

March 17, 2026

VIA UPS GROUND DELIVERY

Robin Atlas, Tax Collector/Registrar of Vital Statistics
City of Northfield Planning Board
1600 Shore Road
Northfield, NJ 08225

RE: Application of ACCC Properties, LLC
101 Hemsley Place
Block 175, Lot 48.01
Northfield, Atlantic County, New Jersey
Our File No. 11026-033

Dear Ms. Atlas:

This office represents ACCC Properties, LLC, (the “Applicant”) in connection with the above-referenced application seeking use variance relief pursuant to N.J.S.A. 40:55D-70(d)(1) at the above-referenced property. The subject property is currently improved with a single-family home on the lot developed within the Atlantic City Country Club. The Applicant is proposing to use the existing single-family home for occasional commercial purposes in conjunction with the overall Atlantic City Country Club site.

As a condition of any proposed approval, the property owner hereby submits that the subject property is not to be used as a transient residence, and shall only be occupied by members of the Atlantic City Country Club and/or members of wedding parties or banquets which are being held at the country club property. The subject property shall not be used for short term rentals or any Airbnb rentals, and it shall only be used as an appurtenant use for the Atlantic City Country Club.

In support of the requested relief, I enclose the following:

1. Three (3) copies of the completed City of Northfield Planning Board Application;
2. Three (3) copies of the Property Survey prepared by Arthur Ponzio, Co., dated November 8, 2024;
3. Three (3) copies of an Aerial Map depicting the overall property;

4. Three (3) copies of the Aerial Map which has been enlarged to show the property in question;
5. Three (3) copies of the City of Northfield Zoning Map highlighting the property, which is located in the R-1 Zoning District;
6. Three (3) copies of Tax Map Sheet 21 marked-up to show the property in question;
7. Three (3) copies of the Certificate of Compliance issued October 28, 2024;
8. Three (3) copies of the Property Detail Report dated March 12, 2026;
9. Three (3) copies of the completed and notarized Certification of Owner form;
10. Three (3) copies of the Applicant's Corporate Disclosure Statement;
11. Three (3) copies of the 200' Property Owners List *(to be provided under separate cover)*;
12. Three (3) copies of Proof of Payment of Taxes *to be provided under separate cover*); and
13. Three (3) copies of the Applicant's W-9.

Lastly, I enclose my firm's checks in the amounts of \$500.00, representing the required application fee.

Please do not hesitate to contact me should you require any additional documents or information in order to deem this application complete.

Once deemed complete, please notify me as to the date that the Planning Board will consider the application and our firm will, of course, provide the required public notice in advance of that date and supply fifteen (15) additional copies of the complete application to the City of Northfield Planning Board Members as required.

Should you have any further questions or require any additional documentations in advance of the hearing, please do not hesitate to contact me.

Robin Atlas, Tax Collector/Registrar of Vital Statistics
City of Northfield Planning Board
March 17, 2026
Page 3

Thank you, as always, for your kind attention and usual courtesies.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

By: 

ERIC S. GOLDSTEIN

ESG/lmm
Enclosures
11026-033/122624

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 _____

INFORMATION REGARDING APPLICANT

Applicant's Full Legal Name ACCC Properties, LLC

Applicant's Mailing Address 1 Leo Fraser Drive, Northfield, NJ 08225

Applicant's Phone Number _____ e-mail address _____

Applicant is a: Corporation Partnership Individual X (Limited Liability Company)

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. _____ 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: 101 Hemsley Place _____

Tax Map BLK 175 LOT(S) 48.01 Dimension of Property _____

BLK _____ LOT(S) _____ Dimension of Property _____

Zoning District R-1 Residential Zoning District

Location approximately _____ feet from intersection of _____

and _____

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	_____	_____	
Front Yard	_____	_____	
Side	_____	_____	
Side	_____	_____	
Rear	_____	_____	
Lot Size Area	_____	_____	

Prevailing Setbacks of Building within one Block _____ ft.

