

PLANNING BOARD APPLICATION

INFORMAL MEETING DOCUMENTS
FOR JANUARY 8, 2026 MEETING
PLEASE BRING TO RE-ORG MEETING

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 APPLICANTApplicant's Full Legal Name Gino ClementeApplicant's Mailing Address 815 W. Mill Road, Northfield, NJ 08225Applicant's Phone Number 609.892.2261 e-mail address mazzascoffee@gmail.comApplicant is a: Corporation PartnershipIndividual

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 Informal Meeting Request

Proposed use, Building, or Subdivision is contrary to:

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

		Attachment			
ART.	215	Section	6	Required Residential	Proposed Commercial; existing/non-conforming condition
ART.	215	Section	6	Required 100'	Proposed 75' Lot Width; Variance required
ART.	215	Section	6	Required 10'	Proposed 2' Side Yard; existing/non-conforming condition
ART.	215	Section	6	Required 40%	69% Impervious Coverage; Variance required

If additional space is needed, attach list to the application

INFORMATION REGARDING PROPERTY:

Address: 815 S. Mill Road

Tax Map BLK 16.01 LOT(S) 38.01 Dimension of Property 250' x 140' (0.83 Acres)

BLK 16.01 LOT(S) 39 Dimension of Property irregular (1.06 Acres)

Zoning District R-1 Residential District

Location approximately 0' feet from intersection of Burton Avenue
and _____

Last Previous Occupancy _____

	<u>Size Existing Building</u>	<u>Proposed Structure</u>
Front (feet)	_____	_____
Deep (feet)	_____	_____
Square (feet)	_____	_____
Height (feet)	<u>Mulitple Buildings, Please See Attached Plans.</u>	
Story	_____	_____
Building Coverage	_____	_____

SET BACKS ZONING REQ.PresentProposed

Frontage

Y or N

Corner Lot

Front Yard

Front Yard

Side

Side

Rear

Lot Size Area

D

Prevailing Setbacks of Building within one Block D* ft.Present use Commercial proposed use Single Family Dwellings and Commercial

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

Yes or No Unknown

If yes, when _____

and to whom _____

Nature of appeal or application _____

Disposition _____ Date _____

Application for Subdivision _____ site plan - conditional use approval _____

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

Owner ✓ Tenant _____

Purchaser under Contract (submit copy) _____ Other _____

If the applicant is not the owner of the property, the applicant must obtain and submit a copy of this application signed by the owner in the space provided.

D* Deferral respectfully requested to formal application submission.

CERTIFICATION OF OWNER

This is to certify that the plans and/or survey plans with the measurements shown have been drawn by me as the owner of the property regarding BLOCK 16.01 LOT(S) 38.01 & 39

Commonly known as 815 S. Mill Road
(address)

Have been drawn as accurately as possible to the best of my knowledge.

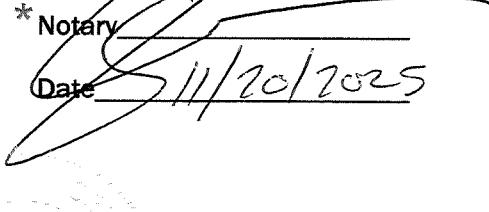
Owner's Name Gino Clemente

Address 815 S. Mill Road

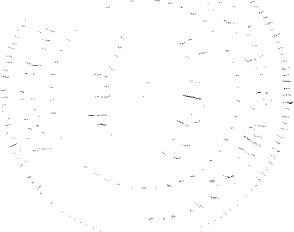
City Northfield

* Notary

Date



GEORGE E. WILSON IV
Notary Public, State of New Jersey
Comm. # 2444126
My Commission Expires 03/27/2029



SITE PLAN CHECKLIST

The following checklist is designed to assist applicants in preparing site plans for Board review. Applicant should check off each item to ensure that it is included on the plan. **ITEMS OMITTED MAY DELAY CONSIDERATION BY THE BOARD.** Utility plans, landscaping plans, architectural elevations, etc., may be shown on separate sheets. ([Return this list with your application](#))

D* Name and title of applicant and owner, if other than applicant.

✓ Name and seal of person preparing plans, etc.

D* Place for signature of Chairman and Secretary of Planning Board.

D* Place for signature of City Engineer.

D* Place for signature of County Engineer and Secretary of County Planning Board.

✓ Tax map lot and block numbers.

✓ Date, scale and "north" sign.

✓ Key map of the site with reference to surrounding areas and to existing street locations.

✓ Zone district in which property is located, and zone district of all properties within a 200-foot radius of the property line of the applicant's site, including properties in adjacent municipality, where applicable.

D* All properties within 200 feet uses of said properties.

D* Names of owners of all of above properties.

D* Approximate number of employees who will be using the proposed site on a full-time basis shifts, if the operation is non-residential.

✓ Entire property in question, even though only a portion of said property is involved in the site plan; provided however, where it is physically impossible to show the entire property on the required sheet, a separate map at an appropriate scale may be submitted.

✓ Dimensions of lot, setbacks, front yard, side yards, and rear yard.

✓ Bearing and distances of property lines.

D* Dimensions of existing and/or proposed principal building(s) and all accessory structures.

D* Size and location of fences.

✓ All proposed parking and loading facilities, showing location and dimensions of individual parking spaces and loading areas, aisles, traffic patterns and driveways for ingress and egress, all drawn to scale.

D* Deferral respectfully requested to formal application submission.

✓ All existing and proposed curbs and sidewalks; and all proposed curb cuts.

D* All driveways and streets within 200 feet of site.

D* Rights-of-way, easements and all lands to be dedicated to the municipality or reserved for specific uses.

D* Location of all signs and exterior lighting, accompanied by a brief narrative explanation of types of standards to be used, radius of light and intensity, etc., plus sketches to scale indicating design, color, material of things to be utilized.

D* Water supply system.

D* Existing and proposed sanitary sewerage disposal system.

D* Draining Plans as approved by City Engineer.

D* Solid waste disposal and storage. Method of treating manufacturing wastes and byproducts.

D* Location of all existing trees or tree masses, indicating general size and species.

D* Landscaping and buffering plans, showing what will remain and what will be planted, and specifying types, size and location of trees and shrubs.

D* Significant existing physical features including streams, water courses, swampy soil, etc.

D* Perspective drawing of all proposed structures as well as front and side elevations at a scale which clearly indicates the design objectives of the applicant. [The perspective drawings should clearly indicate the color, material and overall design of the proposed structure(s).]

D* Existing and proposed spot elevations based on U.S. Coastal Geodetic datum at all building corners, all floor levels, center lines of abutting roads, top and bottom curbs, property corners, gutters and other pertinent locations.

D* Existing and proposed contours of site at 2-foot intervals for areas less than 5 percent grade and 1-foot intervals above 5 percent grade.

D* Any other pertinent information as may be required by the Board.

D* Deferral respectfully requested to formal application submission.