



Celebrating the past...building the future

July 23, 2020

City of Northfield
Attn.: Robin Atlas
Planning Board Secretary
1600 Shore Road
Northfield, New Jersey 08225

Re: Minor Subdivision of Block 175, Lot 8.
Roger and Edwina Hansen Property
1300 Argo Lane, Northfield

Dear Robin;

Please find enclosed a copy of a revised Minor Subdivision Plan prepared by Adams Rehmann and Heggan Associates (ARH) for the Roger Hansen property at 1300 Argo Lane in Northfield. This minor subdivision plan has been revised to show the creation of 2 lots (1 new and 1 remainder) at this property in lieu of the 3 lot subdivision previously submitted, per the application and supporting documents as listed below. The submittal of this revised 2 lot minor subdivision plan establishes a by-right conforming plan of development without the need for any variances.

Copied on this submission will be the Fire Chief, Building Code Official, Tax Assessor and all Planning Board members and board professionals who will receive this information via regular mail per the application requirements.

Enclosed with this letter are the following new and amended documents to supplement our prior application:

1. A 2 Lot Minor Subdivision Plan prepared by ARH Associates Exhibit A-1, dated January 2020 last revised July 21, 2020 also showing Zoning Schedule, and Tax Map information list of property owners within 200 feet.
 - a. Plan has been revised to eliminate a proposed lot to the north of the existing Hansen home, eliminate access easements no longer required, and add asphalt improvements to extend Argo Lane 200 feet beyond the existing end point to provide 100 feet of improved street frontage for each of the 2 lots totaling 200 feet of road improvement. The plan is also signed by Kevin Dixon as project engineer.

2. Board hearing exhibit, identified as Exhibit A-2 dated July 21, 2020 prepared by Dixon Associates reflecting only one proposed new lot.
3. Planning Board Application, completed, pages 9 – 12 for the amended minor subdivision to 2 lots.
4. Project Narrative prepared by David Goddard dated July 21, 2020 noting change to a conforming 2 lot subdivision without variances.
5. Legal Description by ARH Associates of Outbounds and Closure Reports for 2 lots.
6. Northfield Tax Assessor Memo approving new lot numbers, March 23, 2020 for 2 proposed lots. We are eliminating one of the two lots so we have assigned the one proposed lot to be Lot 38.01 consistent with the prior Assessor action.

Please let us know if any additional information is required that is not included with this application in preparation for a Planning Board hearing tentatively scheduled for August 6, 2020. I can be reached via phone at 609-965-3700 or email at dgoddard@olehansen.com. Thank you.

Very Truly Yours,



David M. Goddard
President/CEO

Cc: Roger Hansen via email
Kevin Dixon, PE, PP via email
Keith Davis, Esquire, via email
Northfield Planning Board and Professionals, regular mail per attached list 2-7-2020
Northfield Fire Chief
Northfield Construction Official
Northfield Tax Assessor

**City of Northfield Planning Board 1600 Shore Road Northfield, New Jersey 08225
(609) 641-2832, ext. 127**

2020 Members:

Dr. Richard Levitt, Chairman	2204 Bay Avenue Northfield, New Jersey 08225
Erland Chau, Mayor	1001 Shore Road Northfield, New Jersey 08225
Paul Utts, Councilman	144 E. Rosedale Avenue Northfield, New Jersey 08225
Chief Paul Newman	City of Northfield 1600 Shore Road Northfield, New Jersey 08225
Clem Scharff, Vice Chairman	105 Circle Drive Northfield, New Jersey 08225
Derek Rowe	6 Mazza Drive Northfield, New Jersey 08225
Ronald Roegiers	110 Northwood Court Northfield, New Jersey 08225
Jim Shippen	2306 Shepherd Drive Northfield, New Jersey 08225
Jim Leeds	35 Northfield Plaza Northfield, New Jersey 08225
Henry Notaro (alternate #1)	108 Catherine Place Northfield, New Jersey 08225
Steven Vain (alternate #2)	908 Ridgewood Drive Northfield, New Jersey 08225
Peter Brophy (alternate #3)	11 Twelve Oaks Drive Northfield, New Jersey 08225
Daniel Reardon (alternate #4)	7 Lesley Lane Northfield, New Jersey 08225
Matt Doran, Professional Engineer	840 North Main Street Pleasantville, New Jersey 08232
Joel M. Fleishman, Esquire	Fleishman-Daniels Law Offices, LLC 646 Ocean Heights Avenue, Suite 103 Linwood, New Jersey 08221
Robin Atlas, Secretary	City of Northfield 1600 Shore Road Northfield, New Jersey 08225

