

PLANNING BOARD APPLICATION

CASE # 175-38

FOR OFFICIAL USE ONLY

Date of Application Received: 3/8/21

Date: 3/10/21 Date of Deposit

Fee Paid 3/8/21

Date: N/A Affidavit of Service

Time Period Expires _____

Date File Complete _____

Hearing Date 4/8/21

INFORMATION REGARDING APPLICANT

Applicant's Full Legal Name Roger & Edwina Hansen

Applicant's Mailing Address 4 Jimmie Leeds Rd., Suite 3, Galloway Twp., NJ 08205
c/o David Goddard

Applicant's Phone Number 609-226-4209 e-mail address dgoddard@olehansen.com

Applicant is a: Corporation Partnership Individual

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporation or partnership must be disclosed. Attach list.

NATURE OF APPLICATION, check appropriate items:

- 1. () Appeal of action of administrative officer
- 2. () Interpretation of development ordinance or map
- 3. () Variance: "C" Variance (Hardship)
() "D" Use Variance
() "D" Non Conforming Use
- 4. () Conditional use
- 5. () a. Subdivision - Minor
() b. Subdivision - Major
- 6. () a. Site Plan - Waiver
() b. Site Plan - Minor
() c. Site Plan - Major
() d. Site Plan application to follow
- 7. Other Extension of approval

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

ART. N/A 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: 1300 Argo Lane, Northfield, NJ

Tax Map BLK 175 LOT(S) 38 Dimension of Property _____

BLK _____ LOT(S) _____ Dimension of Property _____

Zoning District R1

Location approximately 1,500 feet from intersection of Shore Rd.
 and Argo Ln.

Last Previous Occupancy _____

	<u>Size Existing Building</u>	<u>Proposed Structure</u>
Front (feet)	<u>No Change</u>	<u>No Change</u>
Deep (feet)	<u>No Change</u>	<u>No Change</u>
Square (feet)	<u>No Change</u>	<u>No Change</u>
Height (feet)	<u>No Change</u>	<u>No Change</u>
Story	<u>No Change</u>	<u>No Change</u>
Building Coverage	<u>No Change</u>	<u>No Change</u>

<u>SET BACKS ZONING REQ.</u>	<u>Present</u>	<u>Proposed</u>	
Frontage	No change	No Change	Corner Lot Y or N
Front Yard	No Change	No Change	
Front Yard	No Change	No Change	
Side	No Change	No Change	
Side	No Change	No Change	
Rear	No Change	No Change	
Lot Size Area	No Change	No Change	

Prevailing Setbacks of Building within one Block N/A ft.

Present use Residential proposed use Residential

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

Yes or No

If yes, when See memorializing Resolution dated September 3, 2020 attached hereto.

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 X 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.

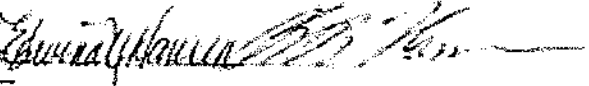
Owner's Authorization: I hereby certify that I reside at:

In the County of Atlantic State of New Jersey

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

Block 175 Lot(s) 38 commonly known as 1300 Argo Ln.

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

Owner's Signature 

Applicant's Attorney Keith A. Davis, Esq. Phone # 609-927-1177

Address Nehmad Davis & Goldstein, PC, 4030 Ocean Heights Ave., Egg Harbor Twp., NJ 08234

Applicant's Engineer Kevin Dixon, PE, PP, PTOE, CME Phone # 609-652-7131

Address Dixon Associates Engineering, LLC, 335 E. Jimmie Leeds Rd., 2nd Fl., Gateway, NJ 08205

Applicant's Surveyor ARH Associates Phone #

Address 215 Bellevue Ave., Hammonton, NJ 08037

Applicant's Planner Same as Engineer 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 

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.

March 4, 2021

VIA UPS GROUND

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

RE: Extension Application of Minor Subdivision Approval
Roger and Edwina Hansen
Block 175, Lot 38
1300 Argo Lane
Our File No.: 5486-18

Dear Ms. Atlas:

This firm represents Roger & Edwina Hansen (the “Applicants”) with respect to this application for an extension of the period in which to file the minor subdivision plat or deed pursuant to N.J.S.A. 40:55D-47f and g. The “by-right” minor subdivision approval was granted by the City of Northfield Planning Board at the August 6, 2020 meeting. These approvals were memorialized in the Resolution and Findings of Facts and Decision dated September 3, 2020, a copy of which is attached hereto.

