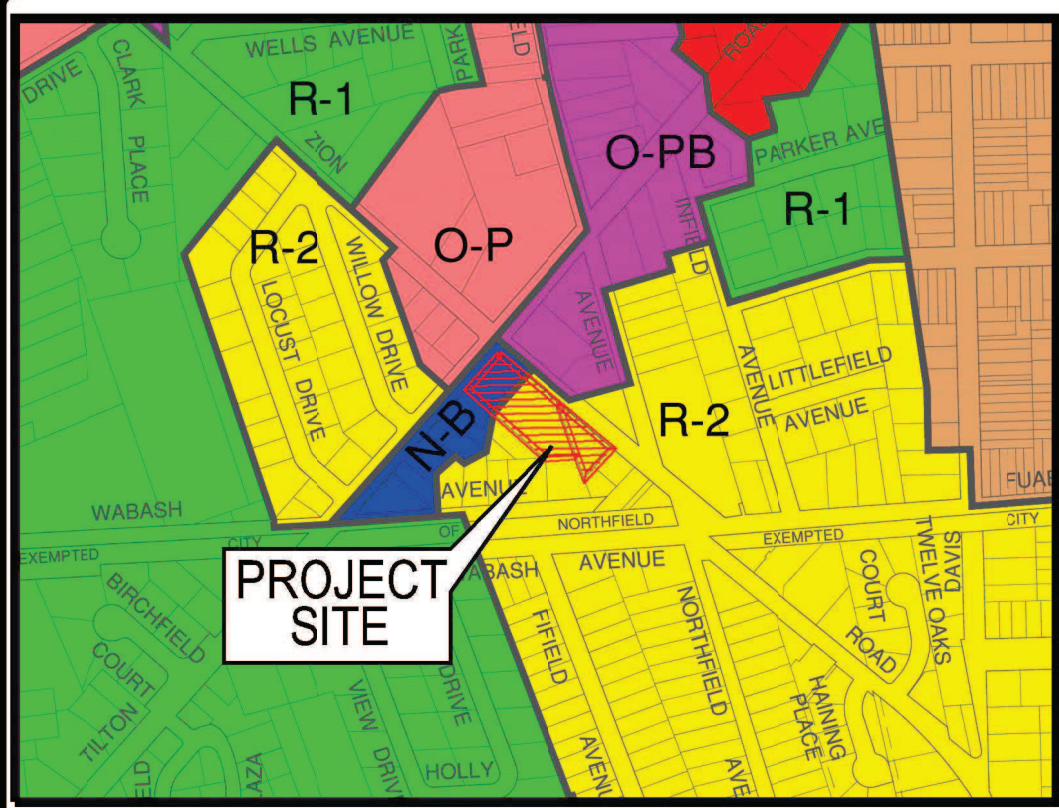
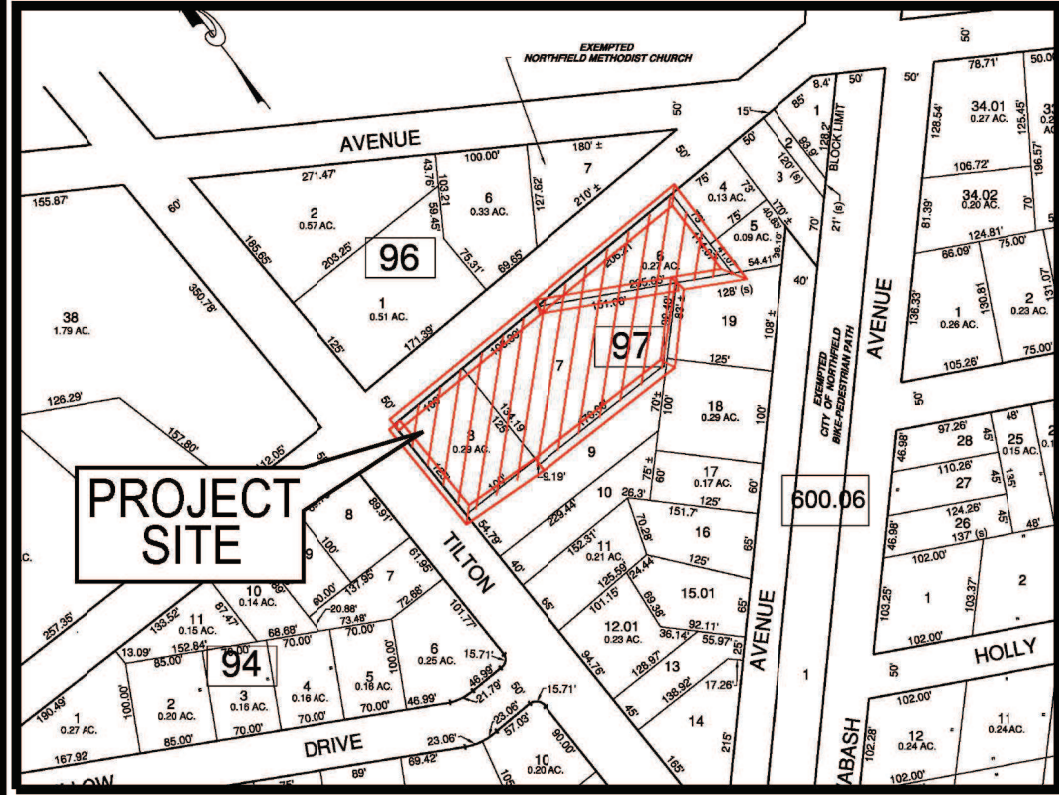




