

PMB&B

PERSKIE MAIRONE BROG BARRERA & BAYLINSON

A PROFESSIONAL CORPORATION

COUNSELLORS AT LAW
327 CENTRAL AVENUE, SUITE 200, LINWOOD, NJ 08221
PHONE: 609-601-1775 FAX: 609-601-8440

PHILIP J. PERSKIE*
STEVEN J. BROG**
CHRISTOPHER M. BAYLINSON***
ALEXANDER J. BARRERA*

COUNSEL TO THE FIRM
STEVEN P. PERSKIE*

RICHARD S. MAIRONE
(1968-2023)

*MASTER OF LAWS TAXATION
**ALSO MEMBER OF NY BAR
***CERTIFIED CIVIL TRIAL ATTORNEY

January 23, 2025

Via Hand Delivery

Robin Atlas, CTC, CMR
Planning Board Secretary
City of Northfield
1600 Shore Road
Northfield, NJ 08225

Re: Application of Bayview BBC Properties, LLC
3015 Cedarbridge Road and 2604 Zion Road
Block 9.01, Lots 10 and 22
Northfield, New Jersey
Our File No.: 12947-1

Dear Ms. Atlas:

We represent Bayview BBC Properties, LLC with respect to its application to the Northfield Planning Board scheduled to be heard on February 6, 2025. Bayview BBC makes application requesting minor subdivision approval to allow a lot line adjustment so Bayview BBC can sell a portion of its lot (Lot 22) to its neighbor (Thomas Shorter) to make Mr. Shorter's lot (Lot 10) larger. No variances are requested as part of the minor subdivision application. In support of the application, the following is enclosed for the Planning Board's review and consideration:

1. (1) – Planning Board Application with Addendum;
2. (1) – Plan of Minor Subdivision prepared by Monarch Surveying & Engineering dated 12/30/2024, revised through 01/17/25;
3. (1) – Plan of Survey prepared by Monarch Surveying & Engineering for Lot 10, last revised December 30, 2024;
4. (1) – Plan of Survey prepared by Monarch Surveying & Engineering for Lot 22, last revised December 30, 2024;
5. (1) – Letter of Authorization;
6. (1) – Corporate Disclosure Certification;

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Page 2 of 2

7. (1) – Confirmation of paid taxes.

The required application and escrow fees were previously provided to your office.

In accordance with Northfield's filing instructions, a copy of the application and supporting documents is being mailed to the individual Planning Board members.

Should you require any further information in advance of the February 6th hearing date, please do not hesitate to contact me.

Thank you as always for your kind consideration.

Very truly yours,

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON, P.C.

BY: 
CHRISTOPHER M. BAYLINSON
embaylinson@pmbb.com

CMB:dbm

Enclosures

c: Northfield Planning Board Members (w/ encl.)
Mr. Bob Cummings (via email) (w/ encl.)
Bruce R. McKenna, PE, PLS (via email) (w/ encl.)
Thomas W. Kimble, Broker/Salesperson (via email) (w/ encl.)
Thomas and Ashley Shorter (via email) (w/ encl.)

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 Bayview BBC Properties, LLC

Applicant's Mailing Address 2717 Zion Road, Northfield, NJ 08225

Applicant's Phone Number (609) 517-4626 e-mail address 471tuna@comcast.net

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: 3015 Cedarbridge Road and 2604 Zion Road

Tax Map BLK 9.01 LOT(S) 10 Dimension of Property 85 x 100

BLK 9.01 LOT(S) 22 Dimension of Property 100 x 291

Zoning District R-1

Location approximately N/A feet from intersection of Cedarbridge Road & Zion Road
 and Delmar Drive

Last Previous Occupancy N/A

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

SET BACKS ZONING REQ.

