

MANOS LAW FIRM, LLC

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▪ Member of NJ & PA Bars

September 26, 2025

Via Hand Delivery

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

**RE: Application of Clarence William Bishoff V, Tyler Wan and Big Land, LLC
Block 97, Lots 6, 7 and 8
1410 Zion Road, 1416 Zion Road and 1600 Tilton Road
Northfield, NJ
Minor Subdivision Approval, “c” Variances, “d” Variances and Site Plan
Waiver**

Dear Ms. Atlas:

This firm represents Clarence William Bishoff V, Tyler Wan and Big Land, LLC, as joint applicants, in connection with the above referenced application to the City of Northfield Planning Board seeking minor subdivision approval to create one new lot (proposed Lot 6.02), use variance approval pursuant to N.J.S.A. 40:55D-70d(1) to construct a new two family dwelling on that lot, bulk variance relief pursuant to N.J.S.A. 40:55D-70c for a front yard setback and rear yard setback (which are existing nonconforming conditions) to the existing single family dwelling on Lot 6, use variance relief pursuant to N.J.S.A. 40:55D-70d(1) and a site plan waiver to expand Lot 8 (site of the Jersey Cow ice cream parlor) for additional parking and a widened curb cut on Lot 8, as well as “c” variance relief pursuant to N.J.S.A. 40:55D-70c on Lot 8 for buffering. The specific relief sought is set forth more fully on the enclosed City of Northfield Planning Board Application, the Rider and Justification Report to Application and the plans provided. In connection with the application, enclosed please find the following:

1. City of Northfield Planning Board Application;
2. List of Relief Requested by Applicants (as supplement to Page 9 of City of Northfield Planning Board Application);
3. Fee Schedule;
4. Rider and Justification Report to Application;

MANOS LAW FIRM, LLC

September 25, 2025

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5. Resolution of Findings of Facts and Decision adopted February 3, 2022;
6. 200' List with tax map of the subject property;
7. Certification of Taxes and Sewer Paid;
8. Architectural Renderings and Floor Plans for two-family dwelling; and
9. Plan of Minor Subdivision prepared by Kates Schneider Engineer, LLC last dated March 10, 2024 (sheet 1 of 2) and February 19, 2025 (sheet 2 of 2);

I am also enclosing the application fees in the amount of \$4,100.00 and the escrow fees in the amount \$4,000.00, in two separate checks made payable to the City of Northfield. I am additionally providing a copy of the above to the City of Northfield Construction Office and Fire Department by hand delivery and, upon being deemed complete, will mail a copy to all Board Members and professionals per the attached list. Further, a pdf version of the above is being provided.

Upon receipt of this submission, would you kindly confirm the date for the public hearing on this application. We will of course notice the application in accordance with the requirements of the Municipal Land Use Law and provide proof of same.

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.)
Paul Kates, P.E., P.P. (via email) (w/encl.)

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**City of Northfield Planning Board 1600 Shore Road Northfield, New Jersey 08225
(609) 641-2832, ext. 127**

2025 Members:

Dr. Richard Levitt, Chairman	2204 Bay Avenue Northfield, New Jersey 08225
Mayor Erland Chau	1001 Shore Road Northfield, New Jersey 08225
Councilwoman Carolyn Bucci	530 Ridgewood Drive Northfield, New Jersey 08225
Clem Scharff, Vice Chairman	105 Circle Drive Northfield, New Jersey 08225
Derek Rowe	6 Mazza Drive Northfield, New Jersey 08225
Peter Brophy	11 Twelve Oaks Court Northfield, New Jersey 08225
Jim Shippen	2306 Shepherd Drive Northfield, New Jersey 08225
Henry Notaro	108 Catherine Place Northfield, New Jersey 08225
Paul Utts (alternate #1)	144 East Rosedale Avenue Northfield, New Jersey 08225
Matthew Carney (alternate #2)	407 Davis Avenue Northfield, New Jersey 08225
Ronald Roegiers (alternate #3)	110 Northwood Court Northfield, New Jersey 08225
Daniel Reardon (alternate #4)	7 Lesley Lane Northfield, New Jersey 08225
Matt Doran, Professional Engineer	840 North Main Street Pleasantville, New Jersey 08232
Joel M. Fleishman, Esquire	Fleishman-Daniels Law Offices, LLC P.O. BOX 884 Northfield, New Jersey 08225
Robin Atlas, Secretary	City of Northfield 1600 Shore Road Northfield, NJ 08225

Revised February 14, 2025

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 William Clarence Bishoff V, Tyler Wan and Big Land, LLC

Applicant's Mailing Address c/o Elias T. Manos, Esq., 2408 New Road, Suite 2, Northfield, NJ 08225

Applicant's Phone Number 609-335-1873 e-mail address leo@manoslawfirm.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. NA - Applicants are individuals and a Limited Liability Company

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:

See list attached hereto

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: 1410 Zion Road (Lot 6); 1416 Zion Road (Lot 7) and 1600 Tilton Road (Lot 8)

Tax Map BLK 97 LOT(S) 6 Dimension of Property Irregular (206.16' x 235.66' x 114.07'

BLK 97 LOT(S) 7 Dimension of Property Irregular (108.30' x 134.19' x 176.60' x
92.85' x 235.66'

BLK 97 Lot(s) 8 Dimension of Property - 100' x 125' (approx.)

Zoning District R-2 (Lot 6 and Lot 7) and N-B (Lot 8)

Location approximately at the ~~feet from~~ intersection of Zion Road
 and Tilton Road

Last Previous Occupancy Single family dwelling (Lot 6 and 7); Ice Cream Shop (Lot 8)

No changes are proposed to the existing structures on Lots 6, 7 and 8. New proposed Lot 6.02 is proposed to contain a new two-family dwelling. The information below pertains to the proposed two-family dwelling

	<u>Size Existing Building</u>	<u>Proposed Structure</u>
Front (feet)	<u>NA</u>	<u>60'</u>
Deep (feet)	<u>NA</u>	<u>42'</u>
Square (feet)	<u>NA</u>	<u>1464 sf x 2 = 2928 sf</u>
Height (feet)	<u>NA</u>	<u>32'</u>
Story	<u>NA</u>	<u>2</u>
Building Coverage	<u>NA</u>	<u>19%</u>

SET BACKS ZONING REQ.**Present****Proposed**Frontage
Y or N

Front Yard

Front Yard

Side

Side

Rear

Lot Size Area

See Zoning Schedule on the Minor Subdivision Plan
submitted herewith as this application concerns 4 separate
lots

Corner Lot

Prevailing Setbacks of Building within one Block _____ ft.

Single family dwelling (Lot 6 and 7);
Present use Ice Cream Shop (Lot 8) proposed use Single family dwelling (Lot 6 and 7); Two-family dwelling
(proposed Lot 6.02); Ice Cream Shop (Lot 8)

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

☐ Yes or ☐ NoIf yes, when Hearing held on January 6, 2022 with Resolution adopted on February 3, 2022and to whom Big Land, LLC (pertaining to Lot 8)Nature of appeal or application Preliminary and final major site plan approval, "d" variance relief, "c
bulk variances and waiversDisposition Granted Date Hearing held on January 6, 2022 with Resolution adopted on February 3, 2022Application for Subdivision X site plan - conditional use approval NA

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

Owner X Tenant _____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 - Applicants are the owners

Owner's Authorization: I hereby certify that I reside at: NA - Applicants are the owners

In the County of _____ State of _____

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

Block _____ Lot(s) _____ commonly known as _____

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

Owner's Signature _____

Applicant's Attorney Elias T. Manos (Manos Law Firm LLC) Phone # 609-335-1873

Address 2408 New Road, Suite 2, Northfield, NJ 08225

Applicant's Engineer Kates Schneider Engineering, LLC Phone # 609-365-1747

Address 215 South Shore Road, Marmora, NJ 08223

Applicant's Architect _____ Phone # _____

Address _____

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.

BIG LAND, LLC

Applicants Signature _____


By: Rob Lancaster, 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.

Owner's Authorization: I hereby certify that I reside at: NA - Applicants are the owners

In the County of _____ State of _____

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

Block _____ Lot(s) _____ commonly known as _____

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

Owner's Signature _____

Applicant's Attorney Elias T. Manos (Manos Law Firm LLC) Phone # 609-335-1873

Address 2408 New Road, Suite 2, Northfield, NJ 08225

Applicant's Engineer Kates Schneider Engineering, LLC Phone # 609-365-1747

Address 215 South Shore Road, Marmora, NJ 08223

Applicant's Architect _____ Phone # _____

Address _____

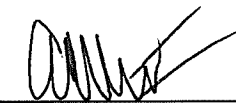
Applicant's Planner Same as Engineer above Phone # _____

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.

Applicants Signature _____



William Clarence Bishoff VI

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.

