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NEW JERSEY AS A CIVIL TRIAL ATTORNEY
** LICENSED TO PRACTICE IN PENNSYLVANIA

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PLEASE REPLY TO
ATLANTIC COUNTY OFFICE

April 4, 2024

VIA Email and Regular Mail

Planning Board
City of Northfield
1600 Shore Road
Northfield, NJ 08225
ratlas@cityofnorthfield.org

Re: C Variance Application
609 Herzel Avenue
Block 42 Lot 1.22

Dear Planning Board Members:

Please see the attached C Variance application which seeks to permit my family and me to construct an addition. The purpose of the variance is to allow a 20 foot rear setback on the addition rather than 25 feet. The large lots directly behind our property are undeveloped and zoned other than residential. Our home is on a street where several other homes have been improved and enlarged to accommodate the needs of growing young families like ours. Our planned addition will increase the overall appeal of the street which is a benefit to our neighbors and the City of Northfield. Our requested variance will not create any detriment.

Thank you for your consideration.

Very truly yours,
BARKER, GELFAND, JAMES & SARVAS
a Professional Corporation

By: /s/Adam E. Barker
Adam E. Barker, Esquire

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 Adam Barker

Applicant's Mailing Address 609 Herzel Avenue Northfield NJ 08225

Applicant's Phone Number 6093176088 e-mail address adambarker@barkerlawfirm.net

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 _____

Proposed use, Building, or Subdivision is contrary to:
 List Article and Section of the Ordinance from which Variance is sought:

ART. V Section 215-26 Required _____ Proposed _____

ART. _____ Section _____ Required _____ Proposed _____

ART. _____ Section _____ Required _____ Proposed _____

If additional space is needed, attach list to the application

INFORMATION REGARDING PROPERTY:

Address: 609 Herzel Avenue Northfield NJ 08225

Tax Map BLK 42 LOT(S) 1.22 Dimension of Property 10,000

BLK _____ LOT(S) _____ Dimension of Property _____

Zoning District r-1

Location approximately 1,000 feet from intersection of Burton Avenue
 and Herzel Avenue

Last Previous Occupancy _____

	<u>Size Existing Building</u>	<u>Proposed Structure</u>
Front (feet)	<u>75 feet</u>	<u>75 feet</u>
Deep (feet)	<u>25 feet</u>	<u>49 feet</u>
Square (feet)	<u>1,875</u>	<u>3,000</u>
Height (feet)	<u>15</u>	<u>15</u>
Story	<u>1</u>	<u>1</u>
Building Coverage	<u>18.75%</u>	<u>30%</u>

SET BACKS ZONING REQ.

	<u>Present</u>	<u>Proposed</u>	
Frontage Y or N	Y	Y	Corner Lot
Front Yard			25
Front Yard	25	25	
Side	17	18	
Side	12	13	
Rear	45	20	
Lot Size Area	10,188	10,188	

Prevailing Setbacks of Building within one Block _____ ft.

Present use r-1 proposed use r-1

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 requesting a hardship variance for rear set back *and lot coverage*

Disposition _____ Date _____

Application for Subdivision n/a site plan - conditional use approval _____

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

Owner Tenant _____

Purchaser under Contract (submit copy) n/a 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, R-1; Piece or parcel of land known as

