

USGS MAP
SOURCE: NJ QUADRANGLE #167 OCEAN CITY
SCALE: 1"=500'



TAX MAP
SOURCE: CITY OF NORTHFIELD
SCALE: 1"=500'

TAX COLLECTOR'S CERTIFICATION
I CERTIFY THAT TAXES HAVE BEEN PAID ON THE LANDS SUBDIVIDED BY THIS MAP.

TAX COLLECTOR: _____ DATE: _____

I CERTIFY THAT THE CITY OF NORTHFIELD STREETS, AVENUES, ROADS, LANES, OR ALLEYS SHOWN ON THIS MAP, ARE APPROVED STREETS, AVENUES, ROADS, LANES, OR ALLEYS AND THAT THE DESIGNATED NAMES ARE APPROVED BY THE MUNICIPALITY.

MUNICIPAL CLERK: _____ DATE: _____

OWNER'S CERTIFICATION
IT IS HEREBY CERTIFIED THAT THE LANDS BEING SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF THIS MAP IS GIVEN.

ROGER B. HANSEN DATE: _____

EDWINA Y. HANSEN DATE: _____

CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE CITY OF NORTHFIELD PLANNING BOARD ON: _____

THIS SUBDIVISION IS TO BE MEMORIALIZED BY THE RECORDING OF DEEDS IN THE ATLANTIC COUNTY CLERK'S OFFICE IN MAYS LANDING.

MUNICIPAL PLANNING BOARD APPROVAL
PURSUANT TO THE MUNICIPAL LAND USE LAW (1975) OF THE STATE OF NEW JERSEY, AND THE LAND SUBDIVISION AND DEVELOPMENT ORDINANCE, THIS PLAN IS APPROVED BY THE PLANNING BOARD OF THE CITY OF NORTHFIELD.

CHAIRPERSON: _____

SECRETARY: _____

MUNICIPAL CLERK: _____

MUNICIPAL ENGINEER'S CERTIFICATION
I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS TO THE PROVISIONS OF "THE MAP FILING LAW", RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

