

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 Jenine Avellini

Applicant's Mailing Address 18 Fairway Avenue, Northfield, NJ 08225

Applicant's Phone Number 718-753-6970 e-mail address niniavellini@yahoo.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 Side-yard set back variance

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: 18 Fairway Avenue, Northfield, NJ 08225

Tax Map BLK 144 LOT(S) 18 Dimension of Property 50' x 150'

BLK _____ LOT(S) _____ Dimension of Property _____

Zoning District R-2

Location approximately 300 feet from intersection of Shore Road
 and Fairway Avenue

Last Previous Occupancy Chris & Denise Costello

	<u>Size Existing Building</u>	<u>Proposed Structure</u>
Front (feet)	<u>26' 1"</u>	<u>26' 1"</u>
Deep (feet)	<u>64' 1"</u>	<u>64' 1"</u>
Square (feet)	<u>2,428 sf</u>	<u>2,884 sf</u>
Height (feet)	<u>26.8'</u>	<u>26.8'</u>
Story	<u>2</u>	<u>2</u>
Building Coverage	<u>23.7%</u>	<u>23.7%</u>
Back	<u>32' 1/2"</u>	<u>32' 1/2"</u>

SET BACKS ZONING REQ.

Present

Proposed

Frontage	<u>50.0'</u>	<u>50.0'</u>	Corner Lot
Y or N			
Front Yard	<u>29.48'</u>	<u>29.48'</u>	
Front Yard	<u> </u>	<u> </u>	
Side Left	<u>+/- 7.8/ 12.68'</u>	<u>+/- 7.8/ 12.68'</u>	
Side Right	<u>5.11' / 8.11'</u>	<u>5.11' / 8.11'</u>	
Rear	<u>55.92'</u>	<u>55.92'</u>	
Lot Size Area	<u>7,500 sf</u>	<u>7,500 sf</u>	

Prevailing Setbacks of Building within one Block _____ ft.

Present use Residential proposed use Residential

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

Yes or No X

If yes, when _____

and to whom _____

Nature of appeal or application variance; existing non-conforming

Disposition _____ Date 07/29/24

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: 18 Fairway Avenue, Northfield

In the County of Atlantic State of New Jersey

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

Block 144 Lot(s) 18 commonly known as 18 Fairway Avenue

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

Owner's Signature Brian I Callaghan attorney for owner

Applicant's Attorney Brian Callaghan Phone # 609-348-5300

Address 101 N. Washington Avenue, suite 14, Margate, NJ 08402

Applicant's Engineer _____ Phone # _____

Address _____

Applicant's Architect Daniel Mascione Phone # 609-383-9000

Address 1409 New Road, Northfield, NJ 08225

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 Brian I Callaghan Esq attorney 8/9/24
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.



**Atlantic County
Document Summary Sheet**

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
	Consideration	\$400,000.00				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	10/27/2022				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		CHRISTOPHER COSTELLO				
		DENISE COSTELLO				
	GRANTEE	Name			Address	
		JENINE AVELLINI			18 FAIRWAY AVENUE, NORTHFIELD, NJ 08225	
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	19	144	18		19	

* DO NOT REMOVE THIS PAGE.
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.



**Atlantic County
Document Summary Sheet**

ATLANTIC COUNTY CLERK

5901 MAIN ST
MAYS LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ
JOSEPH J. GIRALO, COUNTY CLERK
RECORDED 11/30/2022 11:42:22
RCPT # 1694846 RECD BY E-RECORD
NAME FEE
RECORDING FEES 70.00
INSTRUMENT# 2022064288
VOL 15352 PAGE 1 OF 6

Official Use Only

Transaction Identification Number

6391970 7760681

Submission Date(mm/dd/yyyy) 10/27/2022

No. of Pages (excluding Summary Sheet) 4

Recording Fee (excluding transfer tax) \$70.00

Realty Transfer Tax \$3,215.00

Total Amount \$3,285.00

Document Type DEED/NO EXEMPTION FROM REALTY TRANSFER FEE

Municipal Codes
NORTHFIELD 19

Batch Type L2 - LEVEL 2 (WITH IMAGES)

498218

Return Address (for recorded documents)

AGENTS TITLE LLC
1630 NEW RD STE 2C
NORTHFIELD, NJ 08225

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**

4386AT

Deed - Bargain and Sale
(Covenant as to Grantor's Acts)

Prepared by:
Michael R. Mosca, Esq

DEED

This Deed is made on **October 27**, 2022

**BETWEEN: CHRISTOPHER COSTELLO AND DENISE COSTELLO,
HUSBAND AND WIFE,**

Whose address is 18 Fairway Ave, Northfield, New Jersey 08225,

Referred to as the Grantor

And: JENINE AVELLINI,

Whose address is 18 Fairway Avenue, Northfield NJ 08225

Referred to as the Grantee

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Four Hundred Thousand Dollars (\$400,000.00).

