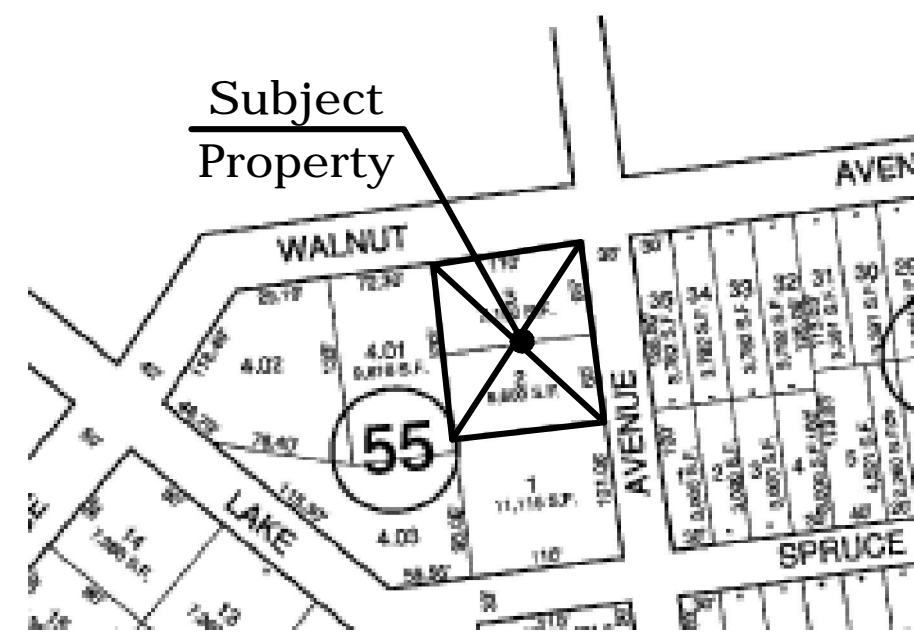


ZONING SCHEDULE

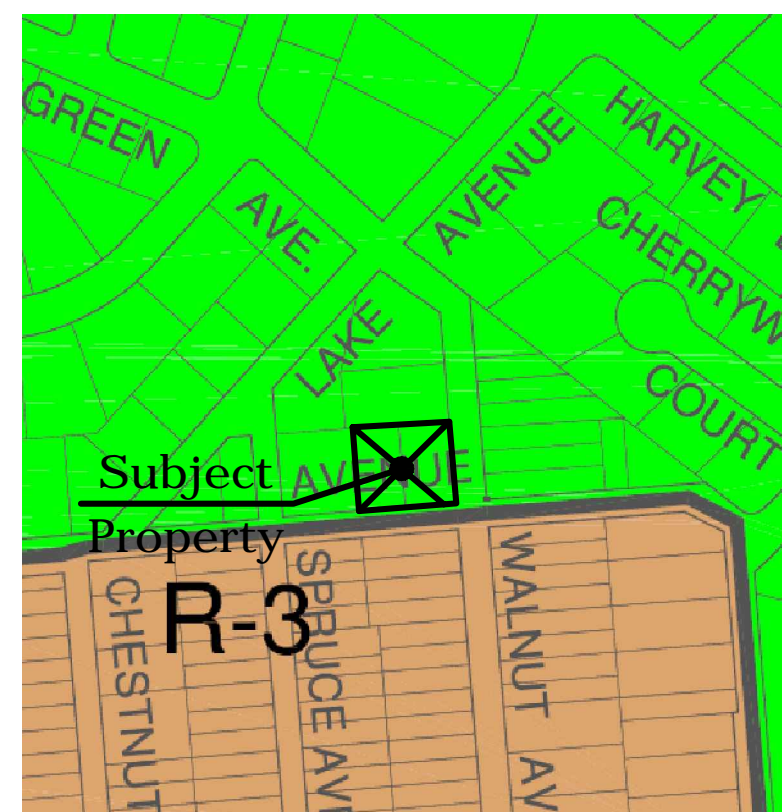
R1 - Residential, Single Family District					
ZONING ELEMENT	PERMITTED OR REQUIRED	EXISTING CONDITIONS	LOT NUMBER	PROPOSED CONDITIONS	STATUS
Use	Single Family Residential	Single Family Residential	Lot 2 Lot 3	Single Family Residential	C C
Area	10,000 Sq. Ft.	6,600 Sq. Ft. 7,150 Sq. Ft.	Lot 2 Lot 3	6,600 Sq. Ft. 7,150 Sq. Ft.	ENC ENC
Lot Width	100'	60' 65'	Lot 2 Lot 3	60' 65'	ENC ENC
Lot Depth	100' or lot width (whichever is greater)	110' 110'	Lot 2 Lot 3	110' 110'	C C
Front Yard Setback (Maple Avenue)	25'	10.5' N/A	Lot 2 Lot 3	10.5' 25.0' minimum	ENC C
Front Yard Setback (Walnut Avenue)	25'	N/A N/A	Lot 2 Lot 3	N/A 25.0' minimum	C C
One Side Yard Setback	10'	9.7' N/A	Lot 2 Lot 3	9.7' 10.0' minimum	ENC C
Both Side Yard Setbacks	25'	29.0' N/A	Lot 2 Lot 3	29.0' N/A corner lot	C C
Rear yard Setback	25'	62.8' N/A	Lot 2 Lot 3	62.8' 25.0' minimum	C C
Impervious Coverage	40%	27.80% N/A	Lot 2 Lot 3	27.8% 40% maximum	C C
Building Coverage	25%	16.80% N/A	Lot 2 Lot 3	16.8% 25% maximum	C C
Building Height	30' Maximum	N/A	Lot 2 Lot 3	less than 30' less than 30'	C C
Accessory Building -Side Yard Setback	10'	12.2' N/A	Lot 2 Lot 3	13.5' 10.0' minimum	C C
-Rear Yard Setback	10'	3.6' N/A	Lot 2 Lot 3	8.0' 10.0' minimum	ENC C