City of Northfield
Zoning Map
1" = 500'



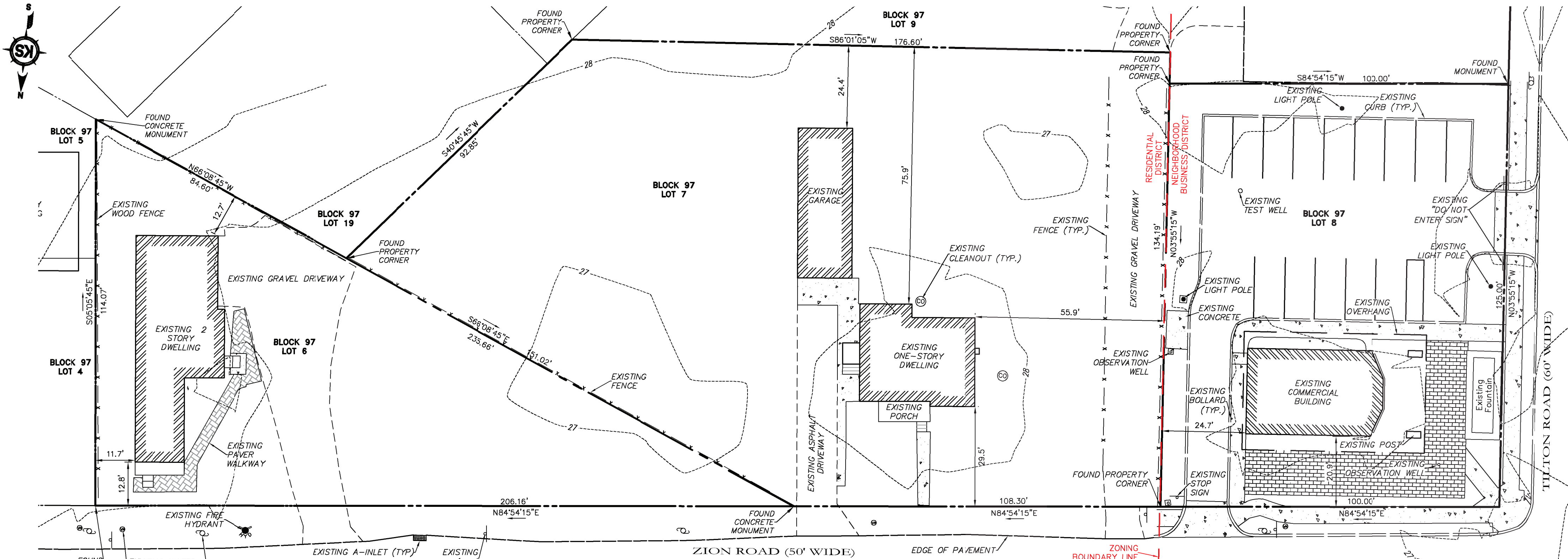
City of Northfield
Sheet 14, Block 97, Lots 6 & 7
Tax Map
1" = 200'



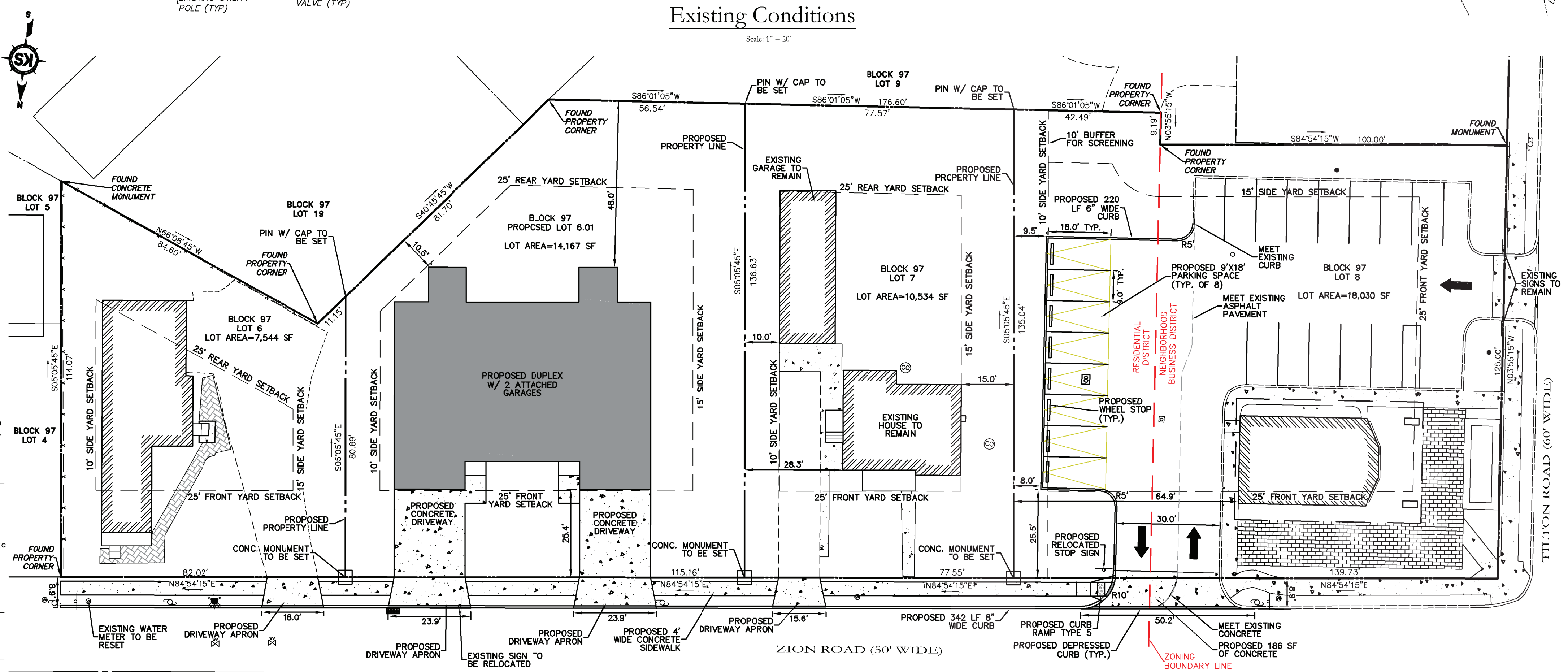
Key Map
1"=300'

