

April 28, 2026

VIA HAND DELIVERY

Robin Atlas, Tax Collector/Registrar of Vital Statistics
City of Northfield Planning Board
1600 Shore Road
Northfield, NJ 08225

RE: Application of 1001 New Road LLC
1001 New Road
Block 46, Lot 18
Northfield, Atlantic County, New Jersey
Our File No. 13020-002

Dear Ms. Atlas:

This office represents 1001 New Road LLC, (the "Applicant") in connection with the above-referenced application seeking certain "c" variance relief for the placement of a free-standing sign at the above-referenced property. The subject property is currently improved with an existing one-story commercial building. The Applicant is proposing to add signage to the property.

In support of the requested relief, I enclose the following:

1. Three (3) copies of the completed City of Northfield Planning Board Application;
2. Three (3) copies of the Minor Site Plan prepared by Arthur J. Chew, III, PE, dated March 24, 2006;
3. Three (3) copies of an Aerial Map depicting the overall property;
4. Three (3) copies of the Aerial Map which has been enlarged to show the property in question;
5. Three (3) copies of the City of Northfield Zoning Map highlighting the property, which is located in the O-PB (Office Professional Business) Zoning District;
6. Three (3) copies of Tax Map Sheet 9 marked-up to show the property in question;

7. Three (3) copies of the Property Detail Report dated April 28, 2026;
8. Three (3) copies of the completed and notarized Certification of Owner form;
9. Three (3) copies of the Applicant's Corporate Disclosure Statement (*to be provided under separate cover*);
10. Three (3) copies of the 200' Property Owners List;
11. Three (3) copies of Proof of Payment of Taxes (*to be provided under separate cover*); and
12. Three (3) copies of the Applicant's W-9 (*to be provided under separate cover*).

Lastly, I enclose my client's checks in the amounts of \$415.00 and 500.00, representing the required application fee and escrow deposit, respectively.

Please do not hesitate to contact me should you require any additional documents or information in order to deem this application complete.

Once deemed complete, please notify me as to the date that the Planning Board will consider the application and our firm will, of course, provide the required public notice in advance of that date and supply fifteen (15) additional copies of the complete application to the City of Northfield Planning Board Members as required.

Should you have any further questions or require any additional documentations in advance of the hearing, please do not hesitate to contact me.

Thank you, as always, for your kind attention and usual courtesies.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

By: 
ERIC S. GOLDSTEIN

ESG/lmm

Enclosures

c: 1001 New Road LLC
13020-002/126208

PLANNING BOARD APPLICATION

CASE # _____

FOR OFFICIAL USE ONLY

Date of Application Received: _____

Date: _____ Date of Deposit

Fee Paid _____

Date: _____ Affidavit of Service

Time Period Expires _____

Date File Complete _____

Hearing Date _____

INFORMATION REGARDING APPLICANT

Applicant's Full Legal Name 1001 New Road LLC

Applicant's Mailing Address 1001 New Road, Northfield, NJ 08225

Applicant's Phone Number (609) 646-5555 e-mail address jim.malamut@gmail.com

Applicant is a: Corporation Partnership Individual LLC

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporation or partnership must be disclosed. Attach list.

NATURE OF APPLICATION, check appropriate items:

- Appeal of action of administrative officer
- Interpretation of development ordinance or map
- Variance: "C" Variance (Hardship)
- "D" Use Variance
- "D" Non-Conforming Use
- Conditional use
- Subdivision - Minor
- Subdivision - Major
- Site Plan - Waiver
- Site Plan - Minor
- Site Plan - Major
- Other _____

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

ART. _____ Section _____ Required _____ Proposed _____

ART. _____ Section _____ Required _____ Proposed _____

ART. _____ Section _____ Required _____ Proposed _____

If additional space is needed, attach list to the application

INFORMATION REGARDING PROPERTY:

Address: 1001 New Road

Tax Map BLK 1001 LOT(S) 18 Dimension of Property 77.42' x 87.99'

