

Marguerite E. Adams

James M. Adams

88 Chews Landing Rd.

Clementon, NJ 08021

[greeter911@gmail.com](mailto:greeter911@gmail.com)

609-922-0347

City of Northfield Planning Board,

I am submitting an application for a minor subdivision for my property located at 2200 Wabash Ave. The property has been surveyed by a professional surveyor which is included in this application. I would like to sell the property so a house may be built upon it. Please contact me with any questions.

Thank you,

Marguerite E Adams

A handwritten signature in blue ink, appearing to read "Marguerite E. Adams".

James M. Adams

A handwritten signature in blue ink, appearing to read "James M. Adams".

PLANNING BOARD APPLICATION

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

FOR OFFICIAL USE ONLY

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

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

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

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

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

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

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

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INFORMATION REGARDING APPLICANT

Applicant's Full Legal Name MARGUERITE E. ADAMS JAMES M. ADAMS

Applicant's Mailing Address 88 CHEWS LANDING RD. CLEMENTON, N.J. 08021

Applicant's Phone Number 609-922-0347 e-mail address greeter911@gmail.com

Applicant is a: Corporation

Partnership

Individual

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

NATURE OF APPLICATION, check appropriate items:

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

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

ART. \_\_\_\_\_ Section \_\_\_\_\_ Required \_\_\_\_\_ Proposed \_\_\_\_\_

ART. \_\_\_\_\_ Section \_\_\_\_\_ Required \_\_\_\_\_ Proposed \_\_\_\_\_

ART. \_\_\_\_\_ Section \_\_\_\_\_ Required \_\_\_\_\_ Proposed \_\_\_\_\_

If additional space is needed, attach list to the application

**INFORMATION REGARDING PROPERTY:**

Address: 2200 WABASH AVE. NORTHFIELD, N.J. 08225 (SECOND HOME)

Tax Map BLK 80 LOT(S) 29 Dimension of Property 168.76 X 151.85

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

Zoning District R2

Location approximately 0 feet from intersection of YORKSHIRE  
and WABASH

Last Previous Occupancy PRESENT

	<u>Size Existing Building</u>	<u>Proposed Structure</u>
Front (feet)	<u>70 FT</u>	<u>NA</u>
Deep (feet)	<u>24 FT</u>	_____
Square (feet)	<u>1365</u>	_____
Height (feet)	<u>17 FT</u>	_____
Story	<u>1</u>	_____
Building Coverage	_____	_____

**SET BACKS ZONING REQ.**

	<u>Present</u>	<u>Proposed</u>	
Frontage	<u>70</u>	<u>70.42</u>	Corner Lot
Y or N			
Front Yard	<u>25</u>	<u>25</u>	
Front Yard	<u>42.5</u>	<u>42.5</u>	
Side	<u>91.9</u>	<u>25</u>	
Side	<u>46.87</u>	<u>25</u>	
Rear	<u>91.94</u>	<u>25</u>	
Lot Size Area	<u>29,830</u>	<u>12,040</u>	

Prevailing Setbacks of Building within one Block 30 ft.

Present use RESIDENTIAL proposed use RESIDENTIAL

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

Yes or (No)

If yes, when \_\_\_\_\_

and to whom \_\_\_\_\_

Nature of appeal or application \_\_\_\_\_

Disposition \_\_\_\_\_ Date \_\_\_\_\_

Application for Subdivision \_\_\_\_\_ site plan - conditional use approval \_\_\_\_\_

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

Owner \_\_\_\_\_ Tenant \_\_\_\_\_

Purchaser under Contract (submit copy) \_\_\_\_\_ Other \_\_\_\_\_

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

Owner's Authorization: I hereby certify that I reside at: 2200 WABASH AVE. (SECOND HOME)

In the County of ATLANTIC State of NEW JERSEY

and that I am the owner of all that certain lot, 29; Piece or parcel of land known as

Block 80 Lot(s) 29 commonly known as 2200 WABASH AVE.

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

Owner's Signature Marguerite E. Adams for the

Applicant's Attorney \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_

Applicant's Engineer \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_

Applicant's Architect \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_

Applicant's Planner \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_

#### Applicant's Verification:

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

Applicants Signature Marguerite E. Adams for the

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.



*City of Northfield*

1600 SHORE ROAD, NORTHFIELD, NEW JERSEY 08225

MARK SYKES, TAX ASSESSOR  
609-641-2832, EXT. 128  
[msykes@cityofnorthfield.org](mailto:msykes@cityofnorthfield.org)

December 9, 2020

## MEMO

To: City of Northfield Planning Board  
From: Mark A. Sykes, Tax Assessor *MAS.*  
Ref.: Proposed Minor-Subdivision

### Block 80, Lot 29

Please be advised that based on my review of the minor subdivision plan prepared by Robert Catalano dated October 25, 2020, on the above referenced property, the proposed lot numbers shown on said plans, Block 80, Lot 29 and Lot 29.01, are approved.

cc: Marguerite E. and James M. Adams, Matthew Doran, Joel M. Fleishman, Esq. file

*TAX COLLECTORS OFFICE  
1600 Shore Road  
Northfield, NJ 08255  
Phone# 609-641-2832 ext. 126 Fax# 609-646-7175*

**Certification of Taxes & Sewer Paid**

**TO:** James M. & Marguerite E. Adams

**RE:** Planning Board Application-Adams Minor Subdivision

**From:** Michele Kirtsos, Tax Collector

**DATE:** December 22, 2020

**RE:** Certificate of taxes and sewer paid

**BLOCK/LOT(S):** Block 80 Lot 29

**PROPERTY LOCATION:** 2200 Wabash Avenue

**PROPERTY OWNER OF RECORD:** James M. & Marguerite E. Adams

**This is to verify that this property located in Northfield has paid taxes to February 1, 2021. Sewer is paid current to March 1, 2021.**