R-2 (Residential) and N-B (Neighborhood Business) Zoning Requirements								
Northfield, New Jersey								
	N-B Requirements	R-2 Requirements	Existing Lot 6 (R-2)	Existing Lot 7 (R-2)	Existing Lot 8 (N-B)	Proposed Lot 6 (R-2)	Proposed Lot 6.01 (R-2)	Proposed Lot 7 (R-2)
Lot Use			Single-Family	Single-Family	Commercial	Single-Family	Two-Family	Single-Family
Minimum Lot Size	10,000 SF	7,500 SF	11,758 SF	26,019 SF	12,498 SF	7,544 SF	14,167 SF	10,534 SF
Minimum Lot Width	90 FT	70 FT	206.21	108.39 FT	100 FT	82.02 FT	115.16 FT	125 FT
Minimum Front Yard Setback	25 FT	25 FT	12.8 FT	29.5 FT	20.9 FT	12.8 FT*	30.2 FT	29.5 FT
Minimum Side Yard Setback	10 FT	10 FT	11.7 FT	36.5 FT	24.7 FT	11.7 FT	26.1 FT	28.3 FT
Minimum Rear Yard Setback	25 FT	25 FT	12.7 FT	75.9 FT	N/A	12.7 FT*	57.2 FT	64.9 FT
Buffer	10 FT	N/A	N/A	N/A	N/A	N/A	N/A	8 FT**
Maximum Building Coverage	25%	30%	12%	6%	8%	19%	27.9%	16%
Maximum Lot Coverage	75%	45%	16%	9%	68%	24%	35.9%	66%

- * Existing Non-Conforming
** Non-conforming, VARIANCE REQUIRED



Existing Conditions
Scale: 1" = 20'



Proposed Plan
Scale: 1" = 30'

- General Notes**
- Record Owner & Applicant:
Tyler Wan
1416 Zon Road
Northfield, NJ 08225
Clarence William Blahoff V
1410 Zon Road
Northfield, NJ 08225
Big Land, LLC
1600 Tilton Road
Northfield, NJ 08225
 - Property Information:
Existing Lot 6 Area = 11,758 sf
Existing Lot 7 Area = 26,019 sf
Existing Lot 8 Area = 12,498 sf
Proposed Lot 6 Area = 7,544 sf
Proposed Lot 6.01 Area = 14,167 sf
Proposed Lot 7 Area = 10,534 sf
Proposed Lot 8 Area = 18,030 sf
Zoning = R-2 (Residential) and N-B (Neighborhood Business)
 - I certify that to the best of my knowledge and belief this map and land survey dated 06/29/2022 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".

Gregory K. Schneider
Professional Engineer & Land Surveyor
NJ License No. 42577
3/10/2025
Date
 - It is hereby certified that the lands subdivided by this map are owned by title of record and that consent to the approval of said map is given.

Owner _____ Date _____
 - The monuments shown on this map shall be set within the time limit provided in the Municipal Land Use Law, "P.L. 1975, C291 (C.40:55D-1 ET Seq.) or local ordinance.

Municipal Clerk _____ Date _____
 - Northfield 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 Plat is approved by the Planning Board of Northfield.

Chairman _____ Date _____
Secretary _____ Date _____
Municipal Clerk _____ Date _____

Gregory K. Schneider
Professional Engineer & Land Surveyor
New Jersey License No. 42577

Kates Schneider Engineering, LLC
Engineers - Surveyors - Planners

215 South Shore Road
Marmora, New Jersey 08223
Phone: (609) 365-1747
Fax: (609) 365-2684
www.kseco.com

Job No. 4017.22
Sheet 1
B/O 1
Total 2

City of Northfield
Atlantic County, New Jersey
Minor Subdivision Plan
1416 Zon Road
Block 97, Lots 6, 7, 8

