

PMB&B

PERSKIE MAIRONE BROG BARRERA & BAYLINSON

A PROFESSIONAL CORPORATION

COUNSELLORS AT LAW

327 CENTRAL AVENUE, SUITE 200, LINWOOD, NJ 08221

PHONE: 609-601-1775 FAX: 609-601-8440

PHILIP J. PERSKIE*
STEVEN J. BROG**
CHRISTOPHER M. BAYLINSON***
ALEXANDER J. BARRERA*

COUNSEL TO THE FIRM
STEVEN P. PERSKIE*

RICHARD S. MAIRONE
(1968-2023)

*MASTER OF LAWS TAXATION
**ALSO MEMBER OF NY BAR
***CERTIFIED CIVIL TRIAL ATTORNEY

December 14, 2023

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

Re: Application of Alisa Elkis
9 Argo Lane
Block 175, Lot 37.01
Northfield, New Jersey
Our File No.: 12827-1

Dear Ms. Atlas:

We represent Alisa Elkis with respect to her application to the City of Northfield Planning Board scheduled to be heard on January 4, 2024. Ms. Elkis makes application requesting "C" variance relief for rear yard setback in order to reconstruct and renovate the existing single family home at the subject property. In accordance with Northfield's filing instructions, I am providing a copy of the following to each Planning Board member as indicated on the attached list:

1. (1) – Planning Board Application with Addendum;
2. (1) – Architectural plan prepared by Peter C. Weiss, R.A. dated 10/10/23, consisting of one sheet;
3. (1) – 200 foot property owners' list;
4. (1) – Certification of Taxes & Sewer Paid.

Should you require any further information in advance of the January 4th hearing date, please do not hesitate to contact me.

PERSKIE MAIRONE BROG BARRERA & BAYLINSON

A PROFESSIONAL CORPORATION

Robin Atlas, Secretary
City of Northfield Planning Board
December 14, 2023
Page 2 of 2

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

Very truly yours,

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON, P.C.

BY: _____


CHRISTOPHER M. BAYLINSON
cmbaylinson@pmbb.com

CMB:dbm

Enclosures

c: Northfield Planning Board Members (see attached list) (w/ encl.)
Ms. Alisa Elkis (via email) (w/ Application)
Peter C. Weiss, R.A. (via email) (w/ Application)

S:\E\Elkis, Alisa (12827)\Mat 1 - Northfield Property (9 Argo Lane)\Atlas (applic submission) 12-13-23 CMB ltr.docx

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

2023 Members:

Dr. Richard Levitt, Chairman	2204 Bay Avenue Northfield, New Jersey 08225
Mayor Erland Chau	1001 Shore Road Northfield, New Jersey 08225
Councilman Eric Leeds	802 Debora Street Northfield, New Jersey 08225
Clem Scharff, Vice Chairman	105 Circle Drive Northfield, New Jersey 08225
Derek Rowe	6 Mazza Drive Northfield, New Jersey 08225
Ronald Roegiers	110 Northwood 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
Peter Brophy (alternate #3)	11 Twelve Oaks 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 4, 2023

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 Alisa Elkis

Applicant's Mailing Address 15 Northfield Plaza, Northfield, NJ 08225

Applicant's Phone Number (609) 226-8200 e-mail address alisalynn@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:

Rear yard setback
 ART. _____ Section _____ Required 25' Proposed 8.1'
 ART. _____ Section _____ Required _____ Proposed _____
 ART. _____ Section _____ Required _____ Proposed _____

If additional space is needed, attach list to the application

INFORMATION REGARDING PROPERTY:

Address: 9 Argo Lane

Tax Map BLK 175 LOT(S) 37.01 Dimension of Property 100 x 103 +/-

BLK _____ LOT(S) _____ Dimension of Property _____

Zoning District R-1

Location approximately 75' feet from intersection of Shore Road
 and Argo Lane

Last Previous Occupancy Single family home

	<u>Size Existing Building</u>	<u>Proposed Structure</u>
Front (feet)	<u>100'</u>	<u>100'</u>
Deep (feet)	<u>103+/-</u>	<u>103+/-</u>
Square (feet)	<u>10,391 s.f.</u>	<u>10,391 s.f.</u>
Height (feet)	<u>13.8'</u>	<u>15.0'</u>
Story	<u>2</u>	<u>2'</u>
Building Coverage	<u>18%</u>	<u>22%</u>

<u>SET BACKS ZONING REQ.</u>	<u>Present</u>	<u>Proposed</u>	
Frontage	<u>100'</u>	<u>100'</u>	Corner Lot
Y or N			
Front Yard	<u>31.5'</u>	<u>25.1'</u>	
Front Yard	<u>25' +</u>	<u>25'</u>	
Side - minimum	<u>10.4'</u>	<u>10.4'</u>	
Side - combined	<u>26.1'</u>	<u>26.1'</u>	
Rear	<u>8.0'</u>	<u>8.0'</u>	
Lot Size Area	<u>10,391 s.f.</u>	<u>10,391 s.f.</u>	

Prevailing Setbacks of Building within one Block _____ft.

