

CITY OF NORTHFIELD

MASTER PLAN RE-EXAMINATION

Adopted March 6, 2008

PREPARED FOR THE

CITY OF NORTHFIELD PLANNING/ZONING BOARD



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2007

CITY OF NORTHFIELD

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I. INTRODUCTION

A. FORWARD

The City of Northfield is located in the eastern portion of Atlantic County consisting of 3.45 square miles in area. The City is bounded to the south by the City of Linwood, to the north by the City of Pleasantville, and to the east and west by the Township of Egg Harbor.

Originally referred to as Bakersfield in Egg Harbor Township, the City of Northfield separated from Egg Harbor Township and became incorporated On March 21, 1905. The City of Northfield originated mostly due to its attractive location connecting the mainland and the shore communities. The first houses and businesses were involved with Daniel Baker's marine business. From the 1830s to the 1930s, two key industries in the development of the City were the bustling seaport and the brick yard. Evidence of these industries is still visible today. Many of the homes originally built by ship captains featuring a "widow's walk" can be found throughout the city indicating its roots as a seaport. The Somers Brick Yard has been reclaimed and is now Birch Grove Park.

The City of Northfield has since developed as a residential suburb community, not only because of its attractive location close to the shore and Atlantic City, but also because the transportation network servicing the community. The roadways and railway system of the past have connected the City with local and regional centers providing a desirable location for residents.

B. PERIODIC RE-EXAMINATION

The Municipal Land Use Law (MLUL) in section 40:55D-89 requires the periodic Re-examination of Municipal Master Plans and Regulations. This section outlines the following five Re-examination report requirements:

- a) The major problems and objectives relating to land development in the municipality at the adoption of the last Re-examination report.
- b) The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- c) The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the Master Plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulations, disposition, and

recycling of designated recyclable materials, and changes in State, County and Municipal policies and objectives.

- d) The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- e) The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

II. RE-EXAMINATION

A. RE-EXAMINATION REPORT

a) **“The major problems and objectives relating to land development in the municipality at the adoption of the last Re-examination report.”**

As evidenced by the various zoning map and ordinance changes, the City of Northfield's Planning Board has continuously conducted Re-examination of the land use regulations within the City. The latest formal Re-examination was completed November of 1995. For the purposes of this document, the 1995 Master Plan Re-examination will be utilized. The 1995 document indicates that the major problem and/or objective as:

1. To encourage municipal action to guide the appropriate use or development of lands in the City of Northfield, in a manner which will promote the public health, safety, morals and general welfare. This goal has been reached.
2. To secure safety from fire, flood, panic, or other natural or manmade disasters. The City will continue to strive and adapt emergency management plans to handle disasters.
3. To promote adequate light, air and open space. In general this goal has been reached. The City will continue to strive to enhance the light, air and open space for its residents.
4. To promote the establishment of appropriate population densities and concentrations that will contribute to the well being of persons, neighborhoods, communities, and regions and preservation of the environment. Northfield has made changes to the Land Development Ordinances to address this goal.
5. To encourage the appropriate and efficient expenditures of public funds by coordination of public development with land use policies. This goal has generally been addressed.
6. To provide sufficient space in appropriate locations for a variety of residential, recreational, commercial and industrial uses, and open space, both public and private, according to their respective environmental requirements in order to meet the needs of the citizens. The City of Northfield has provided a Bike Path, renovated the First Street and Birch Grove Parks playgrounds.

7. To encourage the location and design of transportation that will promote the free flow of traffic while discouraging the location of such facilities and routes, which result in congestion or blight. This goal has generally been addressed in the City ordinances to assure proper development. Additionally, the Tilton Road & Rt. 9 and, Tilton Road and Shore Road Intersection projects have been completed and are operating at acceptable levels.
8. To promote a desirable visual environment through creative development techniques and good civic design and arrangements. This goal has been addressed in that the City of Northfield has been more stringently enforcing the landscaping ordinances and is currently in the process of preparing a tree preservation ordinance.
9. To promote the conservation of historic sites and districts, open space, energy resources, and valuable natural resources in the City of Northfield and to prevent degradation of the environment through improper use of land. This goal has been addressed. The City continues to enforce the requirement of a certificate of appropriateness for all historic structures.
10. To encourage adequate provision of affordable housing. This goal is continuing to be addressed. The City is striving to be COAH compliant.
11. To promote conservation and wise use of all energy resources. The City of Northfield Planning Board has made suggestions to upgrade the older structures along the commercial zones. This continues to be a goal of the City.
12. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices to incorporate the state Recycling Plan goals and to complement municipal recycling programs. This goal has been addressed.

b) "The extent to which such problems and objectives have been reduced or have increased subsequent to such date."

As stated in the 1995 Re-examination, the City of Northfield Master Plan is based upon several principles concerning development of land. The 1995 document established four (4) objectives to direct development in the municipality.

The problems and objectives outlined in the 1995 Re-examination are as follows:

- a) Encourage residential development in locations and densities which are compatible with the existing development patterns and can be properly serviced by public roadways, utilities and services.
- b) Locating public, commercial, service and office uses at sites and in locations which are suitable for their use environmentally, economically and geographically, and are compatible with existing uses, public facilities, roadways, and natural features.
- c) Protection of natural and environmental resources including floodplains, wetlands, marsh and aquifer recharge areas, and areas suitable for public and quasi-public recreational activities.
- d) Encourage a development pattern which will protect and enhance the long term economic, social and welfare interests of present and future residents of the City.

The City of Northfield has addressed the objectives outlined in the 1995 Re-examination.

- c) **The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, County, and Municipal policies and objectives.**

There have been some significant changes in the assumption, policy and objectives that are the basis for the City of Northfield's Master Plan and Land Development Ordinance. These changes mainly take the form of additional recommendations to better address some of the same concerns from the 1995 Re-examination.

- d) **The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulation should be prepared.**

GOALS AND OBJECTIVES

- a) Planning will include a variety of residential and non-residential uses which will encourage continuation of and enhancement of the City of Northfield as a quality suburban/residential community and as a commercial, employment, governmental and recreational center for eastern Atlantic County.**
- b) To protect and enhance the environmental quality of the City.**
- c) To consider and evaluate innovative development proposals which would enhance and protect environmental features, minimize energy and usage and encourage development densities consistent with the existing pattern of development.**
- d) To encourage commercial, office, hotel and service development within the City which will provide employment for residents and contribute to a balanced economic and taxable base for the City.**
- e) The recommendations of the Planning Board concerning incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment Law", into the land use plan element of the municipal master plan, and recommend changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.**

The City of Northfield is not currently pursuing redevelopment within the municipality.

III. 2007 GENERAL GOALS AND OBJECTIVES STATEMENT

The City of Northfield Master Plan is based upon the objectives, principles assumptions, policies and standards which have been developed over a period of time by the City Planning Board, City Council, Board of Adjustments, and other City Boards and agencies. The Master Plan proposal for the physical, economic and social development of Northfield are based upon the following planning and development guidelines.

OBJECTIVES

- A. To encourage municipal action to guide the appropriate use or development of lands in the City of Northfield, in a manner which will promote the public health, safety, morals and general welfare of present and future residents.
- B. To secure safety from fire, flood, panic, or other natural or manmade disasters.
- C. To promote adequate light, air and open space.
- D. To ensure that development within the City does not conflict with the development and general welfare of neighboring municipalities, the County, the region, and the State, as a whole.
- E. To promote the establishment of appropriate population densities and concentrations that will contribute to the well being of persons, neighborhoods, communities, and regions and preservation of the environment.
- F. To encourage the appropriate and efficient expenditures of public funds by coordination of public development with land use policies.
- G. To provide sufficient space in appropriate locations for a variety of residential, recreational, commercial and industrial uses, and open space, both public and private, according to their respective environmental requirements in order to meet the needs of the citizens.
- H. To encourage the location and design of transportation and circulation routes that will promote the free flow of traffic in appropriate locations while discouraging roadways in areas which result in congestion, blight or depreciated property values.
- I. To promote a desirable visual environment through creative development techniques which respect the environmental qualities and constraints of the City of particular sites.

- J. To promote the conservation of open space and valuable natural resources and prevent degradation of the environment through improper use of the land.
- K. To encourage the preservation and restoration of historic buildings and sites within the City in order to maintain the heritage of Northfield for enjoyment of future generations.
- L. To encourage the coordination of numerous public and private regulations and activities which influence land development as a goal of producing efficient uses of land with appropriate development types and scales.
- M. To encourage the continued economic development of the City as a regional commercial and office center in areas which are suitable for such development.
- N. To encourage efficient site designs and provisions for renewable energy sources including solar, wind, recycled heat and geothermal HVAC.
- O. To maintain the residential character of the Shore Road corridor.
- P. To encourage underground installation of all utilities.
- Q. To encourage increased access to child care.
- R. To encourage planting and maintenance of shade trees throughout the City.
- S. Recognize the need for cell towers; however, continue the goal of allowing them in Commercial Zone only.

GOALS

- A. To identify areas within the City to allow greater density in order to accommodate the need for senior housing and affordable housing.
- B. To encourage all new development to utilize the latest techniques available to provide energy efficient buildings.
- C. To encourage the revision of local ordinances to accommodate the use of alternative energy sources, such as wind, solar and geothermal sources.
- D. To encourage the preservation of specimen trees and natural wooded areas, where possible.
- E. To encourage the installation of sidewalks and bikeways.

- F. To encourage ordinance changes to recognize the Atlantic City Country Club as a viable recreation, open space, historic and aesthetically pleasing property, while allowing for limited development.
- G. To expand all recreation and open space areas to be utilized to their fullest potential.
- H. To encourage the revision to the ordinances to be in compliance with the State of New Jersey Guidelines for drainage and wetlands protections.
- I. To encourage the protection of the natural areas of Birch Grove Park while upgrading the facilities at the site.
- J. To encourage a revision to the local ordinances to restrict commercial and non-transportation vehicles from parking on local streets.
- K. To consider the removal of the SIC code designations for allowed uses and to broaden the general use categories in the ordinance.

IV. LAND USE PLAN

A. HISTORIC DEVELOPMENT UPDATE

The Land Use Plan is a “snap shot” in time of the existing land uses. For the most part, the land uses have not significantly changed within the City of Northfield since the 1995 plan. We will be reviewing the permitted uses in certain zones within this Re-examination.

B. PLANNING AREAS

For ease in comparison, we will use the same categorical description as keyed to the municipal zoning districts as established in the 1995 Re-examination. We will further and assign an area description to each. The Planning Areas are as follows:

Area A - Residential

Residential land uses within the City of Northfield are comprised of a variety of existing and recommended residential development types and densities. Residential uses range from a low density of three dwelling units per acre for single-family detached residences to high density senior citizen developments.

Area B - Commercial

Commercial, business and office development is clustered along the main highways of Tilton Road and New Road (U.S. Route 9). Most of the development along New Road consists of small highway businesses, many of which are located in converted residential structures. Historically, New Road was a major business area of Northfield. However, with the opening of the Garden State Parkway, Tilton Road became a major commercial area. Consequently, new and larger developments which depend upon major highway access and a regional service market have been established. The existing pattern of development of commercial and office development is well established and the Master Plan reflects the current pattern of commercial and office development. The specific types of commercial, business and office development areas are as described below.

1. Area A - Residential

Since the 1995 Re-Examination of the Master Plan, minor changes have been made to this land Use component. The subareas of the Residential land use are described below. Recommendations for each subarea are as follows:

- a) Residential R-1** – The R-1 Residential areas are located throughout the City and include the most recent housing developments. The lot size for the R-1 district is 10,000 square feet. However, the R-1A option provides

that lot sizes can be reduced to encourage cluster development and preserve areas of contiguous open space and environmentally sensitive lands. This option is permitted in the northwest portion of the City between Zion Road, Sutton Avenue, Mill Road and Maple Run.