Block 42 Lot(s) 1.22 commonly known as 609 Herzel Avenue

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

Owner's Signature Adam Barker

Applicant's Attorney _____ Phone # _____

Address _____

Applicant's Engineer _____ Phone # _____

Address _____

Applicant's Architect _____ Phone # _____

Address _____

Applicant's Planner _____ Phone # _____

Address _____

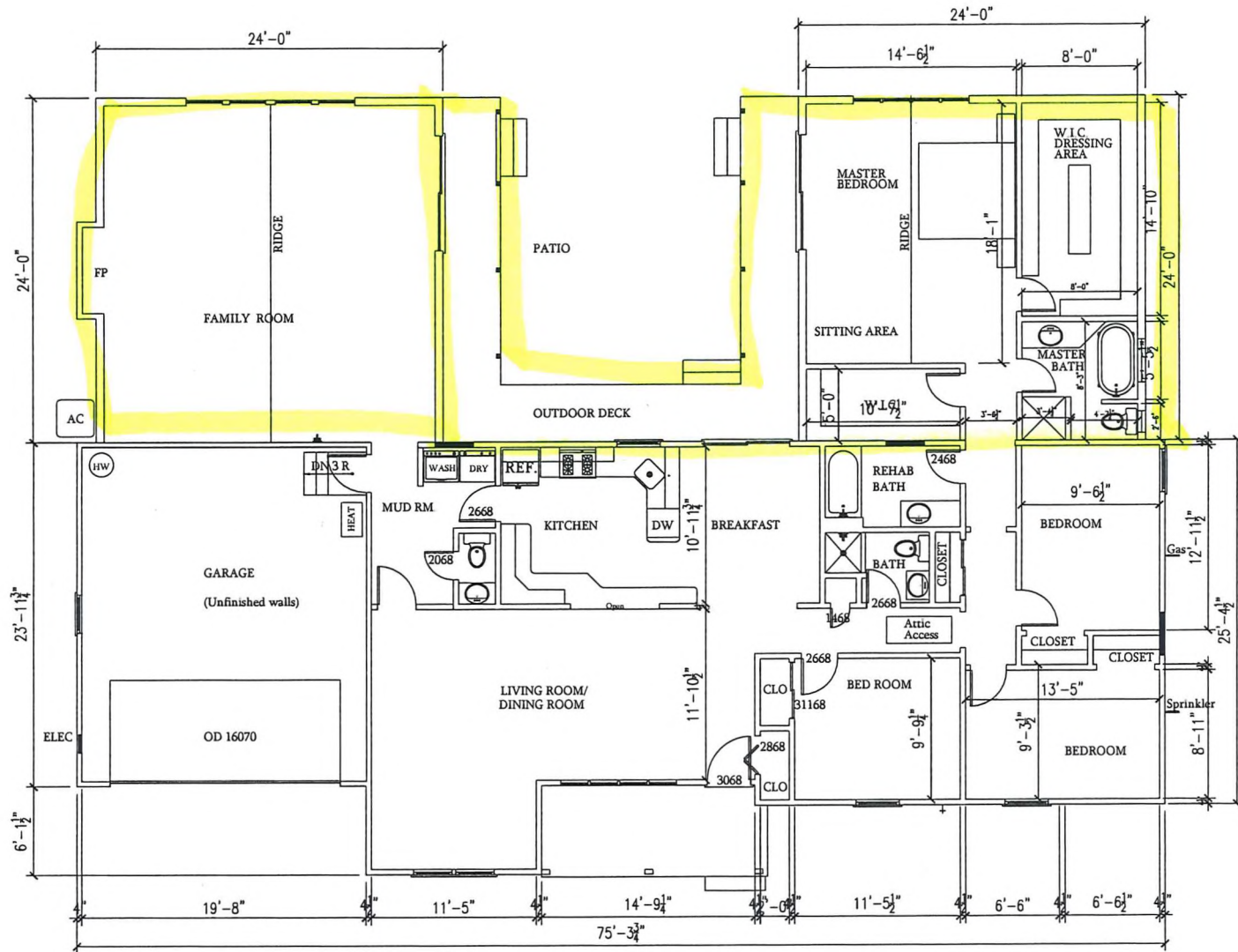
Applicant's Verification:

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with application is true.

