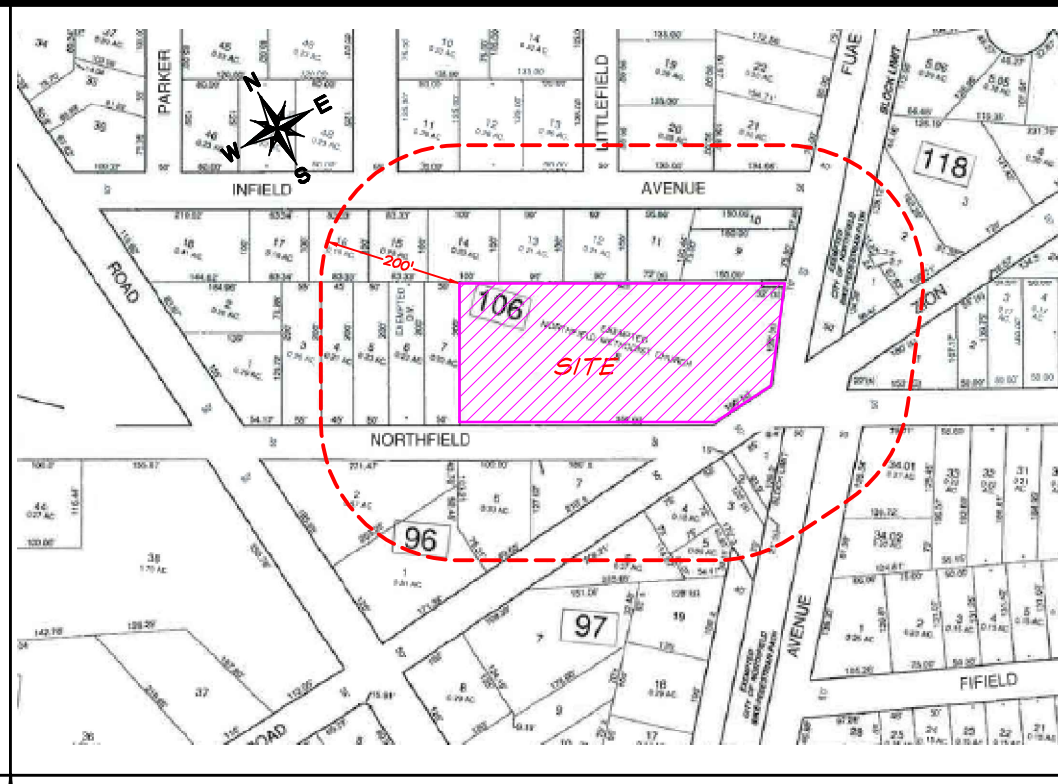
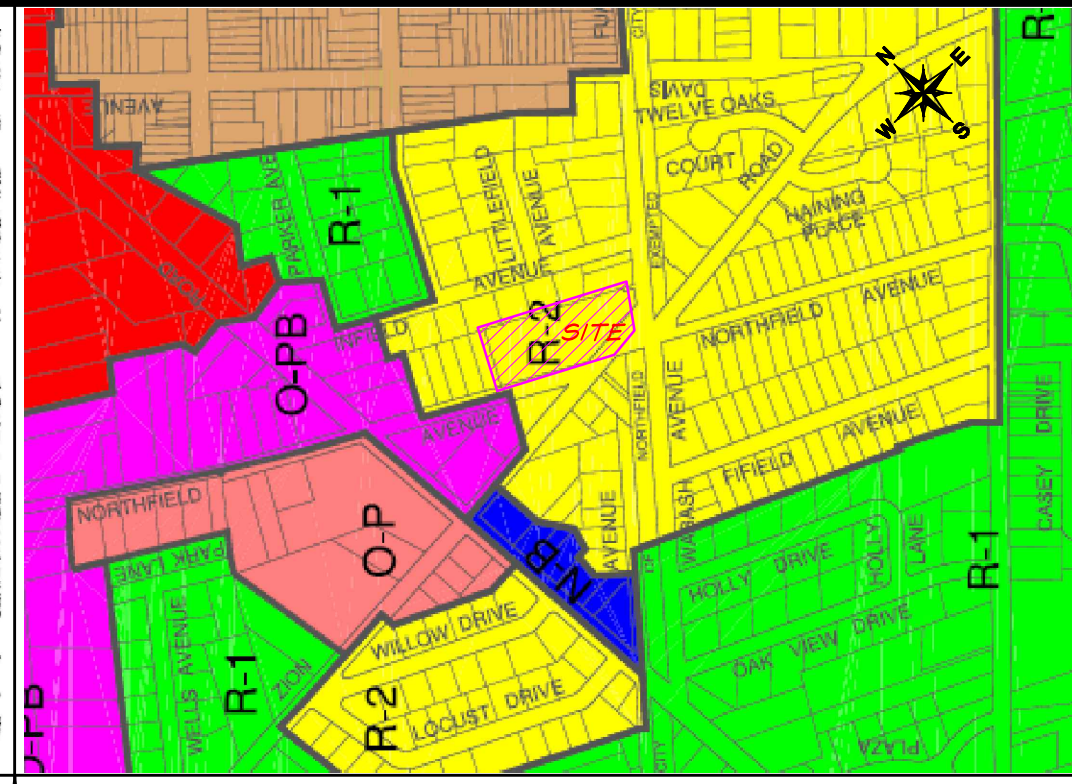