Pursuant to N.J.S.A. 40:55D-47, the Applicants have 190 days in which to file the subdivision plat or deed after approvals are memorialized, or March 12, 2021. The Applicants seek a one (1) year extension of the period in which to file the subdivision plat or deed.¹ Testimony in support of this requested relief will be supplied at the scheduled public hearing.

As part of this application for an extension, the Applicants also seek clarification as to Item 5 in Board Engineer Matthew Doran’s Review Memorandum dated July 27, 2019, a copy of which is attached hereto. The July 27, 2019 Memorandum references a June 11, 2020 letter from the City of Northfield Fire Department issued in response to the Applicants’ original application for a 3-lot subdivision with “c” variance relief. That application was withdrawn in favor of the 2-lot “by-right” subdivision reviewed and approved by the Planning Board on August 6, 2020. The Northfield Fire Department was not in attendance at the August 6, 2020 meeting and has

¹ This one (1) year extension of the period in which to file the minor subdivision plat or deed is sought in addition to the tolling of approvals provided to the Applicant under the Permit Extension Act of 2020 P.L. 2020, c.53.

Robin Atlas, Planning Board Secretary
City of Northfield
March 4, 2021
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not, as of the date of this letter, submitted an amended review letter based on 2-lot subdivision approved by the Planning Board.

The Applicant seeks confirmation that the approved application for 2-lot subdivision, which includes an access driveway to provide sufficient space for emergency vehicles and trash trucks to navigate the site, does not require Applicants to trim trees offsite of its property. That is a City obligation as to its right of way.

In support of this application, enclosed herein for filing please find the following:

1. An original and fifteen (15) copies of the City of Northfield Planning Board Application;
2. Sixteen (16) copies of the Memorializing Resolution dated September 3, 2020;
3. Sixteen (16) copies of Matthew Doran's Engineering Review Memorandum dated April 27, 2020, last revised July 27, 2020;
4. Sixteen (16) copies of the Fire Captain Benjamin Nixon FF/EMT Review Letter dated June 11, 2020; and
5. One (1) copy of the proof of paid taxes.

Lastly, enclosed herein please find two checks in the amounts of \$500.00 and \$500.00 representing the required application fee and escrow deposit, respectively.

Please do not hesitate to contact me should you require any additional information in order to deem this application complete. Once deemed complete, please notify me as to the date that the Planning Board will consider this extension request.

Thank you, as always, for your kind attention and usual courtesies.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

BY: 

KEITH A. DAVIS

KAD:ch
Enclosures

Robin Atlas, Planning Board Secretary
City of Northfield
March 4, 2021
Page 3

- c. Joel Fleishman, Esquire (Via E-mail: joel@fdlawllc.com) w/encls.
Matthew F. Doran, PE, PP, PLS (Via E-mail: mattdoransr@gmail.com) w/encls.
Roger Hansen, Chairman (Via E-mail: rbhansen@olehansen.com) w/encls.
David Goddard, President (Via E-mail: dgoddard@olehansen.com) w/encls.
Kevin Dixon, P.E. (Via E-mail: kevin@dixonassociates.com) w/encls.
Michael J. Lario, Jr., Esquire (Via E-mail: mlario@ndglegal.com) w/encls.

**CITY OF NORTHFIELD
PLANNING BOARD**

RESOLUTION AND FINDINGS OF FACTS AND DECISION

RE: Roger and Edwina Hansen
1300 Argo Lane
Block 175, Lot 38
Northfield, New Jersey

Application for Minor Subdivision Approval
GRANTED
Hearing Date: August 6, 2020

This matter having been heard by the Planning Board of the City of Northfield on Thursday, August 6, 2020, at a duly scheduled virtual meeting held via an electronic Zoom meeting, and a hearing having been conducted with a quorum present on the application submitted by Roger and Edwina Hansen (the "Applicant"); and