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 Roger and Edwina Hansen

Applicant's Mailing Address 4 Jimmie Leeds Rd, Suite 3 c/o David Goddard Galloway, NJ 08205

Applicant's Phone Number 609-226-4209 e-mail address dgoddard@olehansen.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:

- 1. () Appeal of action of administrative officer
- 2. () Interpretation of development ordinance or map
- 3. (X) Variance: "C" Variance (Hardship)
() "D" Use Variance
() "D" Non Conforming Use
- 4. () Conditional use
- 5. (X) a. Subdivision - Minor 2 lot
() b. Subdivision - Major
- 6. () a. Site Plan - Waiver
() b. Site Plan - Minor
() c. Site Plan - Major
() d. Site Plan application to follow
- 7. () Other

Proposed use, Building, or Subdivision is contrary to:

List Article and Section of the Ordinance from which Variance is sought:

None.

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: 1300 Argo Lane, Northfield

Tax Map BLK 175 LOT(S) 38 Dimension of Property varies, see plan

BLK _____ LOT(S) _____ Dimension of Property _____

Zoning District B1

Location approximately 1,500 feet from intersection of Shore Rd

and Argo Lane

Last Previous Occupancy Presently occupied

	<u>Size Existing Building</u>	<u>Proposed Structure</u>
Front (feet)	_____	_____
Deep (feet)	_____	_____
Square (feet)	_____	_____
Height (feet)	_____	_____
Story	_____	_____
Building Coverage	_____	_____

See minor subdivision plan with Zoning Schedule as prepared by Adams, Rehmann & Heggan¹⁰ Assoc, Inc dated Jan, 2020, last revised on 7-21-2020.

See Zoning Schedule on Minor Subdivision Plan

<u>SET BACKS ZONING REQ.</u>	<u>Present</u>	<u>Proposed</u>	
Frontage	_____	_____	Corner Lot Y or N
Front Yard	_____	_____	
Front Yard	_____	_____	
Side	_____	_____	
Side	_____	_____	
Rear	_____	_____	
Lot Size Area	_____	_____	

Prevailing Setbacks of Building within one Block _____ ft.

Present use RI proposed use RI Residential

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

Yes or No

If yes, when 5 lot major subdivision and site plan

and to whom Planning Board

Nature of appeal or application Resolution 10-7-2010 Attached.

Disposition Prelim Approval Date OCT 7, 2010 Hearing 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: 1300 Argo Lane.

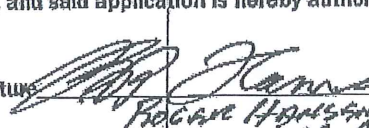
In the County of Atlantic State of N. J.

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

Block 175 Lot(s) 38 commonly known as N.A.

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

Owner's Signature


ROGER HANSEN EDWINA HANSEN

Applicant's Attorney Keith Davis

Phone # 609-927-1177

Address Nehmad, Perillo and Davis,

4030 Ocean Heights Ave
Egg Harbor Twp, NJ 08234

Applicant's Engineer Kevin Dixon

Phone # 609-652-7131

Address Dixon Assoc., 335 E. Jimmie Leeds Rd, 2ND Floor,

Applicant's Architect Surveyor

Galloway, NJ 08205

Phone #

Address ARH Assoc., 215 Bellevue Ave, Box 579, Hammonton, N

Applicant's Planner Same as Engineer

Phone # 609-561-0482

080

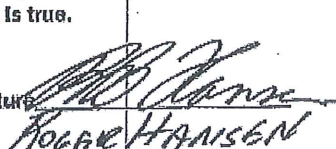
Address

Rich Heegan

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


ROGER HANSEN EDWINA HANSEN

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.

