

PLANNING BOARD APPLICATION

CASE # 103-8

FOR OFFICIAL USE ONLY

Date of Application Received: 2-26-21

Date: 3-2-21 Date of Deposit

Fee Paid: 2-26-21

Date: _____ Affidavit of Service

Time Period Expires _____

Date File Complete: _____

Hearing Date 4-8-21

INFORMATION REGARDING APPLICANT

Applicant's Full Legal Name DAVID SEITMAN

Applicant's Mailing Address 3 CARA COURT, NORTHFIELD, NJ 08225

Applicant's Phone Number 609 813-2179 e-mail address SEITMAN@COMCAST.NET

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:

RECREATIONAL VEHICLE LOT, SHALL NOT EXCEED
28 FEET IN LENGTH AND 12 FEET IN WIDTH

ART. V Section 215-31 Required _____ Proposed _____

ART. _____ Section _____ Required _____ Proposed _____

ART. _____ Section _____ Required _____ Proposed _____

If additional space is needed, attach list to the application

INFORMATION REGARDING PROPERTY:

Address: 3 CARA COURT

Tax Map BLK 103 LOT(S) 8 Dimension of Property 103.4' x 105'

BLK _____ LOT(S) _____ Dimension of Property _____

Zoning District 18

Location approximately 450 feet from intersection of GLENWOOD DRIVE
and HAVIV DRIVE

Last Previous Occupancy n/a

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

SET BACKS ZONING REQ.

H / d

PresentProposed

Frontage

Y or N

Front Yard

Front Yard

Side

Side

Rear

Lot Size Area

Corner Lot

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 OCTOBER 6, 2005and to whom ZONING BOARDNature of appeal or application FLORIDA ROOM & DECKDisposition GRANTED Date 2005

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 1.03 Lot(s) 8 commonly known as 3 CARA COURT

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

Owner's Signature David Gutman

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 David Gutman

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.

[Faint, illegible stamp or signature]

Hardship Variance Block 1.08, Lot 3, 3 Cara Court

2020 was a year I needed to make a number of very critical decisions all because of the COVID-19 pandemic. In a nutshell, I was needed to take care of my son in California, but because of my own immune status, the only way I could safely get there was in my own vehicle. I purchased an RV (motorhome). Due to my medical conditions, not only did I need an RV which was larger than what most vacationers purchase, but I also needed to keep it parked on my property.

Unfortunately, most of my decisions have resulted in unforeseen consequences. I am now simply trying to cope with the circumstances which have resulted from the situation caused by the pandemic.

Here are the details. The year started off normally. After over 100 dislocations and subluxations, my son, who recently moved to San Diego, had a number of shoulder surgeries, both here at The Rothman Institute and in California. He had just learned that his increased shoulder pain was due to two broken screws when the pandemic reared its head. His surgery was cancelled; my plane and hotel reservations were also cancelled.

Due to my own high-risk status, I was advised to stay away from airports and planes. But, I knew that eventually my son's surgery would be rescheduled, and I would want to be there for him. Little did I know that my presence would be mandatory because while he would be recovering, his wife would be required by the state to do in-person teaching (she is a special ed teacher) and his kids would be in or out of day-care depending upon the week. I started to look for ways I could travel to California.

I thought about a number of options. Busses or trains would be as dangerous as flying; driving a car or SUV would require staying at hotels and frequenting multiple eating establishments. The safest option was to obtain an RV. To check the feasibility of using an RV, I searched the Northfield regulations. I'm attaching the results of a search for "motorhome" on the cityofnorthfield.org site. The result found last year is the same as a recent (February, 2021) search, and it is copied with this application. It was only after I had purchased my motorhome that I learned these regulations had been superceded and motorhomes were no longer allowed on the property. Had I realized this last year, circumstances might be different today.