BLK _____ LOT(S) _____ Dimension of Property _____

Zoning District O-PB (Office Professional Business)

Location approximately _____ feet from intersection of New Road

and Roosevelt Avenue

Last Previous Occupancy _____

	<u>Size Existing Building</u>	<u>Proposed Structure</u>
Front (feet)	<u>77.42 ft.</u>	<u>77.42 ft.</u>
Deep (feet)	<u>88.79 ft.</u>	<u>88.79 ft.</u>
Square (feet)	<u>7,086 sf.</u>	<u>7,086 sf.</u>
Height (feet)	_____	_____
Story	_____	_____
Building Coverage	<u>13.39%</u>	<u>13.39%</u>

<u>Sign</u> SET BACKS ZONING REQ.	<u>Present</u>	<u>Proposed</u>	
Frontage Lot Line Y or N	<u>2.58 ft. (ENC)</u>	<u>2.83 ft.</u>	Corner Lot
Front Yard	_____	_____	
Front Yard	_____	_____	
Side Lot Line	<u>18 ft.</u>	<u>18 ft.</u>	
MAX Height	<u>8 ft.</u>	<u>9.5 ft</u>	
Rear	_____	_____	
Lot Size Area	<u>21 sf. (ENC)</u>	<u>28 sf.</u>	

Prevailing Setbacks of Building within one Block _____ ft.

Present use Commercial Building proposed use Commercial Building

Has there been any previous appeal or application involving these premises?

Yes or No

If yes, when _____

and to whom _____

Nature of appeal or application _____

Disposition _____ Date _____

Application for Subdivision _____ site plan - conditional use approval _____

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

Owner X Tenant _____

Purchaser under Contract (submit copy) _____ Other _____

If the applicant is not the owner of the property, the applicant must obtain and submit a copy of this application signed by the owner in the space provided.

Owner's Authorization: I hereby certify that I reside at:

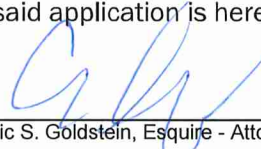
In the County of Atlantic State of New Jersey

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

Block 46 Lot(s) 18 commonly known as 1001 New Road

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

Owner's Signature _____


Eric S. Goldstein, Esquire - Attorney for Applicant

Applicant's Attorney Eric S. Goldstein, Esquire Phone # (609) 927-1177

Address Nehmad David & Goldstein, PC, 4030 Ocean Heights Avenue, Egg Harbor Township, NJ 08234

Applicant's Engineer Arthur J. Chew, III, PE Phone # (609) 992-8409
arthur@arthurchewconsulting.com

Address Arthur Chew Consulting LLC, 130 W. Seaview Avenue, Linwood, NJ 08221

Applicant's Architect _____ Phone # _____

Address _____

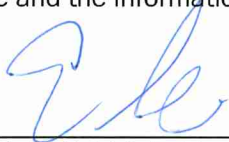
Applicant's Planner _____ Phone # _____

Address _____

Applicant's Verification:

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with application is true.

Applicants Signature _____


Eric S. Goldstein, Esquire
Attorney for Applicant

Notice: The applicant is responsible to publish and serve notice of this application after receiving a hearing date from the Secretary of the Planning Board, ten (10) days prior to the hearing date.

CERTIFICATION OF OWNER

This is to certify that the plans and/or survey plans with the measurements shown have been drawn by me as the owner of the property regarding **BLOCK** 46 **LOT(S)** 18
Commonly known as 1001 New Road
(address)

Have been drawn as accurately as possible to the best of my knowledge.