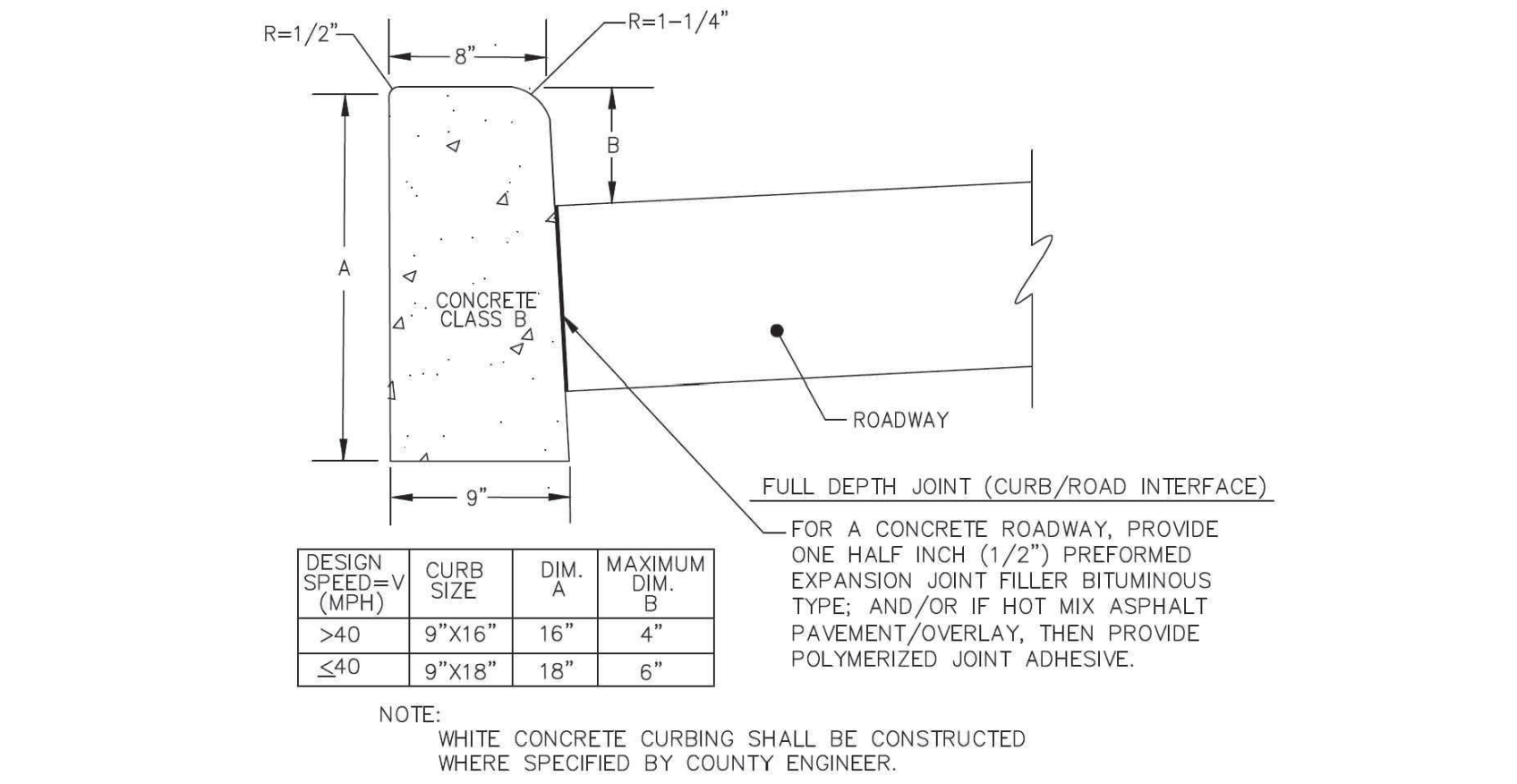
Job No. 4017.22
Sheet 1
B/O 1
Total 2

By _____
Date _____
REVISIONS

By _____
Date _____
REVISIONS

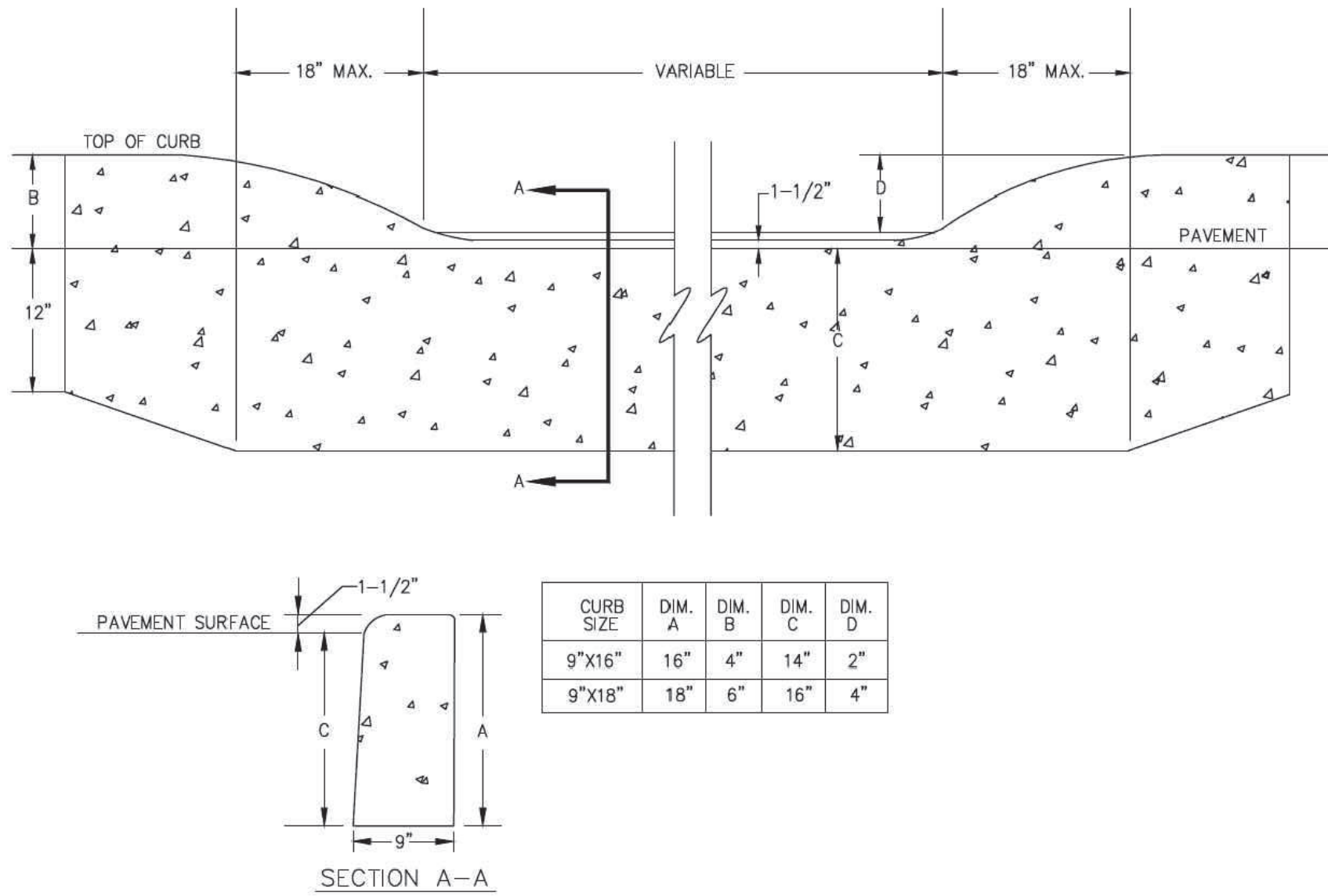
Drawn NRC
Checked Pdk
Approved GKS
Date 3/10/2025