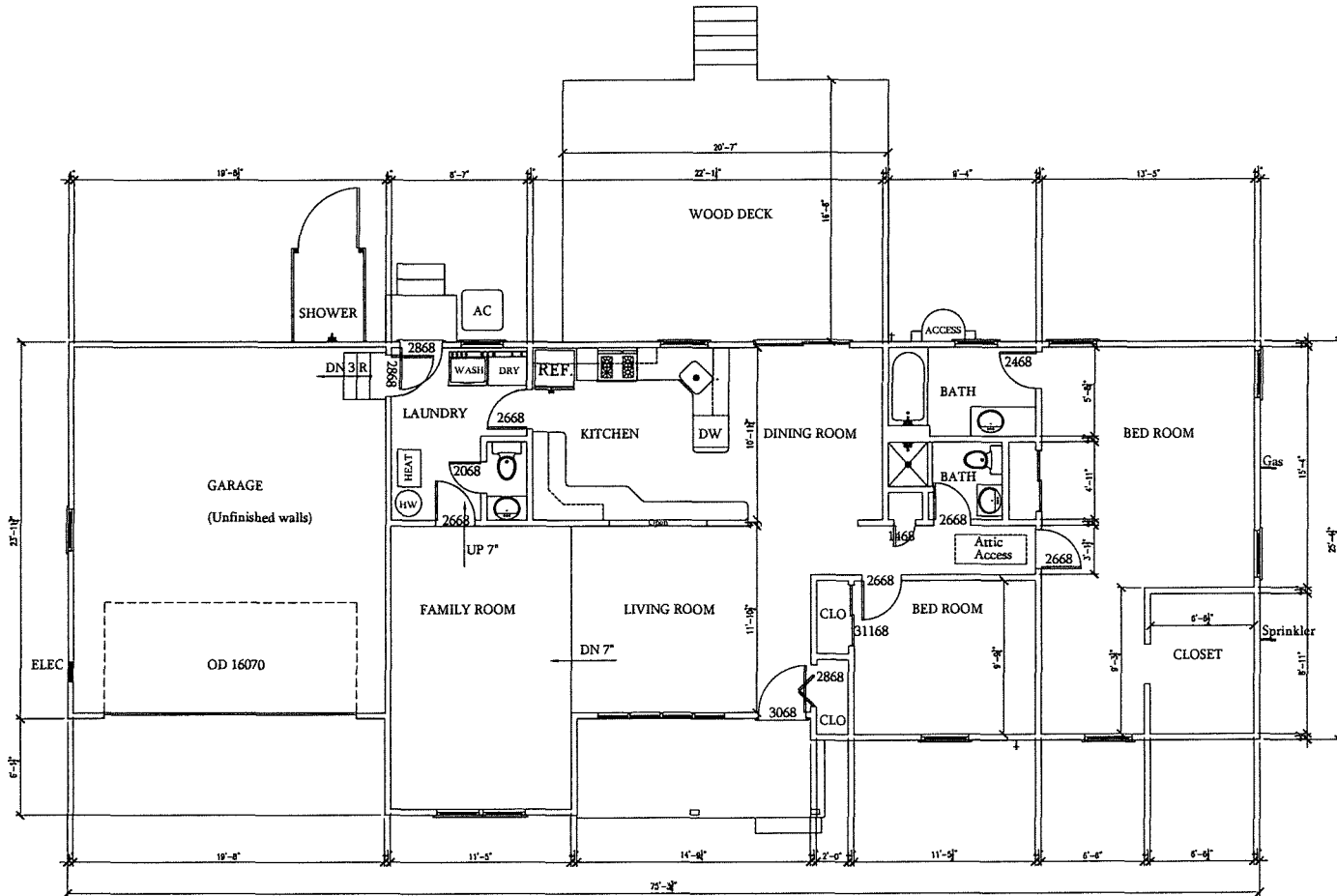
Applicants Signature Adam Barker

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.

addition highlighted



PROPOSED FLOOR PLAN
SCALE 1/4" = 1'-0"