Owner's Authorization: I hereby certify that I reside at: NA - Applicants are the owners

In the County of _____ State of _____

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

Block _____ Lot(s) _____ commonly known as _____

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

Owner's Signature _____

Applicant's Attorney Elias T. Manos (Manos Law Firm LLC) Phone # 609-335-1873

Address 2408 New Road, Suite 2, Northfield, NJ 08225

Applicant's Engineer Kates Schneider Engineering, LLC Phone # 609-365-1747

Address 215 South Shore Road, Marmora, NJ 08223

Applicant's Architect _____ Phone # _____

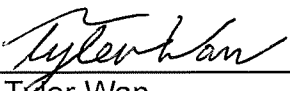
Address _____

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.

Applicants Signature 
Tyler Wan

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.

**List of Relief Requested by Applicants (as supplement to Page 9 of City of Northfield
Planning Board Application)**

Proposed use. Building, or Subdivision is contrary to:

List Article and Section of the Ordinance from which Variance is sought:

1. Lot 6 - “c” variance relief pursuant to N.J.S.A. 40:55D-70c is requested from Article XI, Section 215-152D/Attachment 6 for a front yard setback to the existing single-family dwelling of 12.8 feet where 25 feet is required. This front yard setback is an existing nonconforming condition that is remaining the same.
2. Lot 6 - “c” variance relief pursuant to N.J.S.A. 40:55D-70c is requested from Article XI, Section 215-152D/Attachment 6 for a rear yard setback to the existing single-family dwelling of 12.7 feet where 25 feet is required. This rear yard setback is an existing nonconforming condition that is remaining the same.
3. Lot 8 - “c” variance relief pursuant to N.J.S.A. 40:55D-70c is requested from Article XI, Section 215-156E/Attachment 6 for a buffer to a residential zone of 8 feet where 10 feet is required.
4. Lot 8 - “d” variance relief for use pursuant to N.J.S.A. 40:55D-70d(1) (or alternatively if the Board so determines for the expansion of a nonconforming use pursuant to N.J.S.A. 40:55D-70d(2)), is requested from Article XI, Section 215-156A(2) to expand the size of Lot 8 (which is located in the N-B Zoning District) for additional parking that extends into the R-2 Zoning District. The owner of Lot 8, Applicant Big Land, LLC, previously obtained “d” use variance relief from the Board to allow an ice cream shop on the property that does not have indoor seating. The Applicants are seeking to expand the size of Lot 8 to provide for additional parking and, subject to Atlantic County approval, the widening of the curb cut along Zion Avenue to accommodate two-way traffic. None of the structures on Lot 8 are changing but due to the size of Lot 8 increasing and expanding into the R-2 Zoning District, this relief is requested.
5. Proposed Lot 6.02 - “d” variance relief for use pursuant to N.J.S.A. 40:55D-70d(1) is requested from Article XI, Section 215-152A(1) to allow for a new two-family dwelling to be constructed on proposed Lot 6.02 (which is located in the R-2 Zoning District) where the permitted uses are “[s]ingle-family detached houses and other uses permitted in accordance with the R-1 Zone District.”

Further detail as to the variances sought is provided on the zoning schedule to the minor subdivision plan submitted herewith.

In addition the above variance relief being sought, the Applicants are also requesting the following relief:

1. Minor Subdivision Approval - Minor subdivision approval is requested to adjust the lot lines of Lots 6, 7 and 8, as well as to create new proposed Lot 6.02.

2. Site Plan Waiver - a site plan waiver is requested for Lot 8, which is the lot containing the commercial ice cream shop. Applicant Big Land, LLC previously obtained preliminary and final major site plan approval for Lot 8. None of the structures on Lot 8 are changing. The size of Lot 8 is simply increasing to accommodate eight (8) additional parking spaces on the property (plus the widening of an existing parking space) and, subject to Atlantic County approval, the widening of the curb cut along Zion Avenue to accommodate two-way traffic. Lot coverage and building coverage on Lot 8 are both decreasing.

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	\$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.

RIDER AND JUSTIFICATION REPORT TO APPLICATION

**Application of Clarence William Bishoff V, Tyler Wan and Big Land, LLC
Block 97, Lots 6, 7 and 8
1410 Zion Road, 1416 Zion Road and 1600 Tilton Road
Minor Subdivision Approval, “c” Variances, “d” Variances and Site Plan Waiver**

Background

This is a joint application to the City of Northfield Planning Board filed by Clarence William Bishoff V, Tyler Wan and Big Land, LLC (collectively the “Applicants”) pertaining to Block 97, Lots 6, 7 and 8 on the City of Northfield Tax Map and located at 1410 Zion Road, 1416 Zion Road and 1600 Tilton Road. Clarence William Bishoff V is the owner of Block 97, Lot 6 located at 1410 Zion Road (“Lot 6”). Tyler Wan is the owner of Block 97, Lot 7 located at 1416 Zion Road (“Lot 7”). Big Land, LLC is the owner of Block 97, Lot 8 located at 1600 Tilton Road (“Lot 8”). Lot 6 and Lot 7 are located in the R-2 Zoning District and Lot 8 is located in the Neighborhood Business (“NB”) Zoning District. Lot 6, Lot 7 and Lot 8 are contiguous properties. Lot 6 is irregularly shaped and contains an existing single-family dwelling that has a nonconforming front yard setback of 12.8 feet where 25 feet is required and a nonconforming rear yard setback of 12.7 feet where 25 feet is required. Lot 6 is otherwise fully conforming to the City of Northfield zoning ordinance. Lot 7 is also irregularly shaped and contains an existing single-family dwelling. Lot 7 is fully conforming to the City of Northfield zoning ordinance. Lot 8 is the site of the existing Jersey Cow ice cream shop. The owners of Lot 8, Big Land, LLC, previously appeared before the Board and obtained, among other relief, preliminary and final major site plan approval for the Jersey Cow ice cream shop with related site improvements, “d” variance approval for use pursuant to N.J.S.A. 40:55D-70d(1) as the ice cream shop does not have the required indoor sit-down component to make it a permitted use in the NB Zoning District, and “c” variance approval pursuant to N.J.S.A. 40:55D-70c to allow for a seven foot buffer to adjacent residential Lot 7 where 10 feet is required. That approval was granted by the Board following a hearing held on January 6, 2022 and memorialized by a Resolution and Findings of Fact and Decision adopted by the Board on February 3, 2022. Lot 8 currently has 15 on site parking spaces, one of which is essentially a “half” space that allows for motorcycle or other small vehicle parking. Lot 8 is now fully developed and the Jersey Cow ice cream shop is fully operational.

Current Application

Through this application, the Applicants are seeking the following:

Minor subdivision approval - Minor subdivision approval is sought to create a new lot, identified on the minor subdivision plan submitted as proposed Lot 6.02 in Block 97 (“Lot 6.02”), by adjusting the property lines of Lot 6 and Lot 7. Lot 6.02 would be between Lot 6 and Lot 7 and would be in the R-2 Zoning District. The minor subdivision would also adjust the property lines of Lot 7 and Lot 8 to expand the size of Lot 8 to accommodate eight additional parking spaces and, subject to Atlantic County approval, widen the curb cut along Zion Road to accommodate two-way traffic, as well as increase the size of the aforementioned “half” parking space on Lot 8 to a full parking space. Thus, Lot 8 would have 23 total parking spaces for the Jersey Cow ice cream

shop. The expansion of Lot 8 would extend into the R-2 District. No other changes are proposed to Lot 8 and lot coverage and building coverage on Lot 8 will both decrease. Lot 6.02 is proposed for a new two-family dwelling. The single-family dwellings on Lot 6 and Lot 7 would remain unchanged. Lot 6, Lot 6.02 and Lot 7 will all be fully conforming to the requirements of the R-2 Zoning District in terms of lot width and lot area, and Lot 8 will also conform (as it currently is) to the lot width and lot area requirements of the NB Zoning District. The existing nonconforming front yard setback and rear yard setback to the single-family dwelling on Lot 6 will also remain and will not be exacerbated by the lot line adjustments.

Lot 6 - “c” variance relief pursuant to N.J.S.A. 40:55D-70c is requested for Lot 6 from Article XI, Section 215-152D/Attachment 6 for a front yard setback and a rear yard setback to the existing single-family dwelling of 12.8 feet for the front yard setback and 12.7 for the rear yard setback where 25 feet is required for each setback. This front yard setback and rear yard setback are existing nonconforming conditions that are remaining the same but the Applicants are requesting this relief to the extent required by the Board.

Lot 6.02 - “d” variance relief for use pursuant to N.J.S.A. 40:55D-70d(1) is requested from Article XI, Section 215-152A(1) to allow for a new two-family dwelling to be constructed on Lot 6.02 (which, as noted, is located in the R-2 Zoning District) where the permitted uses are “[s]ingle-family detached houses and other uses permitted in accordance with the R-1 Zone District.” The proposed two-family dwelling on Lot 6.02 will meet all bulk requirements of the R-2 Zoning District.

