

# MANOS LAW FIRM, LLC

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Elias T. Manos, Esq.

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- Member of NJ & PA Bars

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February 2, 2026

***Via Hand Delivery***

Robin Atlas, Board Secretary  
City of Northfield Planning Board  
1600 Shore Road  
Northfield, NJ 08225

**RE: Application of Sean McDaniels  
Block 55, Lots 2 and 3  
407 Maple Avenue (Lot 2) and Maple Avenue (Lot 3)  
Northfield, NJ  
Minor Subdivision Approval and "c" Variances**

Dear Ms. Atlas:

This firm represents Sean McDaniels in connection with the above referenced application to the City of Northfield Planning Board seeking minor subdivision approval to formally establish Lot 2 and Lot 3 in Block 55 as separate lots, together with variance relief pursuant to N.J.S.A. 40:55D-70c for the lot area and lot width of each lot and for the existing nonconforming conditions related to the single family dwelling on Lot 2 that will remain. This application is somewhat unique in the fact that both Lot 2 and Lot 3 are and have been shown as separate lots in the City of Northfield Tax Map and are being taxed as separate lots. Thus, what is currently seen on the City of Northfield Tax Map is exactly what the applicant is proposing in terms of lot configuration. However, given the common ownership of Lot 2 and Lot 3 with the applicant and §215-33 and §215-18 of the Northfield Land Use and Development Code, the applicant is seeking a formal minor subdivision with variance relief pursuant to N.J.S.A. 40:55D-70c so that Lot 3 can be developed with a single family dwelling in the future. The specific relief sought is set forth more fully on the enclosed City of Northfield Planning Board Application, the Rider and Justification Report to Application and the plans provided. In connection with the application, enclosed please find the following:

1. City of Northfield Planning Board Application;
2. List of Relief Requested by Applicants (as supplement to Page 9 of City of Northfield Planning Board Application);
3. Fee Schedule;

# MANOS LAW FIRM, LLC

January 30, 2026

Page 2

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4. Rider and Justification Report to Application;
5. 200' List with tax map of the subject property;
6. Certification of Taxes and Sewer Paid (to be provided); and
7. Minor Subdivision prepared by Paul Koeling & Associates, LLC last dated December 30, 2025 (1 sheet)

I am also enclosing the application fees in the amount of \$1,100.00 and the escrow fees in the amount \$1,000.00, in two separate checks made payable to the City of Northfield. I am additionally providing a copy of the above to the City of Northfield Construction Office and Fire Department by hand delivery and, upon being deemed complete, will mail a copy to all Board Members and professionals per the attached list. Further, a pdf version of the above is being provided.

Upon receipt of this submission, would you kindly confirm the date for the public hearing on this application. We will of course notice the application in accordance with the requirements of the Municipal Land Use Law and provide proof of same.

Thank you very much for your kind attention to this matter. In the event you have any questions, comments or concerns, please do not hesitate to contact me.

Very truly yours,

MANOS LAW FIRM, LLC

By: 

ELIAS T. MANOS

[leo@manoslawfirm.com](mailto:leo@manoslawfirm.com)

Encl.

- Cc. City of Northfield Construction Office (via hand delivery) (w/encl.)  
City of Northfield Fire Department (via hand delivery) (w/encl.)  
Planning Board Members and Professionals per attached list (via regular mail) (w/encl.)  
Client (via email) (w/encl.)  
Arthur Chew, P.E., P.P. (via email) (w/encl.)

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**City of Northfield Planning Board 1600 Shore Road Northfield, New Jersey 08225  
(609) 641-2832, ext. 127**

