

ZONING SCHEDULE - ZONE DISTRICT (R-1) RESIDENTIAL

USE	ZONING REQUIREMENTS	PROPOSED LOT 1.02	C/N/C	PROPOSED LOT 1.03	C/N/C	PROPOSED LOT 1.04	C/N/C	PROPOSED LOT 1.05	C/N/C	PROPOSED LOT 1.06	C/N/C	PROPOSED LOT 1.07	C/N/C	PROPOSED LOT 1.08	C/N/C
MIN. LOT AREA	10,000 SF	6,532 SF**	NC	5,772 SF**	NC	5,815 SF**	NC	5,858 SF**	NC	5,907 SF**	NC	6,239 SF**	NC	14,286 SF**	C
MIN. LOT WIDTH	100 FT	29 FT**	NC	32 FT**	NC	86 FT**	NC								
MIN. YARD, FRONT (PRINCIPAL)	25 FT	40 FT	C	25 FT	C										
MIN. YARD, SIDE (PRINCIPAL)	10 FT	0 FT**	NC	10 FT	C										
MIN. YARD, TOTAL SIDE (PRINCIPAL)	25 FT	17.9 FT**	NC	17 FT**	NC	17 FT**	NC	17 FT**	NC	17 FT**	NC	17 FT**	NC	25 FT	C
MIN. YARD, REAR (PRINCIPAL)	25 FT	80.7 FT	C	81.4 FT	C	83.4 FT	C	84.1 FT	C	86.1 FT	C	86.8 FT	C	25 FT	C
MIN. YARD, SIDE (ACCESSORY)	10 FT	10 FT	C												
MIN. YARD, REAR (ACCESSORY)	10 FT	10 FT	C												
MAX. COVERAGE, BUILDING	25%	13.4%	C	15.2%	C	15.0%	C	14.9%	C	14.8%	C	14.02%	C	0%	C
MAX. COVERAGE, IMPERVIOUS	40%	29.1%	C	32.93%	C	32.69%	C	32.45%	C	30.47%	C	30.47%	C	0%	C
MAX. BUILDING HEIGHT (PRINCIPAL)	2.5 STORIES OR 30 FT**	2 STORIES OR < 30 FT	C	2 STORIES OR < 30 FT	C	2 STORIES OR < 30 FT	C	2 STORIES OR < 30 FT	C	2 STORIES OR < 30 FT	C	2 STORIES OR < 30 FT	C	2 STORIES OR < 30 FT	C
MAX. BUILDING HEIGHT (ACCESSORY)	12 FT	< 12 FT	C												

* = PRE-EXISTING NON-CONFORMING CONDITION
 ** = NON-CONFORMING CONDITION (VARIANCE REQUIRED)
 *** = THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE FINISHED GRADE AT ALL CORNERS OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF FOR FLAT ROOFS; TO THE MEAN HEIGHT LEVEL OF THE DISTANCE MEASURED BETWEEN THE EAVES AND RIDGE FOR GABLE AND HIPPED ROOFS; TO THE DECK LINE FOR MANSARD ROOFS.
 C = CONFORMING
 NC = NONCONFORMING

NOTES:

- OWNER/APPLICANT: CITY OF NORTHFIELD
1600 SHORE ROAD
NORTHFIELD, NJ 08225
- TRACT IS KNOWN AS BLOCK 69, LOT 1.02 AS SHOWN ON SHEET 11 OF THE OFFICIAL TAX MAP OF THE CITY OF NORTHFIELD.
- TOTAL TRACT AREA IS 1.157 ACRES.
- THE SUBJECT TRACT IS ZONED RESIDENTIAL (R-1) AS INDICATED ON THE TOWNSHIP OF HAMILTON ZONING MAP.
- BOUNDARY INFORMATION SHOWN IS BASED ON A FIELD SURVEY DONE BY DEBLASIO & ASSOCIATES, P.C., COMPLETED ON APRIL 29, 2025.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON (NAD83).
- DEED REFERENCE:
BOOK 5575, PAGE 305
- PROPERTY LIES COMPLETELY WITHIN FLOOD ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS SHOWN ON F.I.R.M. MAP #34001C0318F, PRELIMINARY DATE 05/30/2014.
- WETLANDS ARE NOT SHOWN HEREON IF IN FACT ANY EXIST.
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL FINAL PLANS TO BE RECORDED MUST BE PROVIDED TO THE ATLANTIC COUNTY PLANNING DEPARTMENT IN DIGITAL FORM.
- THE SITE WILL BE SERVICED BY MUNICIPAL SEWER & WATER.
- THE PROPOSED LOT NUMBERS WILL BE VERIFIED BY THE CITY OF NORTHFIELD TAX ASSESSOR.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO NAVD 88 DATUM.
- EXISTING OUTBOUND & TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY OF PROPERTY, PREPARED BY SCHAEFFER NASSAR SCHEIDEGG, CONSULTING ENGINEERS, LLC, DATED 11-07-23.

MUNICIPAL PLANNING BOARD APPROVAL

PURSUANT TO THE MUNICIPAL LAND USE LAW (1975) OF THE STATE OF NEW JERSEY, AND THE LAND SUBDIVISION AND DEVELOPMENT ORDINANCE, THIS PLAN IS APPROVED BY THE PLANNING BOARD OF THE CITY OF NORTHFIELD PER RESOLUTION AND MUST BE FILED NO LATER THAN 190 DAYS FROM DATE OF RESOLUTION APPROVAL.