Present use Single-Family Home proposed use single-family home for occassional commercial purpose in conjunction with overall Atlantic City Country Club site

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 175 Lot(s) 48.01 commonly known as 101 Hemsley Place

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

Owner's Signature _____
Eric S. Goldstein, Esquire - Attorney for Applicant

Applicant's Attorney Eric S. Goldstein, Esquire Phone # (609) 927-1177

Address Nehmad Davis & Goldstein, P.C., 4030 Ocean Heights Avenue, Egg Harbor Township, NJ 08234

Applicant's Engineer _____ Phone # _____

Address _____

Applicant's Architect _____ Phone # _____


Address _____

Applicant's Planner John Barnhart, PE, PP, CME Phone # (609) 344-8194

Address Arthur Ponzio Co., 400 N. Dover Avenue, Atlantic City, NJ 08401

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 
Eric S. Goldstein, Esquire
Attorney for Applicant

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** 175 **LOT(S)** 48.01

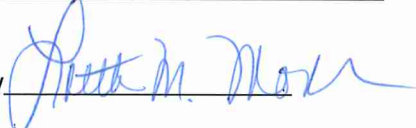
Commonly known as 101 Hemsley Place, Northfield, New Jersey 08225
(address)

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

Owner's Name ACCC Properties, LLC

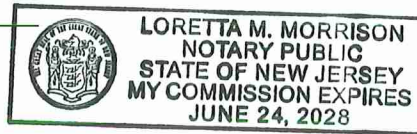
Address 1 Leo Fraser Drive

City Northfield, NJ 08225

Notary 

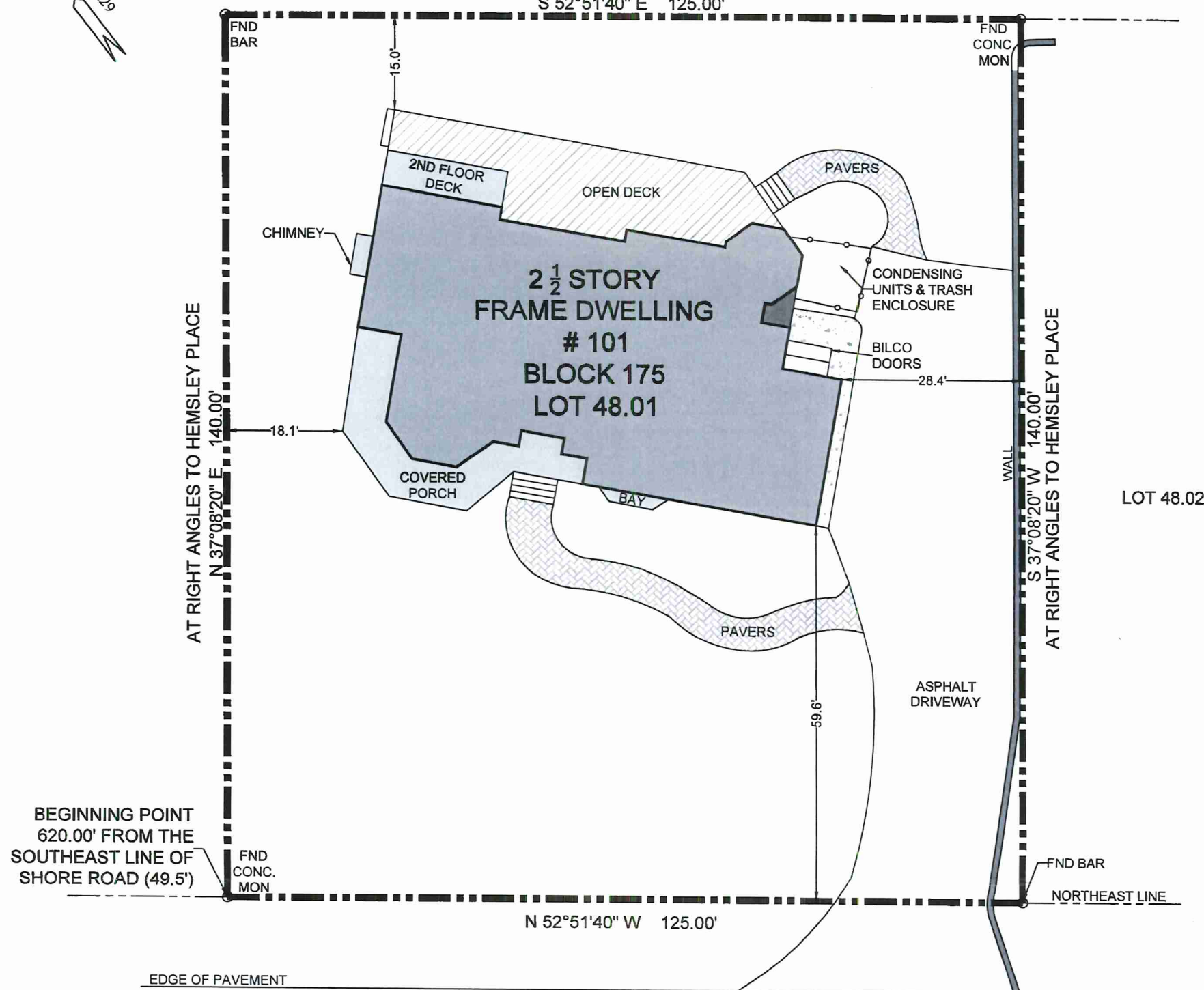
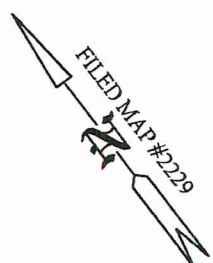
Date March 12, 2026