Project Narrative
(Prepared by David Goddard July 21, 2020)
Minor Subdivision of Block 175, Lot 38 at 1300 Argo Lane
For Roger and Edwina Hansen, Owners

Background

Roger and Edwina Hansen seek minor subdivision approval to create one new lot (38.01) for a total of two lots with the remainder Lot 38 consisting of their existing home at 1300 Argo Lane in Northfield, NJ as shown on the Minor Subdivision Plan for Block 175 Lot 38 prepared by Adams Rehmann and Heggan Associates (ARH) of Hammonton, NJ dated January 2020, last revised XXXXXX.

There was a prior Major Subdivision preliminary approval granted by the Northfield Planning Board for a 5 lot subdivision at a hearing dated October 7, 2010 but this project was never pursued by the Owners. An application was submitted in May, 2020 to propose a 3 lot minor subdivision with variances. This amended application is now filed for a “by-right” 2 lot subdivision with no variances required.

Street Access

Current access to the property is via a paved municipal street, Argo Lane. The Hansen property is located at the easterly end of Argo Lane. Access to the one new lot will be accomplished by extending Argo Lane for an additional 200 feet in the existing 15 foot municipal right of way as shown on the plan. This road extension will then provide 100 feet of improved road frontage for each of the two lots. The plan shows a profile of the new street extension construction per a detail provided by project engineer, Kevin Dixon, PE. Copies of the Description of Outbounds and Closure Reports for both lots are included with the package.

Environmental Issues

As part of the 2010 Planning Board application and approval, ARH had the freshwater wetlands delineated and accepted by the Department of Environmental Protection. This was noted on the Minor Subdivision Plan in Note No. 7. A 150 foot buffer was also established for the wetlands by NJDEP at that time. This only impacts the remainder Lot 38. Building in the wetlands and buffers is restricted by law.

In addition, a Jurisdictional Determination was made by NJDEP on March 24, 2008 (copy attached) that the subdivision and site development contemplated in that approval were not subject to NJDEP CAFRA or Waterfront Development permit rules and regulations.

Utilities and Roadway

The new home built on Lots 38.01 will be served by a septic system and a potable well, as is the case for the existing Hansen home on the remainder lot. Availability of public sanitary sewer is not within 100 feet, and therefore not available; as provided in Section 288-5 (a) of the Municipal Code septic systems will be used. Potable water is also not available at this location and therefore potable wells will be used as is the case with the existing Hansen home. Locations of the septic system and the potable well will be guided by and permitted for the future lot owners under existing municipal and county rules and regulations governing their permitting and construction.

Variances

No variances are requested or required for this 2 lot minor subdivision application.



Principals

Richard Rehmann, GISP
Chris Rehmann, PE, CME, PP, PLS
Richard Heggan, PLS, PP
Robert Heggan, PLS, PP

Description of Outbounds

Block 175 Lot 38 Remainder Lot; City of Northfield
County of Atlantic, State of New Jersey
1300 Argo Lane

All that certain tract or parcel of land and premises located at 1300 Argo Lane in the City of Northfield; encompassing Block 175, Lot 38, County of Atlantic, State of New Jersey bounded and described as follows:

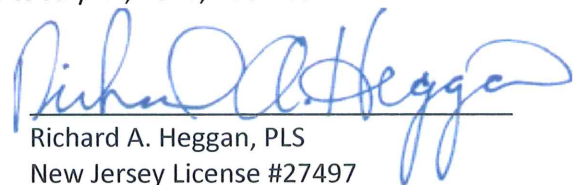
BEGINNING at a corner in the northerly line of Argo Lane, 15 feet wide public right of way, where the division line between Lands now or formerly of Atlantic City Country Club, Inc, Lot 1.01, and Lands now or formerly Rodger B. & Edwina Y. Hansen, Lot 38, intersects the same, said corner being North 26° 55' 05" East, a distance of 15.00 feet from a concrete monument found at the westerly corner of original Lot 38 in the southerly line of Argo Lane, and from said beginning point runs; thence,

