

MANOS LAW FIRM, LLC

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Elias T. Manos, Esq.

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▪ Member of NJ & PA Bars

February 18, 2025

Via Hand Delivery

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

**RE: Application of Jackpot Properties LLC
Block 16.01, Lot 60
250 Tilton Road
Northfield, NJ
Site Plan Waiver**

Dear Ms. Atlas:

This firm represents Jackpot Properties LLC in connection with the above referenced application to the City of Northfield Planning Board seeking a site plan waiver to construct an accessory pergola structure to the existing furniture store building on the above reference property. The accessory pergola structure will be an open structure with the louvers to open and close it with screening and will be utilized as a sitting area for customers. Landscaping and a fence will also be provided. The proposed accessory pergola requires no variances. Since this is a site plan waiver application seeking no variances, the New Jersey Municipal Land Use Law and the City of Northfield Land Use and Development Code does not require public notice. In connection with the application, enclosed please find the following:

1. City of Northfield Planning Board Application;
2. Fee Schedule;
3. Addendum to Application;
4. Corporate Disclosure Statement;
5. 200' List with tax map of the subject property (although, as noted, no public notice is required);
6. Certification of Taxes and Sewer Paid;
7. Survey (requesting waiver) prepared by Arthur Ponzio Co. dated November 13, 2024 (1 sheet);

MANOS LAW FIRM, LLC

February 14, 2025

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8. Site Plan (requesting waiver) prepared by Arthur Ponzio Co. dated November 19, 2024 (1 sheet); and
9. Architectural plans prepared by Peter C. Weiss, RA, dated January 8, 2025 (3 sheets);

I am also providing a copy of the above to the City of Northfield Construction Office and Fire Department by hand delivery and mailing a copy to all Board Members and professionals per the attached list. Further, a pdf version of the above is being provided. The application fee in the amount of \$500.00 and the escrow fee in the amount of \$500.00 are additionally enclosed.

Upon receipt of this submission, would you kindly confirm the date for the public hearing on this application.

Thank you very much for your kind attention to this matter. In the event you have any questions, comments or concerns, please do not hesitate to contact me.

Very truly yours,

MANOS LAW FIRM, LLC

By: 

ELIAS T. MANOS

leo@manoslawfirm.com

Encl.

Cc. City of Northfield Construction Office (via hand delivery) (w/encl.)
City of Northfield Fire Department (via hand delivery) (w/encl.)
Planning Board Members and Professionals per attached list (via regular mail) (w/encl.)
Client (via email) (w/encl.)
Arthur Ponzio, PP (via email) (w/encl.)
Peter C. Weiss, RA (via email) (w/encl.)

C:\Users\LEManos\Documents\Client Directory\Schwartz, David\Atlas, Robin filing Application.doc

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 Jackpot Properties LLC

Applicant's Mailing Address 250 Tilton Road, Norhtfield, NJ 08225

Applicant's Phone Number 609-407-5002 e-mail address david@surroundingsfurniture.com

Applicant is a: Corporation

Partnership

Individual

Limited Liability Company

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. See attached 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:

NA - No variances required

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: 250 Tilton Road

Tax Map BLK 16.01 LOT(S) 60 Dimension of Property 250.17' x 875' x 200' x 723.46'

BLK _____ LOT(S) _____ Dimension of Property _____

Zoning District R-C (Regional Commercial)

Location approximately 700 feet from intersection of the boundary lines of Northfield
and Egg Harbor Township

Last Previous Occupancy Furniture Store

	<u>Size Existing Building</u>	<u>Proposed Structure (Pergola)</u>
Front (feet)	<u>100'</u>	<u>29'</u>
Deep (feet)	<u>117'</u>	<u>80'</u>
Square (feet)	<u>11,178 sf</u>	<u>2,320 sf</u>
Height (feet)	<u>18.5'</u>	<u>18.5'</u>
Story	<u>1 story</u>	<u>1 story</u>
Building Coverage	<u>7%</u>	<u>7.2 %</u>

SET BACKS ZONING REQ.

		<u>Present</u>	<u>Proposed</u>	
Frontage	200'	<u>250.17'</u>	<u>No change</u>	Corner Lot
Y or N				
Front Yard	65'	<u>117.40</u>	<u>No change</u>	
Front Yard		<u></u>	<u></u>	
Side	15'	<u>15.94</u>	<u>No change</u>	
Side	15'	<u>71.25</u>	<u>46.25</u>	
Rear	35'	<u>611'</u>	<u>No change</u>	
Lot Size Area	80,000 sf	<u>168,718 +/- sf</u>	<u>No change</u>	

Prevailing Setbacks of Building within one Block 100 +/- ft.

