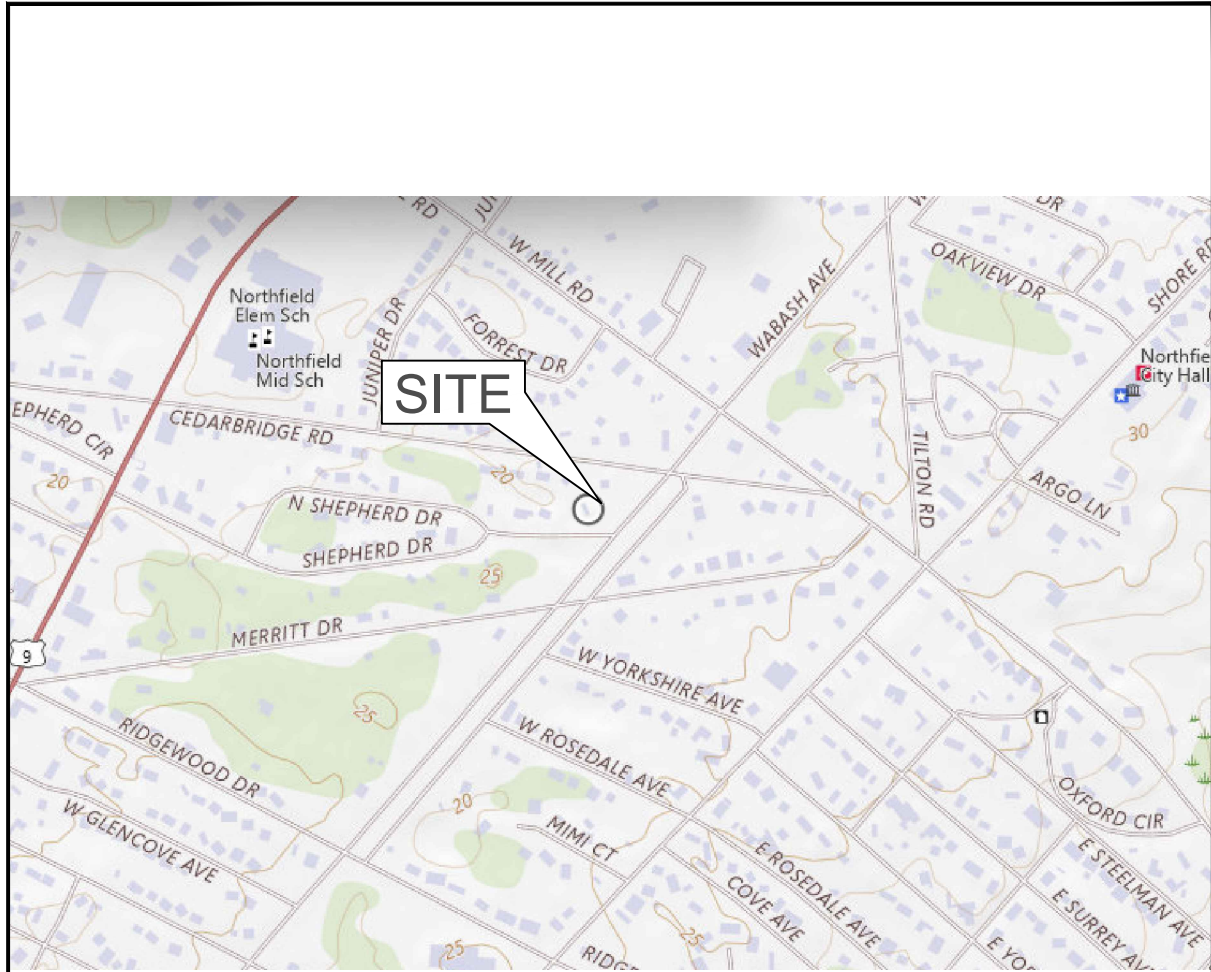