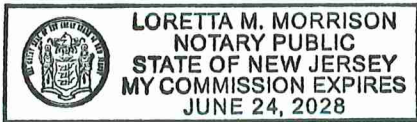
Owner's Name 1001 New Road LLC

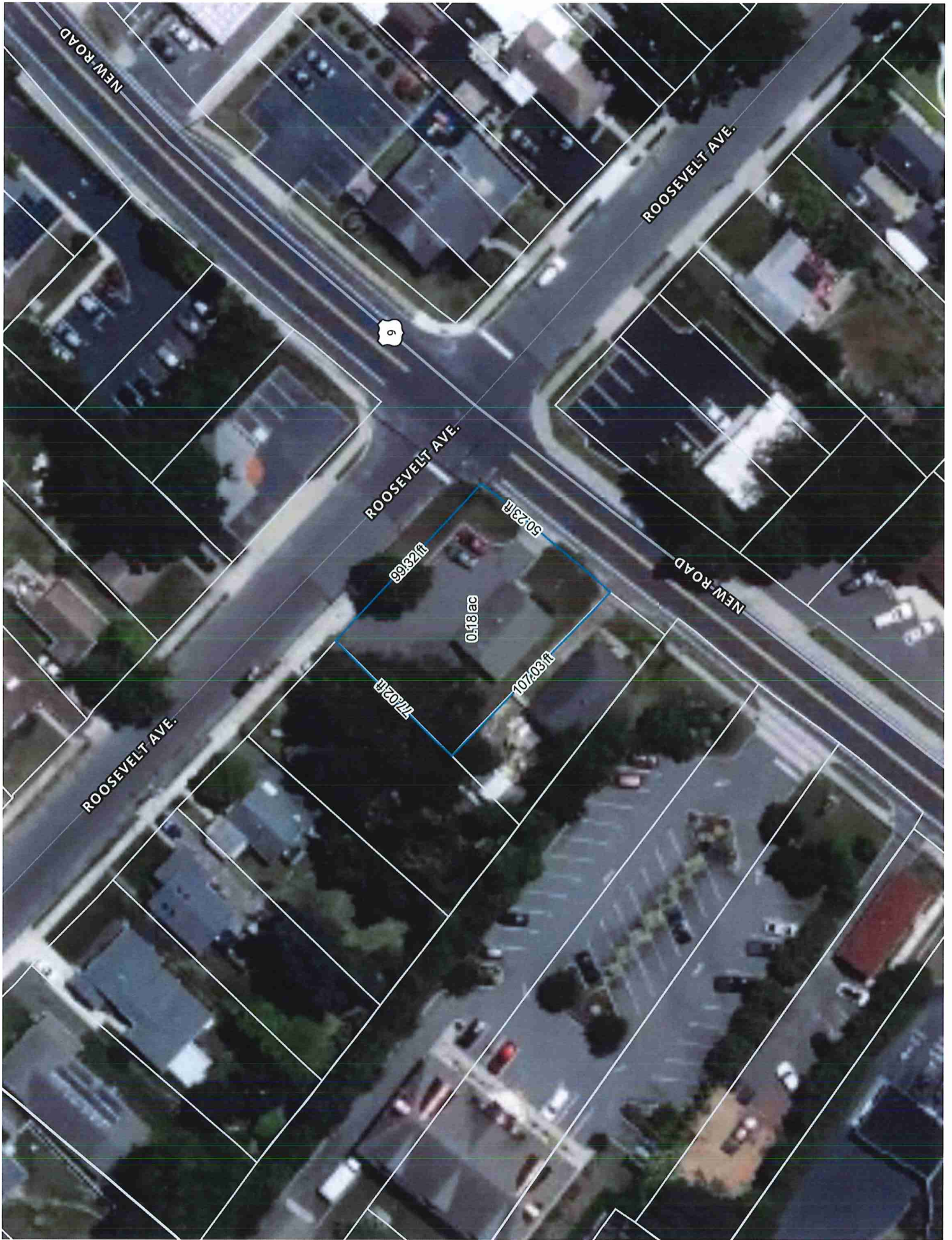
Address 1001 New Road

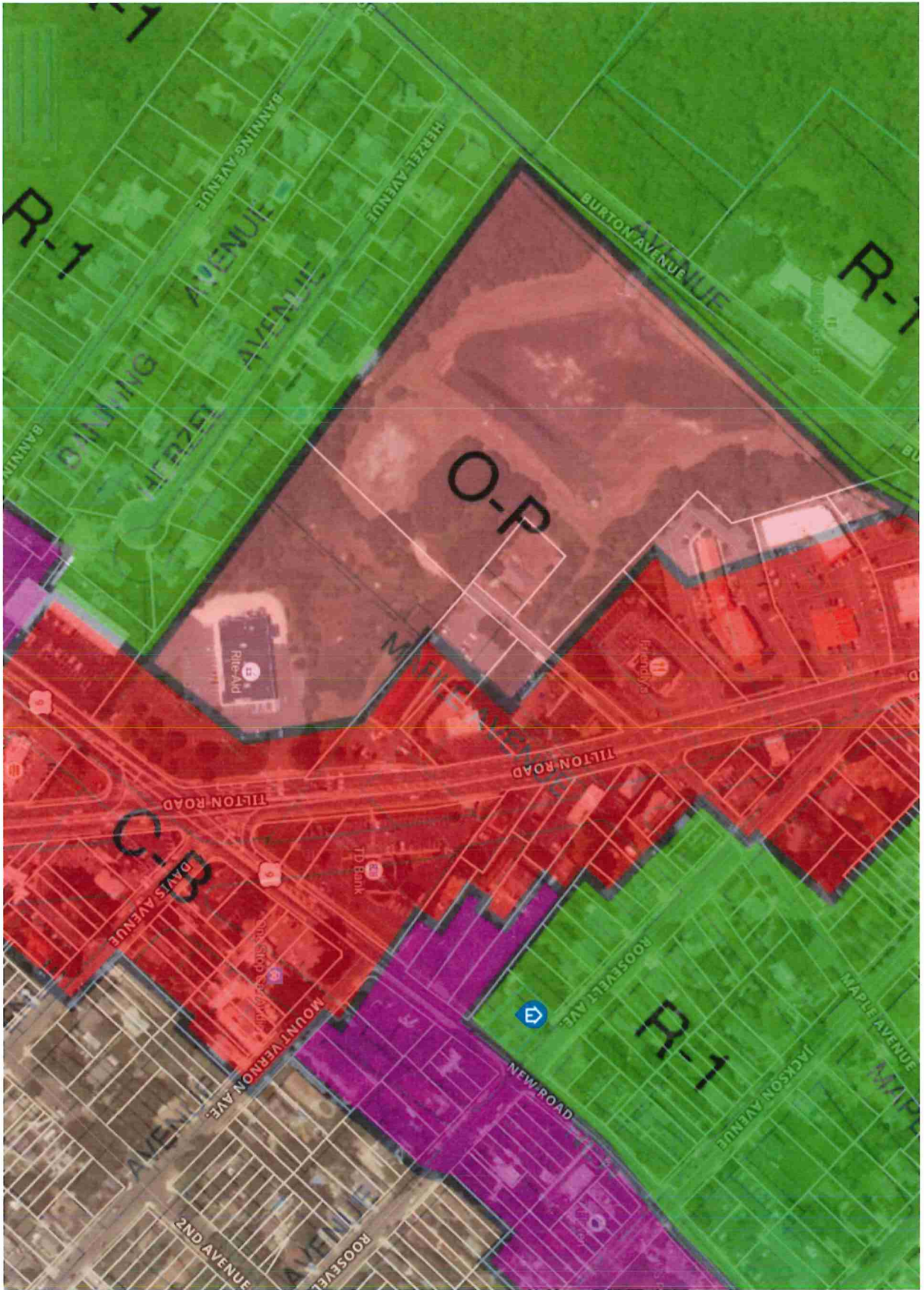
City Northfield, NJ 08225

Notary 

Date April 28, 2026





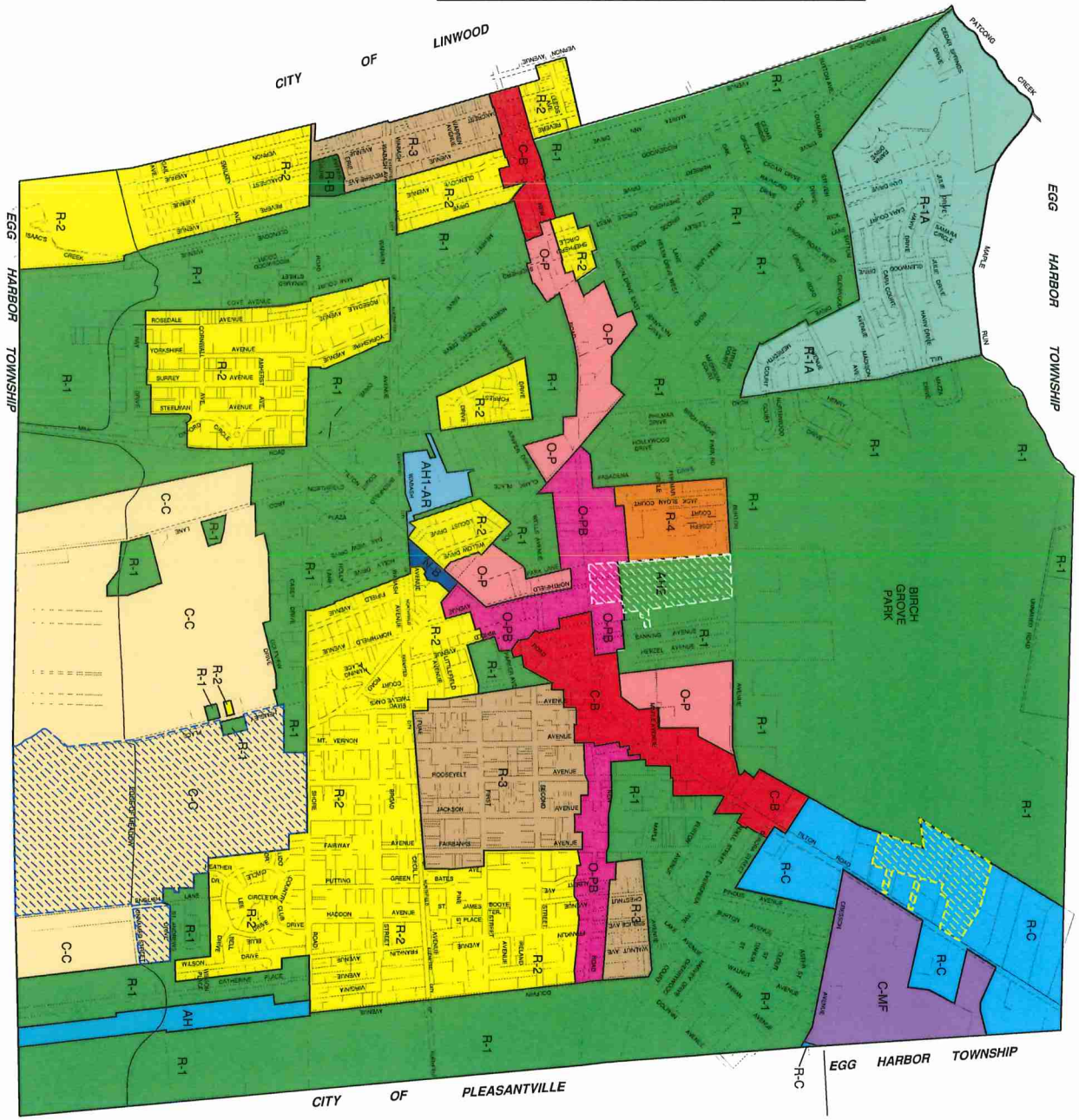


NOTE: ZONE MAP IS BASED ON DEED ENGINEERING BY
 ZONE MAP DATED 9-22-10, LAST REVISED 1-21-15

LEGEND

R-1	SINGLE FAMILY 3-4 DUAC
R-1A	SINGLE FAMILY 3-4 DUAC-VARIABLE LOT SIZE
R-2	SINGLE FAMILY 4-5 DUAC
R-3	SINGLE FAMILY 6-7 DUAC
R-4	SINGLE FAMILY
AH	ADULT HOUSING 15 DUAC - AGE RESTRICTED, ASSISTED LIVING, OR CONGRUATE CARE / AFFORDABLE HOUSING 1 - AGE RESTRICTED 12 DUAC