Present use Single family home proposed use Demolish existing home & construct new home

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, 37.01; Piece or parcel of land known as

Block 175 Lot(s) 37.01 commonly known as 9 Argo Lane

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

Owner's Signature 

Christopher M. Baylinson, Esq. - Attorney for Applicant/Owner

Applicant's Attorney Christopher M. Baylinson, Esq. Phone # (609) 601-1775

Address 327 Central Avenue, Suite 200, Linwood, NJ 08221

Applicant's Engineer _____ Phone # _____

Address _____

Applicant's Architect Peter C. Weiss, R.A. Phone # (609) 822-9616

Address 38 E. Oakcrest Avenue, Northfield, NJ 08225

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 

Christopher M. Baylinson, Esq. - Attorney for Applicant/Owner

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.

ADDENDUM TO APPLICATION

**Application of Alisa Elkis
9 Argo Lane
Block 175, Lot 37.01
Northfield, New Jersey**

Alisa Elkis is the owner of property located at 9 Argo Lane in Northfield, identified on the tax map as Lot 37.01 in Block 175. The property is situated in the R-1 zoning district and is improved with an existing single family home and detached garage. This application comes before the Planning Board for a single variance in order to rebuild the house primarily within its existing footprint.

Following the purchase of the property, a more thorough invasive inspection was performed on the floors, walls, ceiling and roof. This was done after it was discovered that the house had been added onto several times over the years without uniformity in the construction. Due to the nature and extent of what turned out to be inferior construction, a renovation was out of the question. The work necessary to properly renovate the home exceeded the cost of starting over.

The request before the Board is to allow Ms. Elkis to rebuild the house in its existing footprint. A variance is being requested for the existing non-conforming rear yard setback:

	Required	Existing	Proposed
• Rear yard setback	25'	8'	8'

It should be noted that there is additional work at the front of the house adjacent to Argo Lane, but those improvements comply with the 25' front yard setback. While this additional work causes building coverage to increase from 18% to 22% and lot coverage to increase from 29% to 33%, both remain well within the percentage permitted (25%, 40%). The remainder of the home conforms to the R-1 zoning criteria.

Rebuilding the structure advances the purposes of the Municipal Land Use Act by bringing the property up to code with respect to construction codes and standards as well as utilities such as electric, plumbing, HVAC and the like. Allowing the proposed reconstruction maintains the continuity of the neighborhood, is not disruptive to the appearance of the property and others in the area, and maintains a consistent street presence and architectural style. The negative criteria is easily addressed in that the variance 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 work proposed falls primarily within the footprint of the building that previously existed on the lot. There are no further encroachments into any of the setbacks, all zoning is complied with but for the existing rear yard setback of 8' to the house. It is worth mentioning that the 8' rear yard setback deviation is to a small shed at the back of the house with the principal structure being set back well beyond that. The Zoning Ordinance is not impacted as the house complies in all respects but for the one existing rear yard deviation.

RECEIVED

OCT 20 2023

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON



City of Northfield

TAX ASSESSOR'S OFFICE

1600 SHORE ROAD, NORTHFIELD, NEW JERSEY 08225

October 18, 2023

Christopher M. Baylinson, Esq.
Perskie Mairone Brog Barrera & Baylinson
327 Central Avenue, Suite 200
Linwood, NJ 08221

Block 175 Lot 37.01
9 Argo Lane
Your File No.: 12827-1

Dear Mr. Baylinson,

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

Page 2

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

Comcast Cable
1 Comcast Center 32nd 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