Present use Furniture Store proposed use Furniture Store with pergola addition

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

Yes or No

If yes, when July 10, 2014

and to whom Jackpot Properties LLC

Nature of appeal or application Sign variances

Disposition Granted Date September 4, 2014

Application for Subdivision NA site plan - conditional use approval NA

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

Owner X Tenant NA

Purchaser under Contract (submit copy) NA Other NA

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. NA - Applicant is the owner

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 16.01 Lot(s) 60 commonly known as 250 Tilton Road, Northfield, NJ

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

Jackpot Properties LLC

Owner's Signature By: _____

David Schwartz, Authorized Member

Applicant's Attorney Elias T. Manos, Esquire Phone # 609-335-1873

Address Manos Law Firm, LLC, 2408 New Road, Suite 2, Northfield, NJ 08225

Applicant's Engineer Arthur Ponzio Co., LLC Phone # 609-344-5194

Address 400 N. Dover Avenue, Atlantic City, NJ 08401

Applicant's Architect Peter C. Weiss Phone # 609-822-9616

Address 38 E. Oakcrest Avenue, Northfield, NJ 08225

Applicant's Planner Same as Engineer above 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.

Jackpot Properties LLC

Applicants Signature By: _____

David Schwartz, Authorized Member

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 Planning Board
SUMMARY OF PLANNING BOARD FEE SCHEDULE
Consult Fee Ordinance (Revised Ordinance 9-2012) For Details and Clarification
SUBMIT COPY OF THIS SCHEDULE WITH CHECKS

The fee to be paid shall be the sum of fees for the component elements of the plat or plan. Proposals requiring a combination of approvals such as subdivision, site plan, and/or variance, shall pay a fee equal to the sum of the fee for each element, except in cases where a preliminary and final application is applied for and decided by the Planning Board at the same time, in which case the greater of the two fees shall be paid. Additional fees may be assessed for extraordinary review costs not otherwise covered herein. One check must be submitted for all required fees (including the required Publication fee set forth in subparagraph K), unless otherwise specifically excepted, and a second check must be submitted for Professional Escrow. Please call the Planning Board Secretary at 641-2832 (ext. 127) with any questions.

All fees are non-refundable and are calculated as follows:

A. Application for Development Permit, Submit to Zoning Office (amended as per Ordinance 9-2012)	
1. Commercial	\$ 200.00
2. Residential-Per Lot	\$ 100.00
3. Accessory Structure	\$ 50.00
4. Sheds 100sf or less	No Fee
B. Minor Subdivision Application	
1. Each Informal Review	\$100.00
2. Application Fee	\$250.00 plus \$50.00 per lot
3. Tax Map Revision	\$100.00 per each subdivided (new) lot or \$10.00 per lot, whichever is greater (Section 3.14 of amended ordinance 8-2001, sub-paragraph X)
C. Major Subdivision Application	
1. Each Informal Review	\$200.00 plus \$25.00 per lot
2. Preliminary Plat Application Fee	\$500.00 plus \$25.00 per lot
3. Final Plat Application Fee	\$500.00 plus \$25.00 per lot
4. Tax Map Revision	\$75.00 per each subdivided (new) lot
D. Site Plan Application	
1. Each Informal Review	\$250.00 plus \$5.00 for each 100 square feet of building area up to 2,000 square feet and \$2.50 for each additional 200 square feet or fraction thereof
2. Preliminary Application Fee	Non-residential \$500.00 plus \$50.00 for building area up to 2,000 square feet and \$25.00 for each additional 200 square feet or fraction thereof
3. Final Application Fee	\$500.00
E. Building Permit Appeals	
	\$500.00 for Non-residential \$250.00 for Residential
F. Interpretation Request	
	\$250.00; If interpretation request is accompanied by a variance request, the fee for the variance shall apply
G. "C" Variance	
	\$300.00 for one variance \$100.00 for each additional variance \$75.00 for each lot subject to the variance
H. "D" Variance	
	\$1,000.00 for one variance \$200.00 for each additional variance \$150.00 for each lot subject to the variance