WHEREAS, the Applicant is the owner of the real property located at 1300 Argo Lane, identified as Lot 38 in Block 175 on the tax map of the City of Northfield, Atlantic County, New Jersey (the "Property"), which Property contains an existing single-family dwelling; and

WHEREAS, the Applicant was represented at the hearing by Keith Davis, Esquire of Nehmad, Perillo, Davis and Goldstein, PC; and

WHEREAS, the Applicant submitted an application together with a Minor Subdivision Plan dated January 2020, last revised July 21, 2020, prepared by ARH Associates, and a Paving Plan prepared by Dixon Associates dated July 21, 2020, which application originally sought to subdivide the Property into three (3) residential building lots, with the amended application now seeking to permit the Applicant to subdivide the Property into two (2) conforming residential lots (the "Project"); and

WHEREAS, the application of the Applicant included the following documents and Exhibits: Exhibit A-1, Minor Subdivision Plan; Exhibit A-2, Aerial Exhibit with Overlay; Exhibit A-3, Various Photographs of Property and Other Lots; Exhibit A-4, 5-Lot Subdivision (previously approved); and

WHEREAS, at the time of the hearing, Applicant presented testimony on behalf of the application from Roger Hansen and Kevin Dixon, a qualified New Jersey licensed professional engineer and planner; and

WHEREAS, the Board received a report from Matthew F. Doran, Board Engineer originally dated April 27, 2020, revised as of July 27, 2020, a copy of which is attached hereto as Exhibit "A" and which was entered into the record as Exhibit B-1; and

WHEREAS, no member of the public spoke either in favor of or against the Project; 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 owner of the Property, which is located at 1300 Argo Lane, and is shown as Lot 38 in Block 175 on the tax map of the City of Northfield. The Property is located in the R-1 Residential Zone, which allows primarily for residential uses.

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 Regulations (the "Zoning Ordinance").

3. Applicant is proposing to subdivide the Property at 1300 Argo Lane, shown as Lot 38 in Block 175, into two (2) conforming residential lots, with one lot identified on the Minor Subdivision Plan (Exhibit A-1) as Lot 38 to contain 3.857 acres or 168,028 sf, along with the existing single-family residence owned by Applicant and the other lot, which is currently vacant and identified as Lot 38.01 on the Minor Subdivision Plan, to contain 28,870 sf. Both Lot 38 and 38.01 will exceed the minimum required lot size in the R-1 Zone of 10,000 sf, and will therefore be conforming to the Zoning Ordinance.

4. The Applicant, through the testimony of its licensed engineer, Kevin Dixon, who was duly qualified as an expert, referring to Exhibits A-1 and A-2, described the location and current configuration of the Property, explained the dimensions of the existing Property and the two (2) proposed lots, explained how the Property is impacted by both Saltwater Wetlands and Freshwater Wetlands, described Argo Lane as it currently exists running from Shore Road to the Property, indicating that the full right-of-way of Argo Lane is surfaced, tree-lined with substantial oak trees, has no sidewalks or curbing, and is a very low traffic roadway which has existed in such condition for more than 40 years.

5. Mr. Dixon further explained the proposed extension of Argo Lane which will involve the Applicant extending Argo Lane by 200' across the frontage of Lots 38 and 38.01 such that newly-created Lot 38.01 will have 100 feet of frontage along Argo Lane and accordingly, no variance will be required for Lot 38.01. In addition, Mr. Dixon explained how Argo Lane as proposed to be extended will remain at a width of 15 feet, which will require a waiver under the New Jersey Residential Site Improvement Standards ("RSIS") for minimum required width of residential streets.

6. Mr. Dixon confirmed that the Project requires no variances. However, the Project will require several waivers which include the following: (i) no curbs and sidewalks on Argo Lane, (ii) allowing a 15' roadway when 50' is required by the Zoning Ordinance, (iii) allowing a 15' travel way when 21' is required under the RSIS and (iv) not requiring the planting of additional street trees along Argo Lane as this street is already heavily lined with street trees. Mr. Dixon confirmed that the Planning Board has authority to grant waivers from the RSIS and pursuant to Section 51(a) of MLUL.