Drawn NRC
Checked Pdk
Approved GKS
Date 12/20/24



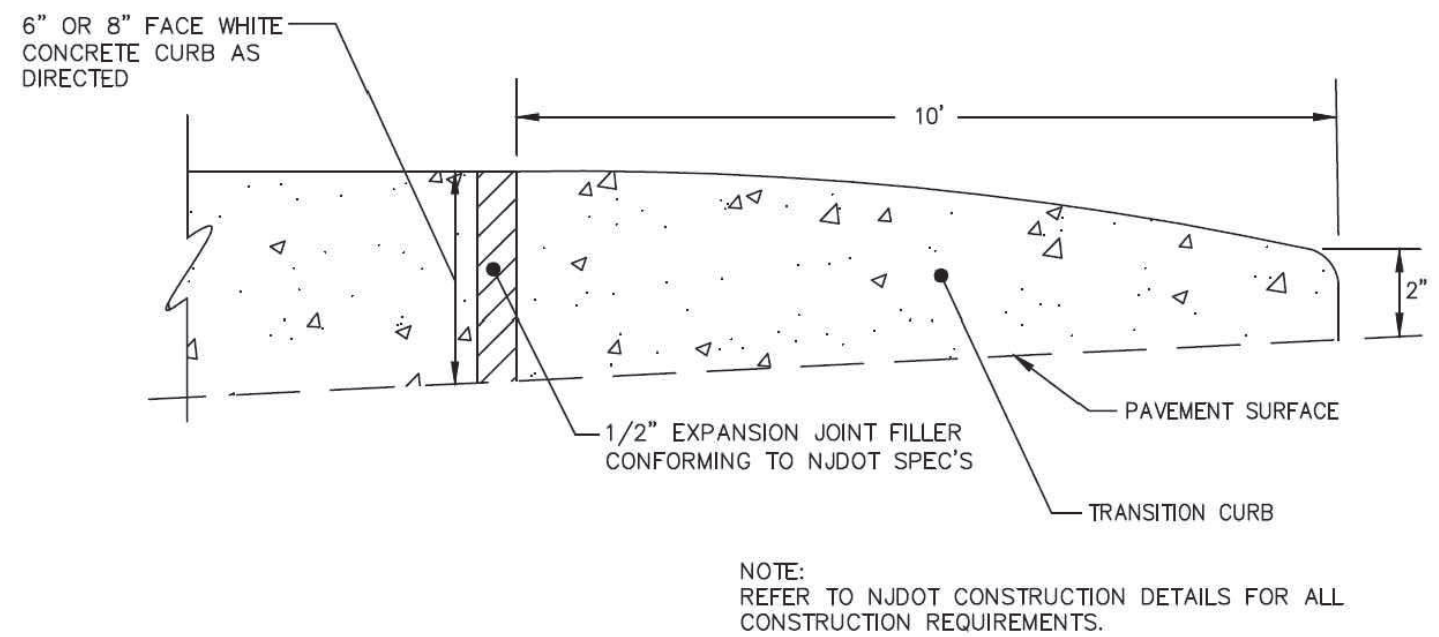
STANDARD 8" CONCRETE CURB

NOT TO SCALE
ATLANTIC CO. FIG. #1



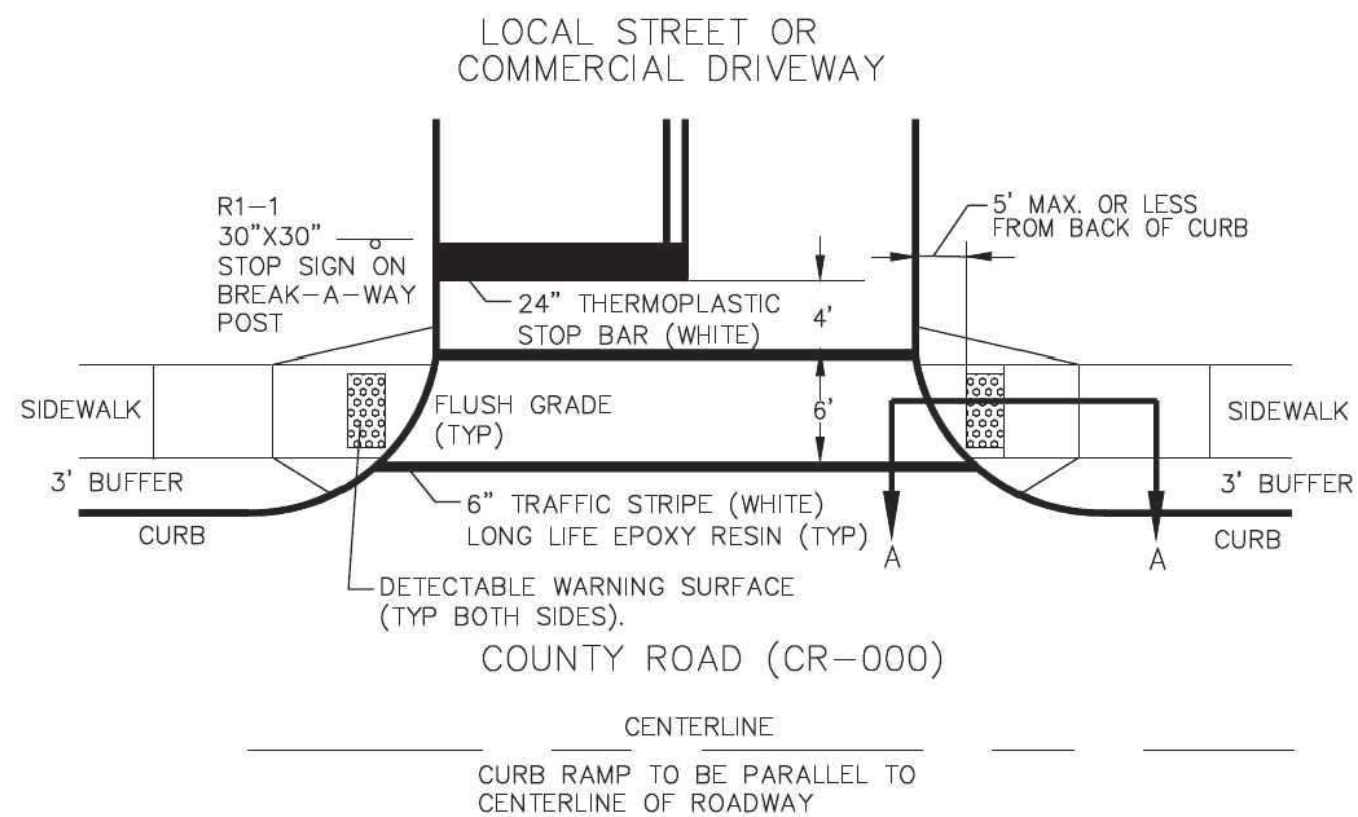