Lot 8

- “d” variance relief for use pursuant to N.J.S.A. 40:55D-70d(1) (or alternatively if the Board so determines for the expansion of a nonconforming use pursuant to N.J.S.A. 40:55D-70d(2)), is requested for Lot 8 from Article XI, Section 215-156A(2) to expand the size of Lot 8 (which is located in the N-B Zoning District) for additional parking that extends into the R-2 Zoning District and, subject to Atlantic County approval, the widening of the curb cut along Zion Avenue to accommodate two-way traffic. No other changes are proposed to Lot 8 and lot coverage and building coverage on Lot 8 will both decrease. However, since the size of Lot 8 (as previously approved) is increasing in size and expanding into the R-2 Zoning District, this relief is requested.

- “c” variance relief pursuant to N.J.S.A. 40:55D-70c is requested from Article XI, Section 215-156E/Attachment 6 for a buffer to a residential zone of 8 feet where 10 feet is required. The existing buffer, as previously approved by the Board, is seven feet so that the proposed buffer is actually increasing but is short of the 10 feet required.

- a site plan waiver is requested for Lot 8. Applicant Big Land, LLC previously obtained preliminary and final major site plan approval for Lot 8. None of the structures on Lot 8 are changing. The size of Lot 8 is simply increasing to accommodate eight additional parking spaces on the property (plus the widening of an existing parking space) and, subject to Atlantic County approval, the widening of the curb cut along Zion Avenue to accommodate two-way traffic. Lot coverage and building coverage on Lot 8 are both decreasing.

Variance Justification

The Applicants submit that the variances requested are justified for several reasons. First, as it pertains to the use variance relief requested pursuant to N.J.S.A. 40:55D-70d(1) for the two-family dwelling proposed for Lot 6.02, the Applicants submit that special reasons exist to grant the relief requested. In that regard, the Applicants are proposing a well designed new two-family dwelling that will enhance the neighborhood in terms of aesthetics as provided for in N.J.S.A. 40:55D-2i. Further, the proposed two-family use on Lot 6.02 will serve the general welfare as set forth in N.J.S.A. 40:55D-2a as the use is particularly well suited for Lot 6.02 in that there are a mix of different uses in the area and the two-family use will compliment this mix of uses. In addition, as it pertains to Lot 8, the Board previously granted use variance approval pursuant to N.J.S.A. 40:55D-70d(1) for the Jersey Cow ice cream shop on this lot, and thus found the use to be particularly well suited for Lot 8, and the Applicants only now seek to better Lot 8 with expanded parking and a wider curb cut along Zion Road. Moreover, viewing Lot 6, Lot 6.02, Lot 7 and Lot 8 in their entirety, the Applicants are providing sufficient space at an appropriate location for a variety of uses as set forth in N.J.S.A. 40:55D-2g, those being single-family dwellings on Lot 6 and Lot 7, a two-family dwelling on Lot 6.02 and a commercial ice cream shop on Lot 8. With respect to the “c” variance relief sought pursuant to N.J.S.A. 40:55D-70c, the front yard setback and rear yard setback on Lot 6 are existing conditions that are not being expanded in any way and the buffer on Lot 8 is increasing from seven feet to eight feet.

In terms of the so-called negative criteria (that the variances can be granted without substantial detriment to the public good and without substantially impairing the intent of the zone plan or zoning ordinance of the City of Northfield), the Applicants submit that granting the variances will not result in any substantial negative impacts. In that regard, none of the buildings on Lot 6, 7 or 8 are changing from their existing conditions. The proposed two-family dwelling on Lot 6.02, while requiring a use variance, otherwise meets all requirements of the R-2 Zoning District and is located between Lot 6 and Lot 7, which are also owned by the Applicants. On Lot 8, the Applicants are providing for additional parking and a wider curb cut along Zion Road, which can only be viewed as benefits to Lot 8. Moreover, as noted, the buffer on Lot 8 to the adjacent residential zoning district is increasing from seven feet to eight feet and the nonconforming front yard setback and rear yard setback on Lot 6 are existing conditions that are not being expanded. The Applicants submit that the variances requested will only result in benefits to the neighborhood and the City of Northfield and to the extent any detriments exist, they are outweighed by the benefits to granting the variances.

Minor Site Plan Justification

The minor subdivision approval sought by the Applicants will adjust the lot lines of Lot 6, Lot 7 and Lot 8 to allow for the creation of Lot 6.02 and to expand the size of Lot 8. Each of the lots will fully conform to the lot width and lot size requirements of the City of Northfield zoning ordinance. Further, Lot 6 will only maintain two existing nonconforming conditions (i.e. a front yard setback and rear yard setback), the proposed two-family dwelling on Lot 6.02 will meet all bulk standards of the City of Northfield zoning ordinance, Lot 7 will be fully compliant in every respect, and Lot 8 will accommodate additional parking for the Jersey Cow ice cream shop and a

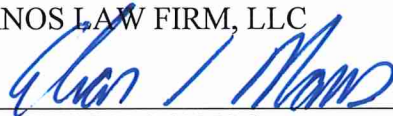
wider curb cut along Zion Road. The Applicants submit that the minor subdivision is proper in all respects such that minor subdivision approval is warranted and should be granted.

Site Plan Waiver Justification

Applicant Big Land, LLC previously obtained preliminary and final major site plan approval for Lot 8 in 2022. None of the structures on Lot 8 are changing. The size of Lot 8 is simply increasing to accommodate eight additional parking spaces on the property (plus the widening of an existing parking space) and, subject to Atlantic County approval, the widening of the curb cut along Zion Avenue to accommodate two-way traffic. Lot coverage and building coverage on Lot 8 are also both decreasing and drainage on Lot 8 will not be negatively affected by the proposed changes. Given the minimal new development proposed on Lot 8, combined with the decrease in coverages and the fact that the Board already reviewed and approved a major site plan for Lot 8, the Applicants submit that a site plan waiver is justified.

The Applicants will provide additional testimony at the time of the hearing to justify the relief being requested.

MANOS LAW FIRM, LLC

By: 

ELIAS T. MANOS

leo@manoslawfirm.com

Dated: September 26, 2025

**CITY OF NORTHFIELD
PLANNING BOARD**

RESOLUTION AND FINDINGS OF FACTS AND DECISION

RE: Big LanD, LLC
1600 Tilton Road
Block 97, Lot 8
Northfield, New Jersey

Application for Zoning Interpretation,
Preliminary and Final Site Plan Approval,
"d" Variance, Various Bulk and Area
Variances and Design Waivers
GRANTED
Hearing Date: January 6, 2022

This matter having been heard by the Planning Board of the City of Northfield on Thursday, January 6, 2022, at a duly scheduled in person meeting held at City Council Chambers and also available via an electronic Zoom meeting, and a hearing having been conducted with a quorum present on the application submitted by Big LanD, LLC, a New Jersey limited liability company (the "**Applicant**"); and

WHEREAS, the Applicant is the contract purchaser of the real property located at 1600 Tilton Road, identified as Lot 8 in Block 97 on the tax map of the City of Northfield, Atlantic County, New Jersey (the "**Property**"), which Property is currently vacant; and

WHEREAS, the Applicant was represented at the hearing by Elias T. Manos, Esquire of the Manos Law Firm, LLC; and

WHEREAS, the Applicant submitted an application, together with a Site Plan dated October 8, 2021, last revised December 17, 2021, prepared by R.D. Green Engineering, requesting an interpretation of the development ordinance, d(1) use variance, and various "c" variances for bulk and area relief in order to construct a new take-out ice cream shop with limited other food items for sale and related site improvements on the Property (the "**Project**"); and

WHEREAS, at the time of the hearing, Applicant presented testimony on behalf of the application from Robert Lancaster, a principal of Applicant, Robert Green, a New Jersey licensed professional engineer, and Arthur Chew, a New Jersey licensed engineer and planner; and

WHEREAS, the Board received a report from Matthew F. Doran, Board Engineer dated November 24, 2021, revised as of December 27, 2021, a copy of which is attached hereto as **Exhibit "A"**; and

WHEREAS, two members of the public spoke with regard to the Project as further set forth below; and

WHEREAS, after completing a full and thorough hearing on the application, the Board considered the evidence presented and made the following findings and conclusions which are reflected in the record.

1. The Applicant is the contract purchaser of the Property, which is located at 1600 Tilton Road, and is shown as Lot 8 in Block 97 on the tax map of the City of Northfield. The Property is located in the N-B Neighborhood Business Zone ("**NB Zone**"), which allows primarily for business uses. The Property is currently vacant and is located at the corner of the intersection of Tilton and Zion Roads.

2. The Applicant has submitted a properly filed application, all required documents and has paid all required fees and has complied with the Advertising and Notice Requirements of the New Jersey Municipal Land Use Law ("**MLUL**") and City's Land Use and Development Ordinance (the "**Zoning Ordinance**").

3. Applicant is seeking an interpretation of Section 215-156 of the Zoning Ordinance as to whether the Project qualifies as an "Eating and drinking place". If the Project qualifies as an "Eating and drinking place", then a "d(1)" use variance under the MLUL would not be required for

the Project. Applicant is also seeking preliminary and final site plan approval, several "c" variances and design waivers to allow the construction of a new ice cream shop building for the sale of take-out ice cream and related food stuffs (heretofore and hereinafter referred to as the "**Project**").