As luck would have it, my son's surgery was scheduled with only 3 weeks notice. There was not enough time to purchase an RV, but I was able to rent one. Despite renting a 1 year old vehicle from a reputable firm, my immune-compromised partner and I had a miserable trip as the vehicle was dirty, in general disrepair, and its windows were loose and rattled. I was able to get there at 4 AM, a few hours before his wife needed to report to work. I was there to drive him to his follow-up appointment as well as back to the Emergency Room twice.

The City of San Diego granted me emergency clearance to stay in my RV while taking care of my son, but I could not expect this each time I visited. So, I arranged to have a realtor look for a nearby home I could purchase. I also conferred with my financial advisor to assure myself that I could afford these multiple, large purchases.

When I returned home, I learned that an RV dealer in Tom's River was expecting delivery of a vehicle which would fit my needs. Due to my medical needs, the vehicle I purchase must have certain items. The only vehicles with these items are all over 33 feet long, and the two smallest units are nearly impossible to obtain even with a one year advance order. So I considered myself lucky that a vehicle less than 35 feet long was available.

Unfortunately, the vehicle came with lots of unfinished items. Before I needed to return to my son, I was able to bring the RV in for one day to fix some of the important items (such as door not latching, water leaking, etc.). Unfortunately, I did not have time to finish preparing my lawn for parking the RV, and it sunk into the mud the first night I brought it home. I needed it to be winched out of the mud. While I was waiting for the ground to dry, I parked in the nearby cul-de-sac (to avoid damaging the trees in front of my home, which had not yet been trimmed), and this is when I learned that there was a new ordinance preventing the parking of motorhomes on private property.

I needed to leave again for California to assist my son and also to effect repairs on the home I had purchased (sight unseen) near his house. While driving to California, the large slide went out of alignment and the tailpipe fell off. Both needed to be fixed before returning home. Unfortunately, the repair shop never fixed the tailpipe and their repair of the slide failed two days into my return trip. This caused even more damage to my RV. Now, my motorhome is scheduled for repair of more than 40 defective or broken items. I am hoping to have it back in my possession before I am needed in California again.

Between the purchase of the RV, the purchase of the house, and the unexpected renovations needed in the house, my expenses have exceeded my budget by more than \$100,000. However, since the COVID threat is not disappearing soon, I have no choice but to continue on the path I started.

Parking my RV at a nearby storage facility has been suggested. In addition to the extra expense and the real risk of a break-in, the resulting inconvenience would be enormous. I am not allowed to carry heavy items due to an inoperable hernia and there are a lot of medically related items I need to keep near me. Between them and the usual items which need to be loaded into an RV before a (cross-country) trip, packing the RV can easily take a whole day. It took me two full days to load everything when the RV was parked on my property. If the RV is kept further away, it will take even longer to load all the needed items. When time is of the essence (as it has been for my previous two trips to my son), the extra delay is not acceptable as it lessens the time available towards driving. Speeding across the USA (solo or otherwise) is not advisable for many reasons.

Despite some opinions to the contrary, my use of this motorhome was never for pleasure. I have never owned an RV before, and I have no desire to go on pleasure trips around the country. My son's mother, my wife, died when he was 12. As his only parent, it behooves me to do all I can to look after his needs. However, a cross-country auto trip is anything but a pleasurable experience, and it has been one inconvenience after another since the moment I made my first trip. So I hope you understand why I needed to purchase this particular RV, and why I need to keep it housed near me on my property.

Thank you.

David Seitman

David Seitman is a 52 year old male, single, and lives in Tom's River, NJ.