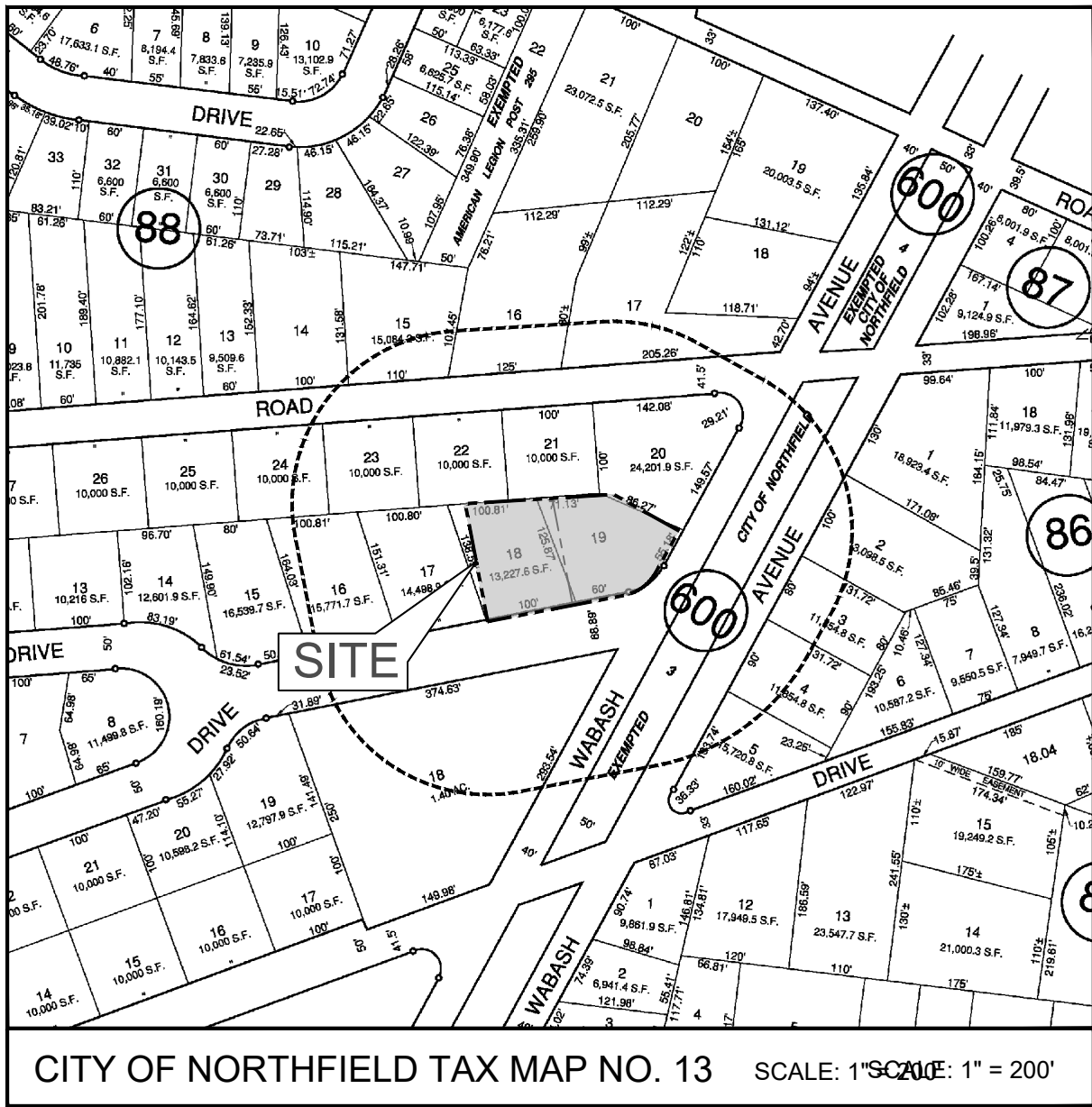


