

11/09/2024

To whom it may concern:

This letter is to correct and clarify the application submitted in October 2024 for which a Planning Board hearing is scheduled on 5 December 2024.

We are seeking a Type C variance for the 6 foot fence installed along the Mt. Vernon Avenue side of our property located at 1022 2nd St. Northfield, NJ 08225, Block 113 Lots 10,11,12 (Corner property).

The variance allows for an exception to the 25' fence setback city ordinance for fences greater than 6 feet. The new fence, installed 33.5 inches from the property line along Mt. Vernon Ave. side of the corner lot property, replaces an original chain link fence. The front section is set 63.5 feet from the property line, ensuring no visibility issues for vehicle or pedestrian traffic on Second St.

Kind regards,

Craig & Shantawatie Spooner  
1022 Second St.  
Northfield, NJ 08225

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 Craig Spooner & Shantawatie Spooner

Applicant's Mailing Address 1022 Second St. Northfield, NJ 08225

Applicant's Phone Number 609-287-6644 e-mail address 17025@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:

ART. 215 Section 95 A5 Required 36" max height Proposed 72"

ART. Section Required Proposed

ART. Section Required Proposed

If additional space is needed, attach list to the application

**INFORMATION REGARDING PROPERTY:**

Address: 1022 Second St Northfield, NJ 08225

Tax Map BLK 113 LOT(S) 10, 11, 12 Dimension of Property 150 x 75

BLK LOT(S) Dimension of Property

Zoning District B3

Location approximately 32 feet from intersection of Second St  
 and Mt. Vernon Ave

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

25ft required

3ft

Front Yard

\_\_\_\_\_

\_\_\_\_\_

Side

\_\_\_\_\_

\_\_\_\_\_

Side

\_\_\_\_\_

\_\_\_\_\_

Rear

\_\_\_\_\_

\_\_\_\_\_

Lot Size Area

\_\_\_\_\_

\_\_\_\_\_

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 113 Lot(s) 10, 11, 12 commonly known as 1022 Second St.

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 # \_\_\_\_\_

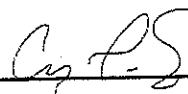
Address \_\_\_\_\_

Applicant's Planner \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_

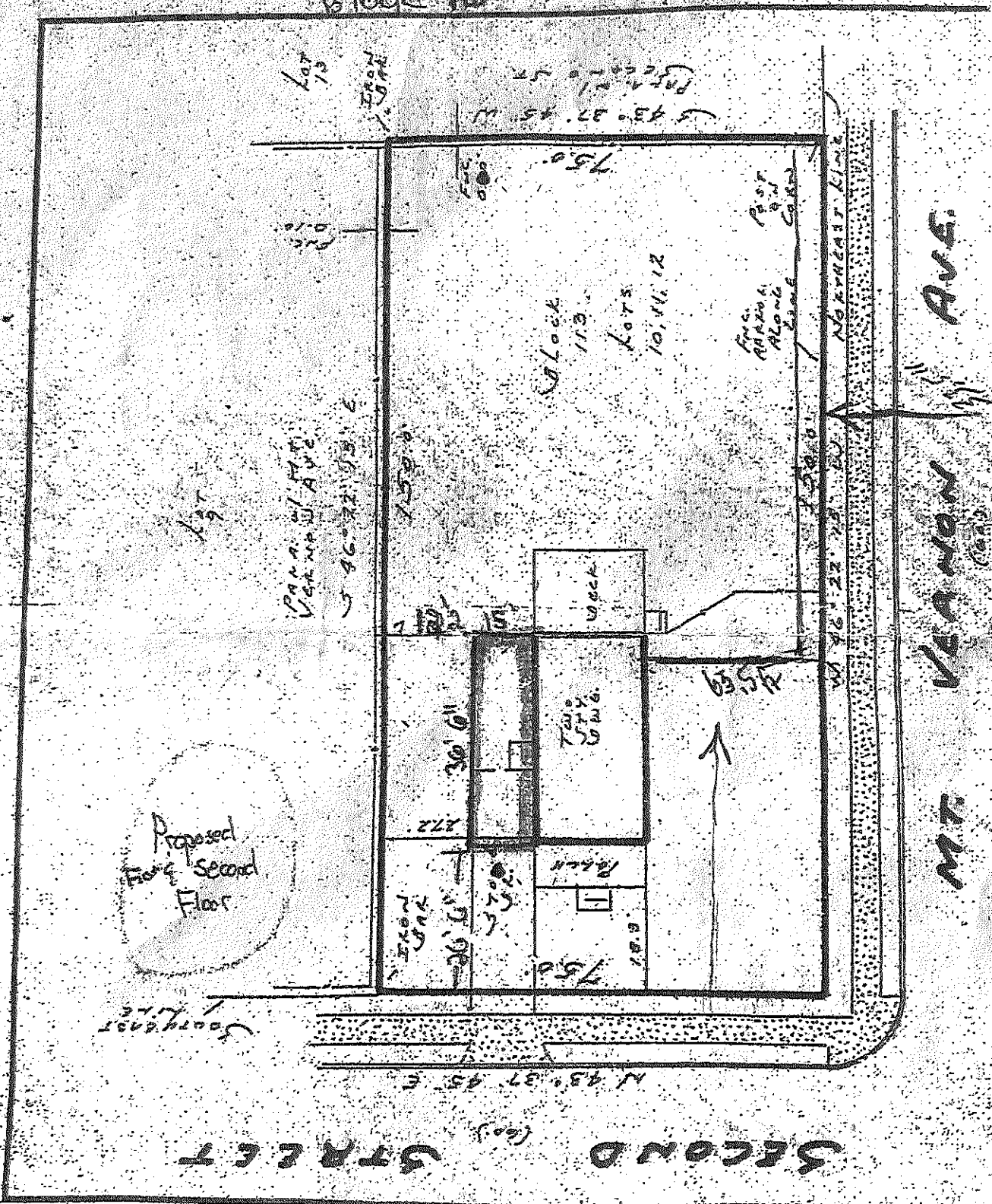
**Applicant's Verification:**

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.

Craig & Shantawate Spooner  
 1022 Second Street  
 Block 118 Lots 10, 11, 12



MT. VERNON AVE.

Fence 63.5 ft from Property by line on 2nd Street  
 33.5 ft from Property by line on Mt. Vernon