I. Conditional Uses	\$500.00
J. Review Fee for Environmental Impact Report (EIR) –for those Applications which require review of an EIR	\$500.00 in addition to Professional Escrow fee
K. Publication Fee- <i>all applications are subject to this fee</i>	\$50.00
L. Waiver of site plan fee	\$500.00
M. Continuance Fee (unless at the direction of the Board) in addition to other applicable fees	\$250.00 for each continuance
N. Variance Request for Time extension-request for extension of time within which any variance must be exercised (per request)	\$250.00
O. Special Meetings	\$250.00 in addition to required fees \$100.00 additional if notice of meeting is required
P. Amended Site Plans and Sub-Divisions	\$150.00 for minor changes (no building, parking or significant changes) plus sufficient copies of the plat incorporating the changes as may be necessary for distribution. No fee if requested by the City. For significant changes, fees are equal to one-half the fee required for initial submission based on the current fee schedule. Sufficient copies of the plat are required as noted above. If the proposed changes involve a change of use, the application will be considered a new application and full payment of fees will be required.
Q. Certificates of Approval of Sub-Division	\$175.00
R. Certificate of existing non-conforming use	\$175.00
S. Copies of Records	\$75.00 for a copy of each meeting tape; \$75.00 for each stenographer session-to be supplied by Applicant.
T. All other applications not specifically mentioned herein	\$500.00 for commercial applications \$250.00 for non-commercial applications

SEE NORTHFIELD LAND USE AND DEVELOPMENT ORDINANCE SECTION 3.14 FOR MORE DETAIL OF FEE SCHEDULE.

REFUNDS AND WITHDRAWALS

There are no refunds of escrow if application is withdrawn within 24 hours of hearing date. Application fees are non-refundable.

If variance application, fee is \$150.00. If withdrawn within 10 days of hearing date, fee is \$250.00.

If other than variance, fee is \$100.00. If withdrawn within 10 days of hearing date, fee is \$100.00.

After payment of fee for withdrawal of application, all other fees deposited, with the exception of fees payable for professional review costs will be refunded. However, for all applications:

WITHDRAWAL WITHIN TWENTY- FOUR HOURS OF TIME OF THE SCHEDULED MEETING WILL RESULT IN NO REFUND TO APPLICANT AND ALL FEES PREVIOUSLY DEPOSITED SHALL BE FORFEITED.

PROFESSIONAL REVIEW COSTS

All applications require professional review costs and a separate check for these costs must be submitted with the application and other required fees. Professional review costs for attorney, planner, engineer or other professional retained on behalf of the Planning Board of the City of Northfield for the purpose of review, analysis, inspection or preparation of documents shall be the responsibility of the applicant and are held in escrow. The applicant shall, at the time of filing an application, be required to post the minimum amount specified in addition to all other filing fees.

Review fees shall be held and disbursed according to the law by the City Treasurer at the direction of the Planning Board Secretary. An accounting shall be kept of each applicant's deposit, and professional fees shall be paid from the account and charged to the applicant. Any monies not expended for professional services shall be returned to the applicant upon final approval, denial or withdrawal of the application. If, at any time during the procedure, the monies posted shall have been expended, the applicant shall be required to post such additional sums not to exceed the amount of the initial payment for each replenishment. The applicant shall not be entitled to proceed with the application until such time as the necessary monies have been posted to guarantee payment of professional service fees.

Professional Review Costs are paid by the applicant (escrow) and the following minimum deposits are required in addition to all other filing fees:

a.	Interpretation	\$250.00
b.	Interpretation of variance	\$500.00
c.	Building permit appeals	\$500.00
d.	"C" variance	\$500.00
e.	"D" variance	\$1,000.00
f.	Major Subdivision	\$1,000.00
g.	Minor Subdivision with no variances	\$500.00
h.	All other residential	\$250.00
i.	All other commercial (Site Plan Waiver)	\$500.00

Recreation Impact Fee for all Major and Minor Subdivisions and site plans-The contribution cost is \$2,500.00 per newly created lot (not including the original lot) and dwelling unit. This condition of approval must be satisfied before the signing of the final plat or filing with the County Clerk. This fee must be paid prior to filing of deeds if the applicant perfects the subdivision in that manner. No building permits will be issued for dwelling units created by site plans for residential development until this fee is paid. This is per Ordinance 8-2005 which amends the 1986 Land Use and Development Ordinance.

For additional information and fees for Bonding, Inspection fees, and revised plats see section 3.14 under "Fees" contained within the Land Use and Development Ordinance.

The Planning Board of the City of Northfield shall have the right to waive any fee in accordance with NJSA 40:55D-8.

ADDENDUM TO APPLICATION

Application of Jackpot Properties LLC Block 16.01, Lot 60 250 Tilton Road Northfield, NJ

Jackpot Properties LLC ("Applicant") is the owner of the property located at 250 Tilton Road, which is identified on the City of Northfield tax map as Block 16.01, Lot 60. The property is located in the Regional Commercial (i.e. RC) Zoning District. The property is the site of the existing Surroundings Interiors furniture store, which has existed for several years.

The Applicant is seeking to construct an accessory pergola to the existing furniture store building on the property. The accessory pergola structure will be an open structure with the louvers to open and close it with screening and will be utilized as a sitting area for customers. Landscaping and a fence will also be provided. The accessory pergola will be located to the left side of the existing building, when facing the property from Tilton Road. It is proposed to be one story in height and approximately 2,320 square feet in area. The Applicant's proposal for the accessory pergola is more fully shown on the plans submitted with the application.