**2026 Members:**

Dr. Richard Levitt, Chairman	2204 Bay Avenue Northfield, New Jersey 08225
Mayor Erland Chau	1001 Shore Road Northfield, New Jersey 08225
Councilwoman Carolyn Bucci	530 Ridgewood Drive Northfield, New Jersey 08225
Darren Boyd, Public Works Supervisor- City Official	1600 Shore Road Northfield, NJ 08225
Clem Scharff, Vice Chairman	105 Circle Drive Northfield, New Jersey 08225
Derek Rowe	6 Mazza Drive Northfield, New Jersey 08225
Peter Brophy	11 Twelve Oaks Court Northfield, New Jersey 08225
Jim Shippen	2306 Shepherd Drive Northfield, New Jersey 08225
Henry Notaro	108 Catherine Place Northfield, New Jersey 08225
Paul Utts (alternate #1)	144 East Rosedale Avenue Northfield, New Jersey 08225
Matthew Carney (alternate #2)	407 Davis Avenue Northfield, New Jersey 08225
Ronald Roegiers (alternate #3)	110 Northwood Court Northfield, New Jersey 08225
Daniel Reardon (alternate #4)	7 Lesley Lane Northfield, New Jersey 08225
Matt Doran, Professional Engineer	840 North Main Street Pleasantville, New Jersey 08232
Joel M. Fleishman, Esquire	Fleishman-Daniels Law Offices, LLC P.O. BOX 884 Northfield, New Jersey 08225
Robin Atlas, Secretary	City of Northfield 1600 Shore Road Northfield, NJ 08225

Revised January 9, 2026

PLANNING BOARD APPLICATION

CASE # \_\_\_\_\_

FOR OFFICIAL USE ONLY

Date of Application Received: \_\_\_\_\_

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

Fee Paid \_\_\_\_\_

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

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

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

Hearing Date \_\_\_\_\_

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INFORMATION REGARDING APPLICANT

Applicant's Full Legal Name Sean McDaniels

Applicant's Mailing Address 229 E. Rosedale Avenue, Northfield, NJ 08225

Applicant's Phone Number (609) 703-7806 e-mail address SeanPMcDaniels@hotmail.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.      NA - Applicant is an individual

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:

**See list attached hereto**

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

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

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

If additional space is needed, attach list to the application

**INFORMATION REGARDING PROPERTY:**

Address: 407 Maple Avenue (Lot 2); Maple Avenue (Lot 3)

Tax Map BLK 55 LOT(S) 2 Dimension of Property 60' x 110'

BLK 55 LOT(S) 3 Dimension of Property 65' x 110'

Zoning District R-1 Residential, Single Family

Location approximately at the ~~feet from~~ intersection of Maple Avenue  
 and Walnute Avenue

Last Previous Occupancy Single family dwelling (Lot 2); Vacant Land (Lot 3)

	<u>Size Existing Building</u>	<u>Proposed Structure</u>
The below information is for the building on Lot 2 as Lot 3 has no buildings on it		
Front (feet)	<u>approx. 28' 5"</u>	<u>No change</u>
Deep (feet)	<u>approx. 35' 3"</u>	<u>No change</u>
Square (feet)	<u>approx. 1,200 sf</u>	<u>No change</u>
Height (feet)	<u>under permitted max.</u>	<u>No change</u>
Story	<u>2 stories</u>	<u>No change</u>
Building Coverage	<u>16.8%</u>	<u>No change</u>

Lot 3 is currently vacant land and will be developed with a future single family dwelling

**SET BACKS ZONING REQ.**

**Present**

**Proposed**

Frontage  
Y or N

\_\_\_\_\_

\_\_\_\_\_

Corner Lot

Front Yard

See the Zoning Schedule on the Minor Subdivision Plan submitted herewith for this information for both Lot 2 and Lot 3

Front Yard

\_\_\_\_\_

\_\_\_\_\_

Side

\_\_\_\_\_

\_\_\_\_\_

Side

\_\_\_\_\_

\_\_\_\_\_

Rear

\_\_\_\_\_

\_\_\_\_\_

Lot Size Area

\_\_\_\_\_

\_\_\_\_\_

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

Present use Single family dwelling on Lot 2 and Lot 3 is vacant land proposed use approved for future single family development

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

Yes or  No

If yes, when NA

and to whom NA

Nature of appeal or application NA

Disposition NA Date NA

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) NA Other NA

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. NA - Applicant is the owner

Owner's Authorization: I hereby certify that I reside at: NA - Applicant is the owner

In the County of \_\_\_\_\_ State of \_\_\_\_\_

and that I am the owner of all that certain lot, \_\_\_\_\_; Piece or parcel of land known as

Block \_\_\_\_\_ Lot(s) \_\_\_\_\_ commonly known as \_\_\_\_\_

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

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

Applicant's Attorney Elias T. Manos, Esquire (Manos Law Firm, LLC) Phone # (609) 335-1873

Address 2408 New Road, Suite 2, Northfield, NJ 08225

Applicant's Engineer Arthur Chew (Arthur Chew Consulting LLC) Phone # (609) 992-8409

Address 130 West Seaview Avenue, Linwood, NJ 08221

Applicant's ~~Architect~~ Paul Koelling (Paul Koelling & Associates LLC) Phone # (609) 927-0279

Surveyor

Address 2161 Shore Road, Linwood, NJ 08221

Applicant's Planner Same as Engineer above 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  \_\_\_\_\_

Sean McDaniels

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.