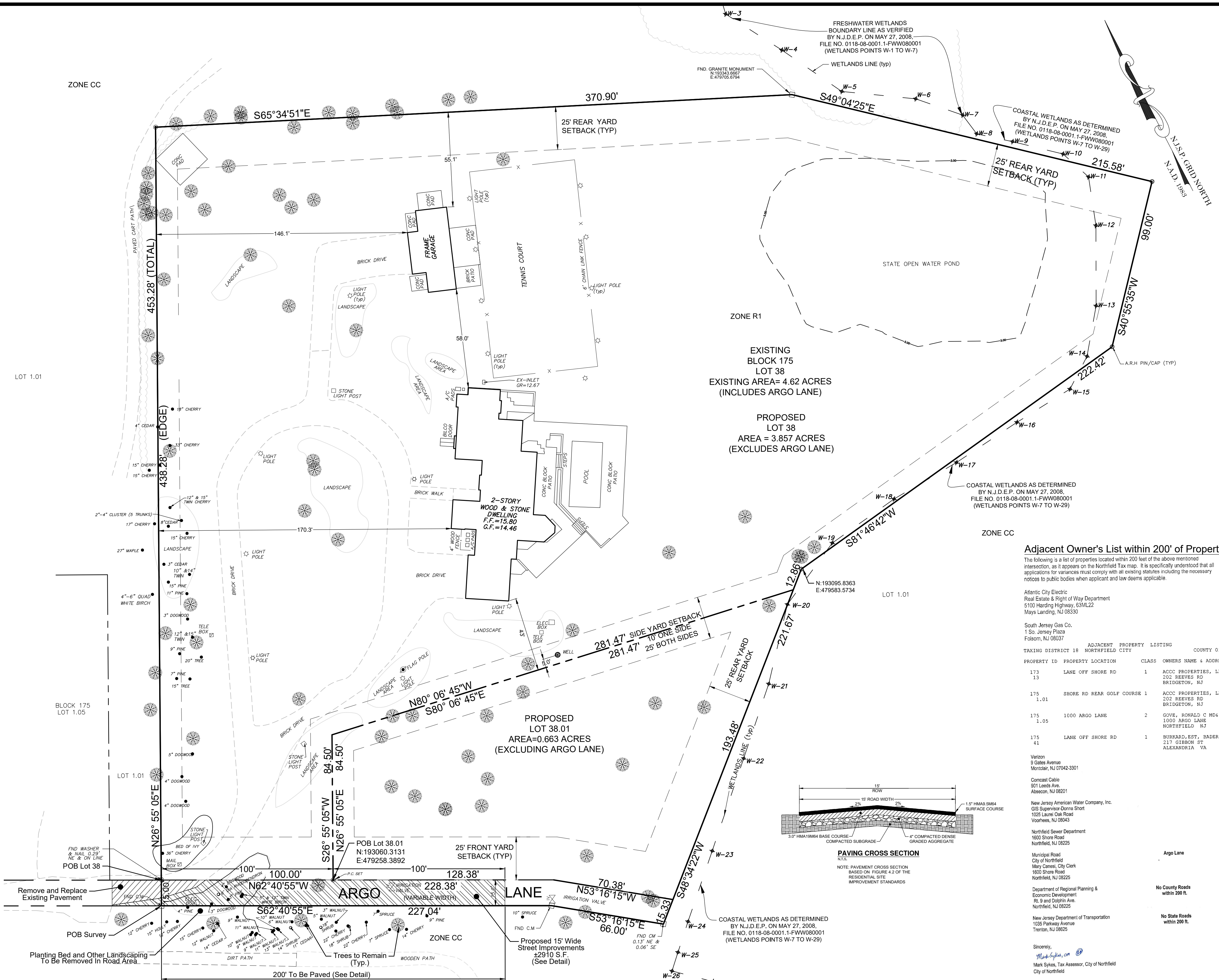
MUNICIPAL ENGINEER: _____ DATE: _____

THIS SUBDIVISION IS TO BE MEMORIALIZED BY THE RECORDING OF DEEDS IN THE ATLANTIC COUNTY CLERK'S OFFICE IN MAYS LANDING.

SURVEYOR'S CERTIFICATION
I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY DATED JANUARY 21, 2020, MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH "THE MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS HAVE BEEN FOUND OR SET.

I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.

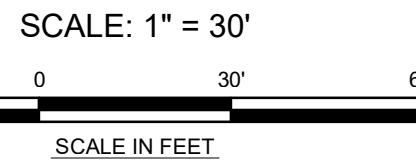
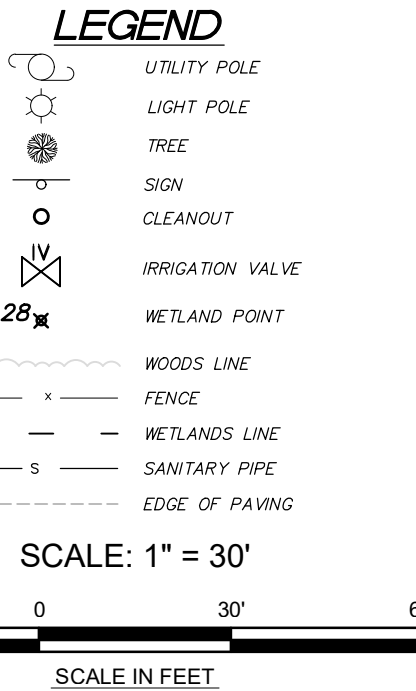
RICHARD A. HEGGAN, P.L.S. 2/12/2020
N.J. LICENSE # 27467



ZONING SCHEDULE: R1 RESIDENTIAL DISTRICT

PRINCIPAL BUILDING	REQUIRED	PROPOSED LOT 38	CONFORMS	PROPOSED LOT 38.01	CONFORMS
LOT AREA	10,000 SF	168,028.6 SF	YES	28,870.1 SF	YES
LOT WIDTH	100'	170.3'	YES	84.50'/193.48'	YES
FRONT YARD	25 FEET	170.3'	YES	MEET	YES
SIDE YARD ONE/BOTH	10 FEET/25 FEET	43.46'/25'	YES	MEET	YES
REAR YARD	25 FEET	> 25'	YES	> 25'	YES
BUILDING HEIGHT	2 1/2 STY/30 FEET	< 30'	YES	< 30'	YES
MAX % OF LOT COVERAGE BY ALL IMPROVEMENTS	40%	17.8%	YES	< 40%	YES
MAX % OF BUILDING COVERAGE	25%	3.0%	YES	< 35%	YES
MIN GROSS FLOOR AREA ONE STY / TWO STY	1200 SQ FT/1350 SQ FT	4165 SQ. FT. (2 STY.)	YES	MEET	YES
ACCESSORY BUILDING					
SIDE LINE	10 FEET	N/A	YES	> 10'	YES
REAR LINE	10 FEET	N/A	YES	> 10'	YES

