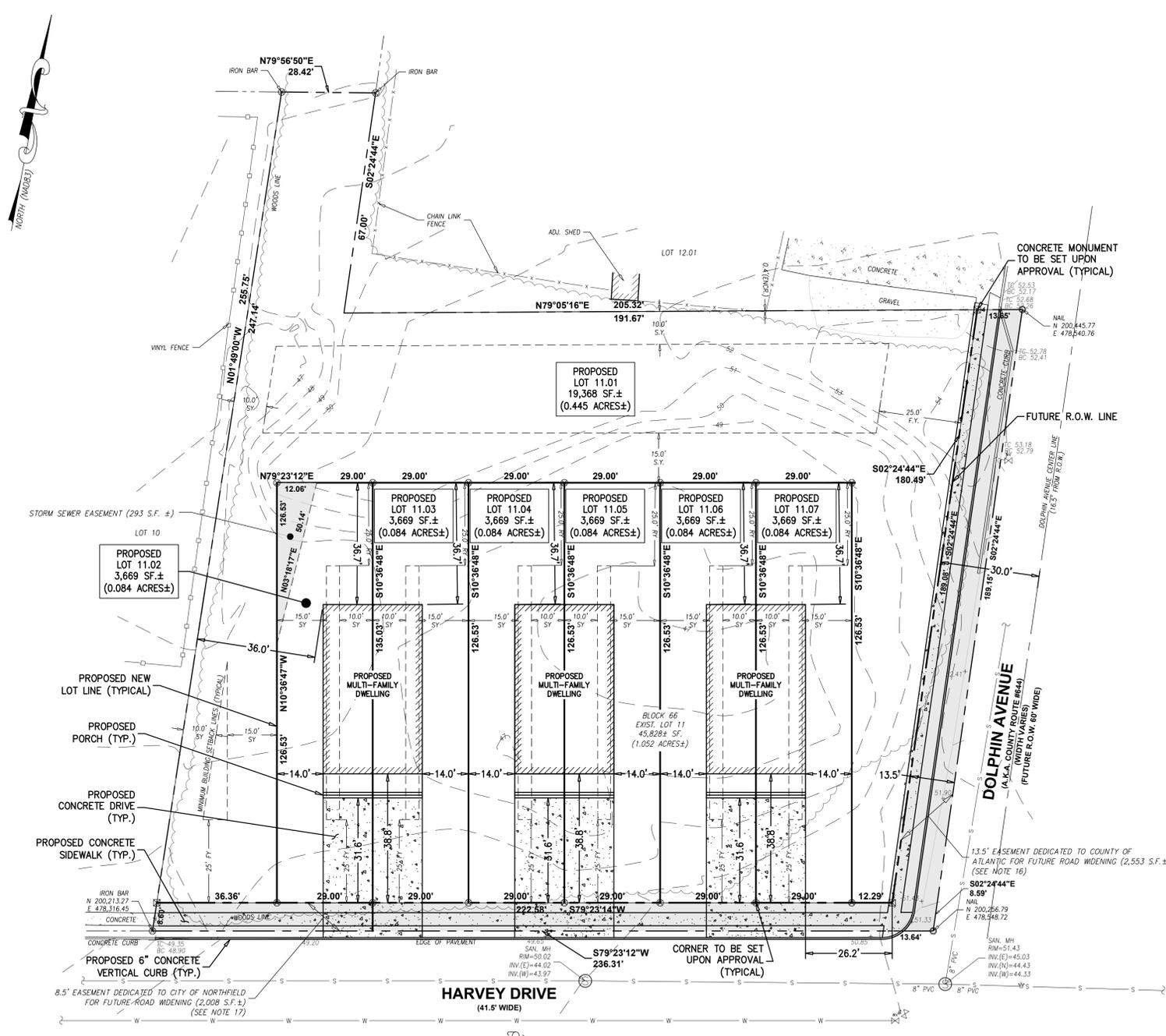


ZONING SCHEDULE - ZONE DISTRICT (R-1) RESIDENTIAL

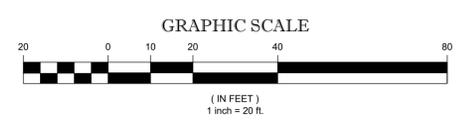
USE	ZONING REQUIREMENTS	PROPOSED LOT 11.01	C/N/C	PROPOSED LOT 11.02	C/N/C	PROPOSED LOT 11.03	C/N/C	PROPOSED LOT 11.04	C/N/C	PROPOSED LOT 11.05	C/N/C	PROPOSED LOT 11.06	C/N/C	PROPOSED LOT 11.07	C/N/C
MIN. LOT AREA	SINGLE-FAMILY DWELLING 10,000 SF	VACANT LOT 19,368 SF	C	SINGLE-FAMILY DWELLING 3,669 SF**	NC										
MIN. LOT WIDTH	100 FT	36.36 FT**	NC	29 FT**	NC	29 FT**	NC	29 FT**	NC	29 FT**	NC	29 FT**	NC	29 FT**	NC
MIN. YARD, FRONT (PRINCIPAL)	25 FT	25 FT	C	31.6 FT	C	31.6 FT	C	31.6 FT	C	31.6 FT	C	31.6 FT	C	31.6 FT	C
MIN. YARD, SIDE (PRINCIPAL)	10 FT	0 FT**	NC	0 FT**	NC	0 FT**	NC	0 FT**	NC	0 FT**	NC	0 FT**	NC	0 FT**	NC
MIN. YARD, TOTAL SIDE (PRINCIPAL)	25 FT	36 FT	C	14 FT**	NC										
MIN. YARD, REAR (PRINCIPAL)	25 FT	25 FT	C	36.7 FT	C	36.7 FT	C	36.7 FT	C	36.7 FT	C	36.7 FT	C	36.7 FT	C
MIN. YARD, SIDE (ACCESSORY)	10 FT	10 FT	C	10 FT	C	10 FT	C	10 FT	C	10 FT	C	10 FT	C	10 FT	C
MIN. YARD, REAR (ACCESSORY)	10 FT	10 FT	C	10 FT	C	10 FT	C	10 FT	C	10 FT	C	10 FT	C	10 FT	C
MAX. COVERAGE, BUILDING	25%	0%	C	23.85%	C										
MAX. COVERAGE, IMPERVIOUS	40%	0%	C	36.74%	C										
MAX. BUILDING HEIGHT (PRINCIPAL)	2.5 STORIES OR 30 FT***	2 STORIES < 30 FT	C	2 STORIES < 30 FT	C	2 STORIES < 30 FT	C	2 STORIES < 30 FT	C	2 STORIES < 30 FT	C	2 STORIES < 30 FT	C	2 STORIES < 30 FT	C
MAX. BUILDING HEIGHT (ACCESSORY)	12 FT	< 12 FT	C	< 12 FT	C	< 12 FT	C	< 12 FT	C	< 12 FT	C	< 12 FT	C	< 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