It should be noted that large areas of the present R-1 zoning districts are unlikely to be developed due to environmental constraints. The environmentally sensitive lands are designated on the Master Plan as "Conservation" areas. These include the tidal wetlands area along the eastern edge of the City in the area designated as "Meadow" on the City of Northfield tax maps and the flood prone lands along Maple Run. These areas are unlikely to be permitted to be developed under state and federal environmental regulations. It is recommended that a new zone be introduced to the zoning ordinance to restrict and conserve lands that are deemed to be environmentally sensitive or undevelopable from development.

Permitted Uses

i. Single Family Detached dwelling unit, subject to the following (R-1 Zone):

- | | | |
|-----|--------------------------------------|--|
| 1. | Minimum Lot Size | 10,000 SF |
| 2. | Minimum Lot Width | 100 Feet |
| 3. | Minimum Principal Front Yard Setback | 25 Feet |
| 4. | Minimum Principal Side Yard Setback | 10 Feet One Side
25 Feet Both Sides |
| 5. | Minimum Principal Rear Yard Setback | 25 Feet |
| 6. | Minimum Accessory Side Yard Setback | 10 Feet |
| 7. | Minimum Accessory Rear Yard Setback | 10 Feet |
| 8. | Maximum Principal Building Height | 2 stories, 30 Feet |
| 9. | Minimum Gross Floor Area | 1,200 SF (1 Story)
1,350 SF (2 Stories) |
| 10. | Maximum Impervious Lot Coverage | 40 % |
| 11. | Maximum Building Coverage | 25 % |

ii. Single Family Detached dwelling unit, subject to the following (R-1A Zone):

- | | | |
|-----|--------------------------------------|--|
| 12. | Minimum Lot Size | 7,500 SF |
| 13. | Minimum Lot Width | 75 Feet |
| 14. | Minimum Principal Front Yard Setback | 25 Feet |
| 15. | Minimum Principal Side Yard Setback | 10 Feet One Side
25 Feet Both Sides |
| 16. | Minimum Principal Rear Yard Setback | 25 Feet |
| 17. | Minimum Accessory Side Yard Setback | 10 Feet |
| 18. | Minimum Accessory Rear Yard Setback | 10 Feet |
| 19. | Maximum Principal Building Height | 2 stories, 30 Feet |

20. Minimum Gross Floor Area	1,200 SF (1 Story) 1,350 SF (2 Stories)
21. Maximum Impervious Lot Coverage	40 %
22. Maximum Building Coverage	25 %

- iii. Farms
- iv. Public community center buildings, auditoriums, public libraries, public amusement, public art gallery, and other places of public assembly not conducted for gain or profit.

Permitted Accessory Uses

- i. Private Garages
- ii. Private Swimming Pools
- iii. Outdoor Barbeque Structures
- iv. Utility Sheds
- v. Signs
- vi. Fences and Hedges
- vii. Off Street Parking

Conditional Uses:

- i. Places of Worship
- ii. Educational Uses
- iii. Public and Quasi-Public Recreational Uses
- iv. Public Utilities
- v. Community Residences for the Developmentally Disabled
- vi. Nursing Homes

It is recommended that portions of the R-1 Residential that contain undevelopable and environmentally sensitive lands be protected from development in a new Conservation zone.

b) Residential R-2 – The R-2 Residential areas are located in the southern and eastern portions of the City. The largest contiguous area is east of Tilton Road in an area extending along Broad Street to Franklin Avenue and then north to New Road. The next largest areas are south of Shore Road and west of Mill Road. The R-2 areas provide a minimum lot area of 7,500 square feet. Most of the lands zoned R-2 is developed and contains housing constructed during pre-war, post-war and the 1960s. The permitted uses, accessory uses and conditional uses permitted in the R-2 Residential areas are in accordance with the R-1 Residential areas. The prescribed area and bulk requirements of the R-2 zone are as follows:

Single Family Detached dwelling unit, subject to the following:

1. Minimum Lot Size	7,500 SF
2. Minimum Lot Width	70 Feet

3. Minimum Principal Front Yard Setback	25 Feet
4. Minimum Principal Side Yard Setback	10 Feet One Side 25 Feet Both Sides
5. Minimum Principal Rear Yard Setback	25 Feet
6. Minimum Accessory Side Yard Setback	10 Feet
7. Minimum Accessory Rear Yard Setback	5 Feet
8. Maximum Principal Building Height	2 stories, 30 Feet
9. Minimum Gross Floor Area	1,100 SF (1 Story) 1,250 SF (2 Stories)
10. Maximum Impervious Lot Coverage	45 %
11. Maximum Building Coverage	30 %

There are no proposed changes or recommendations to make in this subarea.

- c) Residential R-3** – The R-3 Residential areas are located in three (3) locations within the City of Northfield. The largest area is east of Tilton Road and bordered by Fuae Avenue, Fairbanks Avenue, New Road and Davis Avenue. An area north of New Road and west of Dolphin Avenue is also designated for R-3 residential development. The third location is on the border with Linwood on both sides of Wabash Avenue. The R-3 residential areas are developed with older housing. The minimum lot size is 6,000 square feet. The small shopping center at the intersection of Oakcrest Drive and Shore Road is a non-conforming use in the present R-3 Zoning District. The permitted uses, accessory uses and conditional uses permitted in the R-3 Residential areas are in accordance with the R-1 Residential areas. The prescribed area and bulk requirements of the R-3 zone are as follows:

Single Family Detached dwelling unit, subject to the following:

1. Minimum Lot Size	6,000 SF
2. Minimum Lot Width	50 Feet
3. Minimum Principal Front Yard Setback	25 Feet
4. Minimum Principal Side Yard Setback	10 Feet One Side 25 Feet Both Sides
5. Minimum Principal Rear Yard Setback	25 Feet
6. Minimum Accessory Side Yard Setback	10 Feet
7. Minimum Accessory Rear Yard Setback	5 Feet
8. Maximum Principal Building Height	2 stories, 30 Feet
9. Minimum Gross Floor Area	950 SF (1 Story) 1,100 SF (2 Stories)
10. Maximum Impervious Lot Coverage	50 %
11. Maximum Building Coverage	35 %

There are no proposed changes or recommendation to make in this subarea.

d) Residential R-4 – The R-4 Residential area is located in center of the City of Northfield. This area is located to the south east of Burton Avenue. This area consists of currently vacant land. The R-4 area provides for a minimum lot area of 8,500 square feet. The permitted uses, accessory uses and conditional uses permitted in the R-4 Residential areas are in accordance with the R-1 Residential areas. The prescribed area and bulk requirements of the R-4 zone are as follows:

Permitted Uses

i. Single Family Detached dwelling unit, subject to the following:

- | | |
|---|--|
| 1. Minimum Lot Size | 8,500 SF |
| 2. Minimum Lot Width | 90 Feet |
| 3. Minimum Principal Front Yard Setback | 25 Feet |
| 4. Minimum Principal Side Yard Setback | 10 Feet One Side
20 Feet Both Sides |
| 5. Minimum Principal Rear Yard Setback | 25 Feet |
| 6. Minimum Accessory Side Yard Setback | 10 Feet |
| 7. Minimum Accessory Rear Yard Setback | 10 Feet |
| 8. Maximum Principal Building Height | 2 stories, 30 Feet |
| 9. <i>Minimum Gross Floor Area</i> | <i>xxxxx SF (1 Story)</i>
<i>xxxxx SF (2 Stories)</i> |
| 10. Maximum Impervious Lot Coverage | 40 % |
| 11. Maximum Building Coverage | 25 % |

It is recommended the City of Northfield Ordinance be revised to include a required Gross Floor Area requirement in this subarea.

e) Adult Housing AH – The Master Plan designates a tract of land containing 14 acres of which approximately are developable (the remainder being designated wetlands) as Adult Housing. The site is southeast of Shore Road at Dolphin Avenue adjacent to County-owned property and diagonally across Shore Road from the Stillwater and Shoreview Nursing Home. The Adult Housing area provides for 15 dwelling units per acre on the upland, developable portion of the site. An age restriction of 55 years of age and over for one of the principal residents and no children under the age of 18 would be permissible. In conjunction with the development of this site, a traffic light was installed at Shore Road and Dolphin Avenue.

Permitted Uses

i. Age Restricted Adult Housing, subject to the following requirements:

- | | |
|----------------------|------------|
| 1. Minimum Lot Size | 200,000 SF |
| 2. Minimum Lot Width | 200 Feet |

3.	Minimum Setback to Dolphin Avenue East of Shore Road	25 Feet
4.	Minimum Setback to Shore Road	100 Feet
5.	Minimum Setback to Any Real Property Line	60 Feet
6.	Minimum Accessory Side Yard Setback	25 Feet
7.	Minimum Accessory Rear Yard Setback	50 Feet
8.	Maximum Principal Building Height	3 Stories
9.	<i>Minimum Gross Floor Area</i>	<i>XXXX SF</i>
10.	Maximum Impervious Lot Coverage	35 %
11.	Maximum Building Coverage	20 %

- ii. Single Family Detached dwelling unit, subject to the R-1 Zone above.

Permitted Accessory Uses

- i. Private Garages or Storage Buildings
- ii. Off Street Parking
- iii. Signs
- iv. Fences and Hedges

Conditional Uses:

- i. Public Utilities

It is recommended the City of Northfield Ordinance be revised to include a required Gross Floor Area requirement in this subarea.

- f) **Residential Townhouse TH** – The Master Plan provides for a proposed Townhouse development area at a density of six (6) dwelling units per acre north of Cresson Avenue on the border of Pleasantville and Egg Harbor Township.

The Townhouse District has been repealed and this area has been rezoned to the R-C Zoning District by Ordinance 1-1997.

There are no proposed changes or recommendation to make in this subarea.

- g) **Senior Citizen SC** – The Senior Citizen area is located to the east of Dolphin Avenue at the municipal boundary of the City of Northfield and the City of Pleasantville. This area consists of vacant land. The Senior Citizen area provides for a minimum land area of 200,000 square feet.

Permitted Uses

- i. Age Restricted Adult Housing, subject to the following requirements:

1.	Minimum Tract Size	200,000 SF
2.	Minimum Lot Width	300 Feet
3.	<i>Minimum Front Yard Setback</i>	<i>XX Feet</i>

4.	Minimum Side Yard Setback	50 Feet One Side 100 feet Both Sides
5.	Minimum Rear Yard Setback	50 Feet
6.	Minimum Accessory Side Yard Setback	15 Feet
7.	Minimum Accessory Rear Yard Setback	20 Feet
8.	<i>Maximum Principal Building Height</i>	<i>X Stories</i>
9.	<i>Minimum Gross Floor Area</i>	<i>XXXX SF</i>
10.	<i>Maximum Impervious Lot Coverage</i>	<i>XX %</i>
11.	<i>Maximum Building Coverage</i>	<i>XX %</i>

This subarea is included on the City of Northfield Zoning Map and Zoning Schedule. It is recommended the City of Northfield Land Development Ordinance be revised to include a zoning section defining the specific permitted uses, accessory uses and conditional uses of this zoning district. Additionally, the zoning schedule should be revised to include the required Front Yard Setback, the building height, the Gross Floor Area, impervious lot coverage, and the building coverage requirements in this subarea.

2. **Area B** - Commercial

- a) **Neighborhood Business N-B** – The Neighborhood Business area has one area in the oldest section of the City of Northfield; it is on the east side of Tilton Road between Zion Road and Wabash Avenue. The principal focus of this area is the retention of small businesses adjacent to residential developments. Uses include restaurants, offices and small commercial stores. The N-B zone area provides for a minimum lot area of 10,000 square feet.