**List of Relief Requested by Applicant (as supplement to Page 9 of City of Northfield  
Planning Board Application)**

Proposed use, Building, or Subdivision is contrary to:

List Article and Section of the Ordinance from which Variance is sought:

1. Lot 2 - "c" variance relief pursuant to N.J.S.A. 40:55D-70c is requested from Article XI, Section 215-152D/Attachment 6 for lot area as 10,000 square feet is required and 6,600 square feet is proposed.
2. Lot 2 - "c" variance relief pursuant to N.J.S.A. 40:55D-70c is requested from Article XI, Section 215-152D/Attachment 6 for lot width as 100 feet is required and 60 feet is proposed.
3. Lot 2 - "c" variance relief pursuant to N.J.S.A. 40:55D-70c is requested from Article XI, Section 215-152D/Attachment 6 for a front yard setback to the existing single-family dwelling of 10.5 feet along Maple Avenue where 25 feet is required. This front yard setback is an existing nonconforming condition that is remaining the same.
4. Lot 2 - "c" variance relief pursuant to N.J.S.A. 40:55D-70c is requested from Article XI, Section 215-152D/Attachment 6 for a side yard setback to the existing single-family dwelling on the left side of 9.7 feet where 10 feet is required. This side yard setback is an existing nonconforming condition that is remaining the same.
5. Lot 2 - "c" variance relief pursuant to N.J.S.A. 40:55D-70c is requested from Article XI, Section 215-152D/Attachment 6 for a rear yard setback to the existing accessory shed of 8 feet where 10 feet is required. This rear yard setback to the accessory shed is an existing nonconforming condition that is remaining the same.
6. Lot 3 - "c" variance relief pursuant to N.J.S.A. 40:55D-70c is requested from Article XI, Section 215-152D/Attachment 6 for lot area as 10,000 square feet is required and 7,150 square feet is proposed.
7. Lot 3 - "c" variance relief pursuant to N.J.S.A. 40:55D-70c is requested from Article XI, Section 215-152D/Attachment 6 for lot width as 100 feet is required and 65 feet is proposed.

In addition the above variance relief being sought, the Applicant is also requesting the following relief:

1. Minor Subdivision Approval - Minor subdivision approval is requested to formally establish the existence of Lot 2 and Lot 3 as separate lots.

**City of Northfield Planning Board**  
**SUMMARY OF PLANNING BOARD FEE SCHEDULE**  
 Consult Fee Ordinance (Revised Ordinance 9-2012) For Details and Clarification  
***SUBMIT COPY OF THIS SCHEDULE WITH CHECKS***

The fee to be paid shall be the sum of fees for the component elements of the plat or plan. Proposals requiring a combination of approvals such as subdivision, site plan, and/or variance, shall pay a fee equal to the sum of the fee for each element, except in cases where a preliminary and final application is applied for and decided by the Planning Board at the same time, in which case the greater of the two fees shall be paid. Additional fees may be assessed for extraordinary review costs not otherwise covered herein. One check must be submitted for all required fees (including the required Publication fee set forth in subparagraph K), unless otherwise specifically excepted, and a second check must be submitted for Professional Escrow. Please call the Planning Board Secretary at 641-2832 (ext. 127) with any questions.