**Argo Lane
Northfield Plaza**

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

Shore Road CR# 585

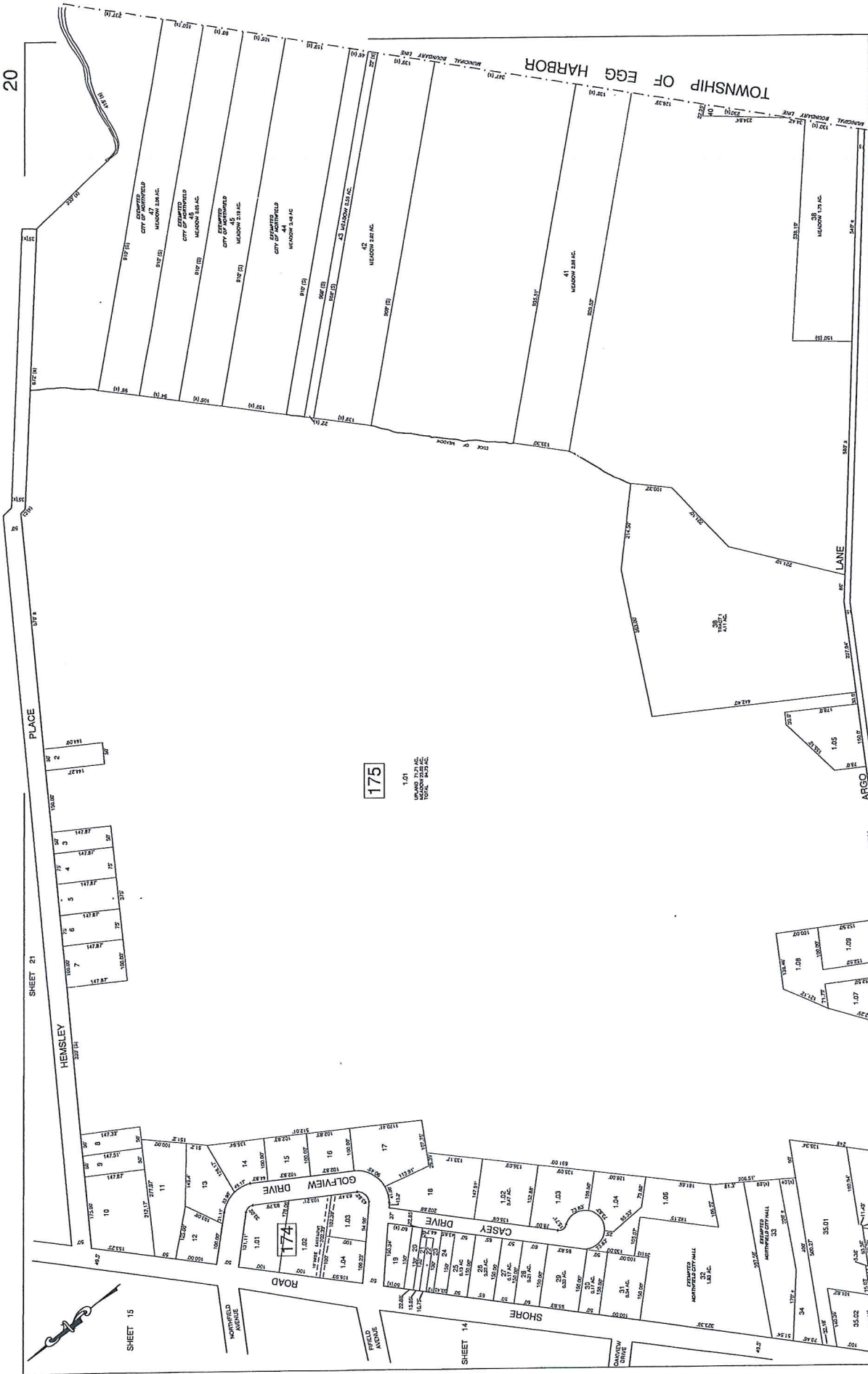
New Jersey Department of Transportation
P.O. BOX 600
Trenton, NJ 08625-0600

No 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
99 5	4 NORTHFIELD PLAZA 6	2	WILSON, JEFFREY & MARY FRANCES 4 NORTHFIELD PLAZA NORTHFIELD, NJ	08225
99 7	1807 SHORE RD 8	2	HIGBEE, ARTHUR & ANNA 1807 SHORE RD NORTHFIELD, NJ	08225
100 1	1707 SHORE RD	2	BREWSTER, MARY & JAMES L 1707 SHORE RD NORTHFIELD, NJ	08225
173 14	12 ARGO LANE	2	RYON, DOROTHY O 12 ARGO LANE NORTHFIELD, NJ	08225
173 15	8 ARGO LANE	2	MORLEY, JOHN & KELLY 8 ARGO LANE NORTHFIELD, NJ	08225
173 16	1802 SHORE RD	2	DICKERSON, GERALD & CINDY 1802 SHORE ROAD NORTHFIELD, NJ	08225
173 17	1806 SHORE RD	2	TRIPET, SHELLEY A 1806 SHORE RD NORTHFIELD, NJ	08225
173 18	1810 SHORE RD	4A	BELLACOSTA LLC 1810 SHORE RD NORTHFIELD, NJ	08225
175 33	1618 SHORE RD	15C	CITY OF NORTHFIELD 1600 SHORE RD NORTHFIELD, NJ	08225
175 34	1622 SHORE RD	2	TARGAN, DONALD G & PAMELA 1706 SHORE RD NORTHFIELD, NJ	08225
175 35.01	1706 SHORE RD	2	TARGAN, DONALD G & PAMELA 1706 SHORE RD NORTHFIELD, NJ	08225
175 35.02	1708 SHORE RD	2	TARGAN, DONALD 1706 SHORE RD NORTHFIELD, NJ	08225
175 36	1712 SHORE RD	2	NUGENT, KYLE P & CHEAFSKY, SARAH J 1712 SHORE RD NORTHFIELD, NJ	08225