NOTE: THE ABOVE ZONING CONTROLS ARE REQUIRED TO BE SHOWN PURSUANT TO THE NEW JERSEY "MAP FILING LAW" AND ARE THE CONTROLS IN EFFECT AS OF THE DATE OF THE RECORDING OF THIS PLAN AND SUBJECT TO CHANGE BY VARIANCE AND MUNICIPAL ORDINANCE AMENDMENT AND MASTER PLAN REVISION, AND ARE NOT TO BE CONSTRUED AS COVENANTS OR RESTRICTIONS RUNNING WITH THE LAND

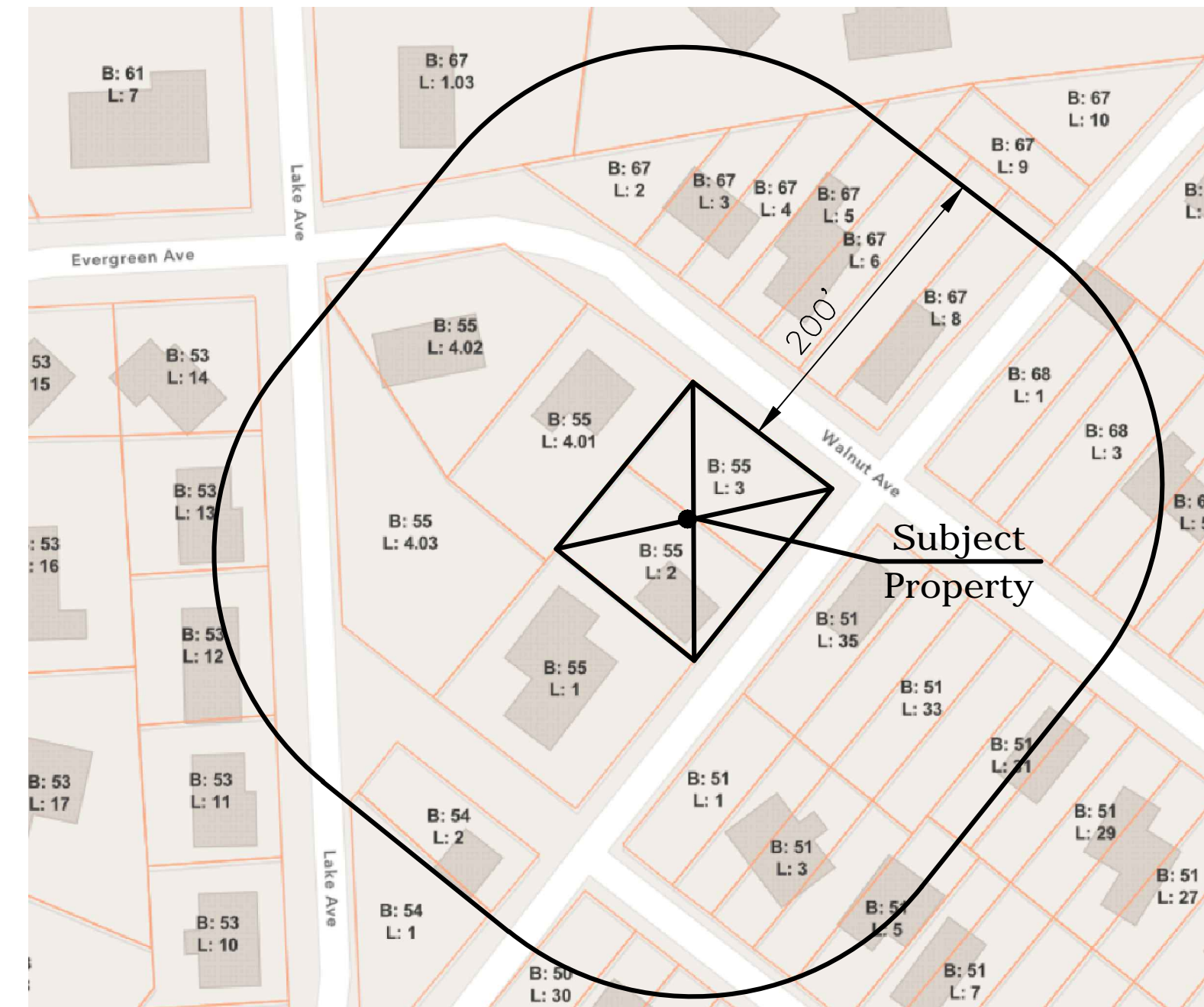