USGS QUAD MAP



TAX MAP



ZONING MAP

**ZONING SCHEDULE**

**R2 (RESIDENTIAL) DISTRICT**

REQUIRED	PROPOSED CONFORMS	PROPOSED CONFORMS	PROPOSED CONFORMS	PROPOSED CONFORMS	PROPOSED CONFORMS
-PRINCIPAL BUILDING-		LOT 8.01	LOT 8.02	LOT 8.03	LOT 8.03
LOT AREA	7,500 Sq Ft	61,412 Sq Ft	YES	15,521 Sq Ft	YES
LOT WIDTH	70 Feet	268.32 Feet	YES	70 Feet	YES
FRONT YARD	25 Feet	20.6 Feet	NO **	25 Feet	YES
SIDE YARD (min.)	10 Feet	225.5 Feet	YES	10 Feet	YES
SIDE YARD (total)	25 Feet	225.5 Feet	YES	25 Feet	YES
REAR YARD	25 Feet	116.7 Feet	YES	25 Feet	YES
BLDG HEIGHT	30 Feet	28.7 Feet	YES	30 Feet	YES
PRINCIPAL BLDG COV.	30%	1.6%	YES	30%	YES
LOT COVERAGE	45%	45%	YES	45%	YES

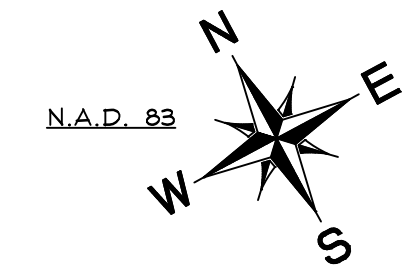
\*\* Pre-Existing/Non-Conforming

**R2 Conditional (PLACE OF WORSHIP) DISTRICT**

REQUIRED	PROPOSED CONFORMS		
-PRINCIPAL BUILDING-			
LOT 8.01	LOT 8.02		
LOT AREA	5 Acres	1.10 Acres	NO **
LOT WIDTH	200 Feet	268.32 Feet	YES
FRONT YARD	31 Feet #	43 Feet	YES
SIDE YARD (min.)	56 Feet #	68.2 Feet	YES
REAR YARD	31 Feet	74.1 Feet	YES
BLDG HEIGHT	30 Feet	33 Feet	YES #
PRINCIPAL BLDG COV.	15%	11.6%	YES
LOT COVERAGE	45%	45%	YES

# Per Article X 215-145 F. \*\* Pre-Existing/Non-Conforming



THE ORIGINAL OF THIS DRAWING IS THE PROPERTY OF CAPE LAND SURVEYING, LLC. ONLY COPIES FROM THE ORIGINAL MAP OF LAND SURVEYORS' EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID.