4. Mr. Manos explained that the Project will involve an ice cream parlor with limited food service, with twenty-eight seats on the outside of the new building. Mr. Manos indicated that there is no inside seating involved with this Project. Mr. Manos argued that the Applicant will be selling some prepared foods, which meets part of the definition of an "eating and drinking place" under the Zoning Ordinance, but has no inside seating as required by Section 215-156(A)(2).

5. As this Application involves an interpretation of the Zoning Ordinance pursuant to N.J.S.A. 40:55D-70b, which is a function of the Zoning Board, the interpretation and the hearing of the Application will be within the purview of the Northfield Zoning Board Members, which would exclude Mayor Chau and Councilperson Utts as the Class I and Class III Members.

6. After some debate of the issue, the Board determined that the Project does not meet the definition of an "eating and drinking place" pursuant to Section 215-156(A)(2) of the Zoning Ordinance as there are no indoor seats and take-out food service is the principal function of the proposed food business, two critical components that are contrary to the applicable definition. A motion was made by Mr. Scharff, seconded by Mr. Shippen, to find that the proposed ice cream shop does not comply with the definition of an eating and drinking place under the Zoning Ordinance and therefore, a d(1) use variance would be required. The vote of the Zoning Board was seven (7) Members in favor of the motion and no votes against the motion.

7. Mr. Manos then proceeded to explain to the Board the location of the Project, the intended use, and how the rear of the Property borders an access road running from Zion Road to

the adjoining ReMax property. Mr. Manos acknowledged that while a use variance is required for the Project, the proposed use is not far from a permitted use.

8. Mr. Robert Green, a licensed professional engineer, was duly sworn and accepted as an expert witness for the purposes of this hearing. Mr. Green stated that he had prepared the site plan and was familiar with the Zoning Ordinance. He described the site in general, including the surrounding uses, noting the 15' driveway that runs behind the Property and provides access to the ReMax business property. Referring to Exhibit A-1, Site Plan (page S-1 in the Application), Mr. Green described the new access from Tilton Road, noted that new curbs and sidewalks will be installed, and explained the onsite parking layout based upon the proposed 28-outdoor seats and estimated 4 employees. Mr. Green explained that this would require 13 parking spaces and the Applicant was proposing 16 spaces. Mr. Green noted that Property is a corner lot which results in the Property having 2 front yards. Mr. Green also explained the rear access drive onto Zion Road, explaining that it will be limited to "exit only", that the loading zone will be in the rear, and that trash and recycling will occur between 8 am and 11 am. He also noted that deliveries will be to the back of the building with no backing up of trucks onto Tilton Road.

9. Referring to Exhibits A-2 (Page Z-1 in the Application) and A-3 (Page S-6 in the Application), Mr. Green then described the business signage package, including the proposed freestanding sign and building mounted signs, noting that a variance will be required for the setback of the freestanding sign. Mr. Green confirmed that the outside signs will be illuminated internally and will not include digital lettering or flashing.

10. Referring to Exhibit A-3, Mr. Green explained the menu boards which will be near the front ordering windows and will face each other rather than facing Tilton Road. There will be four (4) menu boards that are 32 inches in height and mounted on a 45 degree angle downward,

again emphasizing that they will not be facing Tilton Road. Mr. Green also described the proposed cone sign to be placed on the roof of the new building, as shown on Exhibit A-4. A variance would be required for the rooftop sign as that is not permitted under the Zoning Ordinance.

11. Mr. Robert Lancaster, a principal of the Applicant, having been duly sworn, explained the purpose of the four (4) small menu boards and how they will function like a computer and assist customers in ordering food. The computer screens will be protected by plexiglass. Mr. Lancaster also confirmed that their proposed business hours will be from 11 am until 11 pm daily during the summer months, with winter hours to be based upon customer demand. In addition to ice cream, the menu will include other desserts, cookies and french fries. Grilled food items may be added if supported by customer demand. He also stated that expected deliveries would be 1 to 2 times per week, with trucks remaining on the Property during deliveries.

12. Mr. Chew, a licensed New Jersey engineer and planner, having been duly sworn, and qualified as an expert for purposes of the hearing, explained the d(1) use variance and positive criteria being met by the Project under the MLUL. Mr. Chew noted that the Project advances zoning purposes (c), (g) and (i) under the MLUL, those being providing adequate open space, providing sufficient space in appropriate locations and promoting a desirable visual environment. Mr. Chew noted that the new building is mostly 15' high and is designed with an open, airy look. The Property is well suited for this use as it is located in a commercial corridor and is close to the bike path. The site used to be a dilapidated gas station, which will now be improved with a modern new building.

13. As for the negative criteria, Mr. Chew stated that the Project as a commercial use is compatible with other permitted uses in the zone and would present no detriment to the zone plan or Zoning Ordinance.

14. Mr. Chew then reviewed the "c" variances required for the Project, which include allowing a buffer of 7 feet where 10' is required, a front yard setback from Zion Road of 20 feet where 25 feet is required to allow a roof overhang for patron protection, a building size of 1,250 sf where a minimum of 1,500 sf is required, roof overhang of 5 feet where 2 feet is allowed, and sign variances to allow a rooftop sign and a setback of 4 feet for a freestanding sign where 15 feet is required.

15. At this point of the hearing, Board Chairman Levitt stated that he is opposed to the proposed rooftop sign as there are no other businesses within the City of Northfield that have a rooftop sign (with one exception a furniture store business on Tilton Road whose sign was grandfathered in). As a result of the discussion of this issue between the Applicant and the Board Members, the Applicant agreed to eliminate the rooftop cone sign from their plans in return for the Board allowing the cone to be placed on top of the proposed freestanding sign, with an agreed upon maximum cone size of 22.5 sf.

16. The Project also requires a few design waivers, including allowing (i) a curb cut of 25 feet where a 30 foot minimum is required, (ii) driveway width of 25 feet where 30 feet is required, (iii) less than 100 feet from driveway to intersection of Tilton Road and Zion Road, (iv) driveway in the side yard setback area and parking closer than 20 feet to a street line (10 feet is proposed), (v) parking within 50 feet of a residential zone, and (vi) limited building perimeter landscaping. Applicant is also requesting a waiver of the environmental impact statement requirement.

17. At this point, the hearing was opened to the public. Amy Sullivan, 1612 Tilton Road, showed the Board a picture of flooding problems impacting Tilton Road and the Property. She indicated that the picture was taken in September 2021. Ms. Sullivan indicated that she is the

owner of the residential property located adjacent to the rear of the Property and that she also owns the adjoining ReMax property. Ms. Sullivan was questioning what the Applicant was going to do to address this stormwater flooding issue. Mr. Chew advised Ms. Sullivan that the flooding issue needs to be addressed by Atlantic County and that it is not related to this Project. Mr. Green confirmed that there would be no further drainage impacting adjoining properties as a result of the Project. Matt Doran, the Board Engineer, indicated that the Applicant needs to submit a storm drainage report for the Project.

18. Mayor Erland Chau addressed the Board as a member of the public and expressed his concern with a two-way access driveway on Tilton Road. He requested that the Applicant be limited to a right turn only from the Property onto Tilton Road. As Tilton Road is a County Road, limitations on access to and from the Property would be under the jurisdiction of Atlantic County. The Board took no position on this issue.

19. The Board found that the Applicant, through the testimony of its principal and professional engineer and planner, adequately presented a case for the Board to approve the requested "d(1)" use variance, preliminary and final site plan approval, and "c(2)" variances for minimum front yard setback from Zion Road, minimum buffer to a residential zone, and minimum setback to freestanding sign and design waivers for minimum required curb cut width, minimum drive aisle width, minimum distance of driveways from intersection of Tilton and Zion Roads, driveway located within the required side yard setback area and parking closer than 20 feet to the street line as the variance relief meets the goals of zoning as set forth in the MLUL, including effective open space design, sufficient space in appropriate locations, and creating a desirable visual environmental. The Board found that the Property is well suited for the proposed use, the

use, the Project enhances commercial development and clearly constitutes a benefit to the residents of the City of Northfield and the public at large without substantial detriment.

20. The Board found that the granting of these various approvals are further minimized by the conditions set forth below which were consented to by the Applicant.