TAX MAP



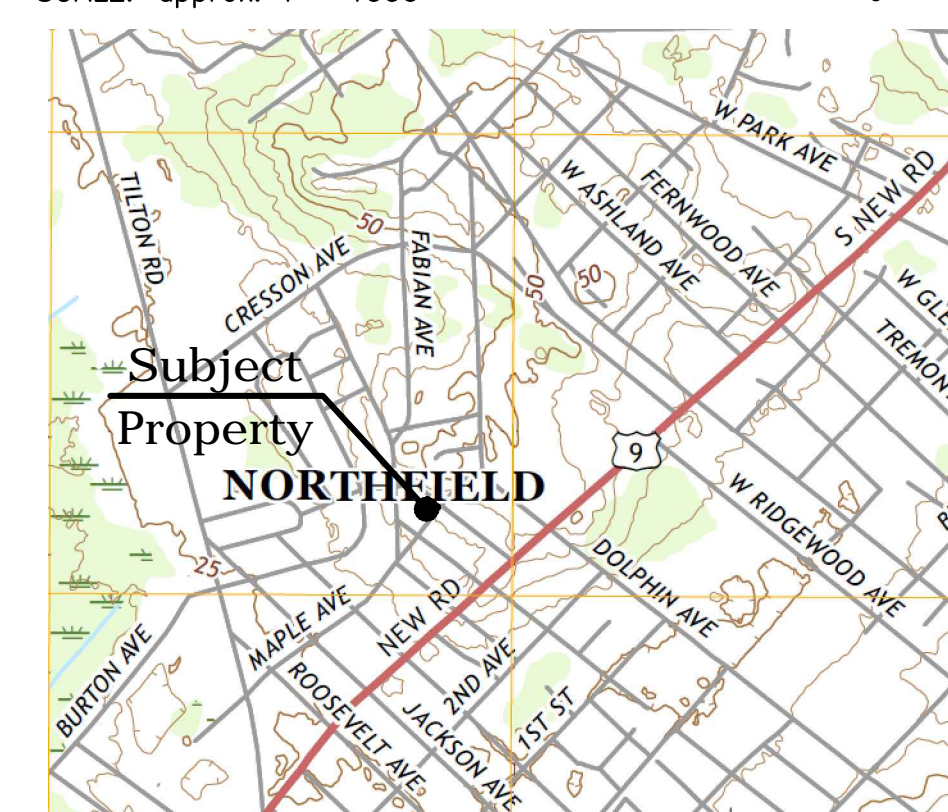
ZONING MAP



AREA PLAN



KEY MAP



OWNER'S CERTIFICATION
IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF SAID MAP IS GIVEN.

TAX COLLECTOR'S CERTIFICATION
I HEREBY CERTIFY THAT TAXES HAVE BEEN PAID ON THE LANDS SUBDIVIDED BY THIS MAP.

MUNICIPAL ENGINEER'S CERTIFICATION
