
(circle one)