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
175 37.02	11 ARGO LANE	2	RODGERS, JOSEPH J & MERYL 11 ARGO LANE NORTHFIELD, NJ	08225
175 37.03	13 ARGO LANE	2	HOGG, LAURAY 13 ARGO LANE NORTHFIELD, NJ	08225



175
 1.01
 UPWARD 7.17 AC.
 TOWNSHIP OF EGG HARBOR
 CITY OF NORTHFIELD

PLAT MAP
 CITY OF NORTHFIELD
 MATTHEW F. DORAN, P.E. P.L.S.
 PROFESSIONAL LAND SURVEYOR
 PLANNING AND SURVEYING
 TO SHOW CONDITIONS OF JANUARY 1, 2000

DATE	REVISIONS	BY	NO.	COMMENTS
07-25-07	REVISION	THORNTON	1	ADJUST
07-25-07	REVISION	THORNTON	2	ADJUST
07-25-07	REVISION	THORNTON	3	ADJUST
07-25-07	REVISION	THORNTON	4	ADJUST
07-25-07	REVISION	THORNTON	5	ADJUST
07-25-07	REVISION	THORNTON	6	ADJUST
07-25-07	REVISION	THORNTON	7	ADJUST
07-25-07	REVISION	THORNTON	8	ADJUST
07-25-07	REVISION	THORNTON	9	ADJUST
07-25-07	REVISION	THORNTON	10	ADJUST
07-25-07	REVISION	THORNTON	11	ADJUST
07-25-07	REVISION	THORNTON	12	ADJUST
07-25-07	REVISION	THORNTON	13	ADJUST
07-25-07	REVISION	THORNTON	14	ADJUST
07-25-07	REVISION	THORNTON	15	ADJUST
07-25-07	REVISION	THORNTON	16	ADJUST
07-25-07	REVISION	THORNTON	17	ADJUST

THIS PLAT HAS BEEN PRINTED, RECORDED AND RETURNED TO THE CITY OF NORTHFIELD.

TAX COLLECTOR'S OFFICE
1600 Shore Road
Northfield, NJ 08255
Phone# 609-641-2832 ext. 126 Fax# 609-646-7175

Certification of Taxes & Sewer Paid

TO: Christopher M. Baylinson, Esq.

