GEMMEL, TODD & MERENICH

A PROFESSIONAL ASSOCIATION

COUNSELLORS AT LAW

767 SHORE ROAD

P.O. BOX 296

Linwood, New Jersey 08221

CHARLES GEMMEL
MEMBER OF N.J. BAR
MASTER OF LAWS (TAXATION)

MOLLY TODD MERENICH
MEMBER OF N.J. BAR

ROBERT P. MERENICH
MEMBER OF N.J. BAR

TELEPHONE
(609) 927-7200

TELECOPY
(609) 927-3278

E-MAIL
CharlesGemmel@GemmelToddMerenich.com

January 20, 2021

(HAND DELIVERED & E-MAILED)

Northfield Planning Board
Attention: Robin Atlas, Secretary
Northfield City Hall
1600 Shore Road
Northfield, NJ 08225

Re: Variance Application of Danny Davila
Block 87, Lot 1, Northfield Tax Map
Our File No. 12,849-C

Dear Ms. Atlas:

Please be advised that this firm represents Danny Davila (the "Applicant") in connection with an Application to the Northfield Planning Board for variances in order to be permitted to construct a single family home on property commonly known as 1921 Cedarbridge Road, a/k/a Lot 1 in Block 87 of the Northfield Tax Map (the "Property"). The variances that are necessary are front yard setback along Cedarbridge Road, front yard setback along Wabash Avenue and lot area.

The variances are justified since the shape of the Property imposes an undue hardship upon the Property and would render the Property useless without the variances. Moreover, the variances can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

I am enclosing herein the following:

1. three (3) copies of the completed Planning Board Application (pages 8-11);

2. three (3) copies of the Plot Plan prepared by Arthur W. Ponzio Company & Associates, Inc. dated December 15, 2020;

3. three (3) copies of the Architectural Plans of Nicholas Ludovich, Architect dated January 20, 2021;

4. three (3) copies of the Contract between Vincent Mazzeo, as Seller and Danny Davila, as Buyer; and

5. a check in the amount of $500.00 made payable to the City of Northfield representing the Application fee and another check in the amount of $500.00 made payable to the City of Northfield representing the escrow.

I am also having the above-referenced documentation hand delivered to Matthew Doran and Joel Fleishman, Esq.. I am also separately e-mailing to you all of the aforementioned documents.

If any additional documentation is necessary, please let me know as soon as possible. If everything is in order and Mr. Doran gives his OK, would you please place this matter on the agenda for the Planning Board's February meeting and notify me of same so that I can handle the necessary publication and service of the Application and Plans on the Planning Board's members.

Thank you for your attention.

Very truly yours,

Charles Gemmel

CG/bh
Encls.
cc: Joel Fleishman, Esq., w/Encls./Hand-Delivered
Matthew Doran, PE, w/Encls./Hand-Delivered
Jon Barnhart, PE & PP w/Encl. *(via E-Mail)*
Dolores Miller w/Encl. *(via E-Mail)*
Danny Davila w/Encl. *(via E-Mail)*