PLAN
 SCALE : 1"=20'

PRELIMINARY 11/11/2025



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 PLAT 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 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
 XX/XX/25
 DATE

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 _____

- NOTES:**
- OWNER/APPLICANT: CITY OF NORTHFIELD, 1600 SHORE ROAD, NORTHFIELD, NJ 08225
 - TRACT IS KNOWN AS BLOCK 66, LOT 11 AS SHOWN ON SHEET 11 OF THE OFFICIAL TAX MAP OF THE CITY OF NORTHFIELD.
 - TOTAL TRACT AREA IS 1.052 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 1932, PAGE 368
 - 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 #34001C0316F, 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 11-13-23.
 - ACCORDING TO THE ATLANTIC COUNTY MASTER PLAN, THE FUTURE RIGHT OF WAY ON COUNTY ROUTE #644, ALSO KNOWN AS DOLPHIN AVENUE, IS PROPOSED TO HAVE A WIDTH OF 60 FEET. NO STRUCTURES SHALL BE PLACED WITHIN THE FUTURE RIGHT OF WAY EASEMENT.
 - ROAD WIDENING EASEMENT TO WIDEN HARVEY DRIVE TO A 50 FOOT WIDE RIGHT OF WAY.

MAJOR SUBDIVISION PLAN

DEBLASIO & ASSOCIATES
 ENGINEERS, SURVEYORS AND PLANNERS

4701 NEW JERSEY AVENUE
 WILDWOOD, NJ 08260
 PHONE (609) 854-3311
 FAX (609) 854-4323
 WWW.DEBLASIOASSOC.COM
 Certification of Authorization No. 246A28284900

HARVEY DRIVE BLOCK 66, LOT 11
 CITY OF NORTHFIELD
 ATLANTIC COUNTY, NEW JERSEY

Design: RCG	Drawn: RCG/ALS	Check: HVE	Date: 11/11/2025
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HENRY V. ENGEL, P.L.S.
 New Jersey License No. 35833

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