I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW", RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL PLANNING BOARD APPROVAL
CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE CITY OF NORTHFIELD PLANNING OR ZONING BOARD ON:

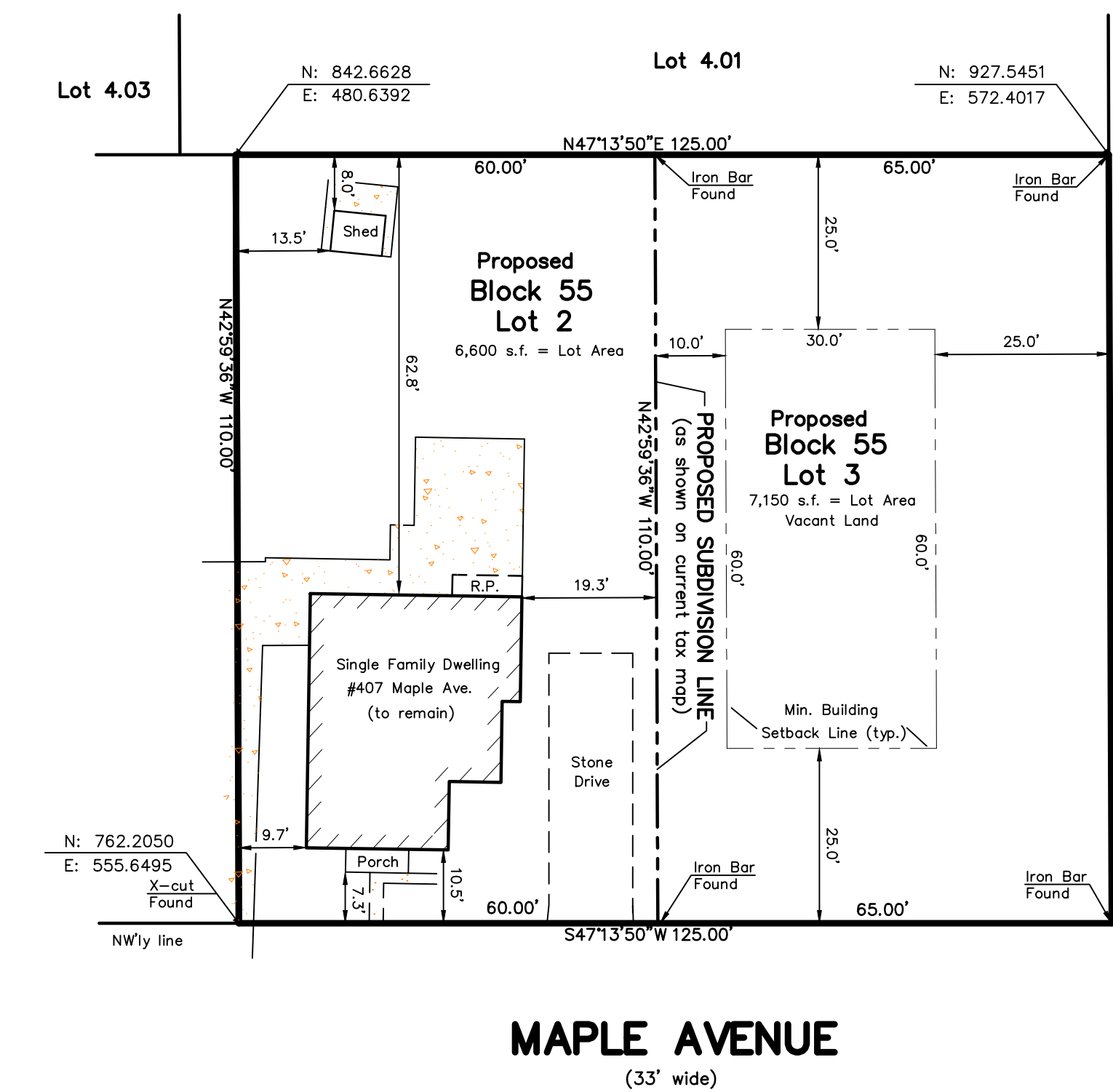
WHICH DATE IS ONE HUNDRED AND NINETY (190) DAYS AFTER APPROVAL AS A MINOR SUBDIVISION BY THE CITY OF NORTHFIELD PLANNING OR ZONING BOARD.