DEPRESSED CURB AT DRIVEWAYS

NOT TO SCALE
ATLANTIC CO. FIG. #2



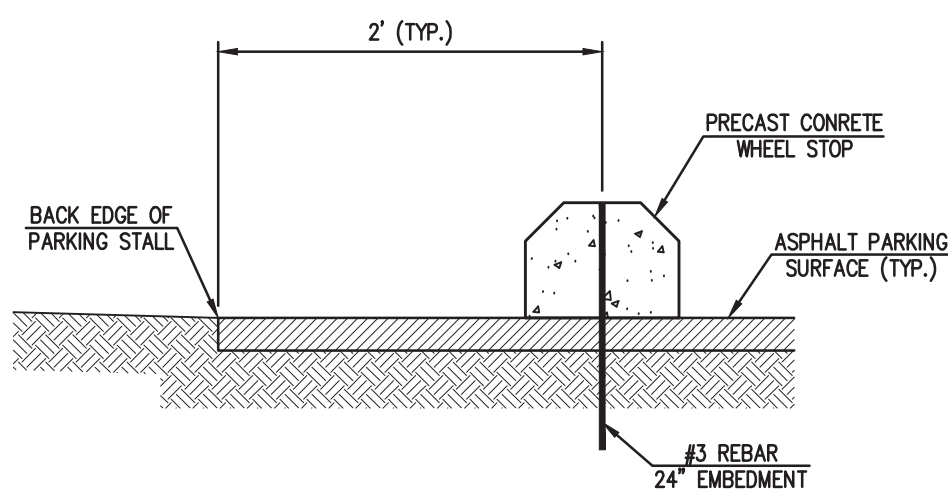
VERTICAL CURB TAPER

NOT TO SCALE
ATLANTIC CO. FIG. #8



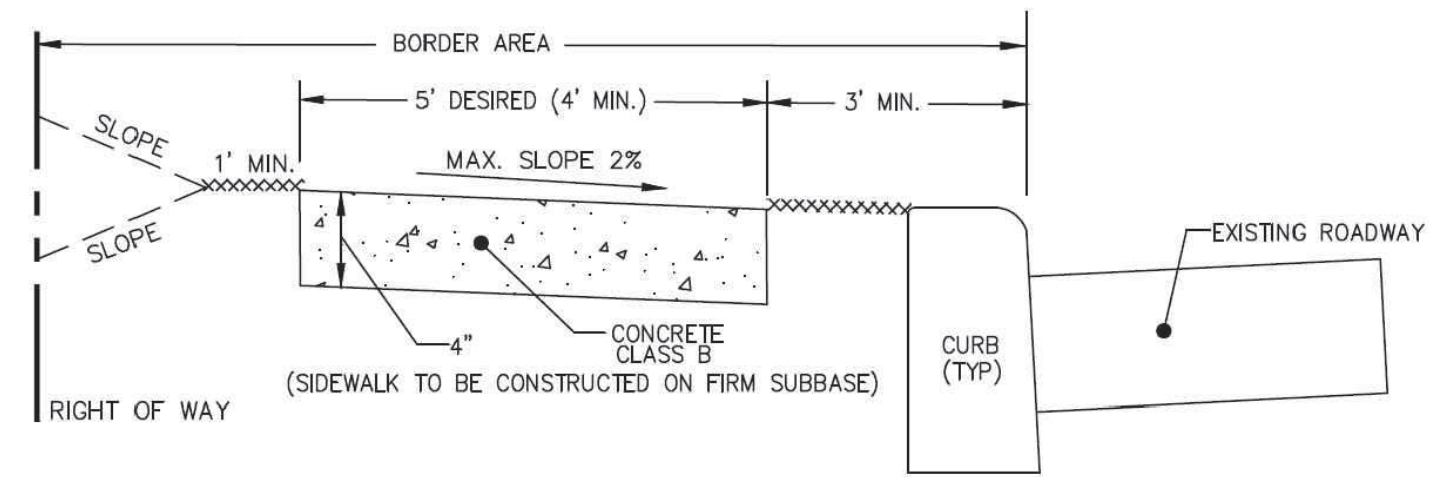
CURB RAMP TYPE 5