RE: Planning Board Application-Alisa Elkins

From: Laura E. Cohen, Tax Collector

DATE: December 1, 2023

RE: Certificate of taxes & sewer paid

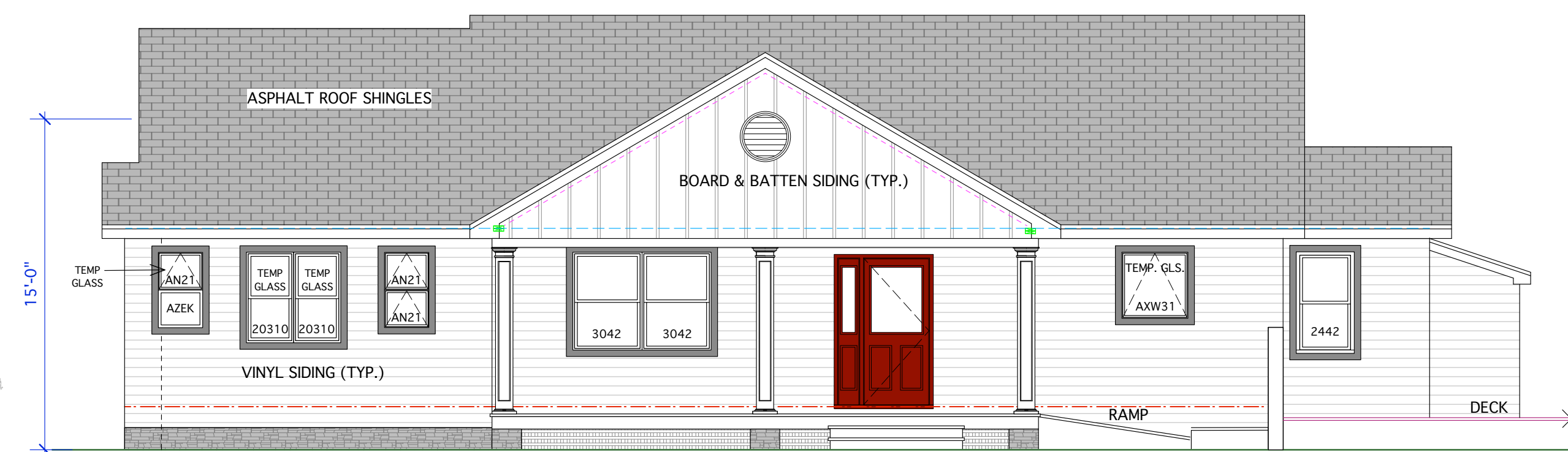
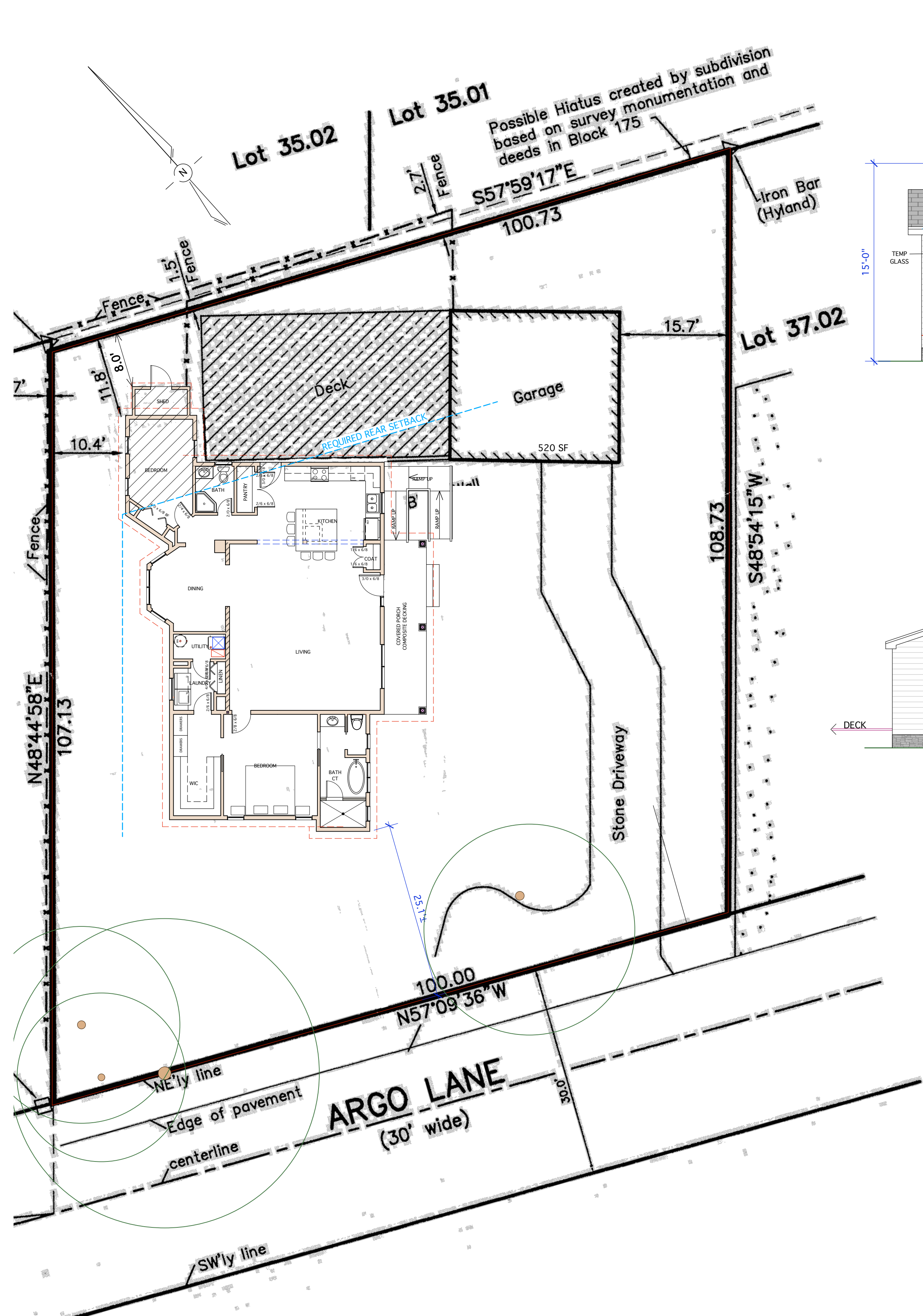
BLOCK/LOT(S): Block 175 Lot 37.01