CITY OF NORTHFIELD ZONING MAP



USC & GS QUAD MAP - CITY OF NORTHFIELD



CITY OF NORTHFIELD TAX MAP NO. 13 SCALE: 1" = 200'



GRAPHIC SCALE IN FEET

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ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND SAFETY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE HIGH VOLTAGE PROMINENCY ACT, STATE OF NEW JERSEY, ADOPTED 7/21/88 AS P.L. 048, c.249, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, I.C. 45CM ORDINANCES, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

ARTHUR W. PONZIO & CO. ASSUMES NO LIABILITY FOR ANY FIELD INSTRUCTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTOR'S COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
REVISIONS							

ARTHUR PONZIO CO.
ENGINEERS & SURVEYORS
PLANNERS

400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401
PHONE: 609-344-8194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 24GA28001300

ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

MINOR SUBDIVISION PLAN
BLOCK 84 LOT 18 & LOT 19
NORTHFIELD ATLANTIC COUNTY NEW JERSEY

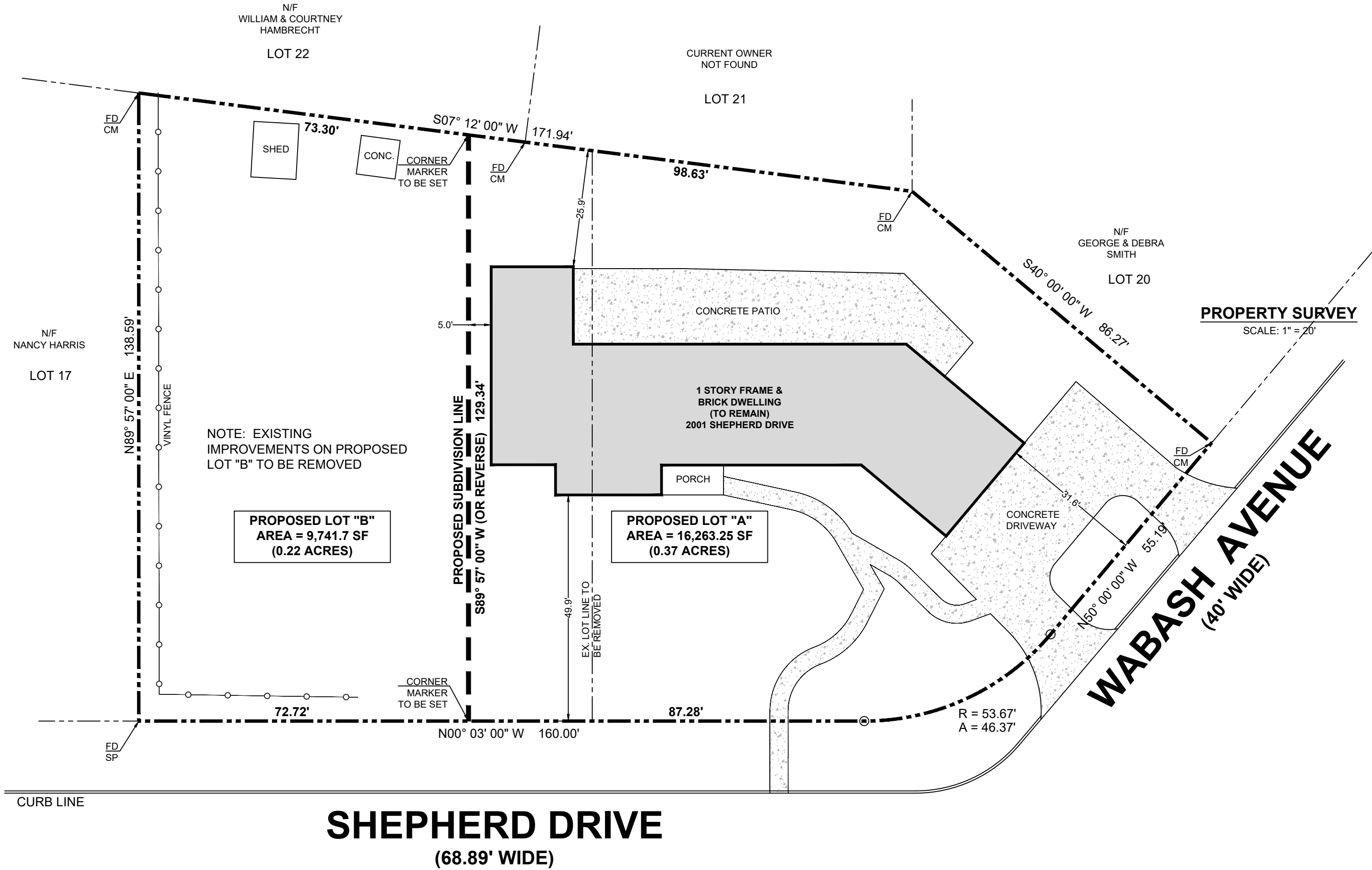
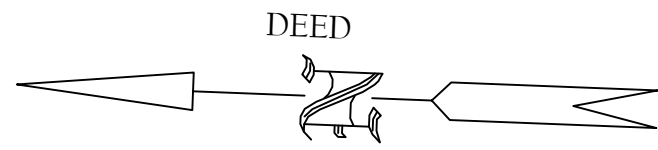
SCALE: 1" = 20'
DATE: 02/03/2025

