



OWNER/APPLICANT:
1001 NEW ROAD LLC
1001 NEW ROAD, NORTHFIELD, NJ 08225
(609) 646-5555

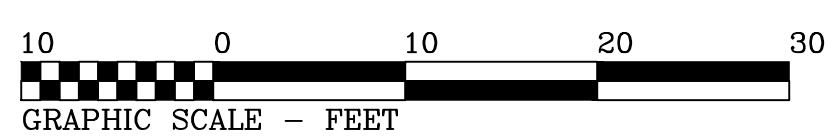
PLAN BASED ON SURVEY BY:
PAUL M. KOELLING
PROFESSIONAL LAND SURVEYOR
NJ LICENSE NO. 2465438890
2181 SHORE ROAD
LINWOOD, NJ 08223
PH: (609) 927-0279
LAST REVISED: 2/12/2026

EXISTING
SCALE: 1"=10'-0"

NEW ROAD
(50' wide)

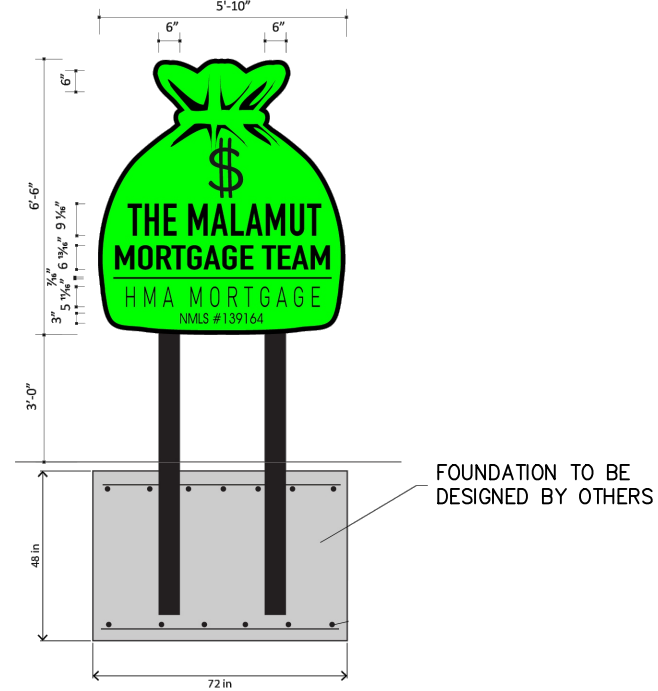
PROPOSED
SCALE: 1"=10'-0"

NEW ROAD
(50' wide)



200' LIST:

Block and Lot	Property Location Address	Property Class	Owner	City, State	Zip Code
46 18	1001 NEW RD	2	ADVANCED BUILDING ASSOCIATES LLC	NORTHFIELD, NJ	08225
46 17	1013 NEW RD	2	BRACCOLANINI & ANGIOLINO/DONALD	NORTHFIELD, NJ	08225
46 20	504 ROOSEVELT AVE	2	BAKES, STEVEN & MARLENA	NORTHFIELD, NJ	08225
46 21	506 ROOSEVELT AVE	2	GRILL, NICHOLAS A	NORTHFIELD, NJ	08225
46 22	508 ROOSEVELT AVE	2	BAKES, STEVEN & MARLENA	NORTHFIELD, NJ	08225
46 23	510 ROOSEVELT AVE	2	STERNBERG, KATHY J	NORTHFIELD, NJ	08225
46 24	512 ROOSEVELT AVE	2	CANNON, SHARIT	NORTHFIELD, NJ	08225
47 1	513 ROOSEVELT AVE	2	CORREIA, MICHELE	NORTHFIELD, NJ	08225
47 2	511 ROOSEVELT AVE	2	BAKES, STEVEN & MARLENA	NORTHFIELD, NJ	08225
47 3	509 ROOSEVELT AVE	2	DALE, SYDNEY & CALDERON/KOHNY PRAN	NORTHFIELD, NJ	08225
47 4	507 ROOSEVELT AVE	2	BAKES, STEVEN & MARLENA	NORTHFIELD, NJ	08225
47 5	505 ROOSEVELT AVE	2	URSA, SOLANGE ALISSA RODRIGUEZ	NORTHFIELD, NJ	08225
47 6	519 NEW RD	4A	THE VEDIA LAKH, LLC	VERNON, NJ	08406
110 1	1004 NEW RD	4A	THE VEDIA LAKH, LLC	VERNON, NJ	08406
110 2	431 MT VERNON AVE	2	REBERVAL, ERIN & ROSSINI, KEITH	NORTHFIELD, NJ	08225
110 3	430 ROOSEVELT AVE	2	JOHNS, BRUCE	NORTHFIELD, NJ	08225
110 4	1002 NEW RD	4A	MCCOON, THOMAS A	WOODBRIDGE, NJ	08879
111 1	914 NEW RD	4A	THE VEDIA LAKH, LLC	MIDDLETOWN, NJ	08020
111 2	437 ROOSEVELT AVE	2	GRASSO, FRANCIS GREGALO	NORTHFIELD, NJ	08225