PROPERTY LOCATION: 9 Argo Lane

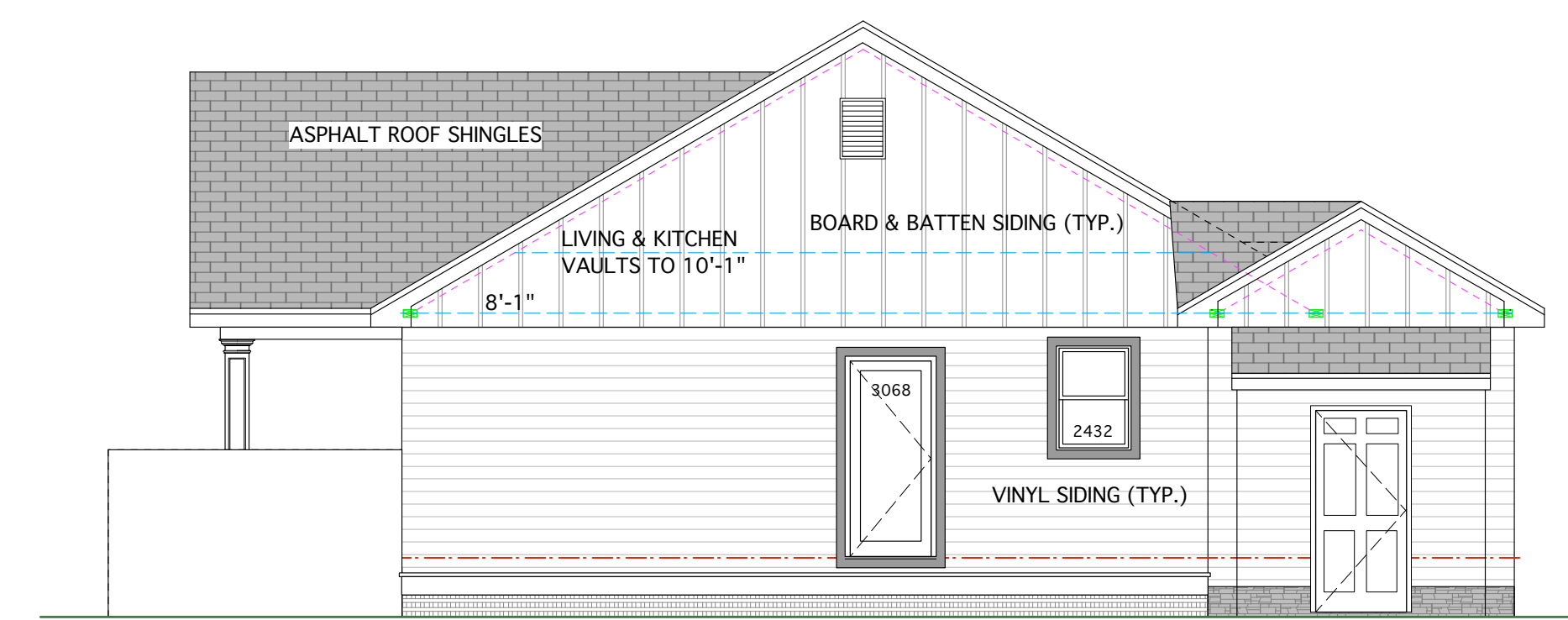
PROPERTY OWNER OF RECORD: Alisa Elkins

This is to verify that this property located in Northfield has paid taxes to February 1, 2024 and sewer to March 1, 2024.