**All fees are non-refundable and are calculated as follows:**

<b>A. Application for Development Permit, Submit to Zoning Office (amended as per Ordinance 9-2012)</b>		
1. Commercial	\$ 200.00	
2. Residential-Per Lot	\$ 100.00	
3. Accessory Structure	\$ 50.00	
4. Sheds 100sf or less	No Fee	
<b>B. Minor Subdivision Application</b>		
1. Each Informal Review	\$100.00	
2. Application Fee	\$250.00 plus \$50.00 per lot	\$350.00
3. Tax Map Revision (Tax map revision will not be necessary for this application)	\$100.00 per each subdivided (new) lot or \$10.00 per lot, whichever is greater (Section 3.14 of amended ordinance 8-2001, sub-paragraph X)	
<b>C. Major Subdivision Application</b>		
1. Each Informal Review	\$200.00 plus \$25.00 per lot	
2. Preliminary Plat Application Fee	\$500.00 plus \$25.00 per lot	
3. Final Plat Application Fee	\$500.00 plus \$25.00 per lot	
4. Tax Map Revision	\$75.00 per each subdivided (new) lot	
<b>D. Site Plan Application</b>		
1. Each Informal Review	\$250.00 plus \$5.00 for each 100 square feet of building area up to 2,000 square feet and \$2.50 for each additional 200 square feet or fraction thereof	
2. Preliminary Application Fee	Non-residential \$500.00 plus \$50.00 for building area up to 2,000 square feet and \$25.00 for each additional 200 square feet or fraction thereof	
3. Final Application Fee	\$500.00	
<b>E. Building Permit Appeals</b>		
	\$500.00 for Non-residential \$250.00 for Residential	
<b>F. Interpretation Request</b>		
	\$250.00; If interpretation request is accompanied by a variance request, the fee for the variance shall apply	
<b>G. "C" Variance</b>		
	\$300.00 for one variance	\$300.00
	\$100.00 for each additional variance	\$300.00
	\$75.00 for each lot subject to the variance	\$150.00

Total Application Fee: \$1,100.00

H. "D" Variance	\$1,000.00 for one variance \$200.00 for each additional variance
I. Conditional Uses	\$150.00 for each lot subject to the variance \$500.00
J. Review Fee for Environmental Impact Report (EIR) –for those Applications which require review of an EIR	\$500.00 in addition to Professional Escrow fee
K. Publication Fee- <i>all applications are subject to this fee</i>	\$50.00
L. Waiver of site plan fee	\$500.00
M. Continuance Fee (unless at the direction of the Board) in addition to other applicable fees	\$250.00 for each continuance
N. Variance Request for Time extension-request for extension of time within which any variance must be exercised (per request)	\$250.00
O. Special Meetings	\$250.00 in addition to required fees \$100.00 additional if notice of meeting is required
P. Amended Site Plans and Sub-Divisions	\$150.00 for minor changes (no building, parking or significant changes) plus sufficient copies of the plat incorporating the changes as may be necessary for distribution. No fee if requested by the City. For significant changes, fees are equal to one-half the fee required for initial submission based on the current fee schedule. Sufficient copies of the plat are required as noted above. If the proposed changes involve a change of use, the application will be considered a new application and full payment of fees will be required.
Q. Certificates of Approval of Sub-Division	\$175.00
R. Certificate of existing non-conforming use	\$175.00
S. Copies of Records	\$75.00 for a copy of each meeting tape; \$75.00 for each stenographer session-to be supplied by Applicant.
T. All other applications not specifically mentioned herein	\$500.00 for commercial applications \$250.00 for non-commercial applications

SEE NORTHFIELD LAND USE AND DEVELOPMENT ORDINANCE SECTION 3.14 FOR MORE DETAIL OF FEE SCHEDULE.

**REFUNDS AND WITHDRAWALS**

There are no refunds of escrow if application is withdrawn within 24 hours of hearing date. Application fees are non-refundable.

If variance application, fee is \$150.00. If withdrawn within 10 days of hearing date, fee is \$250.00.

If other than variance, fee is \$100.00. If withdrawn within 10 days of hearing date, fee is \$100.00.

After payment of fee for withdrawal of application, all other fees deposited, with the exception of fees payable for professional review costs will be refunded. However, for all applications:

**WITHDRAWAL WITHIN TWENTY- FOUR HOURS OF TIME OF THE SCHEDULED MEETING WILL RESULT IN NO REFUND TO APPLICANT AND ALL FEES PREVIOUSLY DEPOSITED SHALL BE FORFEITED.**

**PROFESSIONAL REVIEW COSTS**

All applications require professional review costs and a separate check for these costs must be submitted with the application and other required fees. Professional review costs for attorney, planner, engineer or other professional retained on behalf of the Planning Board of the City of Northfield for the purpose of review, analysis, inspection or preparation of documents shall be the responsibility of the applicant and are held in escrow. The applicant shall, at the time of filing an application, be required to post the minimum amount specified in addition to all other filing fees.