Permitted Uses

- i. Food Stores
- ii. Eating and Drinking Establishments (not inclusive of Fast Food Establishments)
- iii. Miscellaneous Retail
 - (a) Drug and Proprietary Stores
 - (b) Liquor Stores
 - (c) Miscellaneous Shopping Goods Store
 - (d) Florist
 - (e) Tobacco Stores and Stands
 - (f) News Dealers and New Stands
- iv. Banking and Credit Institutions
- v. Personal Services
 - (a) Garment Pressing and Agents for Laundries and Dry Cleaning (Including Pick Up Shops)
 - (b) Coin Operated Laundry and Dry Cleaning
 - (c) Photographic Studios
 - (d) Beauty Shops
 - (e) Barber Shops

- (f) Shoe Repair, Shoe Shine Parlors, and Hat Cleaning Shops
- (g) Child Care Services
- vi. Health, Legal and Other Professional Service
 - (a) Offices of Physicians, Dentists, Osteopathic Physicians and Other Health Practitioners
 - (b) Legal Services
 - (c) Engineering, Architectural and Surveying Services
 - (d) Accounting, Auditing and Bookkeeping Services
- vii. Public Facilities and Uses
 - (a) Community Centers
 - (b) Auditorium
 - (c) Library
 - (d) Museum
 - (e) Art Gallery
- viii. Administrative Offices
 - (a) Depository Institutes
 - (b) Non Depository and Credit Institutions
 - (c) Security and Commodity Brokers, Dealers, Exchanged and Services
 - (d) Insurance Carriers
 - (e) Insurance Agents, Brokers and Services
 - (f) Real Estate
 - (g) Holding and Other Investment Offices
 - (h) Business Services
 - (i) Engineering, Accounting, Research, Management and Related Services
 - (j) Services Not Elsewhere Classified

1. Minimum Lot Size	10,000 SF
2. Minimum Lot Width	90 Feet
3. Minimum Front Yard Setback	25 Feet
4. Minimum Side Yard Setback	10 Feet One Side 15 Feet Both Sides
5. Minimum Rear Yard Setback	25 Feet
6. Minimum Accessory Side Yard Setback	10 Feet
7. Minimum Accessory Rear Yard Setback	25 Feet
8. Maximum Principal Building Height	2 Stories, 25 Feet
9. Minimum Gross Floor Area	1,500 SF (1 Story) 1,500 SF (2 Stories)
10. Maximum Impervious Lot Coverage	75 %
11. Maximum Building Coverage	25 %

Permitted Accessory Uses

- i. Private Garage Space for Storage of Commercial Vehicles Utilized in conjunction with a Permitted Business Use

- ii. Other Customary Accessory Uses and Buildings for Equipment Storage and Maintenance (such uses shall be incidental to the Principal use)
- iii. Signs
- iv. Fences and Hedges
- v. Off-Street Parking

Conditional Uses

- i. Parks, Playgrounds and Recreational Areas
- ii. Public Utilities

It is recommended that permitted uses be identified as general use categories as opposed to the SIC code number.

b) Community Business C-B – The Community Business area constitutes an intermediate business and commercial development area within the City. The principal focus of this area is the intersection of New Road and Tilton Road in the center of Northfield. This pattern of development extends primarily along Tilton Road between Cresson Road and Infield Avenue. A second C-B area is located on the western edge of the City along New Road which encompasses existing commercial development. The existing uses of this area are primarily food and retail outlets, although offices are permitted. The highway aspect of these areas will ensure the continuation of the community business uses and the potential for redevelopment.

Permitted Uses

- i. Building Construction – General Contractor and Operative Builders
- ii. Construction – Special Trade Contractors
 - (a) Plumbers, Heating and Air Conditioning
 - (b) Painting, Paper Hanging and Decoration
 - (c) Electric Work
 - (d) Carpentering and Flooring
- iii. Communication, Including Telephone, Telegraph, Radio and TV Broadcasting and Other Communication Services
- iv. Wholesale Trade – Durable Goods
 - (a) Furniture and Home Furnishings
 - (b) Sporting, Recreation, Photographic and Hobby Goods, Toys and Supplies
 - (c) Electric Goods
 - (d) Hardware, Plumbing and Heating Equipment and Supplies
 - (e) Commercial Machines and Equipment
 - (f) Farm and Garden Machinery and Equipment
 - (g) Professional and Sales Equipment and Supplies
- v. Wholesale Trade – Non-Durable Goods
 - (a) Paper and Paper Products
 - (b) Drugs, Drug Proprieties and Druggist Sundries

- (c) Apparel, Piece Goods and Notions
- (d) Groceries and Related Products
- (e) Beer, Wine and Alcoholic Beverages
- (f) Miscellaneous Non-Durable Goods limited to: Tobacco and Tobacco Products and Paints, Varnishes and Supplies
- vi. Building Materials, Hardware and Garden Supply
- vii. General Merchandise Stores
- viii. Food Stores
- ix. Apparel and Accessory Stores
- x. Furniture, Home Furnishings and Equipment Stores
- xi. Miscellaneous Retail, including Drug Stores, Liquor Stores, Shopping Goods (excluding Fuel and Ice Dealers)
- xii. Banking, Credit Agencies and Security and Commodity Brokers
- xiii. Insurance and Real Estate
- xiv. Holdings and Other Investment Offices
- xv. Personal Services
- xvi. Business Services
- xvii. Miscellaneous Repair Services, including Radio and Television, Watch, Clock and Jewelry, and Reupholstery and Furniture Repairs
- xviii. Dance Halls, Studios and Schools
- xix. Health Services, Legal Services, Engineering, Accounting, Research, Management and Related Services, Services Not Elsewhere Classified, and Child Day Care Services
- xx. Educational Services limited to Computer and Data Processing, Business and Secretarial, and Private Vocational Schools
- xxi. Social Services limited to Individual and Family Social Services, and Job Training and Vocational Rehabilitation Services
- xxii. Membership Organizations

1)	Minimum Lot Size	20,000 SF
2)	Minimum Lot Width	125 Feet
3)	Minimum Front Yard Setback	50 Feet
4)	Minimum Side Yard Setback	25 Feet One Side 30 Feet Both Sides
5)	Minimum Rear Yard Setback	30 Feet
6)	Minimum Accessory Side Yard Setback	15 Feet
7)	Minimum Accessory Rear Yard Setback	30 Feet
8)	Maximum Principal Building Height	2 Stories, 25 Feet
9)	Minimum Gross Floor Area	2,500 SF (1 Story) 2,500 SF (2 Stories)
10)	Maximum Impervious Lot Coverage	80 %
11)	Maximum Building Coverage	25 %

Permitted Accessory Uses

- i. Private Garage Space for Storage of Commercial Vehicles Utilized in conjunction with a Permitted Business Use
- ii. Maintenance and Storage Buildings

- iii. Off-Street Parking
- iv. Signs
- v. Fences and Hedges

Conditional Uses

- i. Restaurants
- ii. Automobile Service Stations

It is recommended that permitted uses be identified as general use categories as opposed to the SIC order number.

- c) Regional Commercial R-C** – The Regional Commercial area is along Tilton Road north of New Road which provides for appropriate regional commercial highway development. The large lot size requirement of 200,000 square feet and 300 feet of street frontage encourage large retail stores or several businesses in on structure. Most of the newer existing uses already take full advantage of the regional nature of this area, while some of the older uses are smaller and typical of earlier rural highway development. Redevelopment of the older uses and maximum use of the remaining vacant land is encouraged.

Permitted Uses

- i. Building Construction – General Contractor and Operative Builders
- ii. Construction – Special Trade Contractors
- iii. Communications
- iv. Electric, Gas and Sanitary Service Offices
- v. Wholesale/Retail Trade – Durable Goods
 - (a) Automotive Parts and Supplies, but excluding Junk Yards
 - (b) Tires and Tubes
 - (c) Furniture and Home Furnishings
 - (d) Lumber and other Construction Materials
 - (e) Sporting, Recreation, Photographic and Hobby Goods, Toys and Supplies
 - (f) Electric Goods
 - (g) Hardware, Plumbing and Heating Equipment and Supplies
 - (h) Commercial and Construction Machinery, Equipment and Sales
 - (i) Jewelry, Watches, Diamonds and Other Precious Stones
 - (j) Other Non-Durable Goods such as Musical Instruments, Luggage
 - (k) Physical Fitness Facilities
 - (l) Health Services
 - (m) Legal Services
 - (n) Engineering, Accounting, Research, Management, and Related Services
 - (o) Services Not Elsewhere Classified
 - (p) Child Care Services
- vi. Wholesale/Retail Trade – Non-Durable Goods
 - (a) Paper and Paper Products

- (b) Drugs, Drug Proprieties and Druggist Sundries
- (c) Apparel, Piece Goods and Notions
- (d) Groceries and Related Products
- (e) Beer, Wine and Alcoholic Beverages
- (f) Tobacco and Tobacco Products
- (g) Paints, Varnishes and Supplies
- vii. Building Materials, Hardware and Garden Supply
- viii. General Merchandise Stores
- ix. Food Stores
 - (a) Sale of Prepared Food for Home Consumption
- x. Apparel and Accessory Stores
- xi. Furniture, Home Furnishings and Equipment Stores
- xii. Miscellaneous Retail, including Drug Stores, Liquor Stores, Shopping Goods (excluding Fuel and Ice Dealers)
- xiii. Banking, Credit Agencies and Security and Commodity Brokers
- xiv. Insurance and Real Estate
- xv. Holdings and Other Investment Offices
- xvi. Personal Services
- xvii. Business Services
- xviii. Miscellaneous Repair Services, including Radio and Television, Watch, Clock and Jewelry, and Reupholstery and Furniture Repairs
- xix. Amusement and Recreation Services
 - (a) Dance Halls, Studios and Schools
 - (b) Bowling Alleys
 - (c) Membership Sports and Recreation Clubs
- xx. Health, Legal and Other Professional Services
- xxi. Educational Services limited to Computer and Data Processing, Business and Secretarial, and Private Vocational Schools
- xxii. Social Services limited to Individual and Family Social Services, and Job Training and Vocational Rehabilitation Services
- xxiii. Membership Organizations

1) Minimum Lot Size	80,000 SF
2) Minimum Lot Width	200 Feet
3) Minimum Front Yard Setback	65 Feet
4) Minimum Side Yard Setback	15 Feet One Side 30 Feet Both Sides
5) Minimum Rear Yard Setback	35 Feet
6) Minimum Accessory Side Yard Setback	15 Feet
7) Minimum Accessory Rear Yard Setback	35 Feet
8) Maximum Principal Building Height	3 Stories, 35 Feet
9) Minimum Gross Floor Area	5,000 SF (1 Story) 5,000 SF (2 Stories)
10) Maximum Impervious Lot Coverage	85 %
11) Maximum Building Coverage	25 %

Permitted Accessory Uses

- i. Private Garage Space for Storage of Commercial Vehicles Utilized in conjunction with a Permitted Business Use
- ii. Maintenance and Storage Buildings
- iii. Off-Street Parking
- iv. Signs
- v. Fences and Hedges

Conditional Uses

- i. Automobile Service Stations
- ii. Restaurants
- iii. Arcades
- iv. Multi-Level Motel, Office or Convention Center
- v. Public Utilities

It is recommended that the permitted uses be identified as general use categories as opposed to the SIC code numbers.

d) Office Professional O-P – The Office Professional areas permit only professional offices for health related, legal and similar professional uses. The minim lot size of 15,000 square feet provides for development of office buildings with several professional suites. The two Office Professional areas are located on New Road at Mill Road and at the intersection of Tilton Road and Zion Road. The majority of the lots in these areas are developed with conforming uses, with several vacant lots yet to be built upon.

Permitted Uses

- i. Health, Legal and Other Professional Services
- ii. The Administrative Offices Only Associated with the following
 - (a) Depository Institutions
 - (b) Nondepository Credit Institutions
 - (c) Security and Commodity Brokers, Dealers, Exchanges and Services
 - (d) Insurance Carriers
 - (e) Insurance Agents, Brokers and Services
 - (f) Real Estate
 - (g) Holdings and Other Investment Offices
 - (h) Business Services
 - (i) Engineering, Accounting, Research, Management, and Related Services
 - (j) Services Not Elsewhere Classified

- 1) Minimum Lot Size 15,000 SF
- 2) Minimum Lot Width 100 Feet
- 3) Minimum Front Yard Setback 45 Feet
- 4) Minimum Side Yard Setback 15 Feet One Side
20 Feet Both Sides

5) Minimum Rear Yard Setback	25 Feet
6) Minimum Accessory Side Yard Setback	15 Feet
7) Minimum Accessory Rear Yard Setback	25 Feet
8) Maximum Principal Building Height	2 Stories, 25 Feet
9) Minimum Gross Floor Area	1,500 SF (1 Story) 1,500 SF (2 Stories)
10) Maximum Impervious Lot Coverage	80 %
11) Maximum Building Coverage	25 %

Permitted Accessory Uses

- i. Private Garage Space for Storage of Commercial Vehicles Utilized in conjunction with a Permitted Business Use
- ii. Maintenance and Storage Buildings
- iii. Off-Street Parking
- iv. Signs
- v. Fences and Hedges

Conditional Uses

- i. Public Utilities

It is recommended that permitted uses be identified as general use categories as opposed to the SIC code numbers.