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of the City of Northfield,
Block No. 144 Lot No. 18

No property tax identification number is available on the date of this deed. (Check box if applicable)

Property. The property consists of ALL THAT CERTAIN lot, tract or parcel of land and premises situate, lying and being in the City of Northfield, County of Atlantic and State of New Jersey, and being more particularly described as follows:

[X] See Attached Legal Description annexed hereto and made part hereof as Exhibit "A".

The above legal description as provided in File No. 4386AT-01 by Agents Title Agency, LLC, Northfield, New Jersey.

BEING the same land and premises which became vested in Christopher Costello and Denise Costello, husband and wife, by Quitclaim Deed from Denise Kriesman n/k/a Denise Costello, dated 12/27/2004, recorded 1/20/2005, in the Atlantic County Clerk/Register's Office in Deed Book 11928, Page 1, Instrument No. 2005007166. (\$1.00 Consideration)

Denise Kriesman, by deed from Alice A. Wilson and Robert T. Wilson, dated 9/18/2002, recorded 9/24/2002, in the Atlantic County Clerk/Register's Office in Deed Book 7307, Page 1, Instrument No. 2085871.

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 4386AT-01

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in City of Northfield, Atlantic County, and State of New Jersey being more particularly described as follows:

BEGINNING at a found iron pin at a point in the southwesterly line of Fairway Avenue (50 ' Wide), said point being 250.00 feet northwest from the northwesterly line of Shore Road (54.5 ' Wide), said point also being in the division line between Lot 16 and Lot 18, Block 144 as appears on the Official Tax Map of the City of Northfield and extends; thence

- 1) South 44 degrees 52 minutes 41 seconds West, along said division line, a distance of 150.00 feet to a point in the division line between Lot 8 and said Lot 18, Block 144; thence**
- 2) North 45 degrees 07 minutes 19 seconds West, along said division line, a distance of 50.00 feet to a point in the division line between Lot 19 and said Lot 18, Block 144; thence**
- 3) North 44 degrees 52 minutes 41 seconds East, along said division line, a distance of 150.00 feet to a set iron pin at a point in the said line of Fairway Avenue; thence**
- 4) South 45 degrees 07 minutes 19 seconds East, along said line of Fairway Avenue, a distance of 50.00 feet to the point and place of BEGINNING.**

**FOR INFORMATIONAL PURPOSES ONLY:
BEING premises No. 18 Fairway Ave..**

BEING Tax Block: 144, Tax Lot: 18

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

SELLER'S INFORMATION

Name(s)
Christopher Costello and Denise Costello, husband and wife

Current Street Address
18 Fairway Avenue

City, Town, Post Office
Northfield

State
NJ

Zip Code
08225

PROPERTY INFORMATION

Block(s) Lot(s) Qualifier
144 18

Street Address
18 Fairway Ave.

City, Town, Post Office
City of Northfield

State
NJ

Zip Code
08225

Seller's Percentage of Ownership Total Consideration Owner's Share of Consideration Closing Date
100% \$400,000.00 \$400,000.00 10/27/2022

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 16 Apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
8. Seller did not receive non-like kind property.
9. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
10. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
11. The deed is dated prior to August 1, 2004, and was not previously recorded.
12. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
13. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
14. The property transferred is a cemetery plot.
15. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
16. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
17. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

SELLER'S DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

10/27/22 Date Signature (Seller) Christopher Costello Indicate if Power of Attorney or Attorney in Fact

10/27/22 Date Signature (Seller) Denise Costello Indicate if Power of Attorney or Attorney in Fact

NOTE FOR INFORMATION:

18 Fairway Ave, Tax Block: 144, Tax Lot: 18, City of Northfield, in Atlantic County, NJ

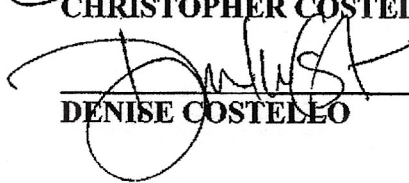
NOTE - Mailing Address:

18 Fairway Ave, Northfield, NJ 08225

Promises to the Grantee. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights, which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:


CHRISTOPHER COSTELLO

DENISE COSTELLO

STATE OF NEW JERSEY}

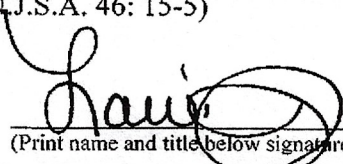
SS.

