

PLANNING BOARD APPLICATION

CASE # 117-31

FOR OFFICIAL USE ONLY

Date of Application Received: 9-5-25

Date: _____ Date of Deposit

Fee Paid 9-5-25

Date: _____ Affidavit of Service

Time Period Expires _____

Date File Complete _____

Hearing Date 10-9-25

INFORMATION REGARDING APPLICANT

Applicant's Full Legal Name Nael ZanoT

Applicant's Mailing Address 56 Tower Ave, EHT, NJ 08234

Applicant's Phone Number 609-723-3500 e-mail address Louay930@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 Interpretation of Section
215-19 (abandonment)

Proposed use, Building, or Subdivision is contrary to:
List Article and Section of the Ordinance from which Variance is sought:

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: 909 Fuze Ave Northfield, NJ 08225

Tax Map BLK 117 LOT(S) 31 Dimension of Property 37.5 x 120.52

BLK _____ LOT(S) _____ Dimension of Property _____

Zoning District _____

Location approximately 75 feet from intersection of Fuze + Jackson Avenue
and _____

Last Previous Occupancy Soni Devacshi Sole Mbr.

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

N/A

SET BACKS ZONING REQ.

Present

Proposed

Frontage	_____	_____	Corner Lot
Y or N			
Front Yard	_____	_____	
Front Yard	_____	_____	
Side	_____	_____	
Side	_____	_____	
Rear	_____	_____	
Lot Size Area	_____	_____	

Prevailing Setbacks of Building within one Block _____ ft.

Present use Delicatessen store & 1 Apartment proposed use _____

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

Yes or No

If yes, when March 25, 1993

and to whom Planning Board

Nature of appeal or application Interpretation

Disposition Approved Date April 14, 1993

Application for Subdivision _____ site plan - conditional use approval _____

The relationship of the applicant to the property in questions is:

Owner X 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 117 Lot(s) 31 commonly known as Northfield Deli

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

Owner's Signature

Nael Zumot

Applicant's Attorney N/A Phone # _____

Address _____

Applicant's Engineer _____ Phone # _____

Address _____

Applicant's Architect N/A Phone # _____

Address _____

Applicant's Planner N/A 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

Nael Zumot

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.

CERTIFICATION OF OWNER

This is to certify that the plans and/or survey plans with the measurements shown have been

drawn by me as the owner of the property regarding BLOCK 117 LOT(S) 31

Commonly known as 909 Fuze Ave, Northfield, NJ 08225
(address)

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

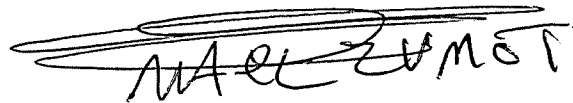
Owner's Name Nael ZUMOT

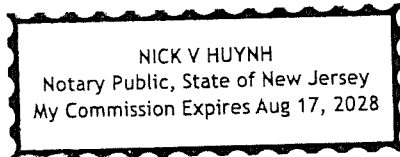
Address 56 Tower Ave

City EHF, NJ 08234

Notary 

Date 08/19/2025


NAEL ZUMOT



Nael Zumot and Ghada Zumot
56 Tower Avenue
Egg Harbor Township, NJ 08234
Email: Zumotghada426@gmail.com

August 19, 2025

Honorable Mayor Erland Chau &
Northfield Planning Board
Northfield City Hall
Northfield, NJ 08225

Re: Request for Reinstatement of Mercantile License – 909 Fuae Avenue,
Northfield, NJ (Block 117, Lot 31)

Dear Mayor Chau and Council Members:

I am writing as the owner, along with my wife, Ghada Zumot, of the property located at **909 Fuae Avenue, Northfield, NJ 08225 (Block 117, Lot 31)**, which has historically operated as a deli and grocery store for many years.

From July 1, 2022, through December 31, 2024, the premises were leased to Mr. Soni Devashi (Sole, Mbr), who operated a deli under a lease agreement. As a courtesy, I permitted Mr. Devashi to remain in the space rent-free from January through May 2025.

I recently learned that Mr. Devashi failed to pay the required Mercantile License for the past two years and did not notify me of this delinquency. I was unaware of this issue until after he vacated the premises.