BY: N. ZURINSKAS
PROJ. NO.: 41811

SHEET NO.

C-1

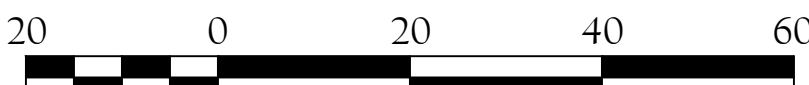
SHEET 1 of 1



SHEPHERD DRIVE
(68.89' WIDE)

GENERAL NOTES

- SUBJECT PROPERTY DOES NOT LIE IN A FEMA FIRM ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR THIS COMMUNITY.
- SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 0.60 ACRES
- PERMANENT MARKERS HAVE BEEN FOUND OR SET WHERE INDICATED.
- OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
- THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
- SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.
- THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
- THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
- THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.



GRAPHIC SCALE IN FEET

ZONING SCHEDULE (S-40 DISTRICT)

ITEM	REQUIRED	EXISTING	PROPOSED LOT "A"	STATUS	PROPOSED LOT "B"	STATUS
USE	SINGLE FAMILY	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING	C	SINGLE FAMILY DWELLING	C
LOT AREA	10,000 SF	26,005 SF	16,263 SF	C	9,741.7 SF	V
LOT WIDTH	100 FT	160 FT	53.33 FT	C	72.72 FT	V
PRINCIPAL SETBACKS						
FRONT	25 FT	31.6 FT	31.6 FT	C		
FRONT	25 FT	49.9 FT	49.9 FT	C		
SINGLE SIDE	10 FT	5 FT & 77.71 FT	5 FT	V		
TOTAL SIDE	25 FT	82.71 FT	30.9 FT	C		
REAR	25 FT	N/A	N/A	N/A		
COVERAGES						
LOT COVERAGE	40% MAX	25.9%	41.4%	V		
BUILDING COVERAGE	25% MIN.	27.5%	21.8%	C		
MIN. GROSS FLOOR AREA	1,200 1 STORY / 1,350 2 STORY	1 STORY, 3,553 SF	3,554 SF 1 STORY	C		
BUILDING HEIGHT	2.5 STY., 30 FT	1 STORY	1 STORY	C		
OFF-STREET PARKING	2 SPACE/LOT MIN.	2 SPACE	2 SPACES	C		

V = VARIANCE NEEDED
C = CONFORMING
ENC = EXISTING NON CONFORMING

zoning schedule and controls shown on this plan are for the convenience of the Planning Board and it's consideration of this subdivision and are not to be construed or considered to be zoning restrictions or deed restrictions on either lot."