AH-AR	ADULT HOUSING 15 DUAC - AGE RESTRICTED, ASSISTED LIVING, OR CONGRUATE CARE / AFFORDABLE HOUSING 1 - AGE RESTRICTED 12 DUAC
N-B	NEIGHBORHOOD BUSINESS
C-B	COMMUNITY BUSINESS
R-C	REGIONAL COMMERCIAL, AFFORDABLE HOUSING MIXED USE IS PERMITTED WITH CERTAIN RESTRICTIONS
R-C	REGIONAL COMMERCIAL, AFFORDABLE HOUSING MIXED USE IS PERMITTED WITH CERTAIN RESTRICTIONS
O-P	OFFICE PROFESSIONAL
O-PB	OFFICE PROF. BUSINESS
C-C	COUNTRY CLUB
R-B	COUNTRY CLUB - TOWNHOUSES PERMITTED SUBJECT TO CERTAIN CONDITIONS (BLOCK 175, PORTION OF LOT 48 & BLOCK 178.01, LOT 1.01)
R-B	RESIDENTIAL BUSINESS
C-MF	COMMERCIAL MULTI-FAMILY
AH2	OVERLY ZONE ADULT HOUSING - AGE RESTRICTED, ASSISTED LIVING, OR CONGRUATE CARE / ASSISTED LIVING (BLOCK 40, LOTS 28, 29, & 40)

* PER ORDINANCE #7-2018 ADOPTED SEPT. 25, 2018



PLANS FOR PERMIT PURPOSES ONLY

REV.	DATE	BY	REVISION DESCRIPTION
2	11-6-10	SNS	REVISED PER ORDINANCE
1	9-16-10	SNS	REVISED PER ORDINANCE

FILE# NF1302
 1 OF 1

**ZONING MAP FOR:
 CITY OF NORTHFIELD**

1600 SHORE ROAD
 ATLANTIC COUNTY
 NEW JERSEY

RAMI N. NASSAR
 PROFESSIONAL ENGINEER

R.N.

NEW JERSEY REG. NO. 34902
 11-11-11
 CIVIL

Schaeffer Nassar Scheidegg
 CONSULTING ENGINEERS, LLC
 Surveyors • Environmentalists • Planners

1425 Cantillon Boulevard • Mays Landing • New Jersey
 Telephone: (809) 826-7400 • Fax: (809) 509-0263
 Certificate of Authorization #24GA28103800

Property Detail Report

For property located at

1001 New Rd, Northfield, NJ 08225



Prepared By
Loretta M. Morrison,
RP, NJCP
+1 (609) 927-1177
ndglegal@gmail.com



Company
Details
Nehmad Davis
& Goldstein,
P.C.
4030 Ocean
Heights
Avenue
Egg Harbor
Township, N.J.

Property Detail Report

For property located at
1001 New Rd, Northfield, NJ 08225

APN: 18-00046-0000-00018-0000
Generation date: 04/28/2026

Owner(s) Information

Owners(s) name	1001 New Road Llc	Owner For	6 months
Mailing Address	1001 New Rd	Absentee	No
City, State Zip	Northfield, NJ 08225	Corporate Owned	Yes