SECRETARY _____

CHAIRMAN _____

BOARD ENGINEER _____

MUNICIPAL ENGINEER'S CERTIFICATION

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF I FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW" RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER _____ DATE _____

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP DATED 06-04-2025 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW", AND THAT THE OUTBOUND MONUMENTS AS SHOWN HAVE BEEN FOUND OR SET.

HENRY V. ENGEL, PLS
NJ LIC. NO. 35833
DATE XX/XX/25

OWNER'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF SAID MAP IS GIVEN.

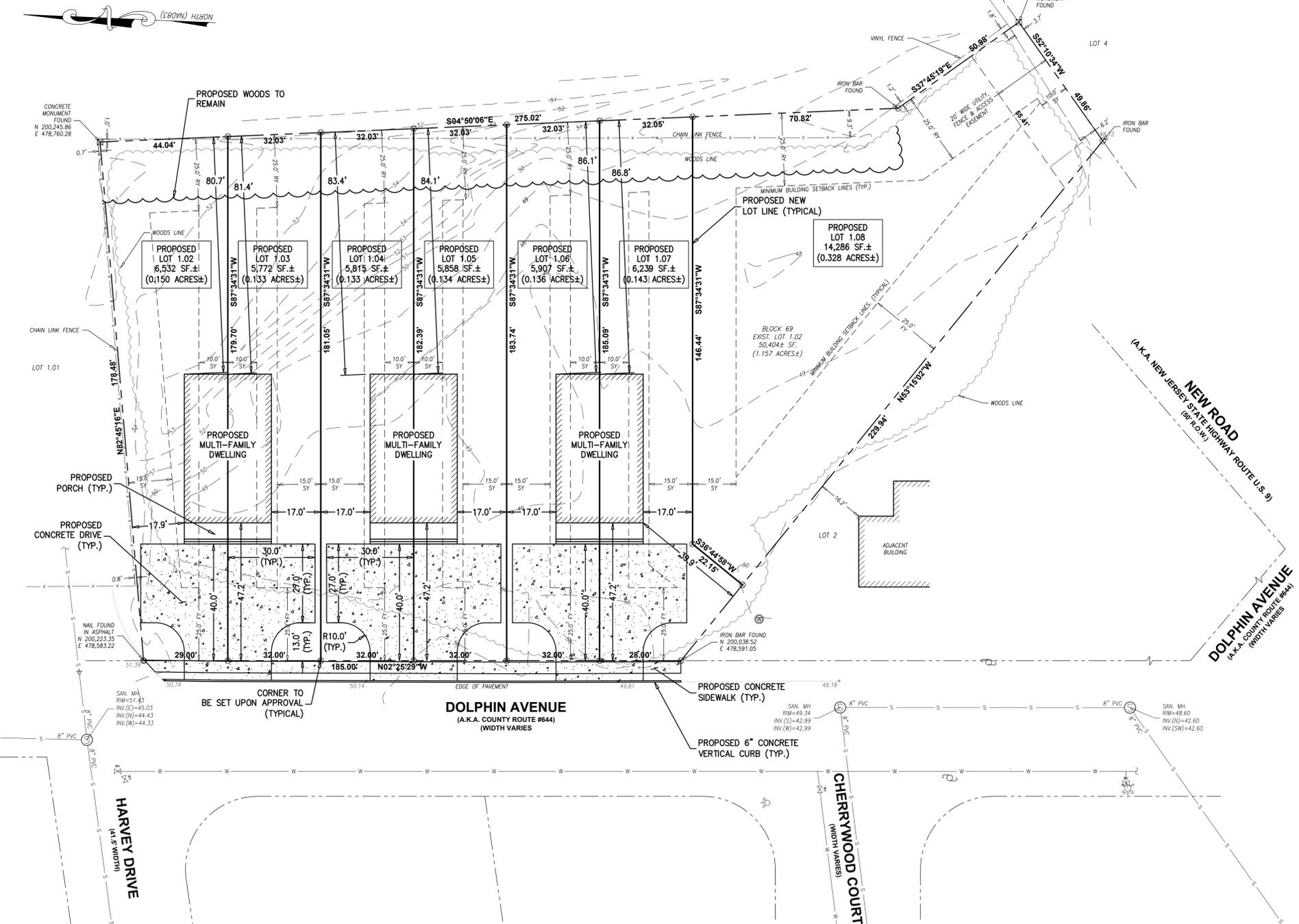
OWNER _____ DATE _____

CITY OF NORTHFIELD
1600 SHORE ROAD
NORTHFIELD, NJ 08225

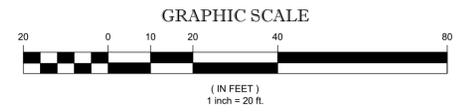
TAX COLLECTOR'S CERTIFICATION

I CERTIFY THAT TAXES HAVE BEEN PAID ON THE LANDS SUBDIVIDED BY THIS MAP.

TAX COLLECTOR _____ DATE _____



PLAN
SCALE: 1"=20'



PRELIMINARY 11/12/2025

NO.	DATE	APPR.	REVISION

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MAJOR SUBDIVISION PLAN

DEBLASIO & ASSOCIATES
ENGINEERS, SURVEYORS AND PLANNERS

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WILDWOOD, NJ 08260
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FAX (609) 854-4323
WWW.DEBLASIOASSOC.COM
Certification of Authorization No. 246A28284900

605 DOLPHIN AVENUE
BLOCK 69, LOT 1.02
CITY OF NORTHFIELD
ATLANTIC COUNTY, NEW JERSEY

Design	Drawn	Check	Date
RCG	RCG/ALS	HVF	11/12/2025

HENRY V. ENGEL, P.L.S.
New Jersey License No. 35833

Scale	Job No.	Sheet No.	Total
1" = 20'	N00016	3	11