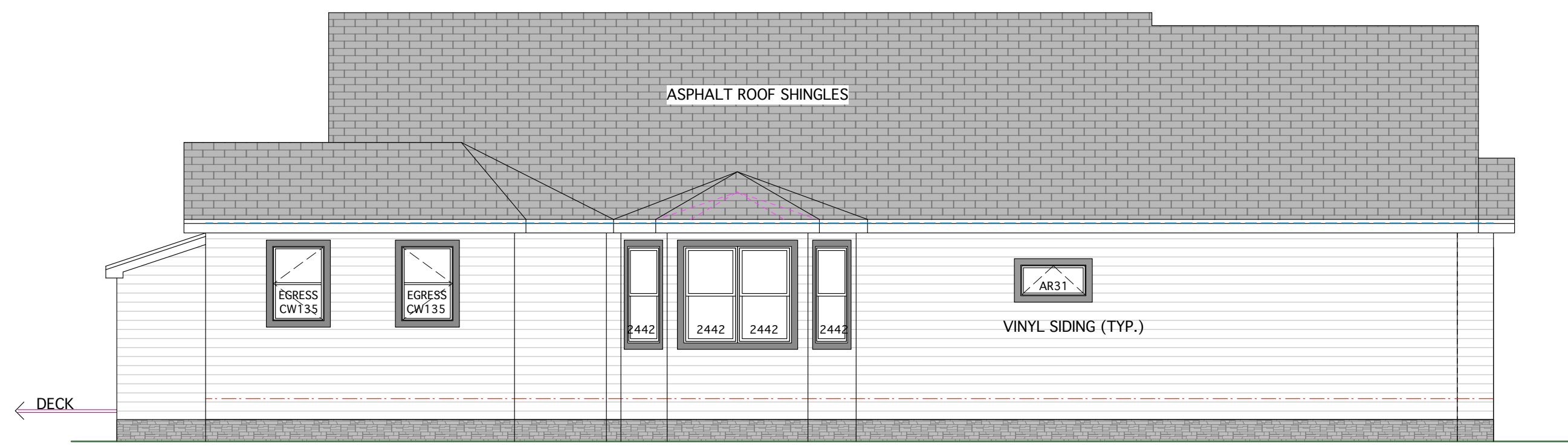
UPDATED CERTIFICATION



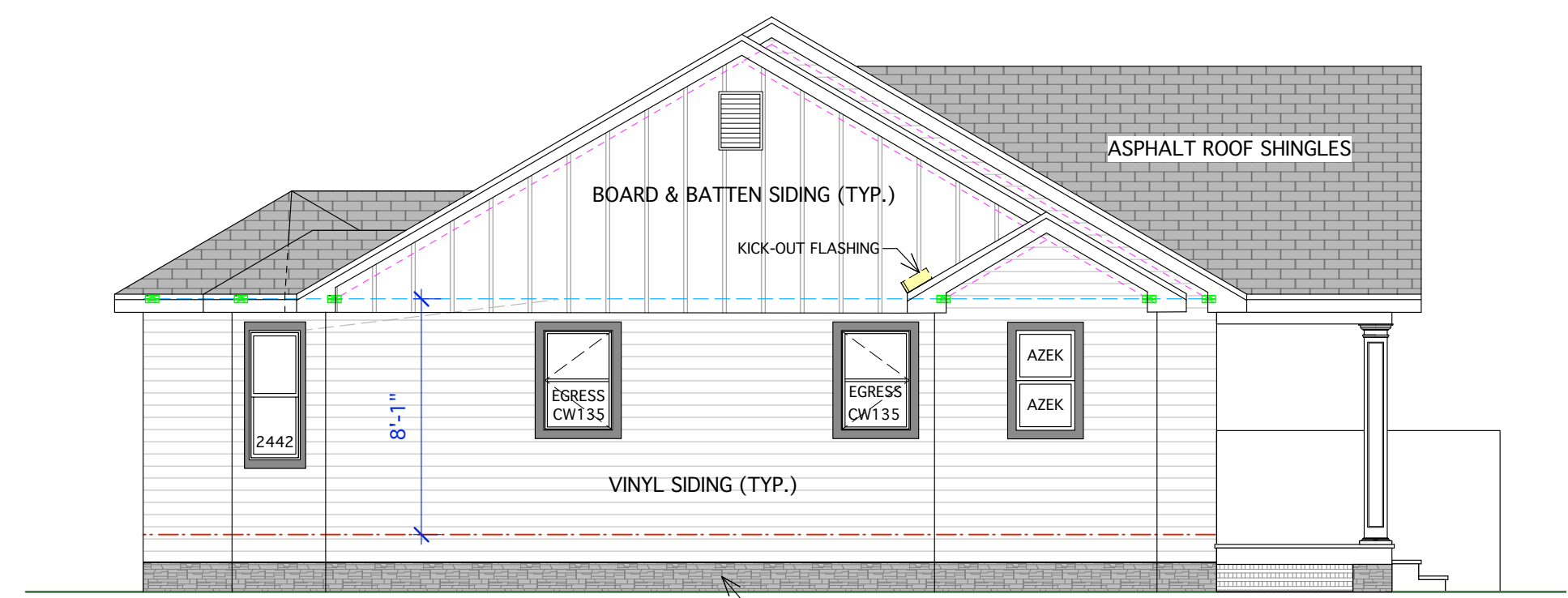
FRONT ELEVATION SCALE: 3/16" = 1'-0"