WHEREAS, upon motion made by Jim Shippen and seconded by Ron Roegiers, to grant the Applicant a "d(1)" use variance pursuant to N.J.S.A. 40:55D-70(d) to allow the proposed use of the Property as an ice cream shop with sale of related food items in the NB Zone, the following roll call vote was taken:

MOTION MADE BY: Jim Shippen

SECONDED BY: Ron Roegiers

CHAIRPERSON - YES
LEVITT

DOOLEY - YES

NEWMAN - YES

SCHARFF - YES

ROEGIERS - YES

ROWE - YES

SHIPPEN - YES

WHEREAS, FURTHER, upon motion made by Mr. Scharff and seconded by Mr. Roegiers, to grant the Applicant Preliminary and Final Site Plan Approval, Conditional Use Approval, "c" variance relief for minimum front yard setback from Zion Road, minimum buffer to a residential zone, and minimum setback to freestanding sign and design waivers for minimum required curb cut width, minimum drive aisle width, minimum distance of driveways from intersection of Tilton and Zion Roads, driveway located within the required side yard setback area and parking closer than 20 feet to the street line, with conditions as follows, the following roll call vote was taken:

1). Engineer's report dated November 24, 2021, revised December 27, 2021, a copy of which is annexed hereto as **Exhibit "A"** and by this reference made a part hereof, unless modified at the hearing and hereinafter provided:

(i) Street trees will be placed outside of any required sight triangle, as reviewed and approved by the Board Engineer; and

(ii) Applicant will supply stormwater drainage calculations to the Board Engineer to review and approval. No further stormwater drainage will occur from the Property as a result of the Project.

2). Applicant shall comply with all requirements of the Northfield Fire Department.

3). Applicant will add safety bollards along both Tilton Road and Zion Road frontages for a length of 25 feet in each direction from the Tilton Road and Zion Road intersection.

4). If the owner of the residential property located immediately adjacent to the rear of the Property removes the existing fence, Applicant will be required to replace such fence with a solid 6 foot high wood fence to be installed along the length of the rear Property line.

5). Applicant will enclose the trash enclosure in the rear of the Property.

6). No indoor dining will be allowed on the Property.

7.) Applicant will install a 3 foot high picket fence on the property line between the Property and the adjoining ReMax property.

8). Applicant will file amended plans showing all modifications to said plans made at the hearing, if applicable.

9). Applicant must comply with all other state, county and local agencies having jurisdiction over the Project.

10). The development of the Property must be consistent with the application submitted and testimony presented to the Board.

11). To the extent there is any misrepresentation in the application or in the presentation to the Board, any approvals become *void ab initio*.

12). Specifically, conditioned that no permit be issued until all application fees and all escrow fees have been paid in full.

MOTION MADE BY:

Clem Scharff

SECONDED BY:

Ron Roegiers

CHAIRPERSON - YES
LEVITT

DOOLEY - YES

NEWMAN - YES

SCHARFF - YES

ROEGIERS - YES

ROWE - YES

SHIPPEN - YES

Robin Atlas
ROBIN ATLAS
PLANNING BOARD
SECRETARY

Dr. Richard Levitt 2/3/22
DR. RICHARD LEVITT
CHAIRPERSON

Date of Adoption: February 3, 2022

Exhibit "A"
Engineering Report dated November 24, 2021, revised December 27, 2021

DORAN

ENGINEERING, PA
ENGINEERS • PLANNERS • SURVEYORS

840 NORTH MAIN STREET • PLEASANTVILLE, NJ 08232
(609) 646-3111 FAX (609) 641-0592

MEMO TO: City of Northfield Planning/Zoning Board

FROM: Matthew F. Doran, Board Engineer

DATE: November 24, 2021 (Revised 12/27/21)

RE: Big Land, LLC
Doran #9696

LOCATION: BLOCK: 97 LOT: 8
Corner of Zion Road and Tilton Road

STATUS: Preliminary & Final Site Plan

BASIS FOR REVIEW: Plans prepared by R.D. Green Engineering
Sheet Z1, dated 10/8/21
Sheet S1 of 5, dated 9/24/21; rev. 12/15/21
Sheet S2 of 5, dated 9/24/21-
Sheet S3 of 5, dated 9/24/21; rev. 12/17/21
Sheet S4 of 5, dated 9/24/21; rev. 12/17/21
(Sheet S5 of 5, dated 12/17/2)

Property and Land Survey, prepared by Gregory K. Schneider, dated 7/2/21
Copy of Sales Agreement, dated 6/7/21
Application and Checklist, undated
(Architectural Plans prepared by Harry S. Harper, sheet undated)

USE: Mad Cow Creamery

(All revised comments will be enclosed in parentheses)

ZONING REQUIREMENTS: This property is located in the N-B Neighbor Business Zone which allows primarily for business uses. The following is a review of the bulk requirements for the proposed project:

ITEM	REQUIRED	PROPOSED	CONFORMITY
LOT AREA	10,000 SF	12,500 SF	C
LOT WIDTH	90'	100' minimum	C
SETBACKS:			
FRONT (Zion)	25'	20'	DNC
FRONT (Tilton)	25'	25'	C
SIDE	10'	25'	C
SIDE	15'	78'	C
REAR	25'	-	-

HEIGHT	2 STY/25'	1 STY/18' Bldg./28' to Cone	DNC
MIN. GROSS FLOOR AREA:			
ONE STORY	1,500 SF	1,250 SF	DNC
TWO STORY	1,500 SF	-	-
BLDG. COVERAGE	25%	10%	C
TOTAL COVERAGE	75%	75%	C
FLOOR AREA RATIO	.25	.10	C
BUFFER	15'	*7' (See Engineering Commit #3)	DNC

*Buffer- 215-156 E- Buffer to Residential Area: 10' plus, 5' for each additional 10' of building height or part thereof over 15'.

COMPLETENESS REVIEW: The application was reviewed for completeness utilizing the Site Plan Checklist. The following information should be supplied, or a waiver granted by the Board, prior to the application being deemed complete.

(All items have been shown on the revised plan.)

PLANNING REVIEW:

Following is a list of Variances and Design Waivers associated with this application:

List of (d) (1) Variance:

a) d (1)- for a use not permitted in the zone.

List of "C" Variance

- a) Buffer 15' is required; 7' is proposed.
- b) Front Yard Setback- 25' is required; 20' is proposed. (Zion Road)
- c) Rooftop Sign is not permitted.
- d) Freestanding Sign
 (1) (Setback-15' is required, 4' is proposed)
 (Variance required.)

List of Design Waivers:

- a) Tilton Road
 Curb cut width- 30' minimum is required; 27' is proposed.
 Driveway width- 30' is required; 25' is proposed.
 Distance of driveway from intersection, 100' minimum is required; 69' on Tilton Road is proposed.
 No driveway shall be located in the side yard setback, 10' is required; 7' is proposed.
 (No parking is allowed closer than 20' to a street line, 10' is proposed.)

- b) Zion Road
- a) Driveway width- 30' minimum is required; 26' is proposed at the curb line driveway width at the property line, shall be a minimum of 30' for any one-way drives, 12' is proposed.)
- b) No part of any driveway shall be located in the side yard setback of 10'.
(7' is proposed)
- c) Building perimeter landscaping, only a portion is proposed.
- d) No parking is permitted within 50' of a residential zone, 10' is proposed.
- e) Distance of driveway from intersection; 100' minimum is required; 75' is proposed.

REVIEW COMMENTS:

- 1) Following is the permitted use (Section 215-156 A (2) that most closely resembles the proposed use.
 - a) The applicant should discuss with the Board if this proposed use, is permitted in the zone.
"Eating and drinking "places in which any service of prepared goods is provided and not less than ten (10) seats available for the general public at counters or tables within a permanent enclosed structure and in which take-out service is not the principal function of the food service, but incidental to the service of food consumed on the premises. The definition shall not include fast food establishment."

(If the proposed application does not include ten (10) interior seats, a d (1) use variance will be needed.)
 - b) The applicant will also be required to obtain "C" Variance relief for the following items outlined in the Planning Board Review:
- 2) The applicant will be required to obtain a d (1) Use Variance for the application.

A use variance falls under the jurisdiction of the Zoning Board as permitted in NJS 40:55D-60.a and 40:55D-70.d, the Board may "in particular cases and for special reasons grant a variance to allow departure from regulations pursuant to Article 8 of this act to permit; (1) a use or principal structure in a district restricted against such use or principal structure, (2) an expansion of a non-conforming use, (3) deviation from a specification or standard pursuant to Section C. 40:55D-67 pertaining solely to a conditional use, (4) an increase in the permitted floor area ratio as defined in Section 3.1 of P.L. 1975, C.291 (5) and increase in the permitted density as defined in Section 3.1 of P.L. 1975, C.291 (40:55D-4) excepts as applied to the required lot area for lot or lots detached one or two dwelling unit buildings, which lot or lots are either an isolated undersized lot or lots resulting from a minor subdivision or (6) a principal structure which exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure.

The applicant must also show "special reasons" for the Board to grant this variance. Special reasons have been defined as those reasons that carry out a purpose of zoning.

The applicant needs to provide additional testimony as to how the d (1) variance can be granted in accordance with the criteria outlined above and within the M.L.U.L.

The Municipal Land Use Law (N.J.S.A. 40:55d-2) enumerates the Purpose of Zoning as:

- a To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
- b To secure safety from fire, flood, panic and other natural and man-made disasters;
- c To provide adequate light, air and open space;
- d To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- e To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- f To encourage the appropriate and efficient expenditure of public funds by the coordination or public development with land use policies;
- g To provide sufficient space in appropriate locations for variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;
- h To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;
- i To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
- j To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- k To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;
- l To encourage senior citizen community housing construction;
- m To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
- n To promote utilization of renewable energy resources;

- o To promote the maximum practicable recovery and recycling of recyclable materials from solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.
- 3) Since it is determined that "C" Variance relief is needed for the project, the applicant should supply testimony, as outlined in the following criteria, as appropriate.
 - a. By reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property or (c) by reason of extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of the zoning regulations would result in the peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the development of the property. This is known as the C (1) Criteria.
 - b. Where the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment. This is known as the C (2) Variance.