- e) Office Professional Business O-PB** – The Office Professional Business areas are located or in the vicinity of New Road. The Office Professional Business areas provides for a mixed use of development of retail outlets and offices. This designation recognizes the present mixed nature of development with the building of new and re-use of existing structures. The 10,000 square foot lot size requirement recognizes the historic pattern of mixed commercial and residential uses in the area.

Office uses should be emphasized in the O-PB areas along New Road which has limited potential to carry major increases in traffic. Retail uses tend to create peak period traffic and should be discouraged.

A short portion of Tilton Road between Infield Road and Zion Road is designated for Office Professional Business uses. This area buffers the adjoining Neighborhood Business and Community Business areas to residential zones and emphasizes the appropriateness of office development.

Permitted Uses

- i. Equipment Stores
 - (a) Household Appliance Stores
 - (b) Radio, Television and Consumer Electronic Stores

- ii. Miscellaneous Retail
 - (a) Book Stores
 - (b) Stationary Stores
 - (c) Hobby, Toy and Game Shops
 - (d) Camera and Photography Supply Stores
 - (e) Banking, Credit Agencies and Commodity Brokers
 - (f) Insurance and Real Estate
 - (g) Holdings and Other Investment Offices
 - (h) Personal Services
 - (i) Health, Legal and Other Professional Services
 - (j) Depository Institutions
 - (k) Nondepository Credit Institutions
 - (l) Security and Commodity Brokers, Dealers, Exchanges and Services
 - (m) Insurance Carriers
 - (n) Insurance Agents, Brokers and Services
 - (o) Real Estate
 - (p) Holdings and Other Investment Offices
 - (q) Business Services
 - (r) Engineering, Accounting, Research, Management, and Related Services
 - (s) Services Not Elsewhere Classified

1) Minimum Lot Size	10,000 SF
2) Minimum Lot Width	90 Feet
3) Minimum Front Yard Setback	25 Feet
4) Minimum Side Yard Setback	15 Feet One Side 15 Feet Both Sides
5) Minimum Rear Yard Setback	25 Feet
6) Minimum Accessory Side Yard Setback	10 Feet
7) Minimum Accessory Rear Yard Setback	25 Feet
8) Maximum Principal Building Height	2 Stories, 25 Feet
9) Minimum Gross Floor Area	1,500 SF (1 Story) 1,500 SF (2 Stories)
10) Maximum Impervious Lot Coverage	80 %
11) Maximum Building Coverage	25 %

Permitted Accessory Uses

- i. Private Garage Space for Storage of Commercial Vehicles Utilized in conjunction with a Permitted Business Use
- ii. Maintenance and Storage Buildings
- iii. Off-Street Parking
- iv. Signs
- v. Fences and Hedges

Conditional Uses

i. Public Utilities

It is recommended that permitted uses be identified as general use as opposed to the SIC code numbers.

- f) Country Club C-C** – The Country Club area delineates the Atlantic City Country Club and a few single-family houses surrounded by the Club properties. The golf course is an important historic asset to the City of Northfield. Development of fringe areas of the Atlantic City Country Club properties has occurred through the years and a major renovation of the course and the support buildings took place from 1998 through 2000. Redevelopment of the “Club House” and related facilities may be deemed necessary in the future. However, care must be taken not to destroy the historic value and recreational viability of this asset by reducing land available for the 18 hole golf course and driving range.

Development of country club guest rooms is encouraged to enable the Atlantic City Country Club to host small conventions, conferences and meetings while also permitting rent of spacious banquet accommodations to the general public. A Master Plan of the development of the country club was submitted in 1998 establishing a program of long range retention of the overall golf course and club facility. Any plan to develop ancillary facilities and or buildings should be reviewed by the Planning Board.

Permitted Uses

- i. Detached Single Family Residential Use
- ii. A Golf Course for Golfing Activities. A Golf Course being a separate principal use may exist in one of several possible forms.
 - (a) It may be combined with a Country Club Clubhouse as a mixed use on one lot; or
 - (b) It may serve as a required Open Space Parcel for a Country Club Clubhouse established through a Planned Development; or
 - (c) It may be established as an independent use on a tract consisting of one or more lots.
- iii. A Clubhouse for a Country Club Activities
- iv. Golf Villas for Residential Usage only when approved as part of a Planned Development. Units may be sold or rented. Golf Villas being a separate principal use may exist in one of several possible forms:
 - (a) They may be established as an independent use consisting of multiple unit structures on one or more lots when approved as part of a Planned Development; or
 - (b) They may be established as an independent use consisting of clustered single unit attached structures on individual lots when approved as part of a Planned Development; or
 - (c) They may be combined with a Country Club Clubhouse as a mixed use on one lot when approved as part of a Planned Development.

Mixed Uses

- i. Permitted uses may be established as the sole principal use on an individual lot or be combined on a single lot a Mixed Use except that a single detached single-family dwelling shall be the sole principal structure on a lot and a lot may not contain another principal use. When two or more principal uses are to occupy a single lot, site boundaries encompassing each principal use and its accessory uses, buildings and structures shall be established. The Principal Uses forming a Mixed Use shall individually and separately conform to their respective limitations and requirements unless expressly exempted or excluded.

1) Minimum Lot Size	100 Acres
2) Minimum Lot Width	400 Feet
3) Minimum Front Yard Setback	100 Feet
4) Minimum Side Yard Setback	100 Feet One Side 200 Feet Both Sides
5) Minimum Rear Yard Setback	200 Feet
6) Minimum Accessory Side Yard Setback	100 Feet
7) Minimum Accessory Rear Yard Setback	100 Feet
8) Maximum Principal Building Height	2.5 Stories, 35 Feet
9) Maximum Impervious Lot Coverage	5 %
10) Maximum Building Coverage	3 %

Permitted Accessory Uses

- i. Pro Shop as Accessory to a Golf Course or Clubhouse
- ii. Recreational and Maintenance Uses Accessory to Golf Course, Golf Villas and Clubhouse including, but not limited to:
 - (a) Swimming Pools and Cabanas
 - (b) Tennis Courts, Squash Courts, Exercise Rooms and other Recreational Facilities
 - (c) Locker Rooms
 - (d) Driving Ranges and Practice Greens but only as an accessory to the Golf Course
 - (e) Putting Greens
- iii. Storage and Maintenance Buildings
- iv. Signs
- v. Fences and Hedges
- vi. Off Street Parking
- vii. Garages but only as an accessory to a Single Family Dwelling and Golf Villas

- viii. Golf Suites for Hotel, Motel or Transient lodging only as an accessory to a Country Club

It is recommended that the general use and bulk requirements be amended in order to help preserve the historic, recreation, open space, and aesthetically pleasing value if the property is located in this zone.

V. RESOURCE INVENTORY AND ASSESSMENT

A. Regional Development

1) Casino Development

Currently twelve (12) Casinos exist in Atlantic City. The next wave of casino construction has continued in the Marina District with major additions currently being constructed at Harrahs and Borgota.

Other casinos, such as Taj Mahal, are also undergoing major additions and renovations. Various other sites are in the planning or early construction phase for new casino hotels.

2) Regional Non-Casino Development

It is apparent that the regional non-casino development is tied very closely with the development of the casinos. The U.S. Census Data indicates that the greatest number of building permits issued in Atlantic County was during the 1980's when the bulk of the casinos were constructed. Approximately 25,000 residential building permits were issued from 1980 through 1988. The 1990's have shown a significant decrease in the number of residential building permits. The 2000 Census Data has shown the number of building permits issued between 1990 and 1999 is fewer than 5,000. The actual number of permits issued has been increasing over the last 5 years, but still they are significantly lower than those during the 1980's. The 2000 Census Data indicates that the total number of households increased by 11.6 percent (approx. 9,900 homes) from 1990 to 2000.

The growth in commercial/retail facilities has continued through the late 1990's. The development of the Hamilton Crossing Shopping center, The Festival at Hamilton and the Multiplex movie theatre also in Hamilton has shown a positive development trend for commercial and retail facilities. Much of the Black Horse Pike corridor through Hamilton and Egg Harbor Townships is undergoing extensive commercial development. Additionally, the development of the Atlantic City Walk indicates significant positive development trend in the eastern portion of the county.

Atlantic Count in general has continued its steady growth through the 1990's. While not as fast as the 1980's, the latter half of the 1990's has shown a positive trend toward commercial growth. On the other hand, several of the growth area communities have attempted to reduce the number of residential units being constructed within their boundaries. Both Egg Harbor Township and Hamilton Township have begun revising their ordinances to reduce permitted densities in the

growth areas. Growth is expected to continue in the long term, but at a significantly reduced pace than the 1980s.

At present, major upgrades are in the process for the Atlantic City Airport and FAA Air National Guard.

B. Potable Water Supply

Water services are provided to most of the City's residents by the New Jersey-American Water Company, Shore District. The offices are located on Shore Road in Linwood. The Shore District water is supplied to nine (9) area municipalities. The water for the City of Northfield is obtained from wells in the Cohansey Aquifer at locations where subsurface water is considered safe from pollution and salt water intrusion according to the NJDEP.

Approximately *100, or 3.5* percent of the City's housing units are currently serviced individual potable wells. Applications for well permits are processed by the Atlantic County Department of Health to ensure that all standards for safe drinking water are met. The Planning Board does permit individual wells as part of a Site Plan approval only if it is considered unreasonable to require the developer to connect into the New Jersey American Water Company system.

C. Sanitary Sewer System

All wastewater within the City is handled by municipal sanitary sewer services.

D. Transportation and Circulation

As indicated the 1995 Re-examination, "transportation planning for Northfield is limited due to the fact the City is nearly developed and major roadways are controlled by Atlantic County and the New Jersey Department of Transportation". While not having direct control over County and State roadways, the City can however work collaboratively with these controlling agencies to improve existing strained corridors along existing County and State roadways. Additionally, the City of Northfield has a program in place for the paving, improvement and resurfacing of municipal roadways.

Between the years 2005 and 2008, the City of Northfield has received Municipal Aid for the following Roadway projects:

1. Roosevelt, Phase 1, Fiscal Year 2005
2. Roosevelt, Phase 2, Fiscal Year 2006
3. Banning Avenue, Fiscal Year 2007

4. Mount Vernon Avenue, Fiscal Year 2008 (Aid not yet awarded)

E. Public Services

1) Fire Department

The City of Northfield is serviced by the City of Northfield Fire Department. Seven (7) members of the Fire Company are paid and the remainder, including the Fire Chief, are volunteers. The paid company includes five (5) Emergency Medical Technicians (EMTs) and two (2) paramedics. The Fire House was originally located in a private garage and soon moved to its current location at 1600 Shore Road. This central location within the municipality allows for high accessibility to service the City's residents. In 1979, a Fire House substation was constructed on Burton Avenue to adequately service the City's growing population. The Fire Department has been servicing the City's residents since 1924. The Fire Department offers twenty-four hour coverage and has a mutual aid plan with neighboring municipalities.

The Fire Department provides for fire suppression and Emergency Medical Services on a basic life support level. The City of Northfield Fire Department utilizes four (4) pumpers, one (1) rescue/utility vehicle, and three (3) utility vehicles.

In addition to the services offered by the Fire Department, the City of Northfield Ambulance Squad also responds to the residents' emergency calls. The Northfield Ambulance Squad location of 1600 Shore Road houses its telephone lines, administrative offices and response equipment. The squad consists of volunteer, and paid personnel and has three (3) ambulances and one (1) first responder. Clients are generally taken to one of the three area medical hospitals: Shore Memorial in Somers Point, Atlantic Care Regional Medical Center – Atlantic City Campus (former Atlantic City Medical Center in Atlantic City), or Atlantic Care Regional Medical Center – Mainland Campus (former Atlantic City Medical Center Extension in Pomona).