*George Swensen*  
**GEORGE SWENSEN**  
 PROFESSIONAL LAND SURVEYOR  
 N.J. LICENSE 0543415

**MUNICIPAL ENGINEER CERTIFICATION**  
 I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE MAP FILING LAW, RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**  
 I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 5-14-24 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE MAP FILING LAW AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

GEORGE SWENSEN PLS DATE  
 NJ LIC. NO. 0543415

**TAX COLLECTOR CERTIFICATION**  
 I CERTIFY THAT TAXES HAVE BEEN PAID ON THE LANDS SUBDIVIDED BY THIS MAP.

TAX COLLECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER CERTIFICATION**  
 IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF SAID MAP IS GIVEN.

OWNER DATE  
 Northfield Methodist Church  
 c/o Nicole Troast  
 P.O. Box 762  
 Northfield, NJ 08225

**MUNICIPAL PLANNING BOARD APPROVAL**  
 PURSUANT TO THE MUNICIPAL LAND USE LAW (1975) OF THE STATE OF NEW JERSEY AND THE LAND SUBDIVISION AND DEVELOPMENT ORDINANCE, THIS PLAN IS APPROVED BY THE PLANNING BOARD OF THE SAID MUNICIPALITY.

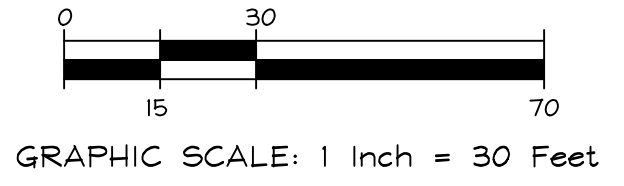
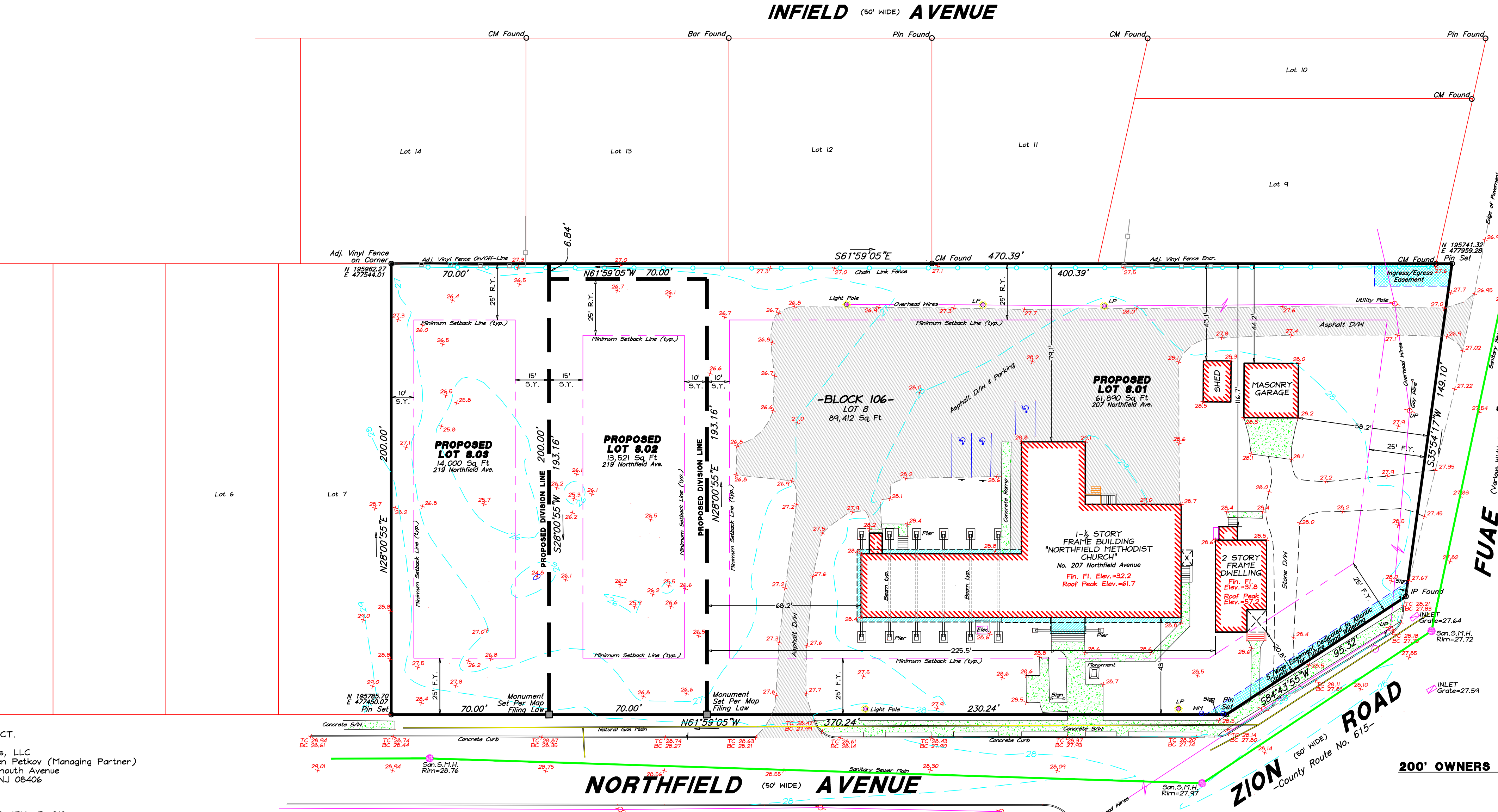
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