7. Mr. Roger Hansen, having been duly sworn, then testified as to the history of Argo Lane, explaining that his family has lived in this house and on this street for over 42 years. Mr. Hansen explained how he has been trying to market the Property for sale for many, many years and he would like to retain flexibility with regard to the possible sale of the Property by retaining the previously approved 5-lot subdivision along with the 2-lot subdivision currently before the Planning Board. This will give the Applicant greater flexibility to market and sell the Property.

8. After some discussion between the Board and the Applicant's representatives, it was decided that the Board would recognize the Applicant's intent to not abandon the 5-lot subdivision approval of the Property obtained by the Applicant in 2010 (the "2010 Subdivision Approval") subject to the condition that if the proposed 2-lot subdivision of the Property is perfected and its layout is inconsistent with the 2010 Subdivision Approval, the Applicant would be required to apply for a new subdivision approval to re-establish the 2010 Subdivision Approval in order to address any such inconsistency. Applicant indicated its willingness to comply with this condition.

9. Matt Doran, the Board Engineer, expressed concerns with the narrowness of Argo Lane and the ability of various vehicles, including snowplows, delivery trucks and the general traveling public to turn around at the end of Argo Lane. After further discussion of this concern between the Applicant and the Board, it was agreed that the Applicant would impose an access easement on the Property which would allow vehicles to access approximately 20' of the future driveway to be located on newly-created Lot 38.01 as a turnaround, which easement area shall remain perpetually unobstructed so as to not interfere with such access. The form of any such access easement shall be prepared by the Applicant's attorney and shall be subject to the review and approval of the Board Engineer and Board Attorney. The access easement shall be recorded by the Applicant, at Applicant's expense, with the Atlantic County Clerk's Office.

10. The Board determined that minor subdivision approval and waivers for (i) no curbs and sidewalks on Argo Lane, (ii) a 15' roadway when 50' is required by the Zoning Ordinance, (iii) a 15' travel way when 21' is required under the RSIS and (iv) no additional street trees along Argo Lane are justified due to the fact that this Project will result in beneficial improvements to the Property, the improvements will advance several purposes of zoning as set forth in the MLUL, the requested waivers are reasonable and meet the intent and purpose of the Zoning Ordinance, the MLUL, and the RSIS, the benefits of the deviations would substantially outweigh any detriments and the failure to grant such waivers would result in an impracticable result and cause undue hardship on the Applicant.

NOW, THEREFORE, a Motion having been made and seconded, and for all of the above reasons, the City of Northfield Planning Board hereby grants to Roger Hansen and Edwina Hansen minor subdivision approval and waivers for: (i) no curbs and sidewalks on Argo

Lane, (ii) a 15' roadway when 50' is required by the Zoning Ordinance, (iii) a 15' travel way when 21' is required under the RSIS and (iv) no additional street trees along Argo Lane, subject to the following conditions:

1) Applicant shall conform with all conditions and requirements set forth in the Board Engineer's report dated April 14, 2020, revised as of July 27, 2020, a copy of which is annexed hereto as Exhibit "A", unless modified at the hearing and as modified by this Resolution.

2) Applicant shall execute and record a 20' access easement affecting Lot 38.01 to allow vehicular traffic on Argo Lane to use the future driveway for public turnaround. A separate access easement shall be prepared by Applicant's attorney and shall be subject to the review and approval of the Planning Board Attorney and Engineer. The access easement shall be recorded by the Applicant, at the Applicant's expense, with the Atlantic County Clerk's Office.

3) There shall be no abandonment by Applicant of the 2010 Subdivision Approval. If the minor subdivision that is the subject of the within application shall be perfected and filed and there shall arise any discrepancy between the 2010 Subdivision Approval and this approval, then in such event, the Applicant shall be required to appear before the Planning Board and address any such inconsistencies to the satisfaction of the Planning Board before Applicant shall be permitted to perfect the 2010 Subdivision Approval.

4) The waivers granted by the within approval shall apply only to this approval and shall not apply to any future subdivision(s) of the Property or any portion(s) thereof.

(5) Approval of the Minor Subdivision shall expire 190 days from the date on which the Resolution of Approval is adopted unless within such period, a plat in conformity with such approval is filed by Applicant with the County Clerk, City Engineer and City Tax Assessor.