- 1) Along said division line of lots, North 26° 55' 05" East , a distance of 438.28 feet to an angle in said the division line between Lot 38 and Lot 1.01; thence,
- 2) Along said division line of said lots, South 65° 34' 51" East, a distance of 370.90 feet, to a granite monument found at an angle in the division line between Lot 1.01 and original Lot 38 tract line; thence
- 3) Along said division line of lots, South 49° 04' 25" East, a distance of 215.58 feet to an angle in said line of lots; thence
- 4) Still along said division line of lots, South 40° 55' 35" West, a distance of 99.00 feet to another angle in said division line of lots; thence
- 5) Still along said division line of lots, South 81° 46' 42" West, a distance of 222.42 feet to another angle in said division line of lots; thence
- 6) Still along the division line of Lots, South 48° 34' 22" West, a distance of 12.86 feet to where the division line between Lot 38, remainder and Lot 38.01 intersects said original Lot 38 tract line; thence
- 7) Along the division line between Lot 38.01 and Lot 38, remainder, North 80° 06' 45" West, a distance of 281.47 feet to an angle in said division line of lots; thence
- 8) Along said division line of lots, South 26° 55' 05" West, a distance of 84.50 feet to the northerly line of Argo Lane, 15 feet wide; thence
- 9) Along said line of Argo Lane, North 62° 40' 55" West, a distance of 100.00 feet, to where the division line between Lands now or formerly of Atlantic City Country Club, Inc., Lot 1.01, and Lands now or formerly Rodger B. & Edwina Y. Hansen, Lot 38, intersects the same, and to the point and place of **beginning**.

SAID ABOVE DESCRIBED tract of land containing within said bounds 168,028.63 S.F.; or 3.857 Acres.

Being Lot 38 (Remainder Lot) as shown on "Plan of Minor Subdivision of Block 175 Lot 38, City of Northfield", by ARH Associates, dated January 8, 2020, revised to July 21, 2020, not filed.

July 21, 2020



Richard A. Heggan, PLS
New Jersey License #27497

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ARH Associates

Corporate Headquarters – 215 Bellevue Avenue – PO Box 579 – Hammonton, NJ 08037 – 609.561.0482 – fax 609.567.8909
Bloomfield Office – 2 Broad Street – Suite 602 – Bloomfield, NJ 07003 – 973.337.8562 – fax 973.337.8876

www.arh-us.com



Principals

Richard Rehmann, GISP
Chris Rehmann, PE, CME, PP, PLS
Richard Heggan, PLS, PP
Robert Heggan, PLS, PP

Description of Outbounds

Block 175 Lot 38.01 ; City of Northfield
County of Atlantic, State of New Jersey
1302 Argo Lane

All that certain tract or parcel of land and premises located at 1302 Argo Lane in the City of Northfield; encompassing Block 175, Lot 38.01, County of Atlantic, State of New Jersey bounded and described as follows:

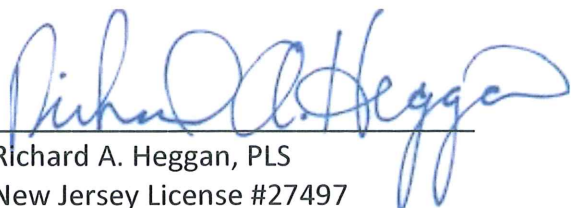
BEGINNING at a corner in the northerly line of Argo Lane, a 15 foot wide public right of way, where the division line between Lot 38, remainder, and Lot 38.01 intersects the same, said corner being South 62° 40' 55" East, along said line of Argo Lane, a distance of 100.00 feet from where said line of Argo Lane is intersected by the original tract line of the division line between Lands now or formerly of Atlantic City Country Club, Inc, Lot 1.01, and Lands now or formerly Rodger B. & Edwina Y. Hansen, Lot 38, original, now Lot 38, remainder, said corner being North 26° 55' 05" East, a distance of 15.00 feet from a concrete monument found at the westerly corner of original Lot 38 in the southerly line of Argo Lane, and from said beginning point runs; thence,

- 1) Along said division line of Lot 38 and Lot 38.01, North 26° 55' 05" East , a distance of 84.50 feet to an angle in said division line; thence,
- 2) Still along the division line between Lot 38 and Lot 38.01, South 80° 06' 45" East, a distance of 281.47 feet, to a point in the southeasterly tract line between Lot 1.01 and original Lot 38; thence
- 3) Along said southeasterly tract line of lots, South 48° 34' 22" West, a distance of 193.48 feet to the northerly line of Argo Lane, 15 feet wide; thence
- 4) Along said line of Argo Lane, North 53° 16' 15" West, a distance of 70.38 feet to an angle in same; thence
- 5) Along said line of Argo Lane, North 62° 40' 55" West, a distance of 128.38 feet, to where the division line between Lot 38 and Lot 38.01 intersects the same, and to the point and place of **beginning**.