Review fees shall be held and disbursed according to the law by the City Treasurer at the direction of the Planning Board Secretary. An accounting shall be kept of each applicant's deposit, and professional fees shall be paid from the account and charged to the applicant. Any monies not expended for professional services shall be returned to the applicant upon final approval, denial or withdrawal of the application. If, at any time during the procedure, the monies posted shall have been expended, the applicant shall be required to post such additional sums not to exceed the amount of the initial payment for each replenishment. The applicant shall not be entitled to proceed with the application until such time as the necessary monies have been posted to guarantee payment of professional service fees.

Professional Review Costs are paid by the applicant (escrow) and the following minimum deposits are required in addition to all other filing fees:

a.	Interpretation	\$250.00	
b.	Interpretation of variance	\$500.00	
c.	Building permit appeals	\$500.00	
d.	"C" variance	\$500.00	\$500.00
e.	"D" variance	\$1,000.00	
f.	Major Subdivision	\$1,000.00	
g.	Minor Subdivision with no variances	\$500.00	\$500.00
h.	All other residential	\$250.00	
i.	All other commercial	\$500.00	
			Total Escrow Fee: \$1,000.00

**Recreation Impact Fee for all Major and Minor Subdivisions and site plans-**The contribution cost is \$2,500.00 per newly created lot (not including the original lot) and dwelling unit. This condition of approval must be satisfied before the signing of the final plat or filing with the County Clerk. This fee must be paid prior to filing of deeds if the applicant perfects the subdivision in that manner. No building permits will be issued for dwelling units created by site plans for residential development until this fee is paid. This is per Ordinance 8-2005 which amends the 1986 Land Use and Development Ordinance.

For additional information and fees for Bonding, Inspection fees, and revised plats see section 3.14 under "Fees" contained within the Land Use and Development Ordinance.

The Planning Board of the City of Northfield shall have the right to waive any fee in accordance with NJSA 40:55D-8.

## **RIDER AND JUSTIFICATION REPORT TO APPLICATION**

### **Application of Sean McDaniels Block 55, Lots 2 and 3 407 Maple Avenue (Lot 2) and Maple Avenue (Lot 3) Northfield, NJ**

Sean McDaniels (the “Applicant”) is the owner of Block 55, Lots 2 and 3 on the City of Northfield tax map located at 407 Maple Avenue (Lot 2) and Maple Avenue (Lot 3). The properties are in the R-1 zone in the City of Northfield, which requires a minimum lot width of 100 feet and a minimum lot area of 10,000 square feet. Lot 2 is 60 feet wide by 110 feet deep, for a total lot area of 6,600 square feet in total area. Lot 2 contains an existing single family dwelling with an accessory shed. Lot 3 is 65 feet wide by 110 feet deep, for a total lot area of 7,150 square feet. Lot 3 is vacant land. This application to the City of Northfield Planning Board seeks minor subdivision approval to formally establish Lot 2 and Lot 3 in Block 55 as separate lots, together with variance relief pursuant to N.J.S.A. 40:55D-70c for the lot area and lot width of each lot and for the existing nonconforming conditions related to the single family dwelling and accessory shed on Lot 2 that will remain.

This application is somewhat unique in the fact that both Lot 2 and Lot 3 are and have been shown as separate lots in the City of Northfield Tax Map and are being taxed as separate lots. Thus, what is currently shown on the City of Northfield Tax Map is exactly what the Applicant is proposing in terms of lot configuration. However, §215-33 of the Northfield Land Use and Development Code provides as follows:

Where two or more lots, created by the filing of a map pursuant to the Map Filing Law (N.J.S.A. 46:23-9.9 et seq.) prior to establishment of the Planning Board, have any contiguous lines and are in single ownership and one or more of the lots is nonconforming in any aspect, the lots involved shall be considered to be an undivided parcel for the purposes of this chapter and no portion of said parcel shall be conveyed or divided except through the filing of an approved subdivision in accordance with the provisions of this chapter.

Section 215-18A(4) also provides that “[a] lot of record under one ownership at the date of the adoption of this chapter, where the owner thereof owns no adjoining land, may be used as a lot for any purposes permitted in the residential zone, provided that the minimum area for such a lot is 5,000 square feet and has a fifty-foot width and further provided that all other regulations prescribed for the zone are complied with.”