2) Police Department

The City of Northfield maintains a 24 - member Police Department. A total of 9 vehicles are employed by the police department consisting of 8 police cars and one (1) 4-wheel drive units. The department responds to an average of 20,000 calls per year. These calls range from vehicle stops or burglary responses, to escorting the City's deposits to the bank.

F. Educational System

1) Present Enrollment

There is one public school, Northfield Community School, located with the municipality on New Road and Cedarbridge Road. According to the 2007-2008 enrollment records, the total student population is 1,077. This includes all students from kindergarten through Eighth grade. Students continue their education at Mainland Regional High School in Linwood.

In addition to the public school system, four (4) private and parochial schools also educate the student population of the City of Northfield. The two (2) private schools are located in the City of Northfield: The Oak Avenue School and Yale School; while the two (2) Parochial schools are located outside of the municipality: St. Joseph's Regional School in Somers Point and Blessed Sacrament in Margate. The City of Northfield does provide transportation for all its public, private and parochial school age students.

2) Projected enrollment

Two (2) approved studies have been prepared to project the future enrollment at the Northfield Community School. One study was completed by Dr. Richard Perniciaro of the Atlantic County Community College Projecting a student enrollment through the year 2010 of 1,177 students. The other study was prepared by Gibson-Tanquini Architects projecting a future enrollment through the year 2010 of 1,281 students.

G. Recreational Facilities

The City of Northfield has an extensive amount of land devoted parks, recreation and open space. This is due to the city owned as well as private/commercial facilities. As shown below, the total area associated with recreation, and open space in the City of Northfield accounts for greater than one quarter of the total land area of the municipality.

1) Local Recreational Facilities – Municipally Owned.

(a) Birch Grove Park

Birch Grove Park is located along Burton Avenue and Mill Road along the northwest boundary line of City of Northfield with Egg Harbor Township. Formerly the Somer's Brick Yard, the lands of Birch Grove Park were donated to the City to hold as open space in perpetuity. The old excavated clay pits have formed into lakes, with water lilies and water fowl, providing an attractive park and open space setting. The Birch Grove Park contains 278.75 acres.

Recreation facilities offered at Birch Grove Park include a playground, mini-golf course, walking trails with exercise stations, areas for fishing, and baseball and football fields. The park hosts concerts, camping, hay rides, the Garden Club, and the Historic Society and Museum.

(b) First Avenue Park

First Avenue Park is located on First Avenue and has served as a "kiddie park" for the local residents. In 2005 the park was upgraded with new equipment and is well shaded. The First Avenue Park contains 0.8 acres.

(c) Bike Path – 10.17 Acres

(d) Frank Steward Wildlife Preserve

The Frank Steward Wildlife Preserve is located along Glencove Avenue and has been designated a Wildlife Preserve. The designation prohibits development and protects the 57.0 acres of the environmentally sensitive marshland.

The City of Northfield also owns several acres of vacant land between the Atlantic City County Club and the Egg Harbor Township Boundary. These parcels are currently vacant and contain environmentally sensitive marshland. It is recommended that the City do all it can to assure these properties remain undeveloped.

(e) Cove Avenue

The Cove Avenue is located along Cove Avenue adjacent to the Frank Steward Wildlife Preserve. This 8.1 acre wooded parcel was identified in the previous Master Plan Re-examination to be developed for recreational uses. In an effort to help finance the new Community School, this parcel was sold and is now the location of the Ridgewood Court development. As such, the 8.1 acres site has been removed from the City's Open Space Inventory.

2) Local Recreational Facilities – Privately Owned

(a) The Atlantic City Country Club

The Atlantic City Country Club is a privately owned Golf Course on Shore Road containing 237.8 acres. The Atlantic City Country Club occupies nearly one-half of the land area between Shore Road and the City's southeast boundary with Egg Harbor

Township. Originally opening in 1897, the Country Club now contains an 18-hole golf course, a club house, a pro shop, and a restaurant/banquet room, as well as rooms for operations and ancillary maintenance facilities. National, state, and regional golf championships have been played at the Atlantic City Country Club.

The Club was purchased by the Atlantic City Hilton in 1997 and went through a 13 million dollar renovation. The course itself was renovated and the guest rooms were removed from the clubhouse. Through the years, fringe areas of the Club property have been subdivided for single family housing. Country Club Acres, an adjacent but separate development built between 1947 and 1950, northeast of the Club contains 65 single family residential lots. Several other independent smaller subdivisions have been developed and can be found on Hemsley Court, Golf View Drive and Argo Lane.

In order to preserve the Country Club, while maintaining the economic viability of the Club, a Master Plan for the future development of the land owned by the Atlantic City Country Club was presented to the Planning Board and City Council for their consideration and subsequent approval in 1998. The plan established the revised course layout and buildings needed to support the 18-hole course and driving range. Long-term policies and goals to build additional guest facilities, to meet the needs of the Country Club and preserving the open space, historic nature of the club, and long-term objectives of the City still need to be addressed.

(b) Tilton Driving Range and Golf Course

The Tilton Driving Range and Golf Course is a privately owned driving range and miniature golf course. The site consists of approximately 7.0 acres located along Tilton Road in the northwest portion of the City.

(c) Blake's Gymnastics (former Atlantic Indoor Tennis & Gymnastics)

As indicated in the 1995 Re-examination, Atlantic Indoor Tennis & Gymnastics contained 4.4 acres of the privately owned recreation in the City. Since the 1995 Re-examination, Atlantic Indoor Tennis & Gymnastics facility closed. The facility is now occupied by Blake's Gymnastics. The site is located along Mill Road in the Northwest portion of the City.

(d) Tilton Village Recreation Corporation

The Tilton Village Recreation Corporation is a privately owned indoor swimming facility. The site consists of 1.7 acres located along Fabian in the northern portion of the City.

3) Municipal Recreation Programs

- (a) The All-Sports Association is responsible for all municipal recreation programs in the City of Northfield. The City provides some funding to the Association to finance the programs offered. The remainder of funding is provided from participants involved in each program.

New park and recreation areas are becoming harder to find and still deemed necessary for a viable community. Retention of the existing public and private recreation areas are priority. Incorporation of tot-lots and play areas in any major new residential developments in the City should be considered by the Planning Board and Mayor and Council.

H. Historic Preservation

The City of Northfield has an active Cultural Committee which maintains records and artifacts of the city. The Cultural Committee established and maintains a museum at Birch Grove Park. The museum was an office built in 1926 on Mill Road by the Railroad tracks. It was moved to the City Yard for a while then to Shore Road. In 1975 it became the original City Library behind the "new" City Hall. In 1985 it was moved to Birch Grove Park. In 1996 another historic building, the Casto House was moved adjacent to the original museum and in 2000 a connector building and gallery was built to connect the two historic structures. The Cultural Committee has prepared several booklets cataloguing the background of some of the residents and structures in the City, and in cooperation with Arcadia Publishing released a pictorial history of the City to go along with the City's Centennial Celebration in 2005. Twenty-five historic homes are described in two booklets, Historic Houses of Northfield and More Historic Houses of Northfield, written by Carol A. Patrick and published by the Northfield Public Library Association and Northfield Bicentennial Committee in 1973 and 1979 respectively.

In Table V.H.1. on the next page, the historic houses are identified by address, block and lot, year built and building type/historic notes. It is recommended that these houses be included on a City register of historic structures approved by the City Council, and that the Historic Commission research, identify and recommend other historic structures for the register.

As noted in the 1995 Master Plan Re-examination "The preservation and enhancement of historic structures in a municipality preserves its heritage. It is also an expressed purpose of the zoning plan to promote the conservation of historic sites and districts (N.J.S.A. 40:55D-2).

Therefore, the City Council should consider establishing a policy to preserve the historic architectural appearance of these houses in the event on any changes in the structure or use. Incorporation of historical districts and/or buildings into the City Land Use and Development Regulations is recommended. Architectural guidelines and delayed demolition permit requirements should be established and incorporated into the City codes.” This recommendation has been implemented since the last Master Plan Re-examination in the form of the issuance of certificates of appropriateness from the City of Northfield for properties that are deemed historic.

TABLE V.H.1.
HISTORIC HOUSES IN THE CITY OF NORTHFIELD

ADDRESS	BLOCK	LOT	YEAR BUILT
1505 Mill Road	16	11	c. 1850's
1311 Mill Road	16	17	1840-1850
1203 Mill Road	16	20	c. 1880's
1111 Mill Road	16	21	pre-1900's
1717 Zion Road	95	2	1858
1629 Zion Road	95	32	1759
1905 Cedarbridge Road	87	2	1842
1712 Tilton Road	102	26	pre-1863
1724 Tilton Road	102	27	pre-1900's
1730 Tilton Road	102	3	pre-1900's
1821 Tilton Road	98	7	pre-1872
11 West Mill Road	98	6	c. 1894
16 West Rosedale Ave.	79	29	c. 1860's
15 Cove Avenue	160	1	pre-1780's
34 East Rosedale Ave.	169	9	c. 1870's
2115 Shore Road	85	11	1860
1823 Shore Road	99	11	1891
1826 Shore Road	173	19	1898
1712 Shore Road	175	36	pre-1872
1607 Shore Road	102	16	c. 1860's
1513 Shore Road	103	7	c. 1860's
1413 Shore Road	104	9	1840
408 Shore Road	148	15	1868
8 Virginia Avenue	148	16	1750
Bayside School	173	8	c. 1690's

I. Stormwater Management

Effective stormwater management is important in the City of Northfield. The City of Northfield's general topography is elevated in the middle portion of the municipality in the proximity of Shore Road. This topography splits the City into two (2) drainage areas. Drainage from the

western side of Shore Road drains to the southwest and drainage from the eastern side of Shore Road drains to the southeast. More specifically, the western drainage area includes stormwater from the eastern portion of Maple Run in Birch Grove Park and drains into Patcong Creek which flows southeasterly to the Atlantic Ocean. Serving as a stormwater detention and retention basin, Birch Grove Park contains large surface ponds into which drains about two-thirds of Northfield's stormwater runoff. These ponds control the rate the stormwater drains into Maple Run. The stormwater from the eastern portion of Shore Road drains into the salt marshes which flow into Lakes Bay to the Atlantic Ocean.

Floodplain delineations for the major floodways are contained in a National Flood Insurance Program Flood Insurance Rate Map (FIRM) for the City of Northfield. The current map was prepared in January 1983 and delineates special flood hazard areas along Patcong Creek and Maple Run in the Northwestern portion of the City, and tidal marsh area and upland fringe areas in the southeastern portion of the City along Lakes Bay. Special flood hazard areas are defined by an elevation of 9.0 feet above the mean sea level along Lakes Bay and 11.7 to 12.0 feet along Patcong Creek and Maple Run south of Mill Road and 14.0 to 14.2 feet north of Mill Road. The remainder of the City is not considered to be a flood hazard area for the National Flood Insurance Program.

Since the 1995 Master Plan Re-examination the Tilton Road Drainage Project and Sutton Woods Drainage projects have been completed. The Tilton Road Drainage project was a County project and the Sutton Woods Drainage project was completed by a private developer.

The Planning Board requires that all applicants for land development near flood plains delineate the 100 year flood plain. The Board has also initiated requirements on major developments to provide on-site detention basins to handle the volume and rate of runoff and to reduce soil erosion and sedimentation. In addition, the applicants must show how their proposed drainage systems interface with the off-site water drainage system.

It is recommended that the Planning Board implement measures to require underground storage of stormwater for proposed developments and should be designed at 50 percent above the present values. Further, it is also recommended the Land Development Ordinance be updated to include the current stormwater standards and the Best Management Practices. To comply with current stormwater management regulations for water quality, it will no longer be permissible to store all stormwater underground.

