

PLANNING BOARD APPLICATION

CASE # 30-12.02

FOR OFFICIAL USE ONLY

Date of Application Received: 2.26.26

Date: \_\_\_\_\_ Date of Deposit

Fee Paid 2.26.26

Date: \_\_\_\_\_ Affidavit of Service

Time Period Expires \_\_\_\_\_

Date File Complete \_\_\_\_\_

Hearing Date 4.2.26

\*\*\*\*\*

INFORMATION REGARDING APPLICANT

Applicant's Full Legal Name Andrew Noecker

Applicant's Mailing Address 2430 Shepherd Cir W, Northfield NJ 08225

Applicant's Phone Number 6093509334 e-mail address jmplumber5@yahoo.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:

- 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 \_\_\_\_\_

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

ART. \_\_\_\_\_ Section 215-56(c) Required \_\_\_\_\_ Proposed \_\_\_\_\_

ART. \_\_\_\_\_ Section \_\_\_\_\_ Required \_\_\_\_\_ Proposed \_\_\_\_\_

ART. \_\_\_\_\_ Section \_\_\_\_\_ Required \_\_\_\_\_ Proposed \_\_\_\_\_

If additional space is needed, attach list to the application

**INFORMATION REGARDING PROPERTY:**

Address: 2430 Shepherd Cir W, Northfield NJ 08225

Tax Map BLK 30 LOT(S) 12.02 Dimension of Property 100'x121'

BLK \_\_\_\_\_ LOT(S) \_\_\_\_\_ Dimension of Property \_\_\_\_\_

Zoning District B-1

Location approximately 45 feet from intersection of Shepherd circle west

and Shepherd circle

Last Previous Occupancy \_\_\_\_\_

	<u>Size Existing Building</u>	<u>Proposed Structure</u>
Front (feet)	_____	_____
Deep (feet)	_____	_____
Square (feet)	_____	_____
Height (feet)	_____	_____
Story	_____	_____
Building Coverage	_____	_____

**SET BACKS ZONING REQ.**

**Present**

**Proposed**

Frontage \_\_\_\_\_

Y or N

Corner Lot

Front Yard \_\_\_\_\_

21.5'

21'

Front Yard \_\_\_\_\_

Side \_\_\_\_\_

23'

23'

Side \_\_\_\_\_

25.5'

25.5'

Rear \_\_\_\_\_

26.75'

26.75'

Lot Size Area \_\_\_\_\_

12,100sqft

12,100sqft

Prevailing Setbacks of Building within one Block \_\_\_\_\_ ft.

Present use \_\_\_\_\_ proposed use \_\_\_\_\_

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

Yes or

No

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.

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 30 Lot(s) 12.02 commonly known as 2430 shepherd circle west

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

Owner's Signature  \_\_\_\_\_

Applicant's Attorney \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_

Applicant's Engineer \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_

Applicant's Architect \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_

Applicant's Planner \_\_\_\_\_ 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.

2430 Shepherd circle west

**Proposal:**

I would like to build a 7'x32' covered porch to replace the 7'x11' uncovered porch that we currently have.

The variance is needed due to the proposed covered porch being 21.5' from the front property line instead of the required 25' that is needed for a covered porch.

I have included a picture of what is currently there along with what I hope for the final product to look like.

Thank you for your consideration,  
Andrew Noecker



Before



After

plumbers@yahoo.com

7800



EMAILED 2/20/26

# City of Northfield

1600 Shore Road - Northfield - New Jersey - 08225  
(609) 641-2832 Ext. 129

## RESIDENTIAL ZONING PERMIT APPLICATION

**No development permit shall be issued unless all municipal taxes, sewerage and other municipal assessments are paid on a current basis. (Ordinance 21-2025, Ch 215-9 (A) 3 and 4)**

YOU MUST SUBMIT A SURVEY OR PLOT PLAN, SHOWING CURRENT AND PROPOSED IMPROVEMENTS / STRUCTURES, INCLUDING DIMENSIONS OF CURRENT AND PROPOSED IMPROVEMENTS / STRUCTURES, BUILDING HEIGHT FOR PROPOSED IMPROVEMENTS / STRUCTURES, ELEVATIONS, FRONT, SIDE AND REAR SETBACKS, LOT COVERAGE, BUILDING COVERAGE, AND PROPOSED GRADING.

BLOCK 30 LOT 12.02 ZONE R-1

Owner's Name Andrew Noecker Phone Number 609-350-9334

Property Address 2430 Shepherd Cir Email Address for Permit: plumber5@yahoo.com

Contractor SELF Phone Number \_\_\_\_\_

Address \_\_\_\_\_

Description of Work Build a 7' x 32' porch with roof over it.