Present

Proposed

Frontage
Y or N

See attached sheet

Corner Lot

Front Yard

Front Yard

Side

Side

Rear

Lot Size Area

Prevailing Setbacks of Building within one Block N/A 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:

In the County of Atlantic State of New Jersey

and that I am the owner of all that certain lot, 22; Piece or parcel of land known as
Block 9.01 Lot(s) 22 commonly known as 2604 Zion Road

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

Owner's Signature 

Christopher M. Baylinson, Esq. - Attorney for Bayview BBC Properties, LLC

Applicant's Attorney Christopher M. Baylinson, Esq. Phone # (609) 601-1775

Address 327 Central Avenue, Suite 200, Linwood, NJ 08221

Applicant's Engineer Monarch Surveying & Engineering, LLC Phone # (856) 582-8200

Address P.O. Box 177, Pitman, NJ 08051

Applicant's Architect _____ Phone # _____

Address _____

Applicant's Planner Monarch Surveying & Engineering, LLC Phone # (856) 582-8200

Address P.O. Box 177, Pitman, NJ 08051

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 

Christopher M. Baylinson, Esq.

Attorney for Bayview BBC Properties, LLC

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.

ADDENDUM TO APPLICATION

**Application of Bayview BBC Properties, LLC
3015 Cedarbridge Road; Block 9.01, Lot 10
2604 Zion Road; Block 9.01, Lot 22
Northfield, New Jersey**

This is a request for a lot line adjustment (minor subdivision) between two property owners to allow one neighbor to sell some of his property to the other. Bayview BBC Properties, LLC (Robert Cummings, principal) is the owner of Lot 22 in Block 9.01, fronting Zion Road, with an address of 2604 Zion Road. Thomas Shorter is the owner of Lot 10 in Block 9.01, fronting on Cedarbridge Road, with an address of 3015 Cedarbridge Road.

Cummings proposes to sell approximately 7,750 square feet of Lot 22 to Shorter increasing the size of Shorter's lot. The lot size adjustments are as follows:

	<u>Existing</u>	<u>Proposed</u>
• Cummings – Lot 22	29,958 s.f.	21,848 s.f.
• Shorter – Lot 10	10,638 s.f.	18,388 s.f.

Two lots are existing, two lots are proposed, both conforming before and after the lot line change; no variances are necessary. Both lots will continue to conform with the 10,000 square foot lot area requirement in the R-1 zone. No variances are created as to either of the existing homes on the respective lots. In fact, the rear yard setback on the Shorter property is currently non-conforming at 16.6' and will conform as a result of the adjustment, it will exceed 100'.

While the subdivision plan makes reference to a variance for front yard setback on the Shorter property, no variance is required as the setback is unaffected by the lot line adjustment. The lot line change affects only the rear yard.

This is a minor subdivision application that conforms in all respects to the Ordinance. Although variances are not necessary, the proposal advances the purposes of zoning as the subdivision brings the Shorter rear setback into compliance with the Ordinance.

As the proposed minor subdivision complies with the Northfield Minor Subdivision Ordinance, the Board is guided by the Municipal Land Use Act to grant the requested approval.

Thomas Shorter
3015 Cedarbridge Road
Northfield, NJ 08225

January 17, 2025

Robin Atlas, CTC, CMR
Planning Board Secretary
City of Northfield
1600 Shore Road
Northfield, NJ 08225

Re: Application of Bayview BBC Properties, LLC
3015 Cedarbridge Road and 2604 Zion Road
Block 9.01, Lots 10 and 22
Northfield, New Jersey
Our File No.: 12947-1

Dear Ms. Atlas:

I am the owner of 3015 Cedarbridge Road, Block 9.01, Lot 10, in Northfield. I authorize Bayview BBC Properties, LLC to submit application to the Northfield Planning Board requesting minor subdivision approval for a lot line adjustment as between the referenced properties.

Thank you.



Thomas Shorter

CHRISTOPHER M. BAYLINSON, ESQUIRE
PERSKIE MAIRONE BROG BARRERA & BAYLINSON, P.C.
327 Central Avenue, Suite 200
Linwood, NJ 08221
(609) 601-1775

Attorneys for Applicant

IN THE MATTER OF THE APPLICATION) NORTHFIELD PLANNING BOARD
OF: BAYVIEW BBC PROPERTIES, LLC) DISCLOSURE CERTIFICATION
Concerning Block 9.01, Lots 10 and 22) PURSUANT TO N.J.S.A. 40:55D-48.1

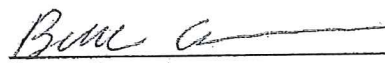
Bruce Cummings hereby certifies the following factual information:

1. I am a Member of Bayview BBC Properties, LLC, which is the applicant in the above-entitled matter.
2. Bayview BBC Properties, LLC is the owner of Block 9.01, Lot 22, with a street address of 2604 Zion Road.
3. The names and addresses of all those persons owning a 10% or greater interest in and to Bayview BBC Properties, LLC are as follows:

Robert Cummings
Bruce Cummings
c/o 2717 Zion Road
Northfield, NJ 08225

There are no other persons or entities holding a 10% or greater interest in Bayview BBC Properties, LLC.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.