GENERAL INFORMATION

- Applicant:** Sean McDaniels, #407 Maple Avenue, Northfield, NJ 08225; (609) 703 7806;
- Premises in Question:** Block 55 Lots 2 & 3, #407 Maple Avenue; Shown on tax map sheet #10 (2008);
- Owners:** Sean McDaniels, #407 Maple Avenue, Northfield, NJ 08225;
- Purpose of Subdivision:** To formally divide two (2) lots as shown on the current and official Tax Map (sheet #10);
- Zoning District:** Subject property is located in R-1 Residential, Single Family District;
- Area:** Total area of tract = 13,750 Sq.Ft. (0.32 Acres);
- Survey:** Boundary information depicted on SUBDIVISION PLAN reflects results of a survey performed in accordance with N.J.A.C. 13:40-5.1 by Paul Koelling & Associates on 12/29/2025;
- UTILITIES:** Municipal sewerage, public water supply, gas service and normal overhead utilities exist; Existing connections to be utilized by future construction to the extent possible; Configuration of new utility connections shall be determined by Architect or Design Engineer at time of building permit applications;
- Easements & Deed Restrictions:** No easements, other than typical blanket utility service easements, or deed restrictions are known to exist or appear in deeds of record and none are proposed;
- FIRM Zone:** Subject Properties are located in a F.E.M.A. Preliminary Flood Insurance Rate Map Zone "X-Unshaded" as shown on Map# 34001C0318F;
- Variations:** No variations are requested from the Zoning Ordinance of the City of Northfield in connection with this MINOR SUBDIVISION proposal as shown in ZONING SCHEDULE.