It should be noted:

No variance may be granted without showing that such variance can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the zone plan and zoning ordinance.

This is also known as Negative Criteria.

Engineering Review:

- 1. The application will be reviewed with compliance with Article VIII, Design Standards and Improvement Specification, of the ordinance.
- 2. Section 215-83 requires that architectural plans should be submitted for review. The applicant has supplied building views and floor plan for the Board to review. Additional information should be supplied on the floor plan, such as number of seats, if any, including approximate number of persons able to be seated at what appears to be an interior counter. Some type of color scheme for the building should be supplied. (No interior seats are proposed.)
(No interior seats are proposed. A Use d (1) Variance is required.)
- 3. Buffers are required for the sides of this property. The buffer requirements for this property along the residential zoned property along Zion Road is as follows: "Ten feet in width plus five

additional for each 10-foot interval or fraction thereof the height of a building, which exceeds 15 feet in height along the side or rear lot line, except where the side or rear lot line is a street."

The building is designed to be 18' in height at the front of the building and tapers down to a 10' height at the rear. If the Board accepts the rear height along the rear of the building, then the required buffer would be 10 feet. The applicant has provided a portion of the buffer at 7' in width, which requires a variance.

The property line at the rear of the presently contains a fence, height unknown, and a double row of evergreens as required.

(The plan has been revised to show that the existing wood fence to remain, is 6' high.)

4. The ordinance requires concrete curbs and sidewalks along the perimeter of the site on Zion Road and Tilton Road. The location, details, grading, etc., should be supplied on the plan.

(Curbs and sidewalks were shown along both frontages of the property.
Location and details for the ADA sidewalk ramps, should be supplied.)

Both streets are County Roads, and all improvements will be required to be reviewed, and approved by the County.

5. The ordinance, Section 215-91, requires that concrete aprons 6" thick, be installed at each entrance to the site. The plan should be revised to show the aprons, 6" concrete sidewalk behind the apron, and ADA Compliant ramps, if necessary, at each driveway. Details for these improvements shall be shown, including all grades and slopes.

Both driveways are located on County Roads, so approval is required by the County.

6. a) The plan should show the dimensions of the driveway at the street line.
The allowable curb line opening is 30' min., 50' max. The driveway width is 30' min. to 36' max. (As per attached Section 215-92 of the ordinance. A waiver is required.)

(The driveway curb cut on Tilton Road has been revised to comply, Zion Road is 26' curb cut, which does not comply. (A design waiver is required.))

- b) No driveway from a parking area shall be located closer than 100' to the nearest, intersection sixty-two (75') is proposed on Zion Road, and sixty-eight (69') is proposed on Tilton Road.
A waiver is required.

(The driveway on Zion Road was revised to a distance of 75') ;(Tilton Road is 69')
(A design waiver is required.)

- c) No part of any driveway from a non-residential use shall be located in the side yard setback; 7' is proposed. A design waiver is required.

(The plan was revised to be 7')

I recommend that the curb cut on Zion Road be reduced so that the limit of the curb cut does not pass the property as extended.

(The plan has been revised.)

7. The Board has the authority to request an Environmental Impact Statement, if the Board determines there is a need. This site was previously a service station. The applicant should supply an approval from the NJDEP that the site has been remediated.
8. The site is presently fenced. The type of material and height of the fence should be provided on the plan.

(The plan was revised to show a 6' wood fence along the Zion Road side.)

9. The plan should be submitted to the Fire Chief for review prior to Final signing of the plan.
10. The applicant has supplied a landscaping plan with the application.

Following is a review of the Landscaping Plan:

- a) The plan provides over 15% of landscaped area, which complies.
- b) The applicant is required to provide a 4' landscape strip around the exterior of the building. Only a portion of the building complies. A waiver is required.
- c) The ordinance requires street trees at 30' on center. The plan should be revised.
(Special attention should be given to keep the trees out of the sight triangle.)
- d) The plan shows 18" high junipers along the road frontage of both streets. This should be discussed. There is only a 2' to 3' area between the edge of the sidewalks and the curbs.

(The shrubs in this area have been removed.)

- e) The applicant is required to plant two (2) shade trees onsite, one tree for each tend (10) parking spaces. These trees should be identified on the plan.

(The plan has been revised, and now complies.)

- f) The applicant should provide a planting schedule on the plan, showing the type of plantings, number, and species of the plantings.

(The plan has been revised, and now complies.)

11. The applicant has supplied a lighting plan with the application. The applicant has proposed three (3) freestanding light poles, 25' in height.

The plan has supplied iso foot candle lines on the plan. The lines should be clearly marked in order to show that $\frac{1}{2}$ horizontal foot candle of lighting level as it relates to a parking lot areas shall be 75% of the average level.

This particular lot is located adjacent to a residential zone property. The light fixtures on the site should be noted to show the largest screen possible, in order to stop the light from affecting the adjacent property.

(Light standard details should be shown on the plan that shows the footings, poles, and maximum shielding.)

12. The applicant should discuss with the Board how loading will be attained at the site.

(The location of a loading zone has been provided at the rear of the site. The Board should discuss if the loading area operates as designed, as it blocks the driveway to Zion Road.)

13. The applicant has supplied sixteen (16) parking spaces on site. The applicant has proposed access to the site via a 2-way drive on Tilton Road, and a 1-way exit onto Zion Road

14. Access aisles for perpendicular parking shall be 25' in width, 25' is proposed.

A design waiver was removed.

(The plan has been revised, and now complies.)

15. Parking areas shall not be located within 50' of any residential zone, 10' is proposed.

A design waiver is required.

16. No parking shall be located closer than 20' to the street line, 10' is proposed.

(A design waiver is required.)

17. The applicant has proposed asphalt paving for the parking area. A detail of the paving should be supplied on the plan. A 6" thick gravel base and 2" of FAB-1 asphalt as required.

(The plan has been revised.)

18. The plan should clearly delineate the location of the proposed concrete curbing onsite. A detail of the curbing should be shown on the plan.

(The plan has been clarified. Parking bumpers have been utilized along the landscaped area, which is permitted by the ordinance.)

19. The plan shows a 5' wide concrete sidewalk along the parking area. A detail of the sidewalk should be placed on the plan.

(A detail has been provided on the plan.)

20. The plan shows an ADA space, as required. The first space is required to be Van Accessible. The van stall width should be 11' wide and the access aisle shall be 5', for a total of 16'. The plan should be revised.

(The plan has been revised. ADA compliant ramps with grading, should be provide in front of the ADA stall.)

A detail of surface parking and handclapped signs should be provided on the plan.

21. A note should be added that all parking spaces shall be delineated with a 4" painted line.

(The plan has been revises.)

22. The applicant has provided sixteen (16) parking spaces for the site. The floor plan does not show any tables inside the building. There appears to be a countertop along the exterior wall at the front of the building. The applicant should discuss how many seats, inside, outside, and the number of employees that can be onsite at one time.

Since the plan does not show the number of seats, it is difficult to determine if the site has the appropriate amount of parking.

(A total of 28 outside seats are proposed. This would require, 9 spaces; 16 spaces are proposed.)

Normally, one (1) parking space is required for each three (3) seats, in a restaurant.

23. A note should be added to the plan that all exterior mechanicals should be screened from Public View, as per Section 215-110.

24. The applicant should apply to the Northfield Sewer Department, in order to obtain a letter of availability of service.

25. The architectural plans show that one freestanding sign, and two or three façade signs, are proposed. Following is a review of the signage as per Section 215-113 of the ordinance.:

A) Following is a review of the Façade Sign Package:

1. The plan shows one façade sign on the Zion Roadside, 24 SF in size, and one façade sign on the Tilton Road face, 32 SF in size.

Permitted area- $\frac{1}{2}$ SF in area for each one-foot in width of a building façade, with a max. size of 100 SF in area, is permitted, therefore.

Zion Roadside- 20' SF is permitted; 24 SF is proposed.

(20 SF is now proposed, no variance is needed.)

Tilton Road front- 12.5 SF is permitted; 32 SF is proposed.
A detail of the façade signs shall be provided on the plan.

(12.5 SF is now proposed, no variance is needed.)

2. The applicant has also proposed an ice cream sign on top of the building. Rooftop signs are not permitted. A variance is required.

3. Freestanding signs- Following is a review of the freestanding sign: (Tilton Road)
 - a) Height- 15' max is permitted; 17' is proposed.

(15' is now proposed, no variance is needed.)

- b) Size- 10 SF plus 1 SF in area for 10-foot intervals of street frontage is permitted. therefore, 22.5 SF is permitted, 25 SF is proposed.