Bruce Cummings

DATED: January 17, 2025

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

Certification of Taxes & Sewer Paid

TO: Chris Baylinson, Esq.

RE: Planning Board Application-Bayview BBC Properties, LLC

From: Robin Atlas, Tax Collector

DATE: January 21, 2025

RE: Certificate of taxes and sewer paid

BLOCK/LOT(S): Block 9.01 Lot 10

PROPERTY LOCATION: 3015 Cedarbridge Road, Northfield, NJ

PROPERTY OWNER OF RECORD: Thomas Shorter

This is to verify that this property located in Northfield has taxes paid to November 1, 2024 and Sewer paid to September 1, 2024. Taxes will be due for Q1 2025 February 1, 2025 with a 10-day grace period. Sewer will be due for 1st half 2025 March 1, 2025.

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

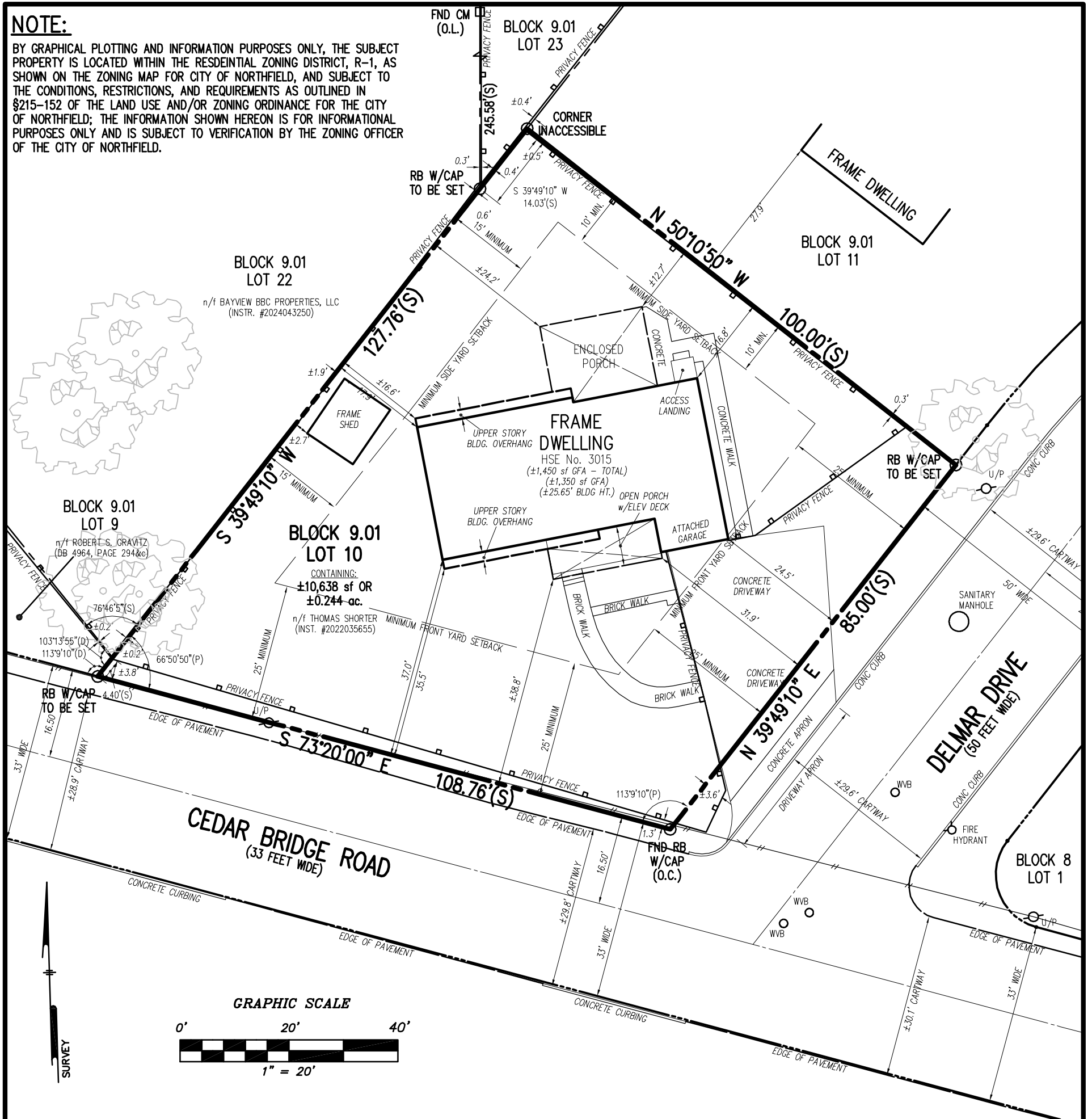
Certification of Taxes & Sewer Paid

TO: Chris Baylinson, Esq.
RE: Planning Board Application-Bayview BBC Properties, LLC
From: Robin Atlas, Tax Collector
DATE: January 21, 2025
RE: Certificate of taxes and sewer paid
BLOCK/LOT(S): Block 9.01 Lot 22
PROPERTY LOCATION: 2604 Zion Road, Northfield, NJ
PROPERTY OWNER OF RECORD: Bayview BBC Properties, LLC

This is to verify that this property located in Northfield has taxes paid to November 1, 2024 and Sewer paid to September 1, 2024. Taxes will be due for Q1 2025 February 1, 2025 with a 10-day grace period. Sewer will be due for 1st half 2025 March 1, 2025.

NOTE:

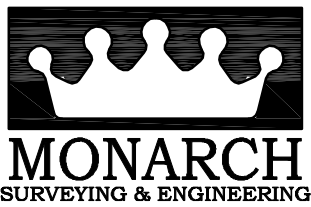
BY GRAPHICAL PLOTTING AND INFORMATION PURPOSES ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN THE RESIDENTIAL ZONING DISTRICT, R-1, AS SHOWN ON THE ZONING MAP FOR CITY OF NORTHFIELD, AND SUBJECT TO THE CONDITIONS, RESTRICTIONS, AND REQUIREMENTS AS OUTLINED IN §215-152 OF THE LAND USE AND/OR ZONING ORDINANCE FOR THE CITY OF NORTHFIELD; THE INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND IS SUBJECT TO VERIFICATION BY THE ZONING OFFICER OF THE CITY OF NORTHFIELD.



GENERAL NOTES:

1. THIS SURVEY PLAN DOES NOT GUARANTEE OWNERSHIP AS DOCUMENTS OF RECORD WHICH MAY HAVE BEEN REVIEWED AND CONSIDERED AS PART OF THIS PLAN ARE NOTED HEREON AND HAVE BEEN OBTAINED BY MONARCH SURVEYING & ENGINEERING, LLC. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH MAY AFFECT THIS PLAN.
2. ONLY COPIES OF THE ORIGINAL OF THIS PLAN CLEARLY MARKED WITH THE EMBOSSED SEAL OF THE NOTED PROFESSIONAL ENGINEER AND/OR LAND SURVEYOR SHALL BE CONSIDERED A VALID COPY.
3. IF FIELD CONDITIONS SHOULD REFLECT INCONSISTENCIES WITH THE INFORMATION AS SHOWN HEREON, MONARCH SURVEYING & ENGINEERING, LLC SHALL BE NOTIFIED PRIOR ANY CONSTRUCTION ACTIVITIES. SHOULD THE OWNER AN/OR CONTRACTOR CONTINUE WITHOUT NOTIFICATION TO MONARCH, THE HE/SHE ACCEPTS FULL RESPONSIBILITY.
4. BLOCK AND LOT NUMBERS AS SHOWN ARE BASED UPON THE TAX MAPS FOR CITY OF NORTHFIELD, ATLANTIC COUNTY, NEW JERSEY.
5. THIS PLAN IS SUBJECT TO ANY EASEMENTS AND/OR AGREEMENTS, WHICH MAY OR MAY NOT BE OF THE PUBLIC RECORD AND DISCLOSED AT THE TIME OF AN ABSTRACT OF TITLE OR TITLE SEARCH, WHICH MAY BE LOCATED BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE AT THE TIME OF SURVEY. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED UPON ABOVE GROUND STRUCTURES VISIBLE AT THE TIME OF THE FIELD SURVEY AND RECORD OR AS-BUILT DRAWINGS PROVIDED/OBTAINED BY MONARCH SURVEYING & ENGINEERING, LLC.
6. PROPERTY BOUNDARY/OUTBOUND SURVEY IS BASED UPON INFORMATION OBTAINED BY MONARCH SURVEYING & ENGINEERING, LLC, AS FOLLOWS:
 - A. DEED OR RECORD(S) AND/OR TITLE DOCUMENTS AS OBTAINED BY MONARCH SURVEYING & ENGINEERING, LLC.
 - B. FOUND SURVEY MONUMENTATION OR MARKERS RECOVERED AT TIME OF FIELD SURVEY OF SUBJECT PREMISES, DECEMBER 2024;
 - C. ALL BUILDINGS, SURFACE AND/OR SUBSURFACE IMPROVEMENTS, ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN, AND ARE BASED UPON FIELD SURVEY OF SUBJECT PREMISES PERFORMED BY MONARCH SURVEYING & ENGINEERING, LLC.
 - D. TOPOGRAPHIC INFORMATION AND/OR ELEVATIONS BASED UPON FIELD SURVEY OF SUBJECT PREMISES AND AN ASSUMED DATUM ESTABLISHED FOR THE PROJECT.