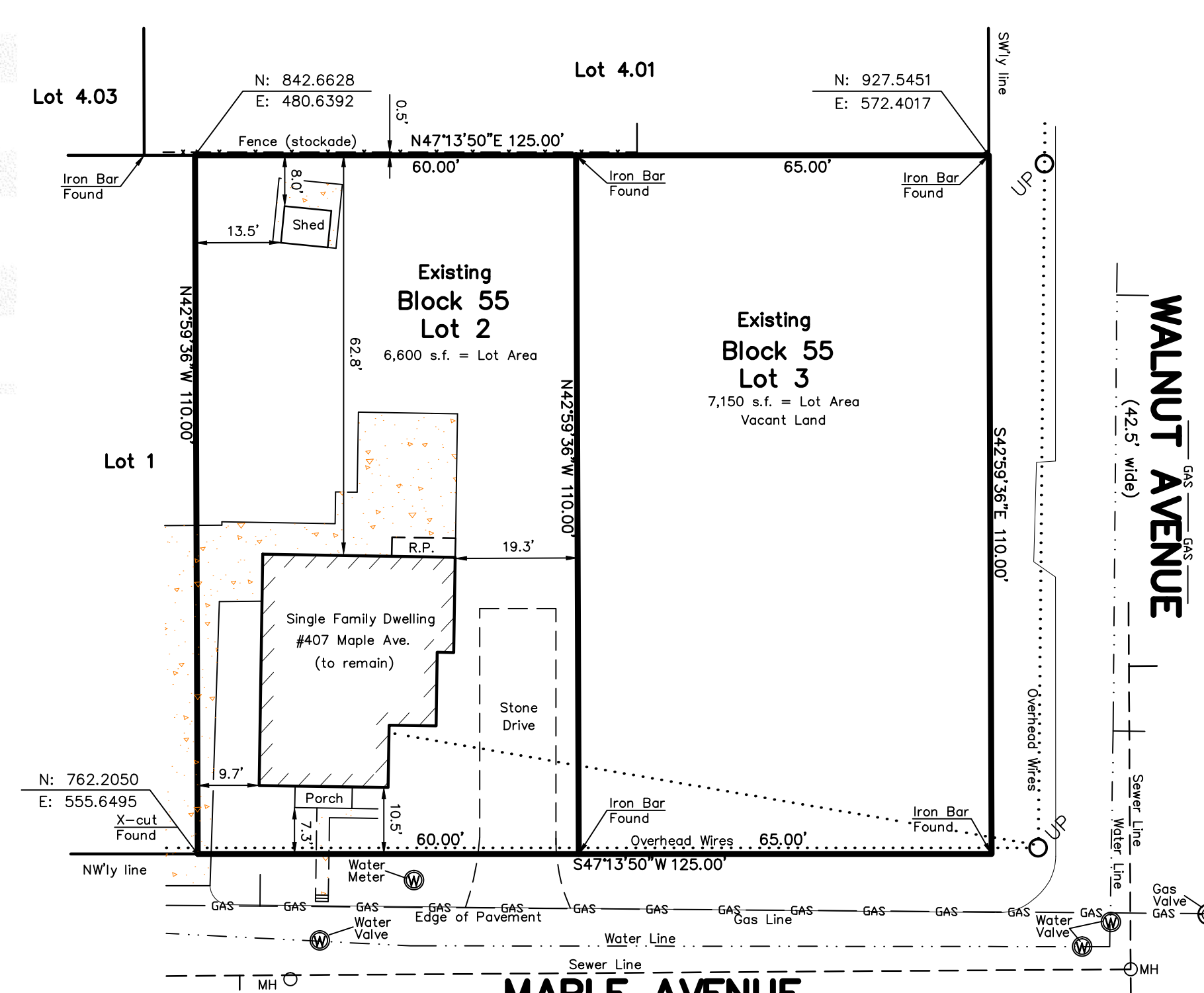
SURROUNDING OWNERS

Block Lot	Property Location	Property Class	Owner Address	Zip Code
50 26	526 SPRUCE AVE Additional Lot 27	2	SWENSON, STAN M. 526 SPRUCE AVE NORTHFIELD, NJ	08225
50 28	500 MAPLE AVE 25,30	2	RASKIE II, LLC 222 S COLONNE AVE EGG HARBOR CITY, NJ	08215
51 1	525 SPRUCE AVE	2	LAWLESS, DANIEL & ELIZABETH M 525 SPRUCE AVE NORTHFIELD, NJ	08225
51 5	523 SPRUCE AVE	2	FOLEY, LISA & DALE 523 SPRUCE AVE NORTHFIELD, NJ	08225
51 6	519 SPRUCE AVE 7	2	VADQUEZ, HECTOR R. & ENRIQUE B. 519 SPRUCE AVENUE NORTHFIELD, NJ	08225
51 30	528 WALNUT AVE 31	2	PAISLEY, JENNA 528 WALNUT AVENUE NORTHFIELD, NJ	08225
51 32	538 WALNUT AVE	2	RECYCLED HOMES LLC 538 WALNUT AVE NORTHFIELD, NJ	08225
53 11	604 LAKE AVE	2	WARRINGTON, JOYCE A. 604 LAKE AVENUE NORTHFIELD, NJ	08225
53 12	606 LAKE AVE	2	SHROGEL, CLARA N 606 LAKE AVE NORTHFIELD, NJ	08225
53 13	608 LAKE AVE	2	GERSTEL, GARY M 608 LAKE AVE NORTHFIELD, NJ	08225
53 14	610 LAKE AVE	2	DESALLE, JUDITH M 610 LAKE AVE NORTHFIELD, NJ	08225
54 1	MAPLE AVE	1	GOLDSTEIN, STEPHEN J 583 MAPLE AVE NORTHFIELD, NJ	08225
54 2	501 MAPLE AVE	2	GOLDSTEIN, STEPHEN J 501 MAPLE AVE NORTHFIELD, NJ	08225
55 1	499 MAPLE AVE	2	PETRINO, WILLIAM A & DENISE A 499 MAPLE AVE NORTHFIELD, NJ	08225
55 3	MAPLE AVE	1	MCDANIELS, SEAN 228 E ROSEDALE AVE NORTHFIELD, NJ	08225
55 4,01	508 WALNUT AVE	2	GONZALEZ, BERNICE 508 WALNUT AVE NORTHFIELD, NJ	08225
55 4,02	610 WALNUT AVE	2	PRUCHNICKY, ANDRZEJ & ROZALINA RUTCHENVA 610 WALNUT AVE NORTHFIELD, NJ	08225
55 4,03	507 LAKE AVE	2	VIBA HOMES, LLC 639 WINDMOUNT AVE VENTNOR, NJ	08406
57 2	505 WALNUT AVE 3,4	2	PATTERSON, DIANE 605 WALNUT AVENUE NORTHFIELD, NJ	08225
57 5	603 WALNUT AVE 6	2	OSCAR, JUSTIN & KRISTA DUKASSI- 603 WALNUT AVE NORTHFIELD, NJ	08225
57 7	601 WALNUT AVE 8	2	STONE, CHRISTOPHER & THOMAS, MARY 601 WALNUT AVE NORTHFIELD, NJ	08225