Cost of Job \$5,000

Permit Fees:	New Single-Family Dwelling / Addition:	\$100.00
	Accessory Structures:	\$ 50.00*
	* Sheds 100 square feet or less, no fee	
	Decks, Patios, Swimming Pools, Solar or Wind Energy Systems:	\$ 50.00

Driveways\* and Walkways require this application, and subsequent approval, but there is NO fee.  
Work being performed is for      Driveway\*      Walkway Total proposed lot coverage      %

Describe work to be performed \_\_\_\_\_  
*\*if driveway APRON is involved, applicant should submit a Road Opening Permit application instead*

Survey Received Yes      No      Plot Plan Received Yes      No       
Cash      Or Check Number 164 Amount 50 Date Received / Initials: [Signature]

Taxes, sewer, all other municipal assessments current? Yes ✓ No       
Tax Office Staff Robin Atlas Date 2.19.26

Zoning Officer's Comments SECTION 215-56 (c) allows Front YARD SETBACK TO UNROOFED FRONT PORCH TO BE AT 18'

Zoning Review: [Signature] Date: 2/20/26 Approved (circle one) Denied (circle one)  
ZONING OFFICE

Lot 12.01

PARALLEL SHEPHERD  
CIR. WEST  
S 75° 52' 20" E  
121.0'

IRON BAR

Lot 13

SANITARY  
EASEMENT  
FOR LOT  
12.01

20.05' TO THE  
N.W. CORNER OF  
SHEPHERD CIR. (50')

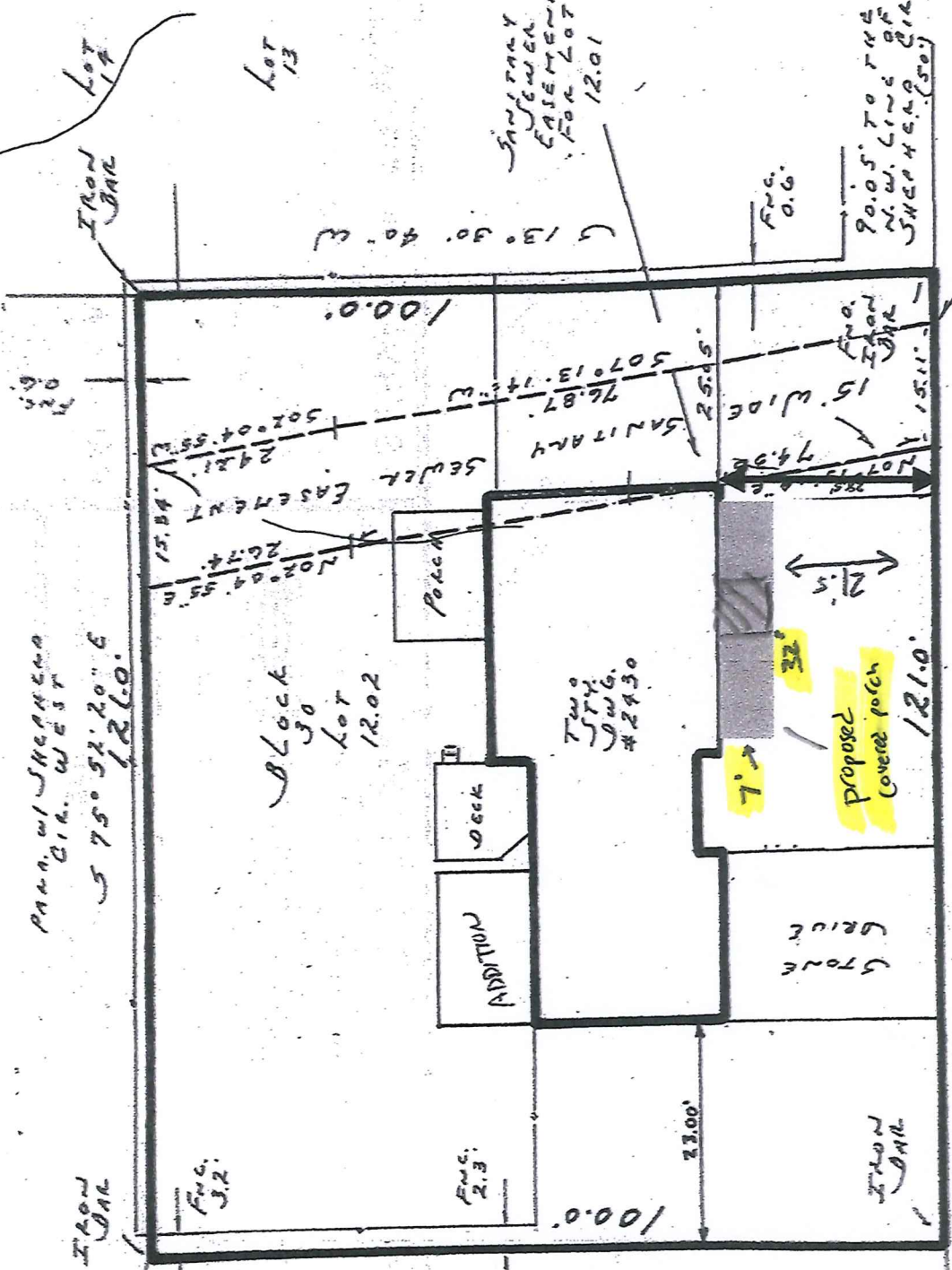
26.55' TO THE N.W.  
CORNER OF  
SHEPHERD CIR. (50')

Block 30  
Lot 12.02

TWO  
STY.  
D.W.G.  
#2430

N 75° 52' 20" W

# SHEPHERD CIRCLE WEST (50')



IRON BAR

IRON BAR

Lot 11.01

N 13° 30' 40" E



Current porch

IRON BAR

NORTHWEST  
LINE

ENC. 32'

ENC. 21.3'

23.00'

100.0'

121.0'

SEWER EASEMENT  
502° 04' 55" W  
242.1'

SANITARY  
76.87' 507° 13' 14" W  
25.5'

15' WIDE  
74.32'

15.11'

100.0'

S 13° 30' 40" W

ENC. 0.6'

IRON BAR