NOT TO SCALE
ATLANTIC CO. FIG. #20



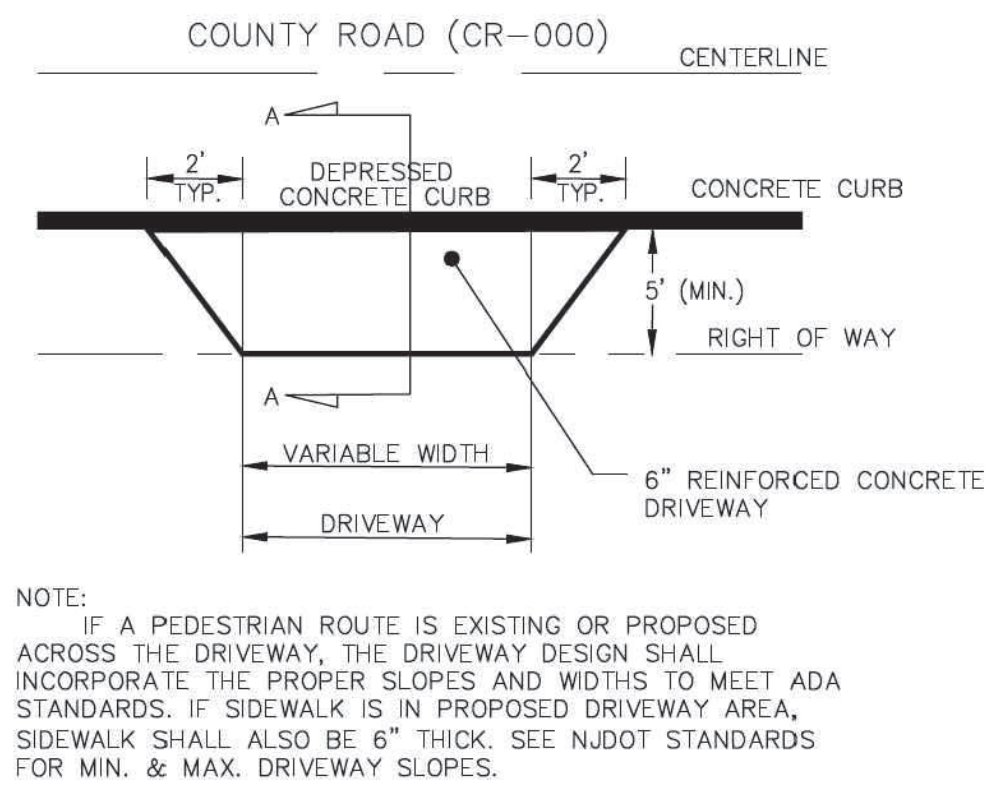
CONCRETE WHEEL STOP

NOT TO SCALE



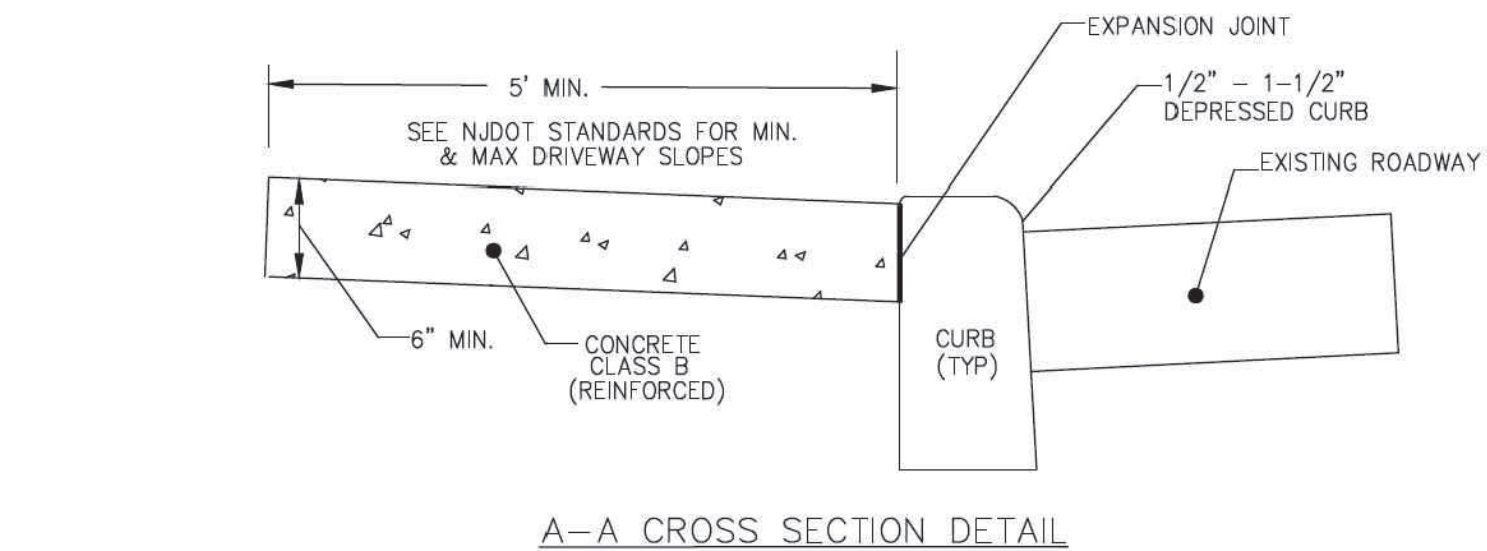
TYPICAL SIDEWALK WITH PLANTER STRIP

NOT TO SCALE