Location Information

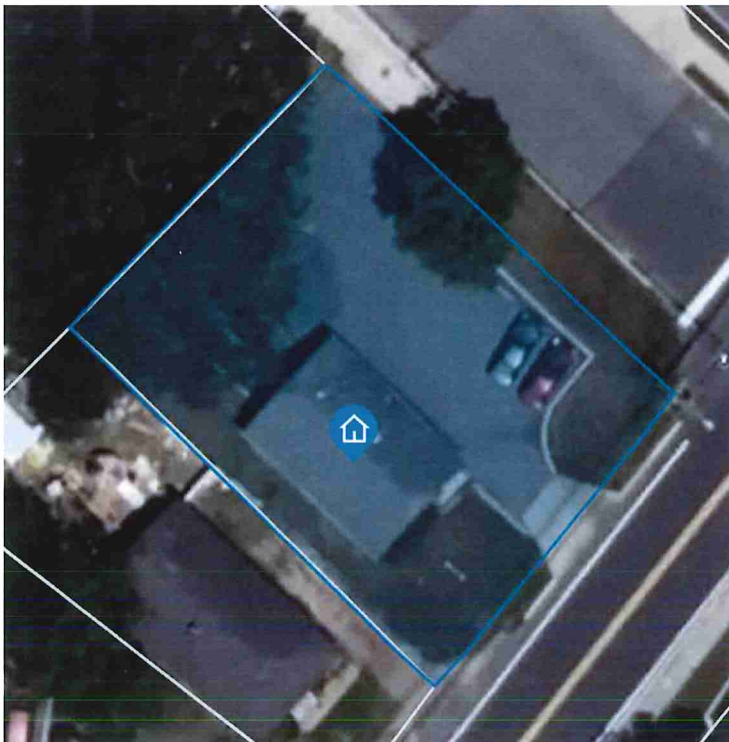
County	Atlantic	Lot Acres	0.1803	Class 4 Code	560
Municipality	Northfield	Lot Sq Ft	7,853.87	Building Class	10
Block / Lot / Qual	46 / 18 / ---	Land Use	Commercial	Building Desc	1SF
Additional Lots	---	Land Desc	77X102	Building Sq.Ft.	840
Census Code	340010123022024	Zoning	O-PB	Year Constructed	0

Tax Information

Assessed Year	2026	Land Value	\$136,700	Tax Exemption	---
Tax Year	2025	Improved Value	\$74,500	Deductions (Amount)	---
Calculated Tax	\$7,979.14	Total Assessed Value	\$211,200	Tax Rate (2025)	3.778
Special Tax Codes	---			Tax Ratio (2025)	69.84

Last Market Sale

Sale / Rec Date	10/22/2025 - 12/08/2025	Buyer Name	1001 NEW ROAD LLC	Seller Name	ABTAHIAN, ABRAHAM & MAHROKH
Sale Price	\$275,000	Buyer Street	1001 NEW RD	Seller Street	17 SEAGARDEN DR
Price / Sq.Ft.	\$327.38	Buyer City, State	NORTHFIELD, NJ	Seller City, State	LINWOOD, NJ
Book / Page	15835 / 46282				
Assessor Code					



13020-000
y to be done

REC

MAR 06 2026

NDG LEGAL



City of Northfield

TAX ASSESSOR'S OFFICE

1600 SHORE ROAD, NORTHFIELD, NEW JERSEY 08225

March 2, 2026

Nehmad Davis & Goldstein
4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

**Block 46 Lot(s) 18
1001 New Road
Northfield, NJ 08225**

Dear Mr. Goldstein,

The following is a list of properties located within 200 feet of the above-mentioned intersection, as it appears on the Northfield Tax map. It is specifically understood that all applications for variances must comply with all existing statutes including the necessary notices to public bodies when applicant and law deems applicable.