Site Plan Waiver

The accessory pergola structure requires no variances. The property is large at approximately 168,718 square feet in total area. Existing building coverage is only approximately 7% and with the pergola structure will increase to only approximately 7.2%. The proposed accessory pergola is one story in height exceeds the front, side and rear yard setback requirements for the RC Zoning District. Given the minimal disturbance to the property of an accessory proposed pergola, fence and landscaping, the very low total building coverage of approximately 7.2% and that the proposed accessory pergola exceeds the front, side and rear yard setback requirements for the RC Zoning District, the Applicant submits that a site plan waiver is warranted.

The Applicant will provide additional testimony at the time of the hearing to justify the variance and site plan waiver being requested.

MANOS LAW FIRM, LLC

By: 

ELIAS T. MANOS

leo@manoslawfirm.com

Dated: February 18, 2025

MANOS LAW FIRM, LLC

Elias T. Manos, Esq. – NJ Attorney ID #026092004
2408 New Road, Suite 2
Northfield, New Jersey 08225
Phone: (609) 335-1873
Facsimile: (609) 257-6075
Email: leo@manoslawfirm.com
Attorneys for Applicant Jackpot Properties LLC

IN THE MATTER OF THE APPLICATION
OF: JACKPOT PROPERTIES LLC
Concerning Block 16.01, Lot 60

NORTHFIELD PLANNING BOARD
DISCLOSURE CERTIFICATION
PURSUANT TO N.J.S.A. 40:55D-48.1

David Schwartz hereby certifies the following factual information:

1. I am a member of Jackpot Properties LLC, a New Jersey limited liability company which is the applicant in the above-entitled matter.
2. Jackpot Properties LLC is the owner of the above-captioned property.
3. The names and addresses of all those persons owning a 10% or greater interest in and to Jackpot Properties LLC are as follows:

David Schwartz - 50%
14 N. Sumner Avenue
Margate City, NJ 08402

Christine Borchardt - 50%
14 N. Sumner Avenue
Margate City, NJ 08402

4. There are no other persons or entities holding a 10% or greater interest in Jackpot 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.



DAVID SCHWARTZ

DATED: February 18, 2025



City of Northfield

TAX ASSESSOR'S OFFICE

1600 SHORE ROAD, NORTHFIELD, NEW JERSEY 08225

DECEMBER 6, 2024

Manos Law Firm, LLC
2408 New Road, Suite 2
Northfield, NJ 08225

**Block 16.01 Lot(s) 60
250 Tilton Road
Northfield, NJ 08225**

Dear Manos Law Firm, LLC,

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

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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

No City Streets

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

**No County Roads:
Tilton Road CR #563**

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

**No State Roads
within 200 ft.**

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

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
16.01 8	1675 BURTON AVENUE	15C	CITY OF NORTHFIELD 1600 SHORE RD NORTHFIELD, NJ	08225
16.01 57	TILTON RD	4A	GURWICZ & SONS INC 331 TILTON RD P.O. BOX 5 NORTHFIELD, NJ	08225
16.01 58	TILTON RD	1	PATRONI FAMILY LP, C/P SANTORI, ADEO 105 S. IROQUOIS AVENUE MARGATE, NJ	08402
16.01 59	332 TILTON RD	4A	332 TILTON ROAD, L.L.C. 332 TILTON ROAD NORTHFIELD, NJ	08225
16.01 62	200 TILTON RD 63.02, 61	4A	KENSINGTON SQUARE, LLC 1 CANALE DR EGG HARBOR TWP, NJ	08234
17 2	201 TILTON RD	4A	LONDON SQUARE ASSOCIATES, L.L.C. 331 TILTON RD, P O BOX 5 NORTHFIELD, NJ	08225
17 3.01	231 TILTON RD	4A	MB 231, LLC 231 TILTON RD NORTHFIELD, NJ	08225
17 3.02	221 TILTON RD	15A	ATLANTIC CITY RESCUE MISSION 2009 BACHARACH BLVD ATLANTIC CITY, NJ	08401

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: Elias T. Manos, Esq.

RE: Jackpot Properties LLC

From: Robin Atlas, Tax Collector

DATE: December 9, 2024

RE: Certificate of taxes & sewer paid

BLOCK/LOT(S): Block 16.01, Lot 60

PROPERTY LOCATION: 250 Tilton Road

PROPERTY OWNER OF RECORD: Jackpot Properties, LLC

This is to verify that this property located in Northfield has paid taxes to February 1, 2025 and sewer to March 1, 2025.