Google Search

Section 7. Section 5.7, entitled "Boats and Recreational Vehicle Storage", in Article 5 is hereby re-titled and a new paragraph E and paragraph F are inserted at the end of Section 5.7, as follows:

5.7 BOATS AND RECREATIONAL VEHICLE STORAGE AND PARKING

- E. Boat and Boat Trailer Parking. The parking of boats and/or boat trailers shall be prohibited on any public street within the City of Northfield from October 1 through and including May 1 of each and every year. Between May 2 and September 30 of any year, it shall be lawful for any person to park a boat or boat trailer on any public street in the City of Northfield. The owner or operator of said boat or boat trailer must own or lease the property in front of which said boat or boat trailer is so parked. Any boat of 28' or less shall be permitted to park onsite for extended periods of time provided one (1) onsite parking space remains for vehicle parking.
- F. It shall be unlawful for any person to park on any public street in the City of Northfield any recreational vehicle, camper, motor home, or travel-trailer for a continuous period of more than 48 hours in such places as parking is authorized. Additionally, the owner of said recreational vehicle, camper, motor home, or travel-trailer must own or lease the property in front of which said recreational vehicle, camper, motor home, or travel-trailer shall be permitted to park onsite for extended periods of time provided one (1) onsite parking space remains for vehicle parking, provided it is not utilized for Human Habitation.

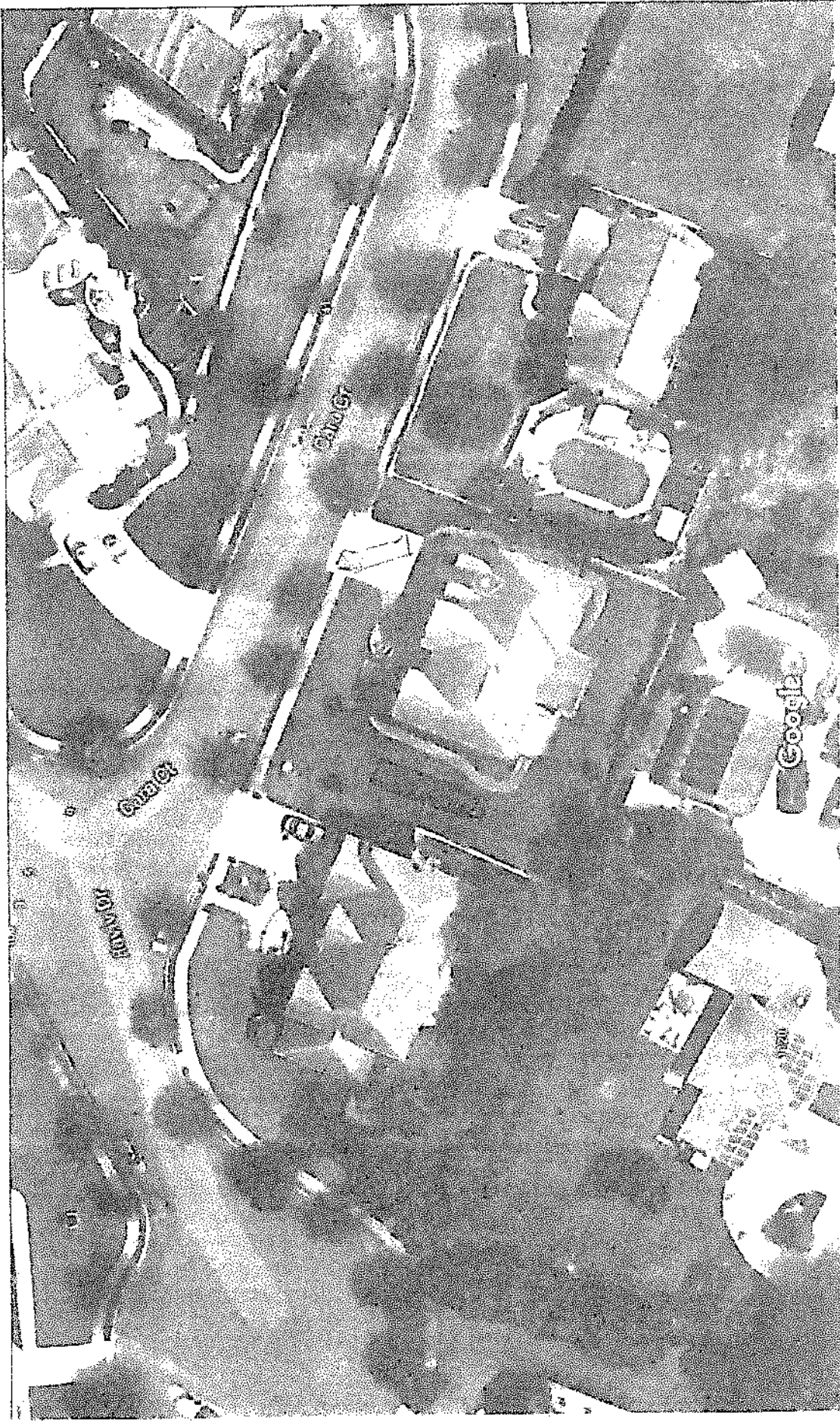
Section 8. A new paragraph B is inserted in Article 5, Section 5.8, entitled "Commercial Vehicle Storage" of Article 5, and the former paragraph B is re-lettered as paragraph C as follows:

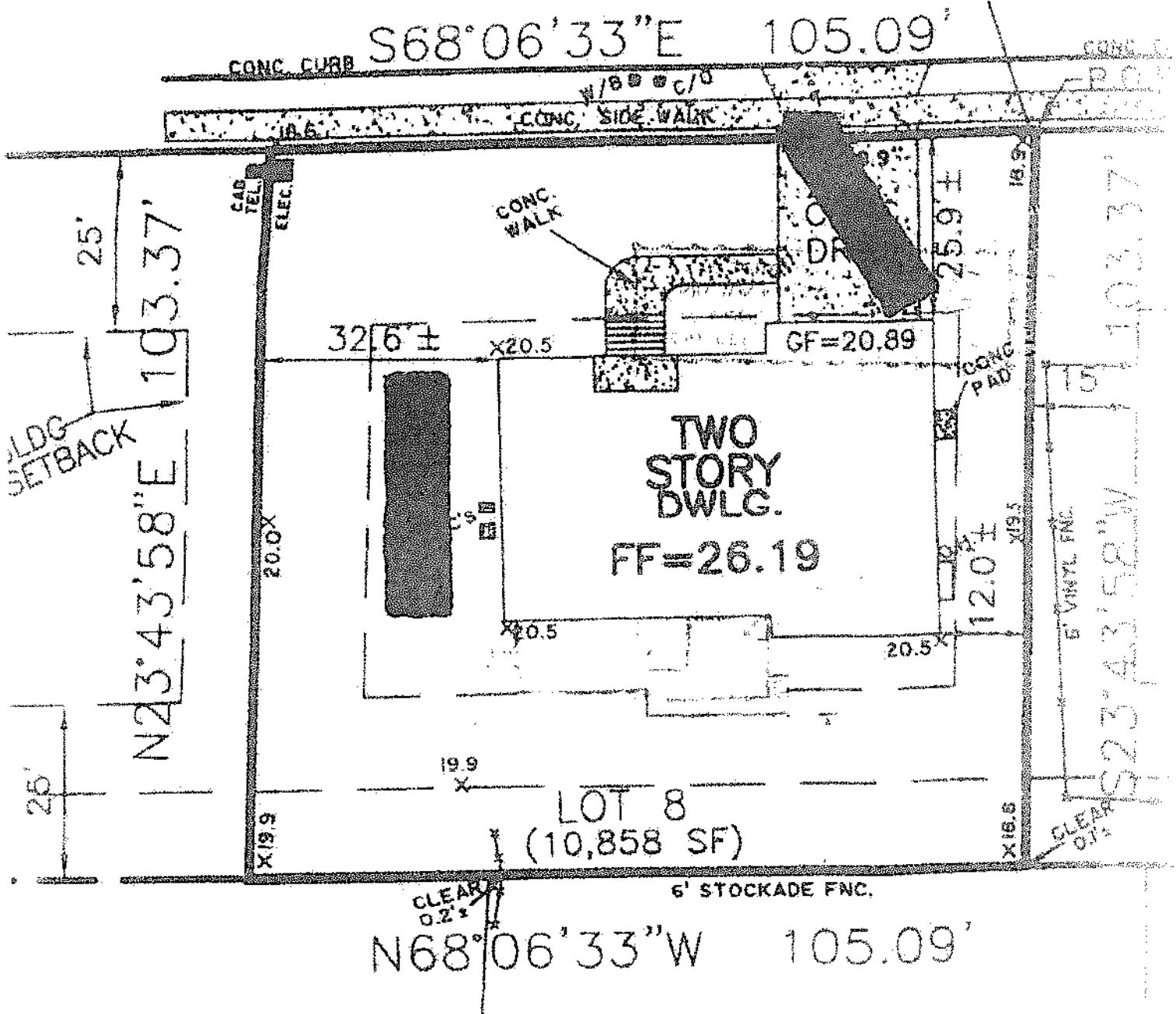
- B. Commercial Vehicles, such as, any campers, travel, vacation or house trailer, vacation house, truck, half ton or larger in size, which is commercially registered; panel van; tractor; trailer, semi-trailer; jitney; bus; or omnibus, plus Commercial Vehicles in excess of 10,000 pounds Gross Vehicle Weight (GVW) as rated by the manufacturer shall not be permitted to park on residential streets between 11:00 p.m. and 6:00 a.m.
- C. The aforementioned regulations for commercial vehicle storage shall not apply to vehicles located on and necessary to the operation of a farm.