By: 
Eric S. Goldstein, Esquire
Attorney for Applicant/Owner



GOLF COURSE
LOT 48

PARALLEL W/ HEMSLEY PLACE
S 52°51'40" E 125.00'



HEMSLEY PLACE (50')

SURVEY REFERENCES

1. NORTHFIELD TAX MAP
2. SURETY TITLE COMPANY
FILE #175203NF-01
3. ATLANTIC COUNTY CLERK'S
OFFICE FILED MAP #2229
4. FIELD SURVEY COMPLETED
ON 11/07/2024

BEING LOT 48.01 IN BLOCK 175
ON MINOR SUBDIVISION PLAN BY
PAUL H. KOELLING &
ASSOCIATES DATED JANUARY 12,
1985 AND FILED IN THE ATLANTIC
COUNTY CLERK'S OFFICE ON
MARCH 29, 1985 AS MAP #2229

PROPERTY SURVEY

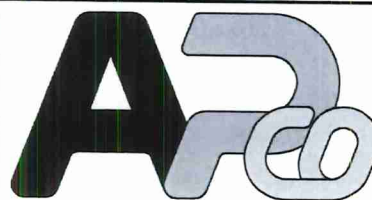
CITY OF NORTHFIELD
BLOCK 175 LOT 48.01
ATLANTIC COUNTY, NEW JERSEY

1. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 17,500 SF
2. PERMANENT MARKERS HAVE BEEN RECOVERED AS SHOWN
3. OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
4. THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, EITHER RECORDED OR UNRECORDED. UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
5. SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.
6. THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
7. THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
8. THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

CERTIFIED TO:
ACCC PROPERTIES, LLC.
SURETY TITLE COMPANY, LLC.
FIRST AMERICAN TITLE INSURANCE COMPANY

ARTHUR W. PONZIO, JR.

PROFESSIONAL PLANNER N.J. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400



ARTHUR PONZIO CO.
ENGINEERS ♦ SURVEYORS
PLANNERS

400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401
PHONE: 609-344-8194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 24GA28001300

DATE: 11/08/2024

DRAWN BY: WER

SCALE: 1" = 20'