Thus, under a conservative approach since the Applicant currently owns both Lot 2 and Lot 3, the Applicant is seeking a formal minor subdivision with variance relief pursuant to N.J.S.A. 40:55D-70c so that Lot 3 can be developed with a single family dwelling in the future, with the existing single family dwelling and accessory shed on Lot 2 to remain. The specific variance relief pursuant to N.J.S.A. 40:55D-70c is the following:

1. Lot 2 - "c" variance relief pursuant to N.J.S.A. 40:55D-70c is requested from Article XI, Section 215-152D/Attachment 6 for lot area as 10,000 square feet is required and 6,600 square feet is proposed.
2. Lot 2 - "c" variance relief pursuant to N.J.S.A. 40:55D-70c is requested from Article XI, Section 215-152D/Attachment 6 for lot width as 100 feet is required and 60 feet is proposed.
3. Lot 2 - "c" variance relief pursuant to N.J.S.A. 40:55D-70c is requested from Article XI, Section 215-152D/Attachment 6 for a front yard setback to the existing single-family dwelling of 10.5 feet along Maple Avenue where 25 feet is required. This front yard setback is an existing nonconforming condition that is remaining the same.
4. Lot 2 - "c" variance relief pursuant to N.J.S.A. 40:55D-70c is requested from Article XI, Section 215-152D/Attachment 6 for a side yard setback to the existing single-family dwelling on the left side of 9.7 feet where 10 feet is required. This side yard setback is an existing nonconforming condition that is remaining the same.
5. Lot 2 - "c" variance relief pursuant to N.J.S.A. 40:55D-70c is requested from Article XI, Section 215-152D/Attachment 6 for a rear yard setback to the existing accessory shed of 8 feet where 10 feet is required. This rear yard setback to the accessory shed is an existing nonconforming condition that is remaining the same.
6. Lot 3 - "c" variance relief pursuant to N.J.S.A. 40:55D-70c is requested from Article XI, Section 215-152D/Attachment 6 for lot area as 10,000 square feet is required and 7,150 square feet is proposed.
7. Lot 3 - "c" variance relief pursuant to N.J.S.A. 40:55D-70c is requested from Article XI, Section 215-152D/Attachment 6 for lot width as 100 feet is required and 65 feet is proposed.

The Applicant submits that the minor subdivision and variances in this specific instance are justified for a number of reasons.

First, from a practical perspective, the lots have always been taxed separately, have different lot numbers and appear on the tax map as separate properties. As a result, what is currently shown on the City of Northfield Tax Map is exactly what the Applicant is proposing in terms of lot configuration. Further, the Applicant submits that the lots as currently shown on the City of Northfield Tax Map and as proposed, are consistent with the character of the neighborhood in terms of lot width and total lot area. Moreover, directly across the street from the subject properties is the boundary line of the R-3 zone, which requires a minimum lot width of 50 feet and a minimum lot area of 6,000 square feet. Thus, if the subject properties were simply across the street or if the R-3 zone extended in the slightest fashion, this application would not be required.

Moreover, it appears that the Planning Board of the City of Northfield and its first Land Use and Development Code first came into existence in 1986. At that time, the subject properties were not in common ownership. Therefore, the Applicant submits it has a case that §215-33 is not applicable and subdivision approval is not required. In addition, since the properties were not in common ownership in

1986, the Applicant submits that it qualifies for the grandfathering provision in §215-18A(4). In any event, the Land Use Development Code at the very least contemplates buildable lots as small as 5,000 square feet with 50 feet of frontage. The other variances sought by the Applicant (i.e. front yard setback, one side yard setback and rear yard setback for an accessory shed) are simply existing conditions related to the existing single family dwelling and accessory shed on Lot 2.

The Applicant believes that seeking the requested relief is the most efficient and effective way of going about this matter. The Applicant submits that the minor subdivision and variances advance the Municipal Land Use Act (specifically the general welfare as set forth in to N.J.S.A. 40:55D-2a) and can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance.

The Applicant will provide additional testimony at the time of the hearing to justify the relief being requested.

Prepared by:

MANOS LAW FIRM, LLC  
Elias T. Manos, Esquire  
2408 New Road, Suite 2  
Northfield, NJ 08225  
(609) 335-1873  
leo@manoslawfirm.com

Dated: February 2, 2026



# *City of Northfield*

TAX ASSESSOR'S OFFICE

1600 SHORE ROAD, NORTHFIELD, NEW JERSEY 08225

December 24, 2025

Sean McDaniels  
407 Maple Avenue  
Northfield, NJ 08225

**Block 55 Lot(s) 2**  
**407 Maple Avenue**  
**Northfield, NJ 08225**

Dear Mr. McDaniels,

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 deems applicable.