LAST REVISED: DECEMBER 30, 2024



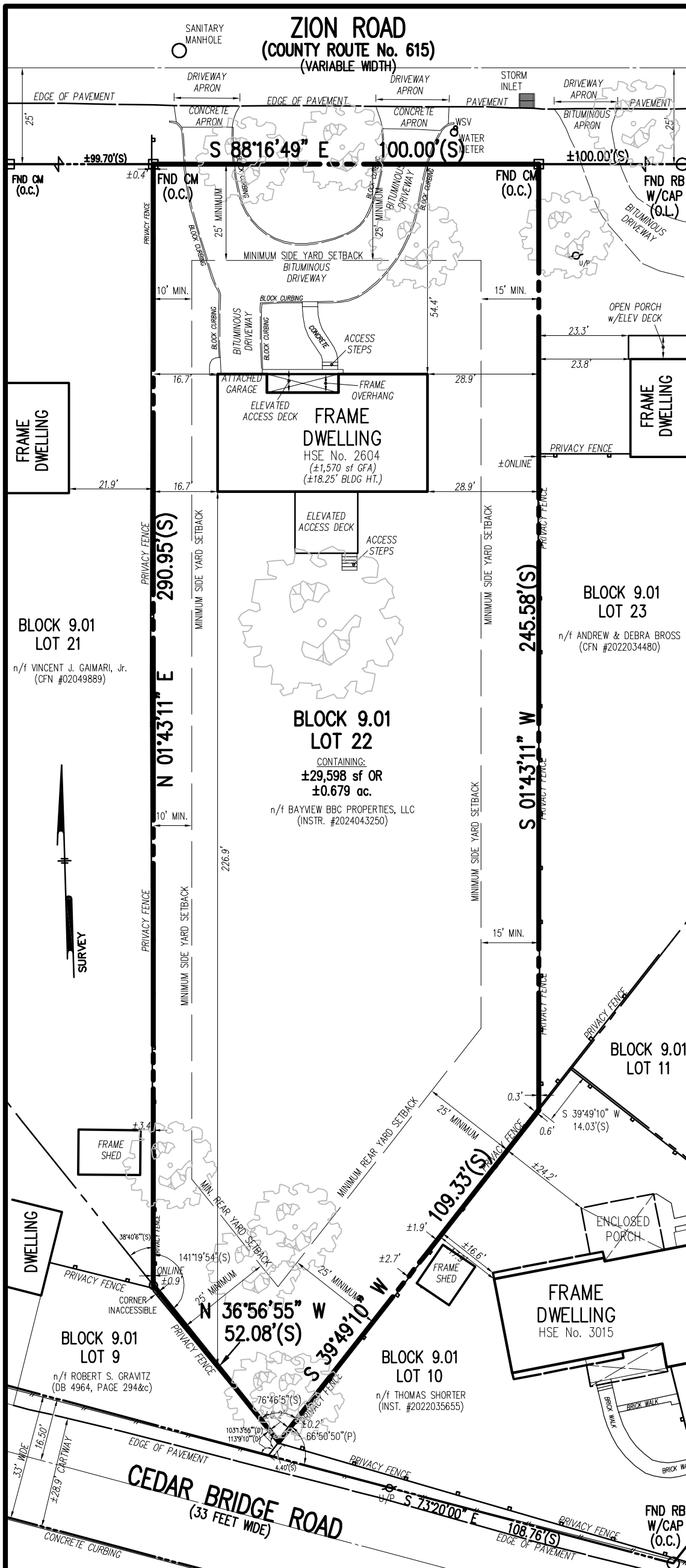
MONARCH
SURVEYING & ENGINEERING
P.O. BOX 177
PITMAN, NEW JERSEY 08071
PH (856) 582 - 8200 FAX (856) 582 - 8204
www.monarcheng.com
NJ CERT. OF AUTHORIZATION: 24GA28133000
DE CERT. OF AUTHORIZATION: S8-0000087