PROJECT NO.: 41753





Hemsley Rd

Hemsley Rd

Hemsley Rd

Hemsley Rd

Hemsley Rd

Hemsley Rd

Hemsley Rd

Jackso

1237267

1286271

101

0.37/ac

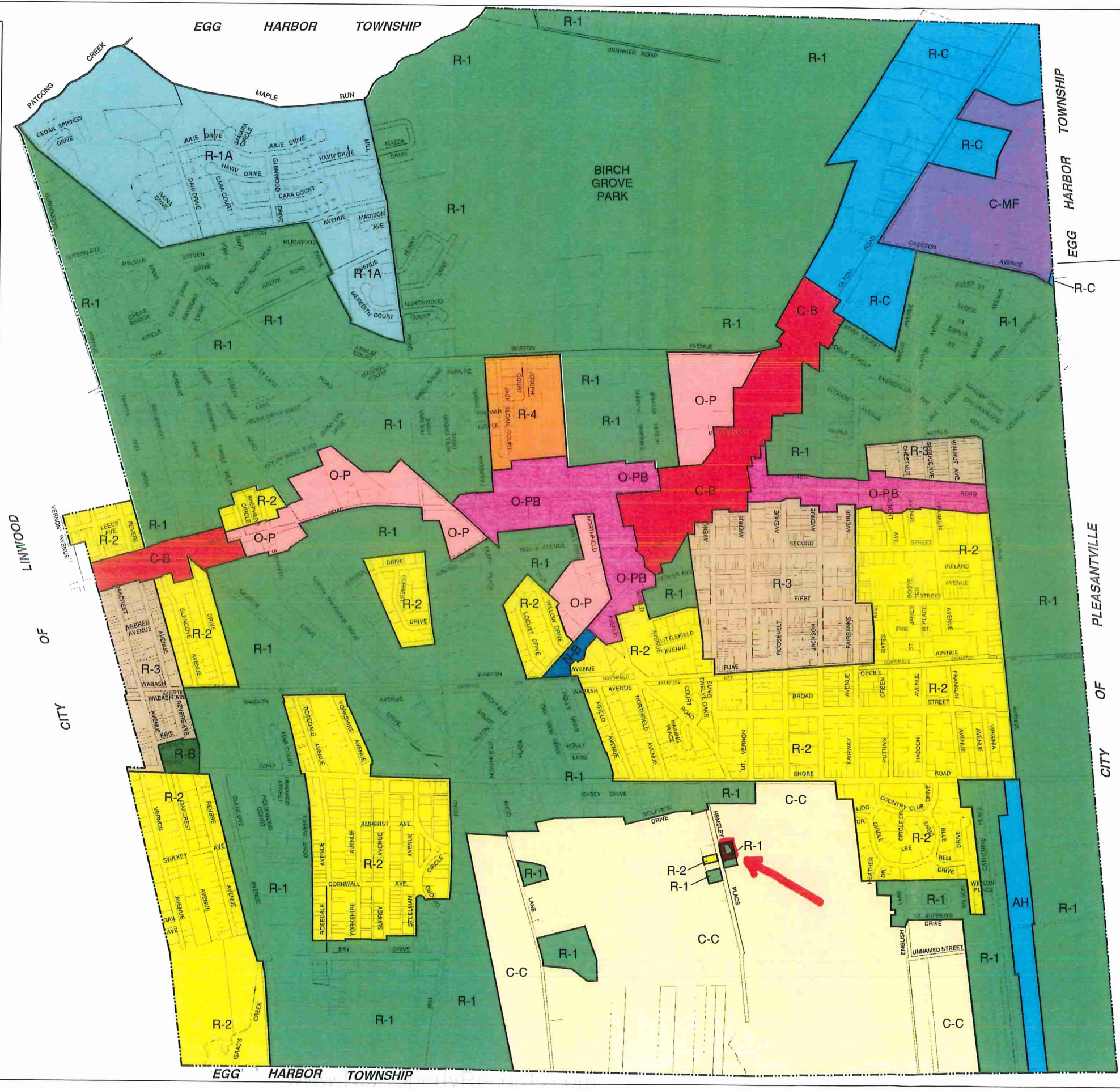
1207471

1218471

103

LEGEND

	MUNICIPAL BOUNDARY
	R-1 SINGLE FAMILY 3-4 DU/AC
	R-1A SINGLE FAMILY 3-4 DU/AC-VARIABLE LOT SIZE
	R-2 SINGLE FAMILY 4-5 DU/AC
	R-3 SINGLE FAMILY 6-7 DU/AC
	R-4 SINGLE FAMILY
	AH ADULT HOUSING 15 DU/AC
	N-B NEIGHBORHOOD BUSINESS
	C-B COMMUNITY BUSINESS
	R-C REGIONAL COMMERCIAL
	O-P OFFICE PROFESSIONAL
	O-PB OFFICE PROF. BUSINESS
	C-C COUNTRY CLUB
	R-B RESIDENTIAL BUSINESS
	C-MF COMMERCIAL MULTI-FAMILY



MATTHEW F. DORAN
 P.E. & P.L.S., L.C. No. 26273
 N.J. P.E. L.C. No. 2292
 P.A. P.E. L.C. No. 37291-E

PATRICK J. DORAN
 P.E. L.C. No. 12908
 N.J. P.E. L.C. No. 1981
 P.A. P.E. L.C. No. 27233-E

DORAN
 ENGINEERING, P.A.
 ENGINEERS - SURVEYORS - PLANNERS
 840 NORTH MAIN STREET
 PLEASANTVILLE, N.J. 08232
 Telephone (609) 646-3111 Fax (609) 641-0552

ZONING MAP
 1600 SHORE ROAD
 CITY OF NORTHFIELD
 ATLANTIC COUNTY, NEW JERSEY

REVISIONS			
REV. NO.	DATE	BY	DESCRIPTION
1-2-15	SNS		REV. PER. ORD.
11-12-14	SNS		REV. PER. ORD.
10-12-12	RJD		REV. PER. ORD.
	DATE	BY	DESCRIPTION