Section 9. In Paragraph G in Article 5, Section 5.15, entitled "Historic Structure Regulations", a new sub-paragraph 3 is added at the end of said Paragraph G, after sub-paragraph 2, as follows:

- 3. If the historic building is not purchased pursuant to paragraph

3 Cara Ct Block 1.03 LOT 8





CERTIFICATION OF OWNER

This is to certify that the plans and/or survey plans with the measurements shown have been ~~drawn~~ ^{MODIFIED} by me as the owner of the property regarding BLOCK 103 LOT(S) 8

Commonly known as 3 CARA COURT
(address)

Have been drawn as accurately as possible to the best of my knowledge.

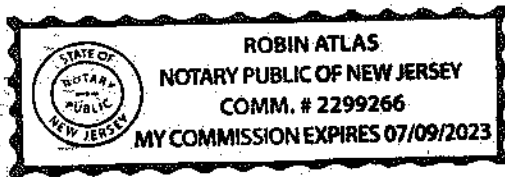
Owner's Name DAVID SEITMAN

Address 3 CARA CT

City NORTHFIELD, NJ.

Notary Rob Atlas

Date 3-2-21





City of Northfield

TAX ASSESSOR'S OFFICE

1600 SHORE ROAD, NORTHFIELD, NEW JERSEY 08225

February 2, 2021

Dr. David Seitman
3 Cara Court
Northfield, NJ 08225

**RE: 3 Cara Court
Block 1.03 Lot 8**

Dear Dr. Seitman,

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 liable

Atlantic City Electric
Real Estate & Right of Way Department
5100 Harding Highway, 63ML22
Mays Landing, NJ 08330

South Jersey Gas Co.
1 So. Jersey Plaza
Folsom, NJ 08037

Verizon
9 Gates Avenue
Montclair, NJ 07042-3301

Page 2

Comcast Cable
901 Leeds Ave.
Absecon, NJ 08201

New Jersey American Water Company, Inc.
1 Water Street
Camden, NJ 08102

Northfield Sewer Department
1600 Shore Road
Northfield, NJ 08225

Municipal Road
City of Northfield
Mary Canesi, City Clerk
1600 Shore Road
Northfield, NJ 08225

Cara Court
Haviv Drive
Nugent Terrace


Department of Regional Planning &
Economic Development
Rt. 9 and Dolphin Ave.
Northfield, NJ 08225

No County Roads
within 200 ft.