ATLANTIC CO. FIG. #4

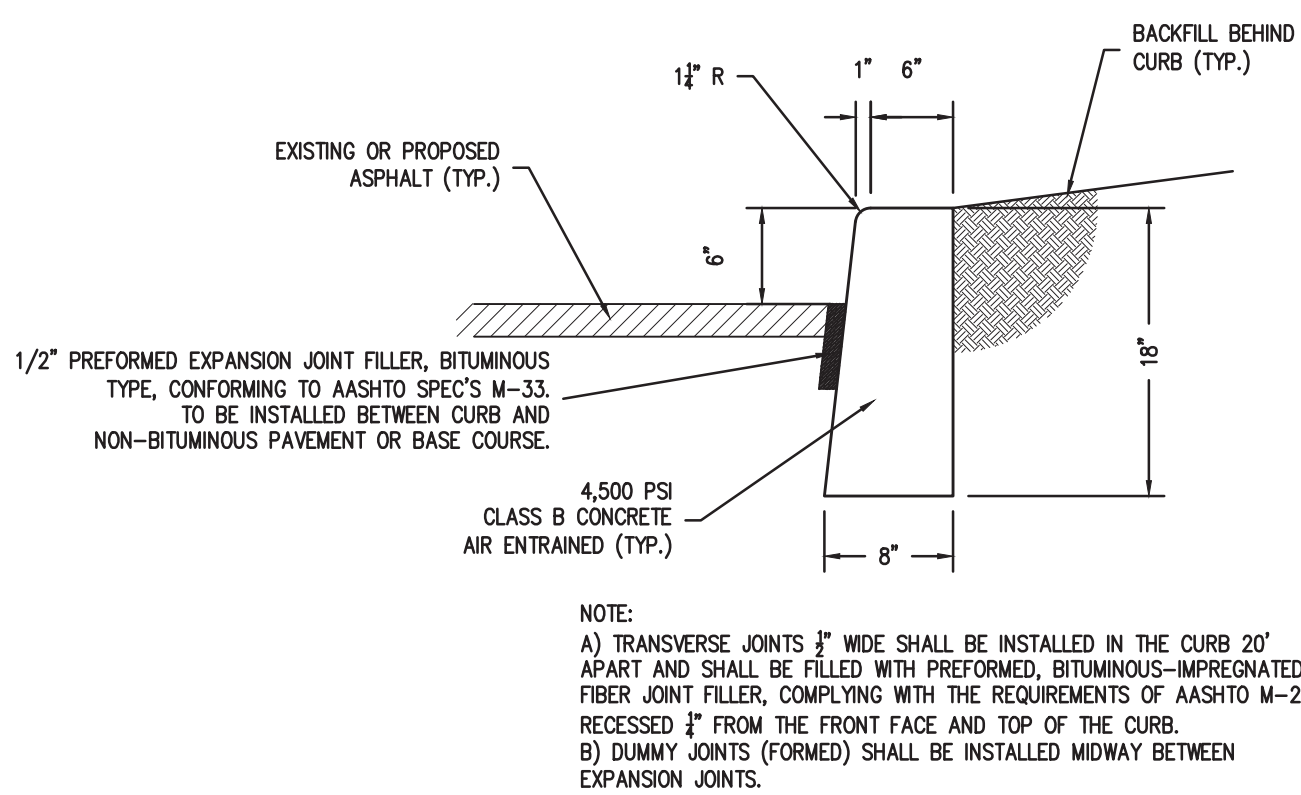


CONCRETE CURB & DRIVEWAY DETAIL

NOT TO SCALE
ATLANTIC CO. FIG. #22



A-A CROSS SECTION DETAIL



STANDARD 6" CONCRETE CURB

NOT TO SCALE