(6) In accordance with the New Jersey Map Filing Law at N.J.S.A. 46:23-9, now the Recordation Act; Maps, N.J.S.A. 46:26B-1 et. seq., Applicant must submit the appropriate number of plans or a minor subdivision deed to the Planning Board Secretary for signature.

(7) Prior to certification of the Subdivision Plat or approval of the Minor Subdivision Deed by the City Engineer, Applicant shall set all monuments if required by the "The Map Filing Law" or, if required, provide a bond to the City Clerk guaranteeing the future setting of the monuments.


(8) After filing of the Subdivision Plat or recording the Minor Subdivision Deed with the Atlantic County Clerk, Applicant shall provide the City Engineer's Office with a filed copy of the Subdivision Plan or recorded Deed. The filed Plat or Deed shall have a recording sticker from the Atlantic County Clerk. The City Engineer's Office will then assign a property address to the newly created lot.

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

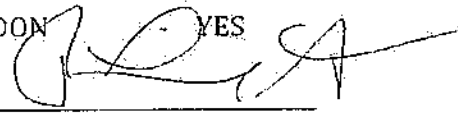
MOTION MADE BY:
SCHARFF

SECONDED BY: BROPHY

CHAIRPERSON LEVITT	- YES
CHAU	- ABSENT (RECUSED)
BROPHY	- YES
LEEDS	- ABSENT
NEWMAN	- YES
NOTARO	- YES
ROEGIERS	- ABSENT
ROWE	- YES
SCHARFF	- YES
SHIPPEN	- ABSENT
UTTS	- YES
VAIN	- YES
REARDON	- YES



ROBIN ATLAS
PLANNING BOARD
SECRETARY



DR. RICHARD LEVITT
CHAIRPERSON

Date of Adoption: September 3, 2020

DORAN

ENGINEERING, PA
ENGINEERS • PLANNERS • SURVEYORS

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

MEMO TO: Northfield Planning Board/Zoning Board

FROM: Matthew F. Doran, Board Engineer

DATE: April 27, 2020 (Revised July 27, 2020)

RE: Roger and Edwina Hansen
Doran # 9681

LOCATION: 1300 Argo Lane
BLOCK: 175 LOTS: 38

STATUS: Minor Subdivision with "C" Variances

BASIS FOR REVIEW: Plans prepared by Adams, Rahman & Hagan and Dixon Associates
Sheet 1 of 1 dated January 2020 , revised July 21, 2020
Plans prepared by Dixon Associates
Sheet 1 of 1, all map and street design, dated July 21, 2020

USE: Single Family

ZONING REQUIREMENTS: This property is located in the R-1 Residential Zone, which allows Primarily for Residential Uses. The following is a review of the bulk requirements for the proposed project:

Item	Required	Proposed Lot 38	Proposed Lot 38.01	Conformity
LOT AREA	10,000 AC	2.87AC	.663 AC	C
LOT WIDTH	100'	100'	0'	C
SETBACKS:				
FRONT	25'	170.3'	25'	C
SIDE	10'	43'	12.5'	C
SIDE	15'	110'	12.5'	C
REAR	25'	160'	25'	C
HEIGHT	2 ½ sty/30'	2 sty	M/C	C
MIN.GROSS FLOOR AREA:				
ONE STORY	1200 SF	-	M/C	
TWO STORY	1350 SF	4165 SF	M/C	C
BUILDING COVERAGE	25%	3%	M/C	C
TOTAL COVERAGE	40%	17.8%	M/C	
Accessory Building:				
SIDE	10'	380'(146')	M/C	M/C
REAR	10'	55.1'	M/C	M/C
HEIGHT	12'	<12'	M/C	M/C

M/C- Must comply at time of building permit request.

PROJECT DESCRIPTION:

The applicant is proposing to subdivide an existing 4.62 acre lot, into one (1) new lot and the remainder, for a total of two (2) lots. This property is located at the end of Argo Lane, which dead ends at tidal wetlands.

In the past, this property was subject to a major subdivision of 5 lots. That approval has not moved forward as of this date.

COMPLETENESS REVIEW:

The application was reviewed for completeness using Section 215-61 of the ordinance. The following items need to be supplied, or a waiver granted by the Board in order for the application to be deemed complete.