- NOTES:**
- EXISTING BLOCK AND LOT NUMBERS REFER TO THE CURRENT TAX MAP OF CITY OF NORTHFIELD, ATLANTIC COUNTY, NEW JERSEY.
 - DATUM HORIZONTAL: NAD 1983 VERTICAL: NAVD 1988
 - OUTBOUNDS SURVEY BASED ON A REPORT OF TITLE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, CONGRESS TITLE AGENT COMMITMENT NO. 75066555.
 - SUBJECT TO THE FOLLOWING:
 - UTILITY EASEMENT CONTAINED IN BOOK 3218 PAGE 107, UNDERGROUND SERVICE ELECTRIC
 - FLOODING & DRAINAGE RIGHTS IN ANY STREAM, WATER COURSE, DRAIN OR DITCH
 - RIGHTS IN ANY ROAD, STREET, HIGHWAY OR LANE BOUNDING OR AFFECTING SUBJECT PREMISES.
 - OUTBOUNDS BASED ON THE FOLLOWING PLAN:
 - "PROPERTY SURVEY SITUATE IN CITY OF NORTHFIELD ATLANTIC COUNTY NEW JERSEY BLOCK 175 LOT 38" PREPARED BY PAUL H. KOELLING & ASSOC. DATED JUNE 28, 1994.
 - NO UNDERGROUND UTILITY OR IMPROVEMENTS (WATERMAIN, SEPTIC, WELL, etc.) WERE LOCATED.
 - WETLANDS LINE WAS FIELD DELINEATED & LOCATED BY ADAMS, REHMANN & HEGGAN ASSOC. IN FEBRUARY 2008.



ATLANTIC COUNTY DEPARTMENT OF REGIONAL PLANNING AND DEVELOPMENT REVIEW STAMP

ATLANTIC COUNTY APPROVALS

OFFICE OF POLICY, PLANNING & DEVELOPMENT

DATE RECEIVED: _____ FINDINGS: COUNTY ROAD OR DRAINAGE FACILITIES AFFECTED: _____

COUNTY PLANNING BOARD: _____ FINDINGS: APPROVED DISAPPROVED FAVORABLE UNFAVORABLE RECOMMENDATIONS

DATE OF ACTION: _____ SIGNATURE: _____

KEVIN J. DIXON, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 29678

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GALLOWAY, NJ 08055
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ADAMS, REHMANN & HEGGAN ASSOCIATES, INC.
215 BELLEVUE AVENUE
PO BOX 579
HAMMONTON, NJ 08037-2019
TEL (609) 541-0482
FAX (609) 547-8809

Adjacent Owner's List within 200' of Property

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.

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	COUNTY 01 ATLANTIC
173	LANE OFF SHORE RD	1	ACCC PROPERTIES, LLC 202 REEVES RD BRIDGECTON, NJ	08032
175	SHORE RD REAR GOLF COURSE	1	ACCC PROPERTIES, LLC 202 REEVES RD BRIDGECTON, NJ	08032
175	1000 ARGON LANE	2	GOVE, RONALD C MD4 DONNA M 1500 ARGON LANE NORTHFIELD NJ	08225
175	LANE OFF SHORE RD	1	BURKARD, EST, RADER, SH B 217 GIBSON ST ALEXANDRIA VA	22314

RICHARD A. HEGGAN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 27497

ARH ASSOCIATES
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PLAN OF MINOR SUBDIVISION OF
BLOCK 175 LOT 38
1300 ARGON LANE

DATE: January 2020
SCALE: 1"=30'
DRAWN BY: R.L.H.
CHECKED BY: E.C.
PROJ. NO.: 8083044