New Jersey Department of Transportation
1035 Parkway Avenue
Trenton, NJ 08625

No State Roads
within 200 ft.

Sincerely,


Mark Sykes, CTA

Mark Sykes, Tax Assessor
City of Northfield

ADJACENT PROPERTY LISTING
TAXING DISTRICT 18 NORTHFIELD CITY

PAGE 1
COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
1.03 5	7 CARA COURT	2	O'NEILL, JAMES T 7 CARA COURT NORTHFIELD NJ	08225
1.03 7	5 CARA CT	2	PERSIANO, JOSEPH & BETSY 5 CARA COURT NORTHFIELD, NJ	08225
1.03 9.01	1 CARA CT	2	SAAD, ADAM 109 HAVIV NORTHFIELD, NJ	08225
1.03 10	9 DANI DR	2	ELLARDO, PAUL & NINA 9 DANI DR NORTHFIELD NJ	08225
1.03 11.01	106 HAVIV DR	2	HUANG, STEVEN 6 SAMARA CIRCLE NORTHFIELD, NJ	08225
1.03 19.01	109 HAVIV DR	2	SAAD, ADAM & KELLY M WILMAN 109 HAVIV DR NORTHFIELD NJ	08225
1.03 20	107 HAVIV DR	2	WYNNE, STEVEN & MICHELLE 107 HAVIV DR NORTHFIELD NJ	08225
1.03 21	105 HAVIV DR	2	HUANG, LIYA 105 HAVIV DR NORTHFIELD, NJ	08225
1.03 37.02	5 DANI DR	1	HARRINGTON PATRICK & KIMBERLY 900 BARNEGAT BVD APT 2007 BARNEGAT NJ	08005
1.03 37.03	7 DANI DR	2	LUDWIG, DAVID A. & RACHEL H. 7 DANI DRIVE NORTHFIELD, NJ	08225
1.03 38	1119 NUGENT TERRACE	2	HOWELL, MARK & ANDREA P.O BOX 21 NORTHFIELD NJ	08225
1.03 40.01	1120 NUGENT TERRACE	2	TRAVAGLINE, JAMES M. & TONI-LYNN 1120 NUGENT TERRACE NORTHFIELD NJ	08225
1.03 40.02	1110 NUGENT TERRACE	2	HENDERSON, PETER 1110 NUGENT TERRACE NORTHFIELD, NJ	08225
1.03 41	1100 NUGENT TERRACE	2	REBILOT, DEBORAH A 1100 NUGENT TERRACE NORTHFIELD NJ	08225

New owner
Stephanie Tulipan

New owner
Cheer m. Trask Jr.

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
1.03 43.01	2117 SUTTON AVE	2	BRADY, WILLIAM F. & JANICE L 2117 SUTTON AVE. . NORTHFIELD NJ 08225
2 2	102 HAVIV DR	2	CULMONE, ANGELA 102 HAVIV DR NORTHFIELD NJ 08225
2 3	104 HAVIV DR	2	DELEO, ANTONIO & MEREDITH 104 HAVIV DR NORTHFIELD NJ 08225
2 4	6 CARA CT	2	RICH, FRANCIS J III 6 CARA CT NORTHFIELD, NJ 08225
2 5	8 CARA CT	2	TERRANOVA, ALEX & KORIN 8 CARA CT NORTHFIELD, NJ 08225



City of Northfield Planning Board

1600 SHORE ROAD NORTHFIELD, NEW JERSEY 08225

(609) 641-2832, EXT. 127 FAX (609) 646-7175 ratlas@cityofnorthfield.org

UPDATES TO 200 FT. LIST DUE TO CHANGE OF OWNERSHIP

Block 1.03 Lot 9.01 1 Cara Court Stephanie Tulipan

Block 1.03 Lot 37.03 7 Dani Drive Chevez M. Trask, Sr.

You do not need to update your application copies.

Please mail notices to these new owners or hand deliver and obtain signatures.