NOTE: A PLOT PLAN OF PROPOSED SITE IMPROVEMENTS, GRADING, UTILITY CONNECTIONS, ETC. SHALL BE FILED AND APPROVED BY THE BUILDING DEPARTMENT PRIOR FOR ISSUANCE OF BUILDING PERMITS FOR THE NEWLY CREATED LOT. FINISHED FLOOR ELEVATION TO MEET FEMA & CITY STANDARDS (minimum 12.0' NAVD88)

NOTE: THE ABOVE ZONING CONTROLS ARE REQUIRED TO BE SHOWN PURSUANT TO THE NEW JERSEY MAP FILING LAW AND ARE THE CONTROLS IN EFFECT AS OF THE DATE OF THE RECORDING OF THIS PLAN AND SUBJECT TO CHANGE BY VARIANCE AND MUNICIPAL ORDINANCE AMENDMENT AND MASTER PLAN REVISION AND ARE NOT TO BE CONSTRUED AS COVENANTS OR RESTRICTIONS RUNNING WITH THE LAND.

GENERAL NOTES

- OWNER / APPLICANT:
VINCENT & GERRI MAZZEO
2001 SHEPHERD DRIVE
NORTHFIELD, NEW JERSEY 08225
- PROPERTY INFORMATION:
2001 SHEPHERD DRIVE
NORTHFIELD, NEW JERSEY 08225
- AREA = 0.60 ACRES
ZONING = R-1 DISTRICT
EXISTING USE = SINGLE FAMILY DWELLING
FLOOD ZONE = NONE
- I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 02/03/2025, MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS WITH OUTBOUND CORNERS MARKED AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN SET. I DO FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HEREON HAVE BEEN SET.
- IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF THIS MAP IS HEREBY GIVEN.

BY: _____
OWNER

6. I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW" RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

CITY ENGINEER

7. THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW", P.L. 1975 c.291 (C.40:55D-1 ET SEQ.) OR LOCAL ORDINANCE.

I CERTIFY THAT THE PUBLIC STREETS OR OTHER WAYS SHOWN HEREON HAVE BEEN APPROVED AS TO LOCATION, WIDTH AND NAMES BY THE PROPER AUTHORITY

CITY CLERK _____ DATE _____

IT IS CERTIFIED THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW" AND WAS DULY APPROVED BY RESOLUTION OF THE CITY OF NORTHFIELD PLANNING BOARD AT AN OFFICIAL MEETING HELD _____. IT IS FURTHER CERTIFIED THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY. THIS MAP SHALL BE FILED WITH THE ATLANTIC COUNTY RECORDING OFFICER ON OR BEFORE _____ (190 DAYS FROM DATE OF MEMORIALIZATION OF RESOLUTION).

ATLANTIC COUNTY APPROVALS

OFFICE OF POLICY, PLANNING & ECONOMIC DEVELOPMENT			
<input type="checkbox"/> SUBDIVISION REVIEW <input type="checkbox"/> SITE PLAN REVIEW			
DATE RECEIVED	FINDINGS COUNTY ROAD OR DRAINAGE FACILITIES AFFECTED YES <input type="checkbox"/> NO <input type="checkbox"/>	FILE NO.	
COUNTY PLANNING BOARD	FINDINGS <input type="checkbox"/> APPROVED <input type="checkbox"/> DISAPPROVED <input type="checkbox"/> FAVORABLE <input type="checkbox"/> UNFAVORABLE <input type="checkbox"/> RECOMMENDATIONS	DATE OF ACTION	SIGNATURE

APPROVALS:

CITY ENGINEER _____

BOARD CHAIRPERSON _____

BOARD SECRETARY _____

MUNICIPAL CLERK _____

BOARD ENGINEER _____

DATE _____