COUNTY OF ATLANTIC}

I CERTIFY that on **October 27**, 2022

CHRISTOPHER COSTELLO AND DENISE COSTELLO, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each persons):

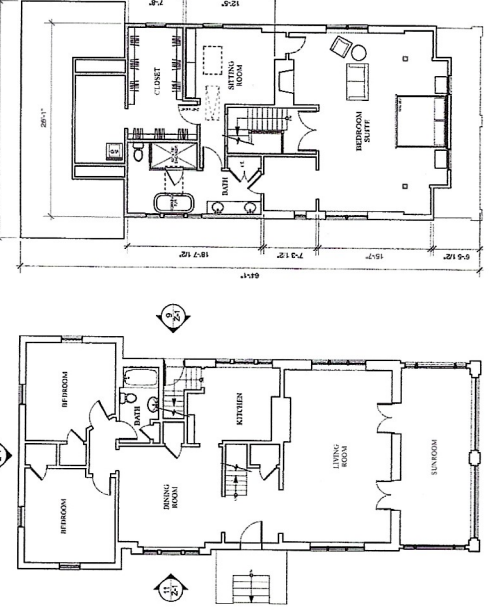
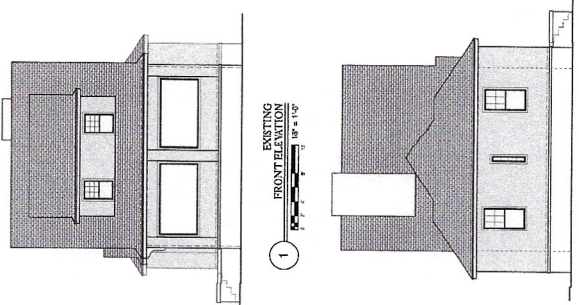
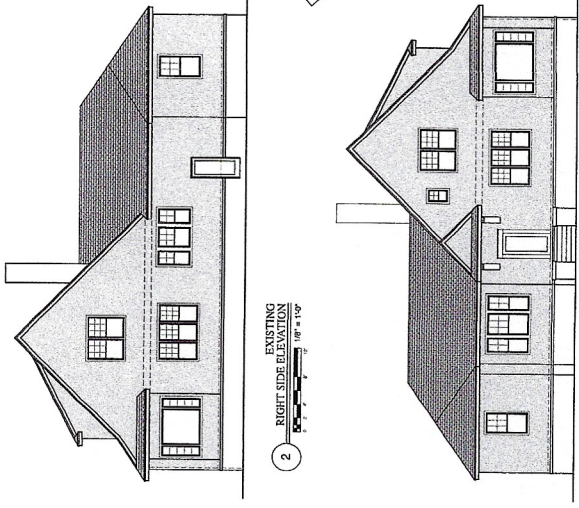
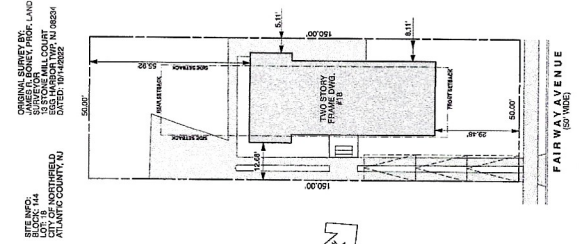
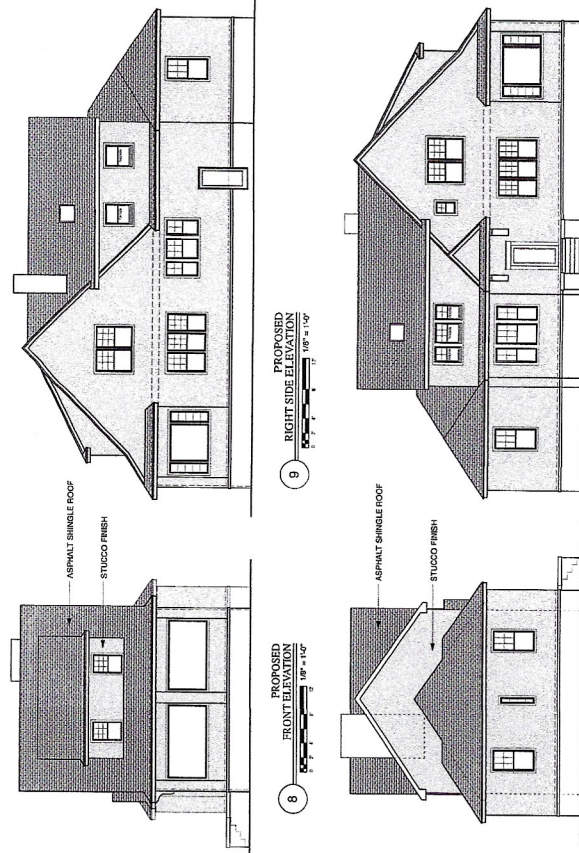
- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$400,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46: 15-5)