PLAN OF SURVEY
LOT 10 * BLOCK 9.01 * PLATE 2
No. 3015 CEADRBRIDGE ROAD
NORTHFIELD CITY, ATLANTIC COUNTY, NEW JERSEY

BRUCE R. MCKENNA
PROFESSIONAL LAND SURVEYOR, N.J. LIC. NO. GB-042562
PROFESSIONAL ENGINEER, N.J. LIC. NO. GB-042562

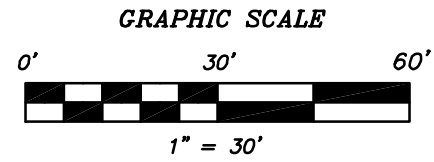
THOMAS SHORTER
3015 CEADRBRIDGE ROAD
NORTHFIELD, NEW JERSEY 08225

DATE 12/30/2024	SCALE 1" = 20'	DRAWN STAFF	CHECK BRM	JOB No. 224155B
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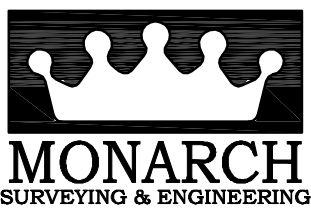


GENERAL NOTES:

1. THIS PLAN IS NOT INTENDED TO GUARANTEE OWNERSHIP. DOCUMENTS OF RECORD WHICH MAY HAVE BEEN REVIEWED AND CONSIDERED AS PART OF THIS PLAN OF SURVEY ARE NOTED HEREON AND HAVE BEEN OBTAINED BY MONARCH SURVEYING & ENGINEERING, LLC. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PLAN.
2. ONLY COPIES OF THE ORIGINAL OF THIS PLAN CLEARLY MARKED WITH THE PROFESSIONAL LAND SURVEYOR'S AND/OR ENGINEER'S SEAL SHALL BE CONSIDERED A VALID COPY.
3. BLOCK AND LOT NUMBERS AS SHOWN HEREON ARE BASED UPON THE TAX MAPS FOR CITY OF NORTHFIELD, ATLANTIC COUNTY, NEW JERSEY.
4. THIS PLAN IS SUBJECT TO ANY EASEMENTS OR AGREEMENTS, WHICH MAY OR MAY NOT BE OF THE PUBLIC RECORD AND DISCLOSED AT THE TIME OF AN ABSTRACT OF TITLE OR TITLE SEARCH, WHICH MAY BE LOCATED BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE AT THE TIME OF SURVEY. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED UPON ABOVE GROUND STRUCTURES VISIBLE AT THE TIME OF THE LIMITED FIELD SURVEY AND RECORD OR AS-BUILT DRAWINGS PROVIDED TO MONARCH SURVEYING & ENGINEERING, LLC.
5. THE LOCATION OF UNDERGROUND UTILITIES AND/OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON; WHEREAS ADDITIONAL BURIED UTILITIES AND/OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PREPARATION OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES. BEFORE ANY EXCAVATIONS ARE BEGUN, THE UNDERGROUND UTILITIES LOCATION SERVICE AT 1-800-272-1000 SHALL BE CONTACTED AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR EXCAVATION ACTIVITIES, IN APPLICABLE LAWS, RULES, AND REGULATIONS.
6. BY GRAPHICAL PLOTTING AND INFORMATION PURPOSES ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN THE RESIDENTIAL ZONING DISTRICT, R-1, AS SHOWN ON THE ZONING MAP FOR CITY OF NORTHFIELD, AND SUBJECT TO THE CONDITIONS, RESTRICTIONS, AND REQUIREMENTS AS OUTLINED IN §215-152 OF THE LAND USE AND/OR ZONING ORDINANCE FOR THE CITY OF NORTHFIELD; THE INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND IS SUBJECT TO VERIFICATION BY THE ZONING OFFICER OF THE CITY OF NORTHFIELD.