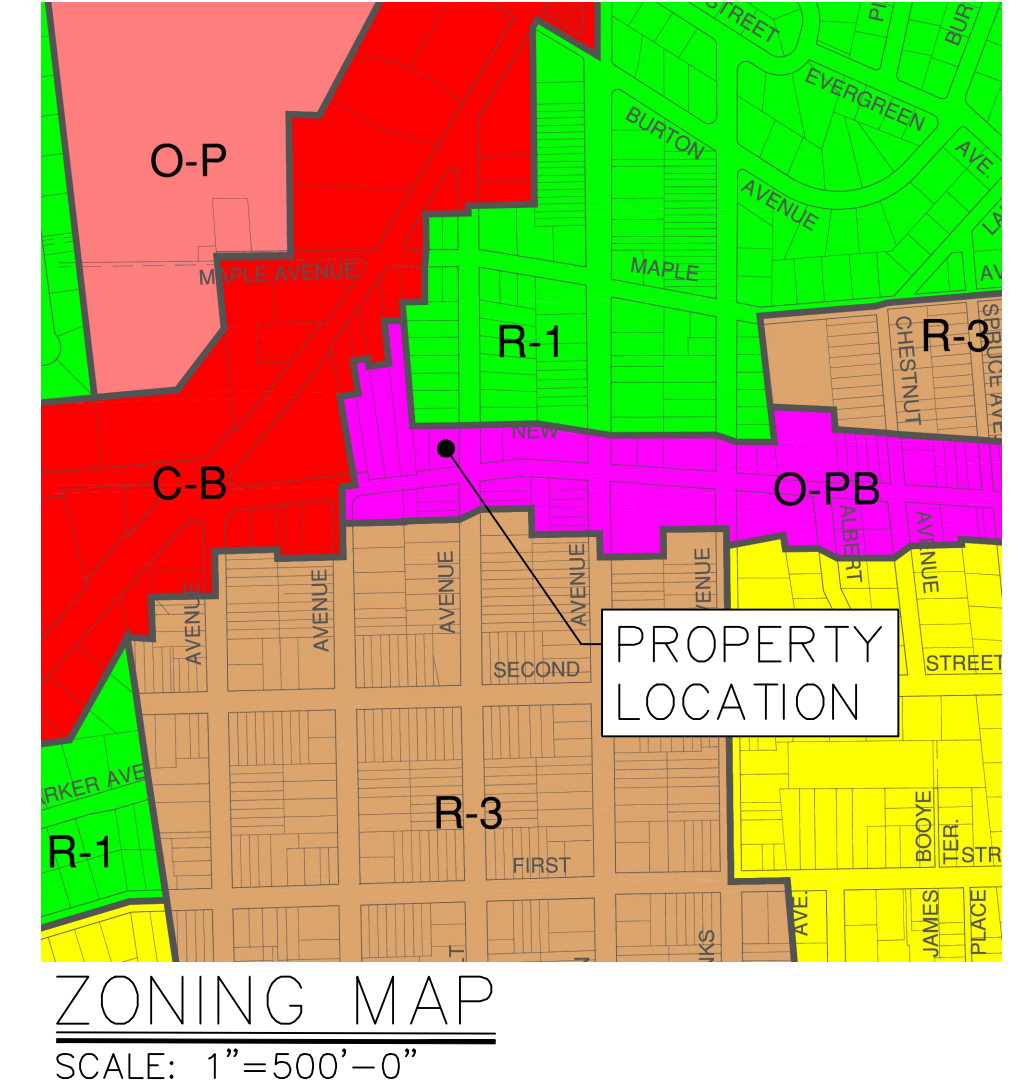
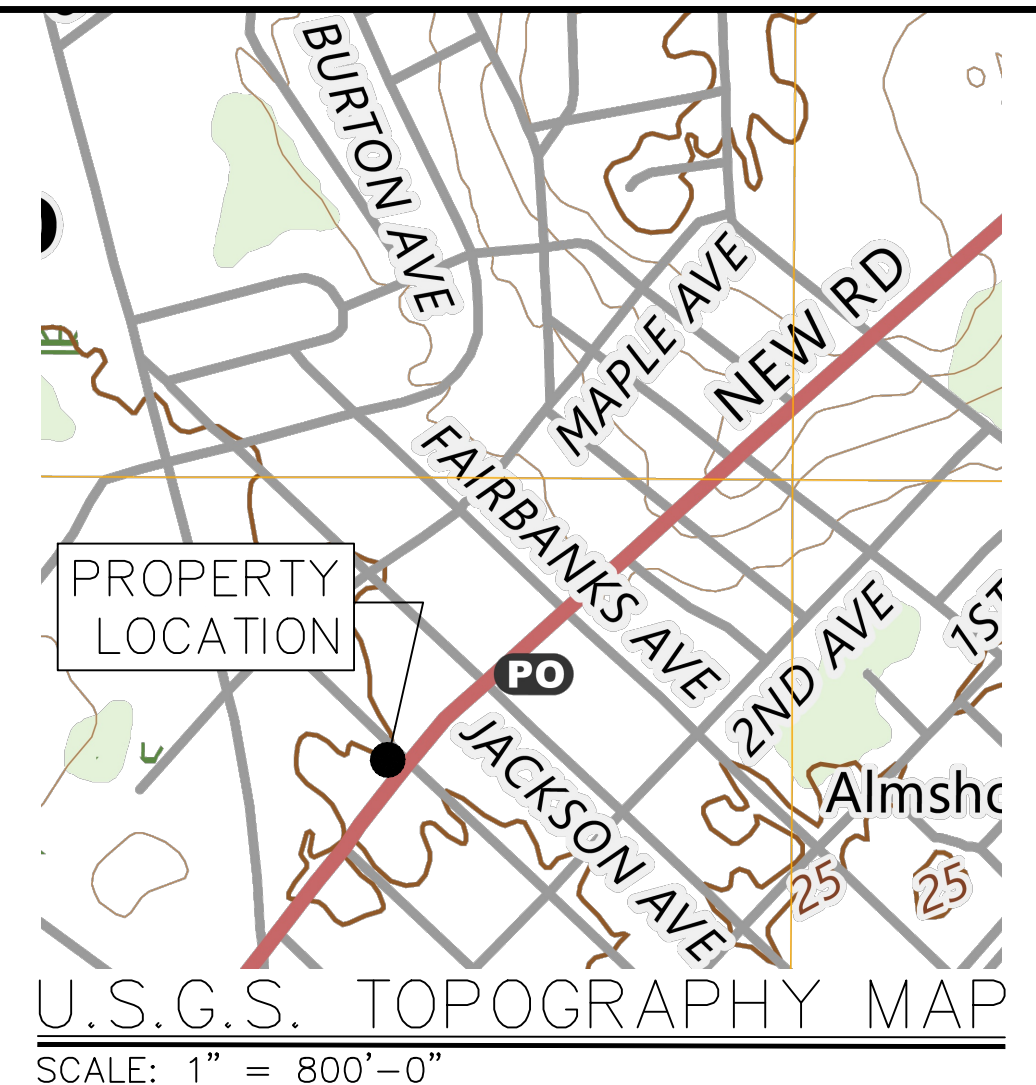