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

South Jersey Gas Co.  
Attn.: Ray Wenzel  
3800 Atlantic Avenue  
Atlantic City, NJ 08401

Verizon Engineering Department  
Attn.: Douglas Webb  
10 Tansboro Road  
Berlin, NJ 08009

Page 2

Comcast Cable  
1 Comcast Center 32<sup>nd</sup> Floor  
Philadelphia, PA 19103

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

**City Streets**  
**Walnut Avenue**  
**Spruce Avenue**  
**Lake Avenue**  
**Maple Avenue**

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

**County Roads**

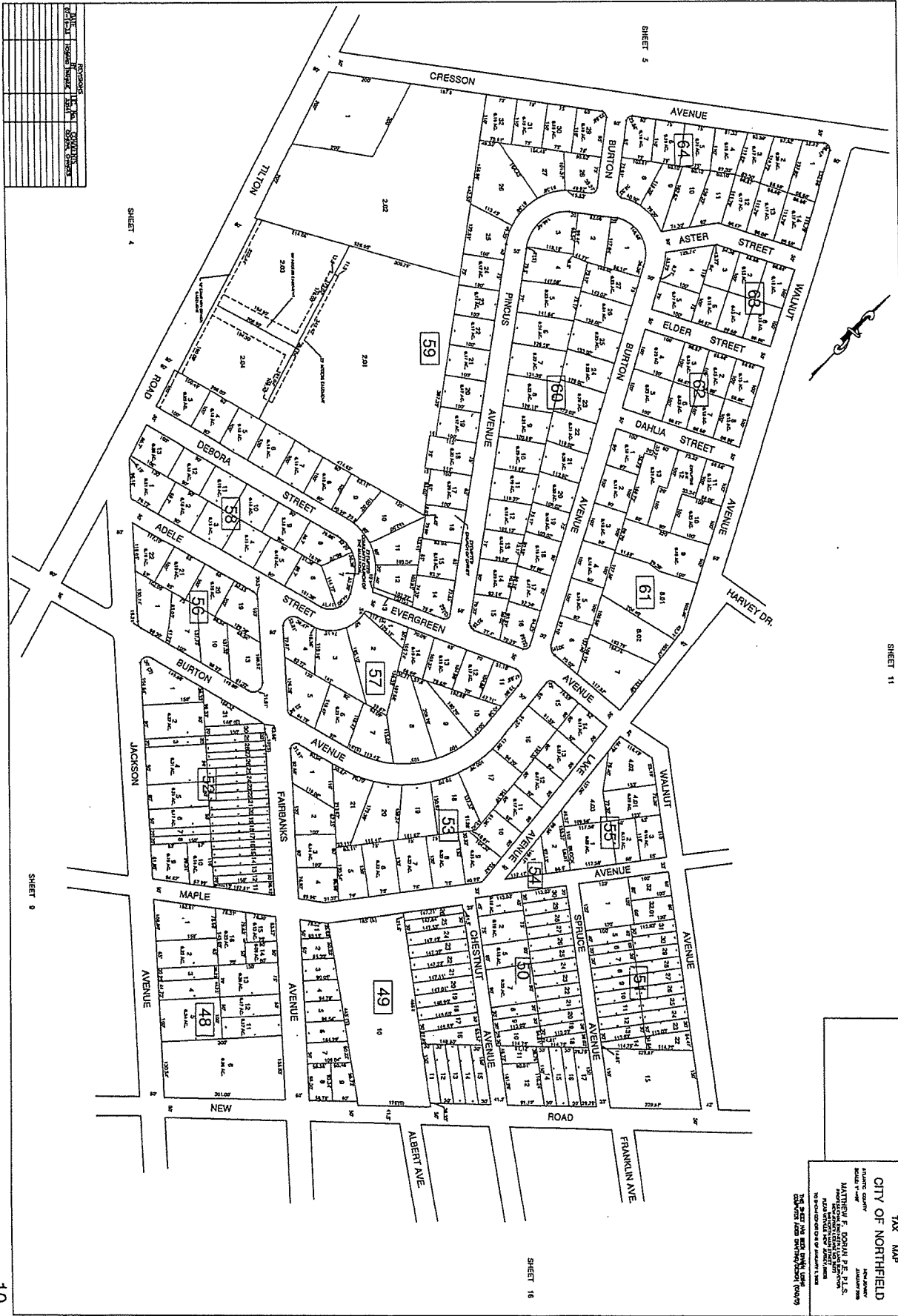
New Jersey Department of Transportation  
P.O. BOX 600  
Trenton, NJ 08625-0600