58 1	311 MAPLE AVE 2	2	INDESTRUENA, ELIMA 303 JEFFERSON AVE EGG HARBOR TWP, NJ	08234
58 3	529 WALNUT AVE 4,5,6	2	QUINTERO, PASCUAL & LUCERO 529 WALNUT AVE NORTHFIELD, NJ	08225



PROPOSED CONDITIONS

SCALE: 1" = 20'



EXISTING CONDITIONS

SCALE: 1" = 20'

LEGEND	
	curb
	depressed curb
	fence
	overhead wires
	easement
	utility line
	Contour line
	curb
	UP Anchor
	Light Standard
	Spot Elevation (NAVD88)
	Inlet
	Fire Hydrant
	Manhole
	Tree

ATLANTIC COUNTY CLERK'S OFFICE
MAP FILING DATA

Date | Revision

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 12/29/2025 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "THE MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR will be SET upon Subdivision approvals.

PAUL M. KOELLING
PROFESSIONAL LAND SURVEYOR
PLS: N.J. LICENSE NO. 24G04328800

ATLANTIC COUNTY DEPARTMENT OF REGIONAL PLANNING AND DEVELOPMENT REVIEW STAMP

ATLANTIC COUNTY APPROVALS			
OFFICE OF POLICY, PLANNING & DEVELOPMENT			
<input type="checkbox"/>	SUBDIVISION REVIEW		
<input type="checkbox"/>	SITE PLAN REVIEW		
DATE RECEIVED	FINDINGS	DATE OF ACTION	FILE NO.
	COUNTY ROAD OR DRAINAGE FACILITIES AFFECTED		
	YES <input type="checkbox"/> NO <input type="checkbox"/>		
	FINDINGS		
	<input type="checkbox"/> APPROVED		
	<input type="checkbox"/> DISAPPROVED		
	<input type="checkbox"/> FAVORABLE		
	<input type="checkbox"/> UNFAVORABLE		
	<input type="checkbox"/> RECOMMENDATIONS		

MINOR SUBDIVISION
of #407 Maple Avenue
SITUATE IN
CITY OF NORTHFIELD
COUNTY OF ATLANTIC, N.J.
BLOCK 55 LOTS 2 & 3

PAUL KOELLING & ASSOCIATES, LLC
Professional Land Surveying
2161 Shore Road
Linwood, NJ 08221
phone (609) 927-0279 fax (609) 927-0188
CERTIFICATE OF AUTHORIZATION #24G28256300
date: December 30, 2025 By: KOMIS
SCALE: 1" = 20' and as noted