J. Energy Conservation

The Municipal Land Use Law indicates that a purpose of zoning is "to promote the conservation... of energy resources" (N.J.S.A. 40:55D-2.j),

which requires the inclusion of standards in the Development Ordinance to provide energy conservation design criteria in the layout of streets (N.J.S.A. 40:55D-38) and site plans (N.J.S.A 40:55D-41). Energy conservation planning can be accomplished in residential, commercial and office areas through overall site design and street and structural orientation to maximize passive solar energy utilization and adaptation for solar collection units. Clustering of housing units can minimize or eliminate sewerage pump stations and provide energy conservation us of paving and utilities as opposed to traditional subdivision development layouts. Encourage infill development in areas which have existing infrastructure while discouraging scattered development in rural areas would also help reduce long term energy needs.

Other considerations include establishment of design standards for wind generators, landscape and planting design techniques to achieve optimum solar usage and careful site design review to encourage maximum utilization of low energy, high intensity street and parking lot lighting. Construction and design techniques which utilize solar energy, building overhangs and thoughtful window placement can reduce energy costs. Sidewalk construction could reduce the need to use automobiles within the City thus achieving a long term energy savings.

As energy design techniques and standards are developed which would be applicable to development within the City of Northfield, it is recommended the City Council enact appropriate ordinance changes to achieve practical and cost efficient energy conserving site design and construction measures. Further evaluation of site plans and subdivisions in terms of energy impact and reduced energy demands is warranted.

VI. Demographics

A. Atlantic County

The 2000 Census data released in August 2001 has shown a population increase of 11.2 in Atlantic County. The County's population has increased from 224,237 residents in 1990 to 252,552 residents in 2000. An increase of 28,225 people living in Atlantic County. The majority of this growth has occurred in the Pinelands Regional Growth Areas. Approximately 18,500 of the new residents moved into one of three growth area communities, Egg Harbor Township, Galloway Township, or Hamilton Township. The remaining growth of the last 10 years has mainly occurred either on the Barrier Islands or the non-Growth Area Mainland region. The Mainland Region consists of Absecon, Linwood, Northfield, Pleasantville and Somers Point. These communities have increased their population by 4,449 residents from 1990. The Barrier Island Communities of Atlantic City, Brigantine, Margate, Longport, and Ventnor have increased their population by 5,268 residents. The remaining communities as shown in the Population Growth chart below as the Rural Areas has shown a decrease of 40 people from 1990 to 2000.

The reasons that development has occurred in these areas are mainly due to the regulatory agencies and current policies governing development in our region. As stated in the Atlantic County Master Plan², the two regulatory documents, the Coastal Facilities Review Act of 1973 (CAFRA) and the Pinelands Protection Act of 1979 that regulate development within Atlantic County, have directed the development toward designated Coastal Centers in the CAFRA region and into the Regional Growth Areas within the Pinelands Protection Area.

In addition to these regulations, the State Development and Redevelopment Plan (SDRP) also encourages growth within existing developed areas and the preservation of open space.

While the amount of population increases may differ, it is anticipated that this pattern of growth within the Coastal Centers and Regional Growth Areas will continue into the foreseeable future.

B. City of Northfield

1) Population Increase

The City of Northfield has shown a marginal increase in population from 1990. The 2000 census indicates that the City's population increased by 420 residents during the last 10 years. This increase is lower than the Atlantic County growth rate, but is consistent with the growth rate of other Mainland municipalities (with the exception of Pleasantville).

2) Age Distribution

The current median age of persons in the City of Northfield is 40 years of age. The median age from 1990 is not provided in the data that is available at this time. However, the age distribution in the census data does indicate that the population is aging slightly since 1990. This pattern would be consistent with the remainder of the County and State. Currently, the largest portion of the population is between the ages of 35 to 44. Due to a change in format for the between the 1990 and 2000 census age distribution categories, it is not possible to accurately determine the increase or decrease in this age group. However, in comparing the 1990 age category of 25 to 44 and the combined 2000 age categories of 25-34 and 35-44, there has been a decrease of this age group by 17 residents. In contrast to the largest portion of the population, the smallest portion of the population is the 85 year and older category. This age population has increased by 29.1% since the 1990 census.

3) Racial Composition

The non-white population of the City of Northfield has continued to increase in the decade from 1990 to 2000. In 1990 the total non-white population, including Black, Indian, Asian, and other, was 335 persons or approximately 5% of the total 1990 population. The number has increased 51% to 655 persons in the year 2000. This increase accounts for 8% of the total 2000 population. The trend follows the county wide increase from 23.3% in 1980 to 31.6% non-white population indicated in the 2000 Census. The complete racial composition for the City is listed in Table VI.B.3 below.

4) Gender

The City of Northfield has maintained a balance between the male and female population since 1990. The current male population of 47.7% has only increased from 47.6% in 1990. The county distribution is almost identical with a 48.3% male population in the year 2000.

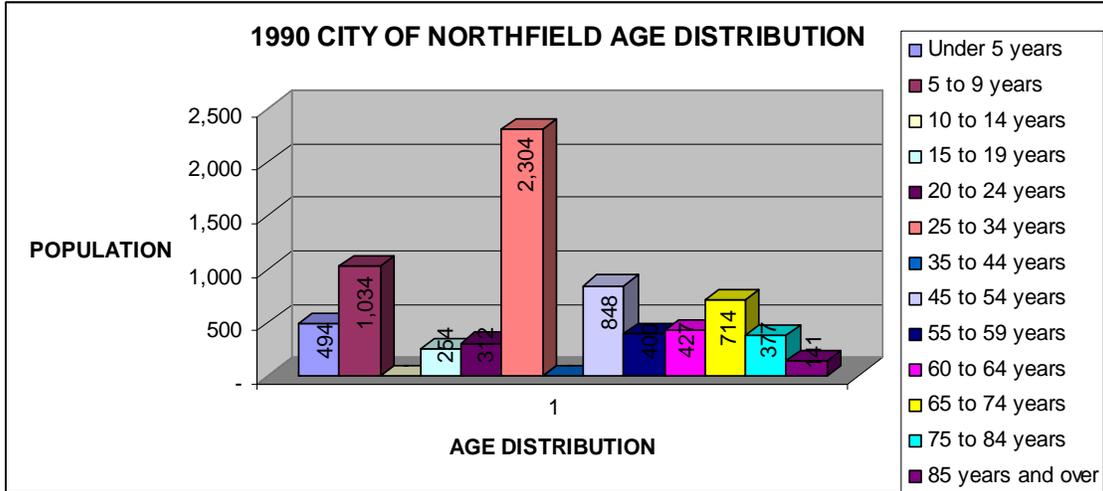
**TABLE VI.B.1
ATLANTIC COUNTY
POPULATION GROWTH
1990-2000**

MUNICIPALITY OR OR GEOGRAPHIC AREA	POPULATION GROWTH 1990 - 2000				COUNTY SHARE (%)
	1990	2000	(+/-)	(%)	
BARRIER ISLAND	70,000	75,268	5,268	7	29.8
Atlantic City	37,986	40,517	2,531	11	16.0
Brigantine	11,354	12,594	1,240	11	5.0
Margate	8,431	8,193	-238	-2.9	3.2
Longport	1,224	1,054	-170	-16.1	0.4
Ventnor	11,005	12,910	1,905	14.7	5.1
MAINLAND	48,712	53,161	4,449	8.3	21.0
Absecon	7,298	7,638	340	4.5	3.0
Linwood	6,866	7,172	306	4.3	2.8
Northfield	7,305	7,725	420	5.4	3.1
Pleasantville	16,027	19,012	2,985	15.7	7.5
Somers Point	11,216	11,614	425	3.6	4.6
GROWTH AREAS	69,886	82,434	18,548	22.5	32.6
Egg Harbor Twp	24,544	30,726	6,182	20.1	12.2
Galloway Twp	23,330	31,209	7,879	25.3	12.4
Hamilton Twp	16,012	20,499	4,487	21.9	8.1
RURAL AREAS	71,729	41,689	-40	-0.1	16.5
Buena	4,441	2,873	-568	-14.6	1.5
Buena Vista	7,655	7,436	-219	-2.9	2.9
Corbin City	412	468	56	11.9	0.2
Egg Harbor City	4,583	4,545	-38	-0.8	1.8
Estelle Manor	1,404	1,585	181	11.4	0.6
Folsom	2,181	1,972	-209	-10.6	0.8
Hammonton	12,208	12,604	396	3.1	5.0
Mullica	5,896	5,912	16	0.3	2.3
Port Republic	992	1,037	45	4.3	0.4
Weymouth	1,957	2,257	300	13.3	0.9
Atlantic County	224,327	252,552	28,225	11.2	

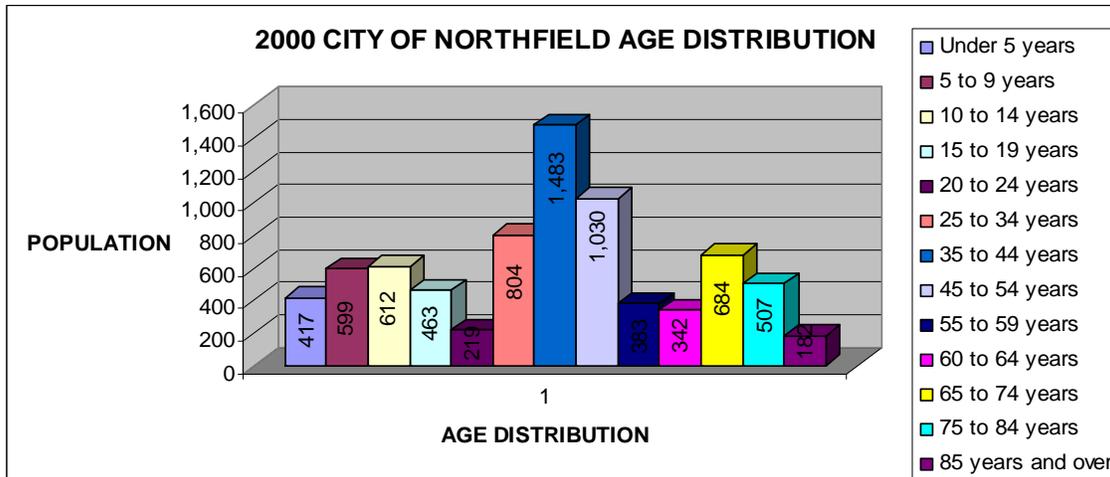
**TABLE VI.B.2
CITY OF NORTHFIELD
COMPARISON OF AGE DISTRIBUTION IN THE CITY OF NORTHFIELD
1990-2000**

COMPARISON OF AGE DISTRIBUTION IN THE CITY OF NORTHFIELD (1990-2000)						
AGE DISTRIBUTION	1990 CENSUS	PERCENT OF TOTAL	2000 CENSUS	PERCENT OF TOTAL	CHANGE	
					(+/-)	(%)
Under 5 years	494	6.8%	417	5.4%	-77	-15.6%
5 to 9 years	1,034	14.2%	599	7.8%	-435	-42.1%
10 to 14 years	-	0.0%	612	7.9%	612	0.0%
15 to 19 years	254	3.5%	463	6.0%	209	82.3%
20 to 24 years	312	4.3%	219	2.8%	-93	-29.8%
25 to 34 years	2,304	31.5%	804	10.4%	-1,500	-65.1%
35 to 44 years	-	0.0%	1,483	19.2%	1,483	0.0%
45 to 54 years	848	11.6%	1,030	13.3%	182	21.5%
55 to 59 years	400	5.5%	383	5.0%	-17	-4.3%
60 to 64 years	427	5.8%	342	4.4%	-85	-19.9%
65 to 74 years	714	9.8%	684	8.9%	-30	-4.2%
75 to 84 years	377	5.2%	507	6.6%	130	34.5%
85 years and over	141	1.9%	182	2.4%	41	29.1%
TOTALS	7,305	100.0%	7,725	100.0%	420	5.7%
Note: Age ranges categories differ from 1990 to 2000.						