- A.
 - (3) Wetlands delineation (Buffer)

- B.
 - (2) (c) Tax Map Sheet Number
 - (3) Key Map- show name of all streets and zone boundaries within 500' of the site.

ZONING REVIEW:

1. The application has proposed a Minor Subdivision of one (1) lot, into a total of two (2) lots. One lot fronts on Argo Lane, which is a public street. Both lots have frontage on Argo Lane.

The applicant has requested "C" Variance relief or a Design Waiver for part of the application dealing with the roadway improvements.

2. The Municipal Land Use Law generally authorizes the Board to grant "C" (1) or "C" (2) variances where:
 - A) (c) (1), "... Where: (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,...the strict application of any regulation pursuant to article 8 of this act would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property, grant, upon an application or a an appeal relating to such property, a variance from such strict application of such regulation as to relieve such difficulties or hardship,..."or

B) (c) (2)"...where in an application or appeal relating to a specific piece of property the purposes of this act or the purposes of the "Educational Facilities Construction and Financing Act, "P.L.2000, c.72 (C.18A:7G-1 et al.) would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment, grant a variance to allow departure from regulations pursuant to article 8 of this act;..."

3. The applicant has provided written arguments regarding the assertion that the variance relief for both variances will be supported by utilizing the "C" (1) and "C" (2) criteria.

This testimony should be presented to the Board at time of the hearing.

4. The applicant must also address the Negative Criteria where the granting of the variance can only be made upon showing that the grant will not cause a substantial detriment to the public good, nor substantially impair the intent and purpose of the zone plan and zoning ordinance.

REVIEW COMMENTS:

1. The plan shows the wetlands delineation that was established for the previous approval.

An application was submitted to the NJDEP in order to provide a Wetlands Buffer for the site. A 150' buffer, is required, the buffer should be shown on the plan.

2. The applicant is not proposing municipal sewage for the project. Individual septic systems are proposed for the new lot.

Approval from the Atlantic County Board of Health prior to building permit is required, prior to building permit request.

The applicant should discuss with the Board the possibility of installing public sewer. A description of the availability and cost of tying into the sewer system should be discussed.

3. The applicant is proposing to utilize a new well on each lot for domestic water. A State Permit is required for new wells, prior to applying for a building permit.

As stated in Section 215-127, only major subdivisions, are required to be connected to the local water system.

The applicant should discuss with the Board the possibility of installing public water.

4. Access to the new lot is being gained by extending the unimproved section of Argo Lane approximately 200' to the east, while the width of the proposed street extension is only 15' wide that is the width of the Public-Right-Of-Way on Argo Lane.

The construction details for the extension of Argo Lane are under the jurisdiction of the "Residential Site Improvement Standards.

The lowest intensity for a roadway design is a residential access roadway. The minimum traveled way for this road is 21', since 15' is proposed; a waiver is required.

The minimum Right-Of-Way width required 50'; a design waiver is requested; sidewalks are required on one (1) side none are proposed; a design waiver is required.

The Board should discuss the applicability or need for the improvements, due to the limited amount of development and that fact that no further subdivision past lot 38.01 are possible, due to the presents of wetlands.

The Board should discuss the need for a turnaround at the end of Argo Lane, as it is a narrow dead street and services for, fire apparatus, trash truck, delivery trucks and automobiles, etc.

Access to lot 38, which presently contains the existing home, will utilize the existing brick driveway.

5. The existing brick driveway is approximately 12 feet wide, and loops thru the site.

The design engineer shall discuss with the Fire Chief if the radius of the existing drive is suitable for the City's fire apparatus and fire vehicles.

A letter from the Fire Chief should be supplied for review prior to filing on the plan.

6. The ordinance requires street trees to be planted at 30' on center across the lot frontage of Argo Lane. There appears to be a large variety of mature trees along Argo Lane.

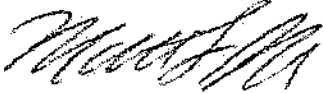
This should be discussed with the Board.