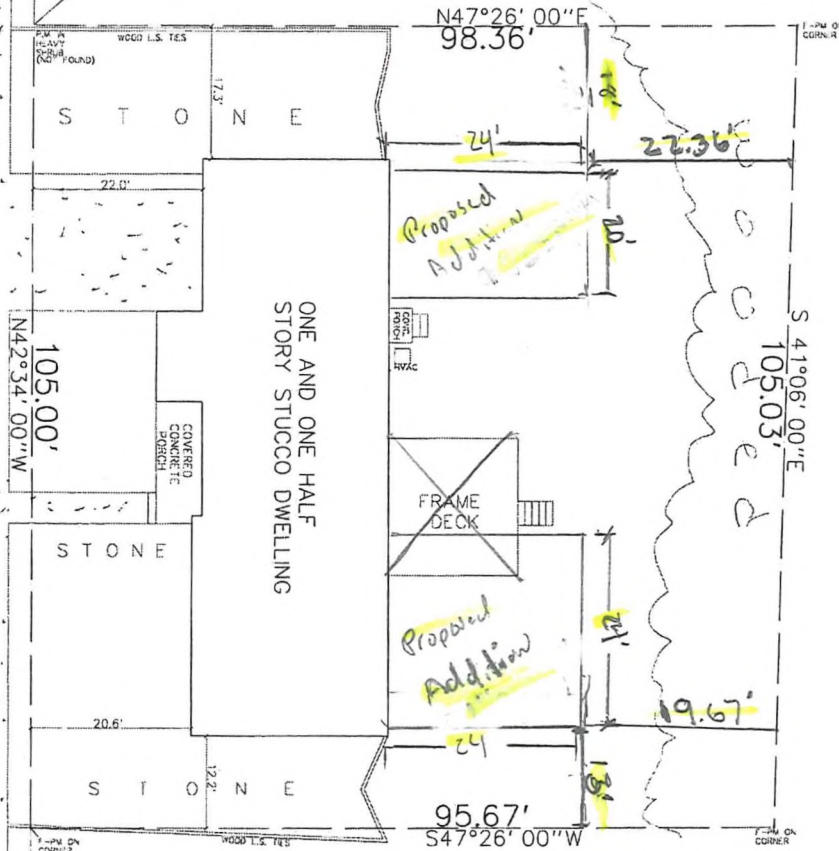


FLOOR PLAN
 SCALE 1/4" = 1'-0"

- Survey Formatted for Printing
No longer to scale

BEGINNING 708.95 FEET SOUTHEASTWARDLY OF THE POINT OF TANGENCY MARKING THE END OF THE CURVE CONNECTING THE S.E. LINE OF BURTON AVENUE WITH THE NORTHEASTERLY LINE OF HERZEL AVENUE

HERZEL AVENUE
(50 FT. WIDE)



TO ADAM BARKER
NORTH AMERICAN TITLE

his successors and/or assigns, however their interests may appear OR ANY INSURER of TITLE relying hereon, and any other PARTY now in INTEREST in consideration of the FEE paid for making this SURVEY, I hereby CERTIFY that to the best of my professional knowledge and belief this plan depicts the conditions found by actual field survey, made under my immediate supervision except such easements, if any, that may be located below the surface of the lands or on the surface of the lands and not visible.

All measurements shown hereon are in feet, and are accurate as of the latest dated noted, unless specified otherwise. This certification is made only to the parties for purchase and mortgage of herein delineated property at this transaction. No responsibility or liability is assumed by surveyor for use of SURVEY for any other purpose including but not limited to use of survey for SURVEY AFFIDAVIT results of property, or any other person not listed in certification either directly or indirectly.

No fee has been paid for the mapping of STATE ISLANDS CLAIMS, FRESHWATER OR SALTWATER WETLANDS, or any other environmentally sensitive areas, either above or below the surface of the lands.

- DENOTES permanent marker either found or set in accordance with N.J.A.C. 13-40-5.1 as amended
- DENOTES property corner not marked due to construction (see note 1)
- DENOTES distance set by reference on effect in any of permanent marker.

ROBERT J. CATALANO LICENSED LAND SURVEYOR #18612
PROFESSIONAL PLANNER # 1600

NOTE 1: Where obstructions prevent the setting of actual corners, the ULTIMATE user may request within 10 days of closing a re-survey to set the corners not set provided the obstructions have been. Obstructions can be, but are not limited to, extra-ordinary shopping or tree trimming, roots, shrubbery, trees, debris, fences, posts, poles, underground footings, walls, signs, markers by others.

LAND TITLE SURVEY

609 HERZEL AVENUE BLOCK 42 LOT 1.22
NORTHFIELD CITY NOVEMBER 17, 2017 WO 17234

ATLANTIC COUNTY, NEW JERSEY
ROBERT J. CATALANO AND ASSOCIATES P.A.
LAND SURVEYORS AND PLANNERS
12 SOUTH VIRGINIA AVENUE--ATLANTIC CITY, N.J.

ROBERT J. CATALANO PROFESSIONAL LAND SURVEYOR NO 18612
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