7. THE PROPERTY BOUNDARY INFORMATION AS SHOWN HEREON IS BASED UPON THE FOLLOWING INFORMATION OBTAINED BY MONARCH SURVEYING & ENGINEERING, LLC:
 - A. DEED OR RECORD(S) AND/OR TITLE DOCUMENTS AS OBTAINED BY MONARCH SURVEYING & ENGINEERING, LLC;
 - B. FOUND SURVEY MONUMENTATION/MARKERS RECOVERED AT TIME OF LIMITED FIELD SURVEY OF SUBJECT PREMISES, DECEMBER 2024;
 - C. ALL BUILDINGS, SURFACE/SUBSURFACE IMPROVEMENTS, ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN, AND ARE BASED UPON LIMITED FIELD SURVEY OF SUBJECT PREMISES PERFORMED BY MONARCH SURVEYING & ENGINEERING, LLC.
 - D. TOPOGRAPHIC INFORMATION AND/OR ELEVATIONS BASED UPON FIELD SURVEY OF SUBJECT PREMISES AND AN ASSUMED DATUM ESTABLISHED FOR THE PROJECT.
8. THE PROPERTY APPEARS NOT TO BE ENCUMBERED WITH FRESHWATER WETLANDS BASED UPON GIS RESOURCE DATA MADE AVAILABLE BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND SUBJECT TO VERIFICATION BY THE NEW JERSEY DEPART. OF ENV. PROTECTION.
9. IF FIELD CONDITIONS REFLECT ANY INCONSISTENCIES WITH THE INFORMATION SHOWN, THEN MONARCH SURVEYING & ENGINEERING, LLC. SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES. SHOULD THE CONTRACTOR AND/OR OWNER CONTINUE WITHOUT NOTIFICATION TO TO MONARCH, THEN HE AND/OR SHE ASSUMES FULL RESPONSIBILITY.
10. UNLESS OTHERWISE NOTED HEREON, OUTBOUND/PROPERTY CORNERS NOT FOUND OR SET, AS INDICATED HEREON, HAVE NOT BEEN SET DUE TO THE TIMING IN PREPARING AND WILL BE SET WITHIN 30 DAYS OF THE DATE OF THIS PLAN. THE LAND SURVEYOR RESERVES THE RIGHT TO REVISE SUCH PLAN BASED UPON ADDITIONAL EVIDENCE OR INFORMATION PROVIDED OR OBTAINED IN SETTING SAID CORNER MARKERS.
11. ALL DIMENSIONS TO BUILDING ARE MEASURED TO BLOCK OR CONCRETE FOR STONE VENEER (IF APPLICABLE).
12. FF=FINISHED FLOOR BF=BASEMENT FLOOR
TB=TOP OF BLOCK GF=GARAGE FLOOR



LAST REVISED: DECEMBER 30, 2024



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PLAN OF SURVEY
LOT 22 * BLOCK 9.01 * PLATE 2
No. 2604 ZION ROAD
NORTHFIELD CITY, ATLANTIC COUNTY, NEW JERSEY

BAYVIEW BBC PROPERTIES, LLC
2604 ZION ROAD
NORTHFIELD, NEW JERSEY 08225

BRUCE R. MCKENNA
PROFESSIONAL LAND SURVEYOR, N.J. LIC. NO. GB-042562
PROFESSIONAL ENGINEER, N.J. LIC. NO. GB-042562

DATE 12/30/2024	SCALE 1" = 30'	DRAWN STAFF	CHECK BRM	JOB No. 224155A
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