DWN: JST CKD: MFD
 SCALE: N.T.S.
 DATE: 9/22/2010
 PROJECT: 11545
 SHEET: 1 OF 1

CERTIFICATE OF COMPLIANCE

101 HEMSLEY PL

Block/Lot 175/48.01

New Owner


**ACCC Properties LLC
101 Hemsley Pl
Northfield, NJ 08225**

Prior Owner

**ANN LYNETTE CONDON REVOCABLE TR
13360 SABEL CHASE
PALM BEACG GARDENS, FB3418**

This Certificate shall verify that the above location has been inspected and approved in accordance with the rules and regulations of the City of Northfield and with respect to the N.J. 5:18 2.20 and 4.19, smoke detector; fire extinguisher (2A-10B-C) certification and carbon monoxide detectors as required. It shall remain valid for a period of 60 days after the date stated below or upon a new sale of same property, whichever comes first. It is also required that a Certificate of Occupancy be applied for when a new owner occupies any residence in the City as per Code section 171. Applicant is responsible for ensuring that any alterations, modifications, renovations are performed in accordance with the Uniform Construction Code, and that any and all permits required, are obtained prior to said work being initiated.

**City of Northfield
Municipal Building
Northfield, NJ 08225
(609)641-2832 FAX (609)641-7042**


Gerardo Marin-Jimenez
Housing Officer

	Issued
Insp No. 7074, 10/28/24	
Insp Pd \$65, 10/21/24	

Cut Here

Deliver to...

ACCC Properties LLC
101 Hemsley Pl
Northfield, NJ 08225

Property Detail Report

For property located at

101 Hemsley Pl, Northfield, NJ 08225



Note: Although deemed reliable, images presented are not guaranteed and subject to error. The images should be confirmed with the Municipal Assessor.



Prepared By

Emanuel Sanfilippo, III
+1 (609) 927-1177
esanfilippo@ndglegal.com

Nehmad
Davis & Goldstein



Company Details

Nehmad Davis & Goldstein, P.C.
4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

DISCLOSURE STATEMENT

Name of Business: ACCC Properties, LLC

Principal Place of Business: 1 Leo Fraser Drive Northfield, NJ 08225

- PARTNERSHIP
- CORPORATION
- SOLE PROPRIETORSHIP

I CERTIFY that the list below contains the names and home addresses of all stockholders holding 10% or more of the issued and outstanding stock of the undersigned. If one or more of the below is itself a corporation or partnership, I have annexed the names and addresses of anyone owning a 10% or greater interest therein.

Owned by a Trust

I CERTIFY that no one stockholder owns 10% or more of the issued and outstanding stock of the undersigned.

PLEASE CHECK APPROPRIATE BOXES ABOVE AND SIGN BELOW

STOCKHOLDERS:

NAME	STREET ADDRESS	CITY/STATE
<u>The Chester J. Ottinger, 2017 Irrevocable Grantor Trust</u>	<u>202 Reeves Road</u>	<u>Bridgeton, NJ 08302</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

I FURTHER CERTIFY that no officer or employee of the County of Atlantic has any interest, direct or indirect in this corporation or partnership or this contract.

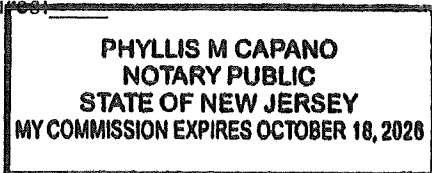
I CERTIFY that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

STATE OF New Jersey)
)
) SS:
 COUNTY OF Cumberland)

Sworn and subscribed to
Before me this 8 day
of August 2024

Phyllis M. Capano
Notary Public
My Commission Expires: _____

Revised: 3/5/2012



[Signature]
 Signature
Anthony P. Suppa
 Name of Person Signing (type or print)
Trustee
 Title of Person Signing

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
 requester. Do not
 send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	<p>1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)</p> <p>ACCC Properties, LLC</p>		
	<p>2 Business name/disregarded entity name, if different from above.</p>		
	<p>3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.</p> <p><input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate</p> <p><input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) <u>S</u></p> <p><small>Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.</small></p> <p><input type="checkbox"/> Other (see instructions) _____</p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____</p> <p style="text-align: right;"><i>(Applies to accounts maintained outside the United States.)</i></p>	
	<p>3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/></p>		
	<p>5 Address (number, street, and apt. or suite no.). See instructions.</p> <p>One Leo Fraser Dr.</p>	<p>Requester's name and address (optional)</p>	
	<p>6 City, state, and ZIP code</p> <p>Northfield, NJ 08225</p>		
	<p>7 List account number(s) here (optional)</p>		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
or									
Employer identification number									
4	6	-	5	0	9	2	4	6	7

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person	Date
		8/8/24

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they