(Print name and title below signature)

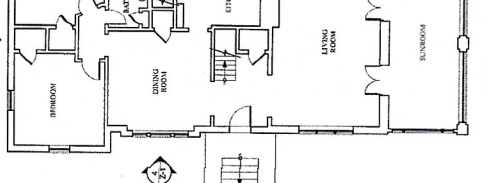
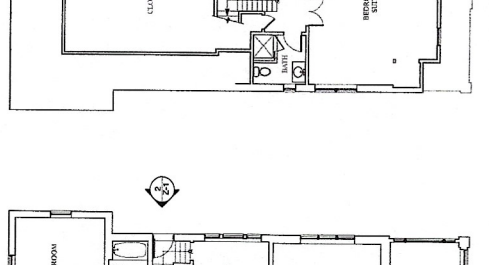
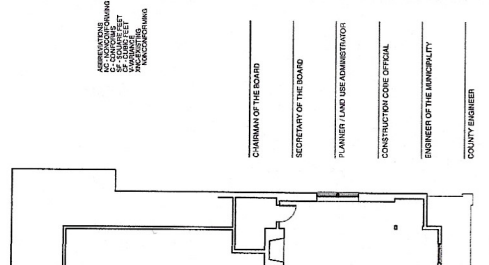
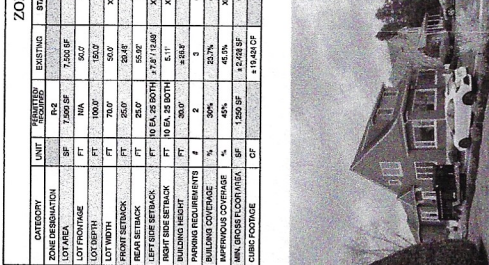
LAURA ANNE WIDECRANTZ
Notary Public, State of NJ
My Commission Expires
April 16, 2023
Commission #2212113

Record & Return to

Agents Title
1630 New Rd., Suite 2C
Northfield, NJ 08225



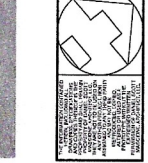
CATEGORY	UNIT	REQUIRED	EXISTING	PROPOSED	STATUS	REMARKS
ZONE DESIGNATION	SP	R-2	R-2	R-2	C	--
LOT AREA	SF	7,500 SF	7,500 SF	7,500 SF	C	--
LOT FRONTAGE	FT	150.0'	150.0'	150.0'	C	--
LOT DEPTH	FT	50.0'	50.0'	50.0'	C	--
LOT WIDTH	FT	75.0'	75.0'	75.0'	C	--
ROAD SETBACK	FT	25.0'	25.0'	25.0'	C	--
REAR SETBACK	FT	25.0'	25.0'	25.0'	C	--
NEAR SETBACK	FT	25.0'	25.0'	25.0'	C	--
HEIGHT	FT	30.0'	30.0'	30.0'	C	--
PARKING REQUIREMENTS	#	2	2	2	C	--
BUILDING COVERAGE	%	20%	20%	20%	C	--
APPROXIMATE COVERAGE	%	45%	45%	45%	C	--
MIN. GROSS FLOOR AREA	SF	1,250 SF	1,250 SF	1,250 SF	C	--
CUBIC FOOTAGE	CF	+ 18,444 CF	+ 18,444 CF	+ 18,444 CF	C	--



DATE: 07.30.2024
 PROJECT: 24221
 DRAWING NO. Z-1
 SHEET NO. 1 OF 1

PROJECT: AVELLINI RESIDENCE
 Northfield, New Jersey
 Block: 44 Lot: 18

TITLE: VARIANCE PLAN
 EXISTING AND PROPOSED
 PLOT PLAN & ZONING SCHEDULE



REVISIONS:	DATE	BY	DESCRIPTION

CHAMAN OF THE BOARD
 SECRETARY OF THE BOARD
 PLANNER / LAND USE ADMINISTRATOR
 CONSTRUCTION CODE OFFICIAL
 ENGINEER OF THE MUNICIPALITY
 COUNTY ENGINEER
 SECRETARY OF COUNTY ENGINEER

DANIEL SCOTT
 MASCIONE
 ARCHITECT
 1408 WEST 42ND STREET, SUITE 202
 NORTHFIELD, NJ 08841
 TEL: 908.398.1234
 FAX: 908.398.1235
 WWW.DSCOTTARCHITECT.COM