(22.5 SF is now proposed, no variance is needed.)

4. The applicant should discuss with the Board the type of lighting that is proposed for all the signs.

5. The address of the property should be placed on the top of the freestanding sign.

6. The plan should be revised to show the sign location and setback for the sign. A 15' setback is required, (4' is proposed)

(A variance is required.)

7. A full detail of the sign should be placed on the plan.

26. The applicant will be required to obtain Soil Conservation District Approval, prior to start of work.

27. The applicant will be required to supply a drainage report and design for the site.

A determination needs to be made whether or not this development is a "Major Development" as defined by the New Jersey Best Practices Manual. Some type of drainage design system, etc., needs to be provided for review.

(The application is classified as a Major Development and will need to supply a drainage plan and calculations.)

Northfield Planning/Zoning Board
Big Land, LLC
Corner of Zion Road and Tilton Road
Doran #9696
Page 11 of 11

28. The plan should be revised to show the required sight triangle, at both driveways. Approval is required by Atlantic County.

29. The plan should be revised to show STOP signs, and painted STOP bars at each driveway.

All onsite traffic directional arrows should be painted on the ground. A note to this should be shown on the plan.

(The plan has been revised.)

30. The applicant will be required to obtain the following approvals and other approvals as needed:

- a) Cape Atlantic Soil Conservation Approval
- b) Atlantic County Division of Planning
- c) City of Northfield
 - 1) Fire Department
 - 2) Sewer Department
- d) Letters of Availability of Service- as needed.
 - 1) NJ American Water
 - 2) Atlantic City Electric
 - 3) South Jersey Gas

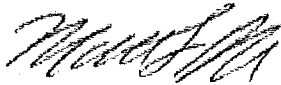
31. The applicant will be required to post a Performance Guarantee for all offsite improvements.

An Escrow Fee should be posted with the City Clerk, equal to 5% of the Engineer's Estimate for all improvements on the site.

32. This site was a former gas station. A copy of the "clean-up" approval from the NJDEP should be supplied for the file.

If you have any questions or require further information, please do not hesitate to contact me.

Very truly yours,



Matthew F. Doran, P.E., P.P., P.L.S.
Doran Engineering



City of Northfield

TAX ASSESSOR'S OFFICE

1600 SHORE ROAD, NORTHFIELD, NEW JERSEY 08225

September 19, 2025

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

**Block 97 Lot(s) 6,7,8
1410 Zion Rd, 1416 Zion Rd and 1600 Tilton Rd
Northfield, NJ 08225**

Dear Manos,

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

Page 2

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

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

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

City Streets
Northfield Ave.
Fuae Ave.
Wabash Ave.
Willow Dr.

County Roads
Tilton Rd Rt# 563
Zion Rd Rt# 617

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
94 4	6 WILLOW DR	2	GANNON, ZACHARY R & JESSICA B 6 WILLOW DR NORTHFIELD, NJ	08225
94 5	4 WILLOW DR	2	GRIESHABER, RICHARD R. 4 WILLOW AVENUE NORTHFIELD, NJ	08225
94 6	2 WILLOW DR	2	MARCINKOWSKI, JUSTIN R 713 BREAKERS AVE ABSECON, NJ	08201
94 7 C0001	1500 ZION RD UNIT #1 8,9,10,11	4A	1601 TILTON LLC 1601 TILTON RD NORTHFIELD, NJ	08225
94 7 C0002	1500 ZION RD UNIT #2 8,9,10,11	4A	1601 TILTON LLC 1601 TILTON RD NORTHFIELD, NJ	08225
94 7 C0003	1500 ZION RD UNIT #3 8,9,10,11	4A	PREVITI, MAUREEN 7401 ATLANTIC AVE MARGATE, NJ	08402
94 7 C0004	1500 ZION RD UNIT #4 8,9,10,11	4A	1601 TILTON LLC 1601 TILTON RD NORTHFIELD, NJ	08225
94 7 C0005	1500 ZION RD UNIT #5 8,9,10,11	4A	BAUER, JOANNE G 5000 BOARDWALK APT #1604 VENTNOR CITY, NJ	08406
94 7 C0006	1500 ZION RD UNIT #6 8,9,10,11	4A	1601 TILTON LLC 1601 TILTON RD NORTHFIELD, NJ	08225
95 37	1501 ZION RD	1	GIRO ENTERPRISES, INC 1555 ZION ROAD, SUITE 204 NORTHFIELD, NJ	08225
95 38	1501 TILTON RD	4A	1501 NORTHFIELD LIMITED LIABILITY 603 CHEWS LANDING RD HADDOFIELD, NJ	08033
96 1	1524 TILTON RD	4A	SENESE, RICHARD ETAL T/A RR&M PROP. 1524 TILTON RD NORTHFIELD, NJ	08225
96 2	1500 TILTON RD	4A	ZEUS PROPERTY MANAGEMENT LLC 1500 TILTON RD NORTHFIELD, NJ	08225

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
96 6	216 NORTHFIELD AVE	4A	RR & M PROPERTIES @TILTON MARKET 1524 TILTON RD NORTHFIELD, NJ	08225
96 7	202 NORTHFIELD AVE	1SD	NORTHFIELD METHODIST CHURCH P.O. BOX 762 NORTHFIELD, NJ	08225
97 1	1400 ZION RD 2,3	2	PARVES, MEHEDI H & JESMIN, TAHMINA 1400 ZION RD NORTHFIELD, NJ	08225
97 4	1403 WABASH AVE 5	2	THOMPSON, CHRISTINE R & GEORGE S 1403 WABASH AVENUE NORTHFIELD, NJ	08225
97 9	TILTON RD	1	NORTHFIELD INTEGRATED, LLC 1501 ROUTE 47 RIO GRANDE, NJ	08242
97 10	1612 TILTON RD	4A	NORTHFIELD INTEGRATED, LLC 1501 ROUTE 47 RIO GRANDE, NJ	08242
97 11	1620 TILTON RD	4A	CONCRETE DEVELOPMENT LLC 124 COUNTRY CLUB DR LINWOOD, NJ	08221
97 12.01	1622 TILTON RD	4A	1622 TILTON HOLDINGS, LLC 1622 TILTON RD NORTHFIELD, NJ	08225
97 16	1413 WABASH AVE	2	RRH1 LLC 114 MARSHALL DRIVE EGG HARBOR TWP, NJ	08234
97 17	1411 WABASH AVE	2	THOMAS, KELLY LEE 1411 WABASH AVE NORTHFIELD, NJ	08225
97 18	1407 WABASH AVE	2	LATORRE, MICHAEL & MARYLOU 1407 WABASH AVE NORTHFIELD, NJ	08225
97 19	1405 WABASH AVE	2	TOMASELLO, OLLIE & DUANE, KELLY 1405 WABASH AVE NORTHFIELD, NJ	08225
106 1	1408 TILTON RD	4A	PREVITI, ROBERT P 107 CAROL ROAD LINWOOD, NJ	08221

Block Lot	Property Location		Property Class	Owner		Zip Code
	Qual	Additional Lot		Address	City, State	
600		BIKE-PEDESTRIAN PATH	15C	NORTHFIELD, CITY OF		
1		2,3,4,5,7,8,9,10,11		1600 SHORE ROAD		08225
				NORTHFIELD, NJ		

DATE	BY	NO.	COMMENTS
12/15/10	W. J. BROWN	1001	1001
12/15/10	W. J. BROWN	1002	1002
12/15/10	W. J. BROWN	1003	1003
12/15/10	W. J. BROWN	1004	1004
12/15/10	W. J. BROWN	1005	1005
12/15/10	W. J. BROWN	1006	1006
12/15/10	W. J. BROWN	1007	1007
12/15/10	W. J. BROWN	1008	1008
12/15/10	W. J. BROWN	1009	1009
12/15/10	W. J. BROWN	1010	1010

TAX MAP
CITY OF NORTHFIELD
 ALABAMA COUNTY
 MATTHEW F. GORMAN, JR., C.E.
 REGISTERED PROFESSIONAL SURVEYOR
 7500 SOUTHWEST 10TH AVENUE, SUITE 100
 OKLAHOMA CITY, OKLAHOMA 73159

THIS MAP HAS BEEN EXAMINED AND FOUND TO BE CORRECT
 DATE: 12/15/10 BY: W. J. BROWN

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 DATE: 12/15/10 BY: W. J. BROWN



*TAX COLLECTOR'S OFFICE
1600 Shore Road
Northfield, NJ 08255
Phone# 609-641-2832 ext. 127 Fax# 609-646-7175*

Certification of Taxes & Sewer Paid

TO: Elias T. Manos, Esq.

RE: Planning Board Application

From: Robin Atlas, Tax Collector

DATE: September 17, 2025

RE: Certificate of taxes & sewer paid

BLOCK/LOT(S): Block 97 Lot 8

PROPERTY LOCATION: 1600 Tilton Road

PROPERTY OWNER OF RECORD: Big Land LLC

This is to verify that this property located in Northfield has paid taxes to November 1, 2025 and sewer to March 1, 2026.