- GENERAL NOTES:**
- THE SITE IS KNOWN AS 207 NORTHFIELD AVENUE, BLOCK 106, LOT 8 AS ON SHEET # 15 OF THE TAX MAP OF THE CITY OF NORTHFIELD.
  - THE SITE CONTAINS A TOTAL OF 89,412 SQUARE FEET.
  - THE SITE IS LOCATED IN THE "R2" (RESIDENTIAL DISTRICT) ZONING DISTRICT.
  - THE OWNER IS: Northfield Methodist Church THE APPLICANT IS: Vida Homes, LLC  
 c/o Nicole Troast c/o Plamen Petkov (Managing Partner)  
 P.O. Box 762 6319 Monmouth Avenue  
 Northfield, NJ 08225 Ventnor, NJ 08406
  - ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO NAVD 88 DATUM.
  - REFERENCE: P.I.Q. DEED BOOK 718, PAGE 490; DEED B. 1716, P. 315; DEED B. 1716, P. 318; DEED B. 1824, P. 433; DEED B. 1946, P. 465 AND DEED B. 1946, P. 471.
  - CAPE LAND SURVEYING, LLC, RESERVES THE RIGHT TO AMEND THIS SURVEY UPON RECEIPT OF A CURRENT, ACCURATE TITLE REPORT.
  - THE APPLICANT PROPOSES TO CREATE (2) TWO NEW LOTS, (3) THREE LOTS TOTAL, WHERE (1) ONE LOT CURRENTLY EXISTS.
  - COORDINATES ARE IN FEET AND REFER TO NAD 1983.
  - MERIDIAN IS BASED ON N.J.P.C.S. NAD 83 GEOID 18.
  - NO ATTEMPT WAS MADE TO LOCATE ANY SUBSURFACE STRUCTURES, UTILITY LINES PIPES, ETC. AS PART OF THE SURVEY, PRIOR TO DISTURBANCE OF GROUND CALL 1-800-272-1000 FOR A MARK OUT.
  - PROPOSED LOT NUMBERS TO BE APPROVED BY THE NORTHFIELD CITY TAX ASSESSOR.

COUNTY PLANNING BOARD APPROVAL



**CAPE LAND SURVEYING LLC**  
 PROFESSIONAL LAND SURVEYING  
 CERTIFICATE OF AUTHORIZATION NUMBER 24CA28136700  
 PHONE: (609) 590-9618 Email: office@cape-survey.com  
 OCEAN VIEW, NEW JERSEY 08226

PLAN OF MINOR SUBDIVISION  
 SITUATE IN  
 BLOCK 106  
 LOT 8  
 CITY OF NORTHFIELD  
 ATLANTIC COUNTY, N.J.

REVISIONS

SHEET: 1  
 SCALE: 1" = 30'  
 DATE: 5-14-24  
 DRAWN BY: JDP  
 PROJ NO: 17489