SAID ABOVE DESCRIBED tract of land containing within said bounds 28,870.12 S.F.; or 0.663 acre.

Being Lot 38.01 as shown on "Plan of Minor Subdivision of Block 175 Lot 38, City of Northfield", by ARH Associates, dated January 8, 2020, revised to July 21, 2020, not filed.

July 21, 2020



Richard A. Heggan, PLS
New Jersey License #27497

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Principals
 Richard Rehmann, GISP
 Chris Rehmann, PE, CME, PP, PLS
 Richard Heggan, PLS, PP
 Robert Heggan, PLS, PP

**CLOSURE REPORT
 BLOCK 175 PROPOSED LOT 38
 CITY OF NORTHFIELD, ATLANTIC COUNTY
 NEW JERSEY**

INSTRUMENT SETUP

Instrument point: 301 193106.2061 479169.5419 row
 Backsight point: 301 193106.2061 479169.5419 row
 Backsight Bearing: N 00°00'00.0" E Distance: 0.000
 Remarks: **Remainder Lot 38**

TYPE	FROM	TO	DIRECTION	DISTANCE	NORTHING	EASTING
INV	301	201	N 26°55'05" E	438.280	193497.0002	479367.9581
INV	201	202	S 65°34'51" E	370.900	193343.6667	479705.6794
INV	202	203	S 49°04'25" E	215.580	193202.4426	479868.5612
INV	203	204	S 40°55'35" W	99.000	193127.6430	479803.7074
INV	204	205	S 81°46'42" W	222.420	193095.8363	479583.5734
INV	205	308	S 48°34'22" W	12.861	193087.3263	479573.9299
INV	308	307	N 80°06'45" W	281.467	193135.6579	479296.6437
INV	307	303	S 26°55'05" W	84.500	193060.3131	479258.3892
INV	303	301	N 62°40'55" W	100.000	193106.2061	479169.5419

Closure

Closing line: N 00°00'00.0" E 0.000 from 301 to 301
 Latitude (N): 0.000 Perimeter: 1825.008
 Departure (E): 0.000 **Error of Closure: 1:18250079736**

Area: 168028.63 Square feet 3.857 Acres

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Principals

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Richard Heggan, PLS, PP
Robert Heggan, PLS, PP

**CLOSURE REPORT
BLOCK 175 PROPOSED LOT 38.01
CITY OF NORTHFIELD, ATLANTIC COUNTY
NEW JERSEY**

INSTRUMENT SETUP

Instrument point: 303 193060.3131 479258.3892 Lot 38.02
Backsight point: 303 193060.3131 479258.3892 Lot 38.02
Backsight Bearing: N 00°00'00.0" E Distance: 0.000

Remarks: **PROPOSED LOT 38.01**

TYPE	FROM	TO	DIRECTION	DISTANCE	NORTHING	EASTING
INV	303	307	N 26°55'05.1" E	84.500	193135.6579	479296.6437
INV	307	308	S 80°06'45.2" E	281.467	193087.3263	479573.9299
INV	308	302	S 48°34'22.1" W	193.481	192959.3062	479428.8585
INV	302	300	N 53°16'15.0" W	70.380	193001.3960	479372.4507
INV	300	303	N 62°40'54.9" W	128.379	193060.3131	479258.3892

Closure

Closing line: N 00°00'00.0" E 0.000 from 303 to 303
Latitude (N): 0.000 Perimeter: 758.207
Departure (E): 0.000 Error of Closure: **1:7582074009**

Area: 28870.12 Square feet 0.663 Acres

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