TAX COLLECTOR'S OFFICE
1600 Shore Road
Northfield, NJ 08255
Phone# 609-641-2832 ext. 127 Fax# 609-646-7175

Certification of Taxes & Sewer Paid

TO: Elias T. Manos, Esq.

RE: Planning Board Application

From: Robin Atlas, Tax Collector

DATE: September 17, 2025

RE: Certificate of taxes & sewer paid

BLOCK/LOT(S): Block 97 Lot 6

PROPERTY LOCATION: 1410 Zion Road

PROPERTY OWNER OF RECORD: Clarence William V. Bishoff

This is to verify that this property located in Northfield has paid taxes to November 1, 2025 and sewer is delinquent for 2nd half 2025.

TAX COLLECTOR'S OFFICE
1600 Shore Road
Northfield, NJ 08255
Phone# 609-641-2832 ext. 127 Fax# 609-646-7175

Certification of Taxes & Sewer Paid

TO: Elias T. Manos, Esq.

RE: Planning Board Application

From: Robin Atlas, Tax Collector

DATE: September 17, 2025

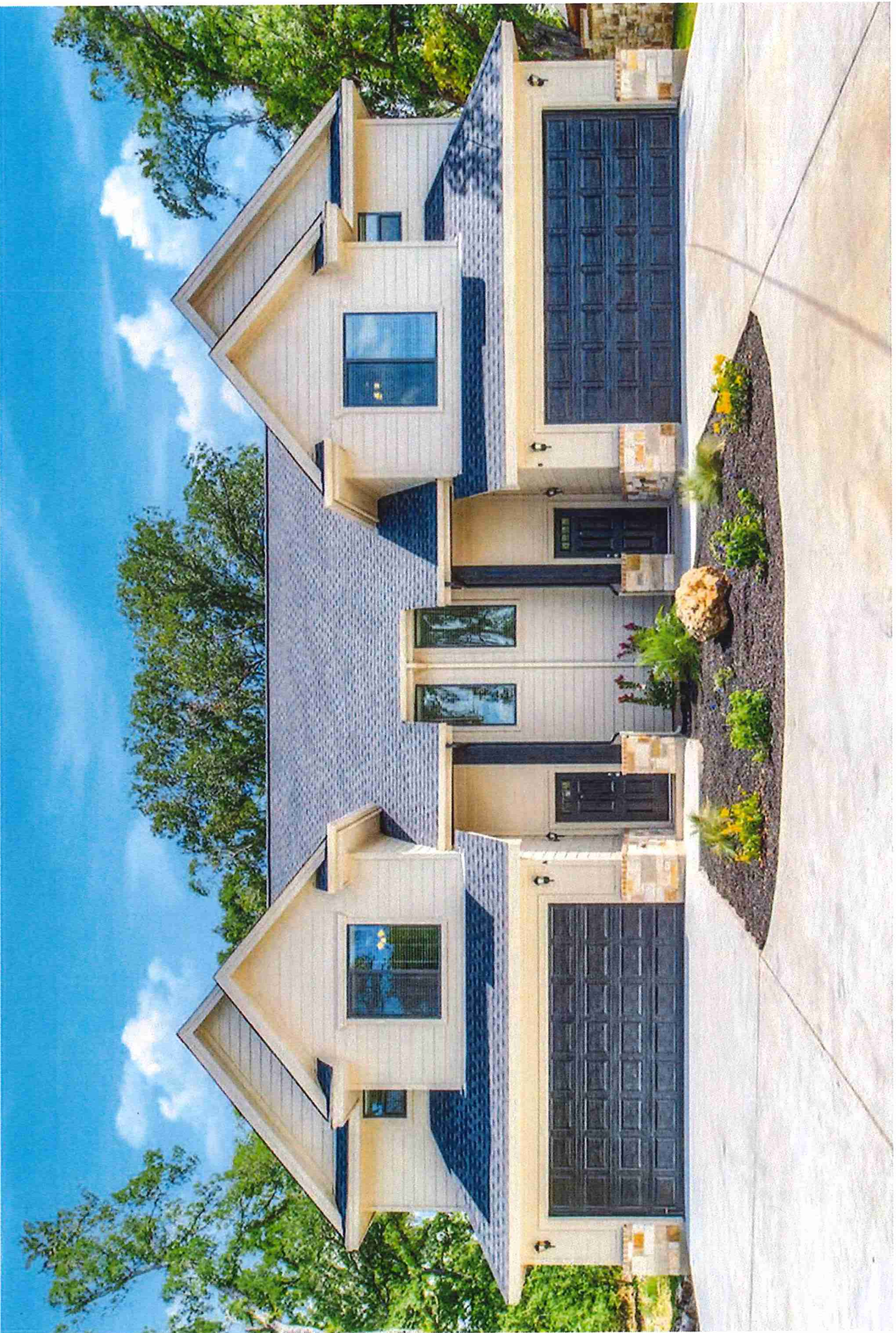
RE: Certificate of taxes & sewer paid

BLOCK/LOT(S): Block 97 Lot 7

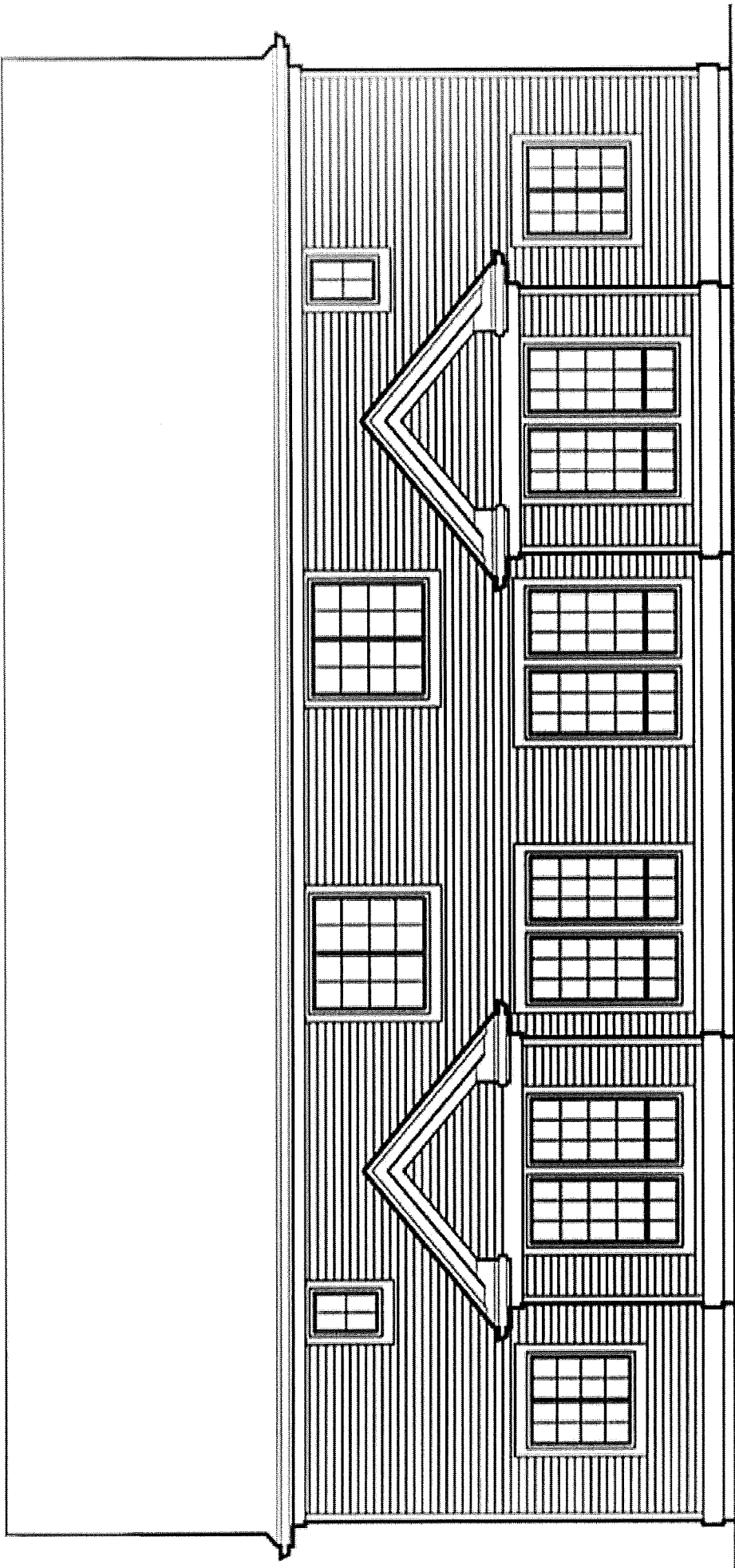
PROPERTY LOCATION: 1416 Zion Road

PROPERTY OWNER OF RECORD: Tyler Wan

This is to verify that this property located in Northfield has paid taxes to November 1, 2025 and sewer is delinquent for 2nd half 2025.







REAR ELEVATION