Atlantic City Electric
Real Estate & Right of Way Department
5100 Harding Highway, 63ML22
Mays Landing, NJ 08330

South Jersey Gas Co.
Attn.: Ray Wenzel
3800 Atlantic Avenue
Atlantic City, NJ 08401

Verizon Engineering Department
Attn.: Douglas Webb
10 Tansboro Road
Berlin, NJ 08009

Page 2

Comcast Cable
1 Comcast Center 32nd Floor
Philadelphia, PA 19103

New Jersey American Water Company, Inc.
1 Water Street
Camden, NJ 08102

Northfield Sewer Department
1600 Shore Road
Northfield, NJ 08225

Municipal Road
City of Northfield
Mary Canesi, City Clerk
1600 Shore Road
Northfield, NJ 08225

Department of Regional Planning &
Economic Development
Rt. 9 and Dolphin Ave.
Northfield, NJ 08225

New Jersey Department of Transportation
P.O. BOX 600
Trenton, NJ 08625-0600

**City Streets
Roosevelt Avenue**

**County Roads
New Road US #9**

**State Roads
within 200 ft.**

Sincerely,
William M. Johnson, CTA
William M. Johnson, CTA
City of Northfield

VARIANCE REPORT (200 Ft)

Atlantic County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
46 14	1015 NEW RD	4A	ADVANCED BUILDING ASSOCIATES LLC 1015 NEW RD NORTHFIELD, NJ	08225
46 17	1013 NEW RD	2	BRAVOCO, LAUREN & ANKUDOVICH, DONALD 1013 NEW RD NORTHFIELD, NJ	08225
46 20	504 ROOSEVELT AVE	2	BARISS, STEPHEN & MARLENA 504 ROOSEVELT AVE NORTHFIELD, NJ	08225
46 21	506 ROOSEVELT AVE	2	GALLI, NICHOLAS A 2126 MERRITT DRIVE NORTHFIELD, NJ	08225
46 22	508 ROOSEVELT AVE	2	KAWICH, JACQUELINE S 508 ROOSEVELT AVE NORTHFIELD, NJ	08225
46 23	510 ROOSEVELT AVE	2	STEPHENS, KATHY J 510 ROOSEVELT AVE NORTHFIELD, NJ	08225
46 24	512 ROOSEVELT AVE	2	CANNON, JANET 512 ROOSEVELT AVE NORTHFIELD, NJ	08225
47 6	513 ROOSEVELT AVE	2	CONWAY, MICHELE 513 ROOSEVELT AVE NORTHFIELD, NJ	08225
47 7	511 ROOSEVELT AVE	2	RABEY, CHARLES & ANDERSON, KATHERIN 511 ROOSEVELT AVE NORTHFIELD, NJ	08225
47 8	509 ROOSEVELT AVE	2	DIAZ, JUSTINA & CALDERON, RONNY DIAZ 509 ROOSEVELT AVE NORTHFIELD, NJ	08225
47 9	507 ROOSEVELT AVE	2	BANDI JFS LLC 1202 TILTON RD SUITE 1 NORTHFIELD, NJ	08225
47 10	505 ROOSEVELT AVE	2	LIRIA, SOLANGE JULISSA RODRIGUEZ 505 ROOSEVELT AVE NORTHFIELD, NJ	08225
47 11	919 NEW RD	4A	THE VISOR LADY, LLC 20 S WISSAHICKON AVE VENTNOR, NJ	08406

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
47 12	917 NEW RD	4A	JACKSON AVENUE ASSOCIATES,LLC 510 JACKSON AVE NORTHFIELD, NJ	08225
110 1	1004 NEW RD 34	4A	SCHIFF ENTERPRISES 1004 NEW RD NORTHFIELD, NJ	08225
110 2	431 MT VERNON AVE	2	BRENNAN, ERIN & ROSSELL, KEITH 431 MT VERNON AVE NORTHFIELD, NJ	08225
110 30	430 ROOSEVELT AVE	2	JONES, JANICE 430 ROOSEVELT AVE NORTHFIELD, NJ	08225
110 31	1002 NEW RD 32,33	4A	MADDOX, THOMAS A 219 ROUTE 50 WOODBINE, NJ	08270
111 1	914 NEW RD 2,3	4A	TK PREMIER PROPERTIES, LLC 423 ALBACORE LANE BRIGANTINE, NJ	08203
111 4	437 ROOSEVELT AVE	2	GRASSO, FRANCIS GERALD 237 NORTHFIELD AVENUE NORTHFIELD, NJ	08225