**State Roads**  
**within 200 ft.**

Sincerely,  
***William M. Johnson, CTA***  
William M. Johnson, CTA  
City of Northfield

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
50 26	526 SPRUCE AVE 27	2	SWENSON, RYAN M. 526 SPRUCE AVE NORTHFIELD, NJ	08225
50 28	500 MAPLE AVE 29,30	2	RASIK II, LLC 222 S COLOGNE AVE EGG HARBOR CITY, NJ	08215
51 1	525 SPRUCE AVE	2	LAWLESS, DANIEL J & ELIZABETH M 525 SPRUCE AVE NORTHFIELD, NJ	08225
51 5	523 SPRUCE AVE	2	FOLEY, LISA & DALE 523 SPRUCE AVE NORTHFIELD, NJ	08225
51 6	519 SPRUCE AVE 7	2	VAZQUEZ, HECTOR R. & INGRID B. 519 SPRUCE AVENUE NORTHFIELD, NJ	08225
51 30	528 WALNUT AVE 31	2	PAISLEY, JENNA 528 WALNUT AVENUE NORTHFIELD, NJ	08225
51 32	538 WALNUT AVE	2	RECYCLED HOUSES LLC 538 WALNUT AVE NORTHFIELD, NJ	08225
53 11	604 LAKE AVE	2	WARRINGTON, JOYCE A. 604 LAKE AVENUE NORTHFIELD, NJ	08225
53 12	606 LAKE AVE	2	SMOGER, CLARA N 606 LAKE AVE NORTHFIELD, NJ	08225
53 13	608 LAKE AVE	2	GERSTEL, GARY M 608 LAKE AVE NORTHFIELD, NJ	08225
53 14	610 LAKE AVE	2	DESALLE, JUDITH M 610 LAKE AVE NORTHFIELD, NJ	08225
54 1	MAPLE AVE	1	GOLDSTEIN, STEPHEN J 501 MAPLE AVE NORTHFIELD, NJ	08225
54 2	501 MAPLE AVE	2	GOLDSTEIN, STEPHEN J 501 MAPLE AVE NORTHFIELD, NJ	08225

Block Lot	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
55 1	409 MAPLE AVE	2	PETRINO, WILLIAM A & DENISE A 409 MAPLE AVE NORTHFIELD, NJ	08225
55 3	MAPLE AVE	1	MCDANIELS, SEAN 229 E ROSEDALE AVE NORTHFIELD, NJ	08225
55 4.01	608 WALNUT AVE	2	GONZALEZ, BERNICE 608 WALNUT AVE NORTHFIELD, NJ	08225
55 4.02	610 WALNUT AVE	2	MUCHINOV, MIROSLAV/ROZALINA RUYCHEVA 610 WALNUT AVE NORTHFIELD, NJ	08225
55 4.03	607 LAKE AVE	2	VIDA HOMES, LLC 6319 MONMOUTH AVE VENTNOR, NJ	08406
67 2	605 WALNUT AVE 3,4	2	PATTERSON, DIANE 605 WALNUT AVENUE NORTHFIELD, NJ	08225
67 5	603 WALNUT AVE 6	2	OSCAR, JUSTIN & KETSIA DUCASSE- 603 WALNUT AVE NORTHFIELD, NJ	08225
67 7	601 WALNUT AVE 8	2	STONE, CHRISTOPHER & THOMAS, MARY 601 WALNUT AVE NORTHFIELD, NJ	08225
68 1	311 MAPLE AVE 2	2	NOVESTRUENA, ELINA 503 JEFFERSON AVE EGG HARBOR TWP, NJ	08234
68 3	529 WALNUT AVE 4,5,6	2	QUINTERO, PASCUAL & LUCERO 529 WALNUT AVE NORTHFIELD, NJ	08225



NO.	DESCRIPTION
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TAX MAP  
 CITY OF NORTHFIELD  
 MATTHEW F. BOHLEN, P.E., P.L.S.  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 200 WEST MAIN STREET, NORTHFIELD, MN 55057  
 507-852-2222