PROPOSED SIGN DETAIL
SCALE: N.T.S.

ZONING TABLE			
O-PB Zone			
USE	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000 SF	7,086 SF ENC	7,086 SF *
LOT WIDTH	90 FT	77.42 FT ENC	77.42 FT *
PRINCIPAL BUILDING SETBACKS			
FRONT	25 FT	17 FT ENC	17 FT *
ONE SIDE	15 FT	9.8 FT ENC	9.8 FT *
BOTH SIDE	30 FT	52.7 FT	52.7 FT
REAR	25 FT	39 FT	39 FT
MAXIMUM HEIGHT	2 STORIES	2 STORIES	2 STORIES
MAXIMUM LOT COVERAGE	80 %	68.83 %	68.83 %
MAXIMUM BUILDING COVERAGE	25 %	13.39 %	13.39 %
SIGN SETBACKS			
FRONT LOT LINE	15 FT	2.58 FT ENC	2.83 FT *
SIDE LOT LINE	15 FT	18 FT	18 FT
HEIGHT	15 FT	8 FT	9.5 FT
AREA	15 SF	21 SF ENC	28 SF *

ENC = EXISTING NON-CONFORMITY * = VARIANCE REQUESTED BFE = 8.00 NAVD 88

PLANNING BOARD CHAIR	DATE
PLANNING BOARD SECRETARY	DATE
PLANNING BOARD ENGINEER	DATE
PLANNING BOARD PLANNER	DATE



ARTHUR CHEW CONSULTING LLC
130 WEST SEAVIEW AVENUE
LINWOOD, NJ 08221
(609) 992-8409 / ARTHUR@ARTHURCHEWCONSULTING.COM

ARTHUR J. CHEW III, PROFESSIONAL ENGINEER
NJ LICENSE NO. 24GE04700100

SCHEDULE OF REVISIONS		
REV. NO.	DATE	DESCRIPTION OF CHANGES
9		
8		
7		
6		
5		
4		
3		
2		
1		

MINOR SITE PLAN
for
1001 NEW ROAD,
BLOCK 46, LOT 18,
CITY OF NORTHFIELD,
ATLANTIC COUNTY, NEW JERSEY

MINOR SITE PLAN

DATE: 3/24/2026
JOB NO: 26-0053
DRAWN BY: ZNK
CHECKED BY: AJC
DRAWING SHEET: 1/1