**FIGURE VI.B.1
CITY OF NORTHFIELD
AGE DISTRIBUTION IN THE CITY OF NORTHFIELD
1990**



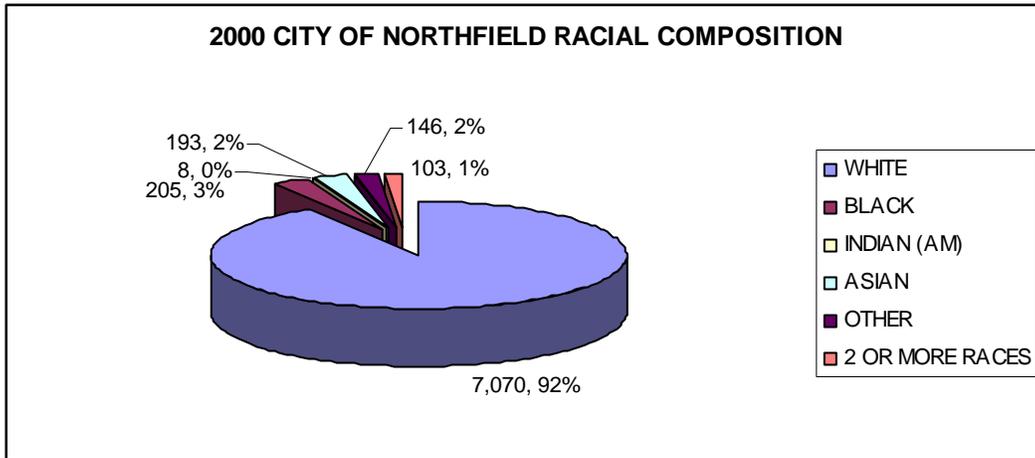
**FIGURE VI.B.2
CITY OF NORTHFIELD
AGE DISTRIBUTION IN THE CITY OF NORTHFIELD
2000**



**TABLE VI.B.3
CITY OF NORTHFIELD
RACIAL COMPOSITION IN THE CITY OF NORTHFIELD
1990-2000**

RACIAL COMPOSITION IN THE CITY OF NORTHFIELD						
RACE	1990	2000	POPULATION CHANGE		PERCENT OF POPULATION	
			NUMBER	(%)		
WHITE	6,970	7,070	100	1.43%	91.5%	
BLACK	132	205	73	55.30%	2.7%	
INDIAN (AM)	15	8	-7	-46.67%	0.1%	
ASIAN	154	193	39	25.32%	2.5%	
OTHER	34	146	112	329.41%	1.9%	
2 OR MORE RACES	NOT SPECIFIED	103	UNDETERMINED	UNDETERMINED	1.3%	
TOTAL	7,305	7725	317	4.34%	100.0%	

**FIGURE VI.B.3
CITY OF NORTHFIELD
2000 RACIAL COMPOSITION**



VII. Master Plan Components

A. Housing Plan

The City of Northfield has shown a marginal increase in population since 1990. The City's demographics are outlined in Section VI of this document. With an increase of 420 persons, the gross density of the City has not had a significant increase.

The City has shown a very small decrease in the median household size from 2.69 in 1990 to 2.66 persons per unit in the year 2000.

The number of housing units within the City of Northfield increased by 96 units. Of the total 2,922 units, 96.6 percent are occupied, leaving 3.4 percent vacant and 1.1 percent as seasonal recreational or occasional use. The occupied units are up from 91.9 percent in 1990.

The majority of the housing stock has remained as medium sized single family units. Medium sized is considered to be two to three bedroom dwelling units.

B. Circulation Plan

The City of Northfield is located in the eastern portion of Atlantic County, located on the mainland between the City of Pleasantville, the City of Linwood and Egg Harbor Township. The transportation system in the City of Northfield has developed in much the same manner as other rural communities in South Jersey. Access to the municipality is gained by various state highways linking this region with Philadelphia, New York, and the shore communities. These routes include, U.S. Route 9 (New Road), the Garden State Parkway, the Atlantic City Expressway, U.S. Route 40-322 (the Black Horse Pike), and U.S. Route 30 (the White Horse Pike).

The major transportation corridors in the City of Northfield include New Road, Shore Road, Wabash and Fuae Avenues, Mill Road, Zion Road, and Tilton Road. New Road, Shore Road, and Wabash and Fuae Avenues are the major north-south corridors in the City of Northfield with Mill Road, Zion Road and Tilton being the major east-west corridors. These transportation corridors have played a large part in the growth of Northfield. Residents have easy access to Exit 36 of the Garden State Parkway which extends from Cape May through Atlantic County to New York State. Exit 36 is at Tilton and Fire Roads in Egg Harbor Township, 0.5 miles north of the City of the Northfield border. Northfield is also close (within a five minute drive) to the Atlantic City Expressway, a limited access toll

highway extending from Route 42 in Camden County through Hammonton to Atlantic City.

Residents and visitors to the City of Northfield are afforded multiple points of entry. One feature limiting transportation logistics in the City of Northfield is the salt marshes and Lakes Bay along the eastern border of the City with Egg Harbor Township. This natural feature is a barrier to the transportation logistics in the City of Northfield.

1. State Roads

U.S. Route 9 (A.K.A. New Road)

New Road is a major transportation corridor in the City of Northfield. With a functional classification of an arterial roadway, the roadway provides a 2.0 miles north-south link between the City of Pleasantville and the City of Linwood.

2. County Roads

County Route 662 & 563 (A.K.A. Mill Road)

Mill Road is a basic east-west transportation corridor between the Garden State Parkway in Egg Harbor Township and the City of Margate City. With portions of this roadway classified as an arterial and others as a major collector, this roadway contains 1.8 miles of county roadway within the city boundary.

County Route 563 (A.K.A. Tilton Road)

Tilton Road has a functional classification of an arterial roadway. This roadway provides a 1.31 mile basic east-west transportation link between the Black Horse Pike in Egg Harbor Township and Shore Road and Mill Road.

County Route 585 (A.K.A. Shore Road)

Shore Road contains 1.85 miles of roadway and is a basic transportation corridor in the City of Northfield. This roadway is parallel to New Road and provides a north-south link between the City of Pleasantville and the City of Northfield. This county roadway has a functional classification as a major collector

County Route 615 (A.K.A. Zion Road)

Zion Road is an east-west link between Egg Harbor Township and the City of Northfield. From its beginning point at its intersection with Shore Road, Zion Road contains 1.80 miles of roadway with a functional classification of a minor collector.

County Route 644 (A.K.A. Dolphin Avenue)

Dolphin Avenue provides a basic east-west link along the northern boundary of the City of Northfield. This minor collector provides a 0.86 mile link between Shore Road and the City of Pleasantville.

County Road 691 (A.K.A. Burroughs Avenue)

Burroughs Avenue provides a basic east-west link along the southern boundary of the City of Northfield. This minor collector provides a 0.49 miles link between Zion Road and Oak Avenue.

3. Municipal Roadways

Wabash and Fuae Avenues

Wabash and Fuae Avenues provide a north-south link in the City of Northfield. The approximate 1.9 miles of roadway provide a link between the City of Linwood and Dolphin Avenue at the northern boundary of the City.

C. Utility Service Plan

Currently, nearly all the residents of the City of Northfield receive municipal water and sewer services. It has been noted that 96.5% of the residents are connected to the New Jersey American Water services provided in the City. As improved water saving devices are introduced to the market, land use regulations and/or building code requirements should be updated to require more stringent water conservation strategies. Conservation measures should be encouraged.

D. Community Facilities Plan

Community services in the City of Northfield include one (1) public school, a rescue squad, a city municipal building, and a public works building and garage. The community facilities adequately house the city's employees and volunteers.

It is anticipated future growth will be minimal in the City of Northfield. The current development trends indicate a population increase since 1990. According to census data, the population in Northfield has increased from 7,305 to 7,725. The impact of the population growth will not affect community facilities.

Northfield's Police and Fire Departments handle emergency services. The City of Northfield currently has a staff of 24 police officers, and 7 paid fire fighters and 29 volunteer fire fighters. Five members of the fire department are certified as Emergency Medical Technicians (EMTs) and two are certified paramedics. Based on the public service multiplier of 2.08 police officers per 1,000 persons, Northfield should have a minimum staff of 16 police officers. Based in the current population, emergency management services are adequate.

E. Recreation Facilities Plan

Recreation Facilities have been described in the Recreation Facilities Section of the Resource Inventory and Assessment of this document. To determine the capacity of the City of Northfield's recreational facilities, the following summary has been prepared. The summary compares facilities offered in the City of Northfield with a recommended parks and recreation ratio.

TABLE VII.E.1
RECREATIONAL CAPACITY ANALYSIS

ANALYSIS OF RECREATIONAL CAPACITY
RECOMMENDED

FACILITY	UNITS	RATIO		EXISTING RATIO		CAPACITY PERCENT	RECOMMENDED SERVICE RADIUS
		UNITS	PERSONS	UNITS	PERSONS		
BASKETBALL COURTS	0	1	5,000	0	7,725	0%	0.25 - 0.5 MILES
TENNIS COURTS	0	1	2,000	0	7,725	0%	0.25 - 0.5 MILES
VOLLEYBALL COURTS	0	1	5,000	0	7,725	0%	0.25 - 0.5 MILES
BASEBALL FIELDS	4	1	5,000	1	1,545	324%	0.25 - 0.5 MILES
FOOTBALL FIELDS	1	1	20,000	1	7,725	259%	15 - 30 MIN. TRAVEL
SOCCER FIELDS	1	1	10,000	1	7,725	129%	1 - 2 MILES
SOFTBALL FIELDS	*	1	5,000	*	7,725	*	0.25 - 0.5 MILES
TOTLOTS ¹	2	1	1,000	1	3,863	26%	0.25 - 0.5 MILES

SOURCE: NATIONAL RECREATION AND PARKS ASSOCIATION, RECREATION, PARK AND OPEN SPACE STANDARDS AND GUIDELINES. ALEXANDRIA, VIRGINIA: NRPA 1983.

¹ SOURCE: DERIVED FROM A VARIETY OF MUNICIPALITIES

Based on the standard ratio set above, presently there exists a deficiency in recreational facilities in the City of Northfield. The City of Northfield recognizes the lack of basketball courts, tennis courts, volleyball courts and totlots. The City attempts to address the needs of its residents as they arise as well as trying to anticipate future needs. Northfield wishes to improve and expand recreational facilities throughout the City for the benefit of all the residents.

F. Conservation Plan

It is recommended that an Environmental Resource Inventory (ERI) be performed to assess the environmental resources present in the City of Northfield. The ERI will guide ordinance revisions and policies to conserve and protect environmentally sensitive areas from development.

G. Economic Development Plan

It is recommended that the City continue the present commission in order to help precipitate the Economic Growth of Northfield.

H. Recycling Plan

The City of Northfield has developed a plan to conform to the Atlantic County Recycling Plan. Recyclables, aluminum, steel (tin), plastic, glass and paper products are collected curbside for residents.

The practice of recycling should be encouraged to all the residents of the City of Northfield. To increase participation in the recycling program, it is imperative efforts are made to insure all residents are knowledgeable of recycling schedules and procedures. It is recommended that the City of Northfield publish the recycling schedule in the local newspaper to educate residents of the recycling program. Real estate offices should be provided with recycling pamphlets to distribute them in all rental properties and all sale properties.

I. Historic Preservation Plan

1) Introduction:

The City of Northfield, originally referred to as Bakersfield in Egg Harbor Township, separated from Egg Harbor Township and became incorporated On March 21, 1905. Northfield has

an active Cultural Committee which maintains records and artifacts of the City. The Cultural Committee established and maintains a museum at Birch Grove Park. The museum was an office built in 1926 on Mill Road by the Railroad tracks. It was originally moved to the City Yard for a while then to Shore Road. In 1975 it became the Original City Library behind the "new" City Hall. In 1985 it was moved again moved to its current location in Birch Grove Park. In 1996 the Casto House, another historic building, was moved adjacent to the original museum building. A connector building and gallery were built in 2000 to connect the two historic structures. The cultural committee has prepared several booklets cataloguing the background of some of the residents and structures in the City of Northfield and in cooperation with the Arcadia Publishing released a pictorial history of the City to go along with the City's Centennial Celebration in 2005. Twenty five historic homes are described in two (2) booklets, Historic Houses of Northfield and More Historic Houses of Northfield, written by Carol A. Patrick and published by the Northfield Public Library Association and Northfield Bicentennial Committee in 1973 and 1979 respectively. Refer Table V.H.1 for a complete list of Historic Properties in the City of Northfield.