Accordingly, I respectfully request that the Mercantile License for this property be **reinstated for use as a deli and grocery**, so the location may continue to serve the community as it has in the past. Please advise me if any further documentation or action is required to complete this process.

Supplemental Timeline

To provide additional clarity, below is a brief timeline of the relevant events:

- **July 1, 2022** – Lease began with Mr. Soni Devashi (Sole, Mbr), who operated a deli and grocery store on the premises.
- **December 31, 2024** – Lease term scheduled to end.
- **January 1 – May 31, 2025** – As a courtesy, Mr. Devashi was allowed to remain in the space rent-free.
- **June 2025** – Mr. Devashi vacated the premises.
- **July 2025** – We became aware that Mr. Devashi had failed to pay the required Mercantile License for the past two years, without notifying us of this delinquency.
- **August 2025** – We are submitting this request for reinstatement of the Mercantile License so the property may continue serving the community as a deli and grocery store.

We hope this information provides full context regarding the circumstances leading to our request. We remain committed to ensuring this property continues its long-standing service to Northfield residents and stand ready to provide any further information or documentation the Council may require.

Thank you for your time and consideration.

Respectfully submitted,

Nael Zumot & Ghada Zumot

Property Owners – 909 Fuae Avenue, Northfield

EMAILED
8-29-25



City of Northfield

Office of Housing / Zoning

1600 Shore Road - Northfield - New Jersey - 08225
(609)641-2832 Ext. 140

7487

APPLICATION FOR CERTIFICATE OF BUSINESS

A NON-REFUNDABLE FEE OF \$65.00 TO BE PAID WHEN SUBMITTING APPLICATION.

This application does not guarantee the issuance of a Certificate of Business and/or Mercantile License, if applicable. You may be referred to the Planning/Zoning Board. A Non-Life Hazard inspection may be required before moving in. You must obtain appropriate building permits for all work to be done and change of signs at this location. All contractors must have a valid contractor's license.

117 31
BLOCK ~~37~~ LOT ~~127~~ ZONE R-3 USE GROUP _____

New Business Name NORTHFIELD DELI & GROC

Address 909 FAWE AVE

Previous Use of Property Del

Anticipated Opening Date TBD Square Footage 650 sq ft

Applicant Name NAEL ZUMOT Phone Number 609-703-3500

Home Address 56 TOWER AVE E.H.T.N.J. 08234

Phone Number 609-703-3500 Email Address louay930@comcast.net

Owner Of Property NAEL ZUMOT Phone Number 609-703-3500

Address of Property Owner 56 TOWER AVE E.H.T.N.J. 08234

Detailed description of the business to be conducted SAME AS BEFORE

Projected number of employees 2 TWO

Hours of operation 7 AM TO 7 PM 6 DAYS CLOSED SUN

Pursuant to Chapter 215-105(Q) <https://ecode360.com/8268045> of the City of Northfield Municipal Code, what are the parking requirements for this type of business: 6

How many parking spaces are available to be dedicated for your business: ~~10~~ 6

If approval is granted, you must submit a copy of your water bill to the Tax Office, for purposes of sanitary sewer billing. Ssee chapter 288-52(B) <https://ecode360.com/15641805>

Please provide any other important information. If you will have any retail sales, indicate type of items to be sold if not previously stated:

SANDWICHES + SUB & DELI MEATS
GROCERY

Certain businesses must also apply for a Mercantile License from the City Clerk's Office.

Please refer to Chapter 220 of the Northfield. The code can be found on our City website <https://cityofnorthfield.org> and at <https://ecode360.com/8495044>.

The Mercantile License application can be picked up in person from the City Clerk's Office and can be found on our website at: https://www.cityofnorthfield.org/pdf/mercantile_app.pdf.

DO NOT WRITE BELOW THIS LINE - FOR INTERNAL USE ONLY

FEE: \$65.00

CASH OR CHECK NUMBER

for 8/6/25 cash ^{\$65}

Certificate Of Business Approved: Yes _____ No X Date _____

Planning Board Approval: Required X Received _____ Not Needed _____

If required reason: THE PREVIOUS TENANT DID NOT

GET A MERCANTILE LIC. & PLACE WAS NOT OPEN
FOR MORE THAN A YEAR.

Relevant Article/Section of the Legislative Code 215-19 (B).

Mercantile License required: Yes _____ No _____

TJN Date: 8/29/2025

Zoning Office