7. The ordinance requires curbs and sidewalks along Argo Lane, on one side. The applicant should discuss with the Board if a design waiver is warranted for the project. They also require that the road be improved to the City standards across the front of the property. This should be shown, or a waiver requested. As previously stated this project is also under the jurisdiction of the "Residential Site Improvement Standards."
8. The plan should be submitted to the tax assessor to verify lot numbers, prior to signing of the plan.
9. The plan should be submitted to the County for approval or exemption, prior to signing of the plan.

July 27, 2020
Northfield Planning/Zoning Board
Roger and Edwina Hansen
1300 Argo Lane
Page 5 of 5

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Matthew F. Doran". The signature is fluid and cursive, with a large, stylized initial "M".

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



Emergency
Dial 9-1-1

Northfield Fire Department

1600 Shore Road Northfield – New Jersey – 08225
Station Phone: (609) 641-2832
Fax: (609) 641-1096

Northfield Planning Board
2020
City of Northfield
1600 Shore Road
Northfield, NJ 08225
Attn.: Ms. Robin Atlas, Secretary

June 11, 2020,

Ms. Atlas,

As it pertains to Case (Block 175, Lot 38), with an address of 1300 Argo Lane, Northfield, NJ 08225, the application submitted by Keith Davis with Nehmad, Perillo and Davis, on behalf of Roger & Edwina Hanson, 4 Jimmie Leeds Rd Suite 3 Galloway, NJ 08205, for 5 Variance "C" variances – for existing structures on an existing property, the Fire Department has reviewed the submitted application, related information and plans dated 02/12/2020

After visiting the Hanson property on Monday June 1st, 2020. The Fire Department has Additional concern with the Two giant oak trees on Argo Lane. It is very tight in that area to get Fire apparatus thru. There is only approximately 10 ½ Feet between the trees. The Trees are located on either side of Argo Lane in front of 300 Argo Lane. Argo Lane is a very tight road to navigate with a Fire Apparatus without the impingement of trees. If you have any questions, please contact me as soon as possible, Captain Benjamin Nixon, at 609-641-2832 ext. 136, or by email bnixon@cityofnorthfield.org

This letter is being submitted on behalf of Bruce Cummings, Chief of the Northfield Fire Department.

Respectfully,

Benjamin Nixon FF/EMT
Captain

cc: File



Block/Lot/Qual:	175. 38.	Tax Account Id:	3131.
Property Location:	1300 ARGO LANE	Property Class:	2 - Residential
Owner Name/Address:	HANSEN, ROGER B & EDWINA Y 4 EAST JIMMY LEEDS ROAD #3 GALLOWAY, NJ 08205	Land Value:	534,900
		Improvement Value:	365,100
		Exempt Value:	0
		Total Assessed Value:	900,000
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Balance Includes any Adjustments to Your Account

Taxes

		Make a Payment	View Tax Rates	View Current Bill	Project Interest			
Year	Due Date	Type	Orig Billed	Adj Billed	Balance	Interest	Total Due	Status
2021	02/01/2021	Tax	7,803.00	0.00	0.00	0.00	0.00	PAID
2021	05/01/2021	Tax	7,803.00	0.00	7,803.00	0.00	7,803.00	OPEN
	Total 2021		15,606.00	0.00	7,803.00	0.00	7,803.00	
2020	02/01/2020	Tax	7,670.25	0.00	0.00	0.00	0.00	PAID
2020	05/01/2020	Tax	7,670.25	0.00	0.00	0.00	0.00	PAID
2020	08/01/2020	Tax	8,021.25	0.00	0.00	0.00	0.00	PAID
2020	11/01/2020	Tax	7,850.25	0.00	0.00	0.00	0.00	PAID
	Total 2020		31,212.00	0.00	0.00	0.00	0.00	
2019	02/01/2019	Tax	8,579.25	-1,046.25	0.00	0.00	0.00	PAID
2019	05/01/2019	Tax	8,579.25	-1,046.25	0.00	0.00	0.00	PAID
2019	08/01/2019	Tax	7,807.50	0.00	0.00	0.00	0.00	PAID
2019	11/01/2019	Tax	7,807.50	0.00	0.00	0.00	0.00	PAID
	Total 2019		32,773.50	-2,092.50	0.00	0.00	0.00	
Last Payment: 01/26/21								

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