As noted in the 1995 Master Plan Re-examination "The preservation and enhancement of historic structures in a municipality preserves its heritage. It is also an expressed purpose of the zoning plan to promote the conservation of historic sites and districts (N.J.S.A. 40:55D-2). Therefore, the City Council should consider establishing a policy to preserve the historic architectural appearance of these houses in the event on any changes in the structure or use. Incorporation of historical districts and/or buildings into the City Land Use and Development Regulations is recommended. Architectural guidelines and delayed demolition permit requirements should be established and incorporated into the City codes."

J. Open Space Plan

1) Purpose

To comply with the funding requirements of the Atlantic County Municipal Open Space Partnership Program. To provide a document to assist in the management of the Open Space for the benefit of the residents of the City of Northfield.

2) Municipal Description

The City of Northfield is located in the eastern portion of Atlantic County consisting of 3.45 square miles in area. The City is bounded to the south by the City of Linwood, to the north by the City of Pleasantville, and to the east and west by the Township of Egg Harbor. The landscape is primarily flat, with rolling hills in some areas. The City of Northfield is part of a large coastal plain that makes up most of southern New Jersey.

3) Open Space Goals

The City of Northfield wishes to improve and expand recreational and Open Space areas throughout the entire municipality for the benefit of all its residents. Incorporation of Totlots and play areas in any major new residential development in the City should be considered by the Planning Board and Mayor and Council. Additionally, undevelopable vacant lands owned by the City of Northfield should be added to the City's Open Space records and restricted from development.

4) Inventory

The City of Northfield has an extensive amount of land devoted to parks, recreation and Open Space. This is due to City owned as well as private/commercial recreation facilities. Table VII.J. indicates the area dedicated to Open Space in the City of Northfield. As indicated in the Open Space table, a total of 591.75 acres are devoted to open space and recreation activities. This land area accounts for greater than one quarter of the total municipal land area.

TABLE VII.J.

PUBLIC AND PRIVATE/COMMERCIAL RECREATION AND OPEN SPACE
CITY OF NORTHFIELD

<u>CITY OWNED FACILITY</u>	<u>AREA (ACRES)</u>
BIRCH GROVE PARK	278.75
FIRST AVENUE PARK	0.80
BIKE PATH	10.17
FRANK STEWARD WILDLIFE PRESERVE	57.00
TOTAL	346.72
<u>PRIVATE/COMMERCIAL FACILITIES</u>	<u>AREA (ACRES)</u>
ATLANTIC CITY COUNTRY CLUB	237.80
TILTON DRIVING RANGE AND GOLF COURSE	7.00
BLAKE'S GYMNASTICS	4.40
TOTAL	249.20
TOTAL CITY OWNED AND PRIVATE FACILITIES	595.92

(a). Birch Grove Park

Birch Grove Park is part of the municipally owned Open Space in the City of Northfield. These lands were donated to the City to hold as open space in perpetuity. Originally used as Somers Brick Yard, the remains of the excavated clay pits have formed into lakes. Now filled with water lilies and water fowl, the open setting is an attractive park. In the vicinity of the lakes a picnic area has been created with nearby parking. Trails for walking and jogging have been provided along with several ball fields in close proximity to Burton Avenue. The remainder of the park over eighty percent, has been left in a natural wooded state.

Birch Grove Park also serves as a large detention/retention basin for surface water drainage in Northfield.

(b). First Avenue Park

A small 0.8 acre park on First Avenue has served as a 'kiddie' playground for the local residents. In 2005 it was upgraded with new equipment and the area is well shaded.

(c). Bike Path

The City of Northfield provides a bike path for its residents to enjoy active outdoor recreation. The bike path extends through the municipality and contains 10.17 acres.

(d). Frank Steward Wildlife Preserve

The city owned land along Glencove Avenue has been designated a Wildlife Preserve. The designation prohibits development and protects 57.0 acres of environmentally sensitive tidal marshlands. This land is not developable and should be incorporated in the City's permanent open space inventory.

(e). Vacant Marshland

The City of Northfield owns several acres between the Atlantic City Country Club and the Egg Harbor Township boundary.

(f). Atlantic City Country Club

Containing 237.8 acres, the Atlantic City Country Club is the largest privately owned portion of open space and recreation in the City of Northfield; second only to Birch Grove Park in total open space land area within the City of Northfield. As this privately owned facility includes the second largest open space area, it is imperative the City of Northfield is sensitive to future land use proposals for this property. New park, recreation and open space areas are becoming harder to find, but are still necessary for a viable community. Retention of the existing public and private recreation areas are a priority.

(f). Tilton Driving Range

Tilton Driving Range includes 7 acres of driving range and golf course areas for patrons to use. The Tilton Driving Range is located on Tilton Road.

5) Financial Basis

It is not the City of Northfield's intent to fund the existing and future recreational and open space programs solely through the use of County Open Space Funds, but rather to avail itself to all

available sources of funding. These would include low interest loans and grants, through the State's Green Acres Program, the Division of Housing & Resources Grants, and other private grants and loans available to the City.

Additionally, the City will continue to fund recreation projects through its municipal operating budget and capital budget. The City is fortunate to have a strong network of community and volunteer organizations to assist in the construction and maintenance of our facilities.

VIII. Master Plan Comparison

A. Neighboring Municipalities Master Plans

To identify the impact, if any, on the neighboring municipalities, the City of Northfield Master Plan has been reviewed for any possible conflicts with the adjoining communities. This review includes the examination of the Master Plan, Land Use Regulations, and development trends of each municipality.

1. Township of Egg Harbor, Atlantic County

In preparing the City of Northfield Master Plan (CNMP), the impact on the Township of Egg Harbor has been considered. The Township of Egg Harbor Master Plan (TEHMP) has been reviewed to identify any possible conflicts with the goals of the CNMP.

As part of the CNMP, it is recommended the eastern border of the municipality with Egg Harbor Township containing environmentally sensitive lands be considered for conservation. The westerly border of the City is compatible with the uses and zoning requirements of the Township of Egg Harbor. Along this boundary, in the area of Patcong creek and Maple Run, the Egg Harbor Township Zoning Map includes a residential zone. The residential zone in Egg Harbor Township is compatible with the uses and densities of the R-1A zone of Northfield. Areas in Egg Harbor Township between the Garden State Parkway and Birch Grove Park are zoned for manufacturing. Birch Grove Park serves as an ideal buffer to the more intense commercial and industrial uses in the neighboring municipality. The area of Tilton Road is a residential and commercial zone. This is compatible with Northfield's zoning for Regional Commercial Development. Lastly, along the northeast portion of the boundary line with Egg Harbor Township, is the Residential – 4 at a density of three to four units per acre. This area faces Dolphin Avenue and abuts the rear of the Regional Commercial zone in Northfield along Tilton Road. Buffer requirements for commercial uses in Northfield would reduce the impact on the adjacent residential development.

2. City of Pleasantville, Atlantic County

The City of Pleasantville Master Plan (CPMP) has been reviewed to identify any possible conflicts with the goals of the CNMP. The boundary line between the City of Northfield and the City of Pleasantville is zoned primarily Residential – 10 which permits three to four units per acre. The two exceptions to the zoning are a Medium Commercial zone along New Road and a Mid-High rise zone which is one thousand feet southeast of Shore Road and extends to Lakes Bay. The majority of the zoning in the City of Pleasantville is compatible with Northfield with the exception of the Mid-High rise zone. However, since much of this cannot be developed due to environmental constraints and State regulations and is adjacent to the County owned lands in Northfield, there should be no adverse impact on the City of Northfield.

3. City of Linwood, Atlantic County

The City of Linwood Master Plan has been also been reviewed to identify any possible conflicts with the goals of the CNMP. The zoning districts in Linwood are similar to those in Northfield. The R-1, R-2, and R-3 zones in Northfield are compatible to the Dwelling A, Dwelling B and Dwelling C zones in Linwood. The one difference is a small area in Linwood zoned for recreation and open space southeast of Shore Road.

B. County Master Plans

1. Atlantic County

The City of Northfield Master Plan has been prepared to incorporate the goals of the Atlantic County Master Plan (ACMP) dated October 2000. The ACMP identifies 11 planning goals for Atlantic County. The CNMP has been prepared to address the planning goals in the ACMP.

C. Coastal Zone management Plan

In 1973 the New Jersey State Legislature enacted the Coastal Area Facility Review Act (CAFRA) (N.J.S.A. 13:19-1), which provides review of coastal development in New Jersey. This act is administered by the Land Use Regulations Program of the New Jersey Department of Environmental Protection. The Coastal Permit Program Regulations (N.J.S.A. 7:7-1.1) summarizes activities for which a permit is required. Under Section 7:7-2.1, b-1, a CAFRA facility is defined as including, but not limited to:

- The construction of 25 or more hotel or motel rooms.
- The impervious or pervious paving of an area of more than two acres for motor vehicle parking and related access thereto.
- The construction of 25 or more dwelling units or contiguous parcels of property which were under common ownership on or after September 19, 1973 (the effective date of CAFRA), regardless of present ownership.

Previously included in the review process are residential developments consisting of 25 or more units and non-residential developments with 300 or more parking spaces, or two acres of impervious or pervious surface, excluding driveways and access roads.

The CAFRA statute was amended in July 1993 lowering the jurisdiction thresholds. Effective in July 1, 1994, structures within 150 feet of the high water line, beach or dune will require a CAFRA permit. As indicated in the previous Master Plan Re-Examination, the major change that affecting the City of Northfield was that commercial development having fifty (50) parking spaces or more required a CAFRA permit.

The entire City of Northfield is within the Coastal Zone and therefore subject to the jurisdiction of the CAFRA statute. The CNMP is generally consistent with the land use policies imposed by the NJDEP under the Rules for Coastal Zone Management (N.J.A.C. 7:7E-1.1 et seq).

D. State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan designates the City of Northfield as a PA1 – Metropolitan Planning Area. The PA1 designation is the most dense Planning area of the State Plan. The State Planning Commission has identified the intention of the PA -1 to address the following six goals. To provide for much of the state's future redevelopment; To revitalize cities and towns; To promote growth in compact forms; To stabilize older suburbs; To redesign areas of sprawl; and To protect the character of existing stable communities. The City of Northfield Master Plan conforms has been prepared to address the goals outlined in the State Development and Redevelopment Plan.

E. COAH

The Council On Affordable Housing (COAH) was created by the Fair Share Housing Act of 1985 as the State Legislature's response to a series of Supreme Court cases known as the Mount Laurel decisions. The Supreme Court established a constitutional obligation for each of the 566 municipalities in the state to establish a realistic opportunity for the provision of fair share low and moderate income housing obligations, generally through land use and zoning powers. The legislature provided an administrative alternative to this constitutional obligation via the Fair Housing Act.

The 566 municipalities of the State enter the COAH process voluntarily. Municipalities choosing to obtain substantive certification of their fair share plans receive an administrative shield from developer's lawsuits. Often such lawsuits result in the imposition of "builder's remedies" (four market units for each low and moderate income unit). The City of Northfield is currently not COAH certified. It is recommended that the City pursue this certification.

F. State Highway Access Management Plan

The City of Northfield contains approximately 2 miles of state regulated highways. United States Route 9 (US Route 9 – AKA New Road) is the only state regulated highway within the boundary of Northfield. The New Jersey Highway Management Plan regarding access and levels of service will govern properties having frontage on US Route 9. All development located along this highway will require an application to the New Jersey Department of Transportation.

G. Atlantic County Transportation Authority Master Plan

The Atlantic County Master Plan (ACMP) has been reviewed to identify the transportation goals in Atlantic County. The circulation and traffic systems in the City of Northfield are in conformance with the goals of the ACMP. These transportation goals have been included in the City of Northfield Master Plan.

IX. Census Data & Real Property Listing