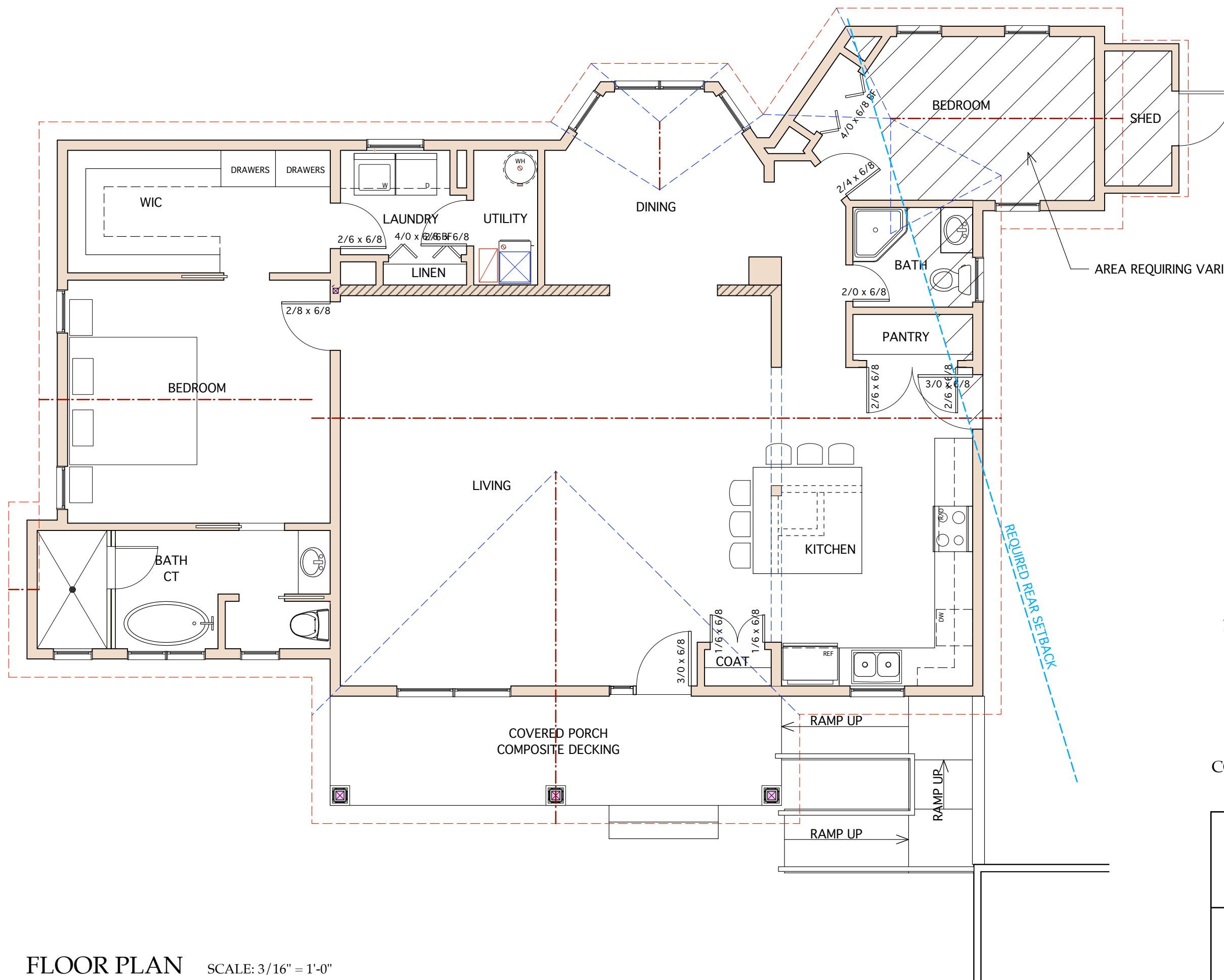
RIGHT SIDE ELEVATION SCALE: 3/16" = 1'-0"



REAR ELEVATION SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION SCALE: 3/16" = 1'-0"



FLOOR PLAN SCALE: 3/16" = 1'-0"

SITE PLAN SCALE: 1" = 10'

NOTE: THE SITE PLAN IS BASED ON A SURVEY BY PAUL M. KOELLING (NJPLS #246504328800) DATED 4/6/17.

BULK REQUIREMENTS (ZONE R-1)

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	10000	10391	10391
LOT WIDTH	100	100	100
LOT DEPTH	N/A	103±	103±
FRONT YARD	25	31.5	25.1
MINIMUM SIDE YARD	10	10.4	10.4
COMBINED SIDE YARD	25	26.1	26.1
REAR YARD *	25	8.0	8.0
BUILDING COVERAGE	25% MAX.	18%	22%
LOT COVERAGE	40% MAX.	29%	33%
HEIGHT	30' MAX.	13.8	15.0
PARKING	2 SPACES	4 SPACES	4 SPACES

* VARIANCE REQUIRED

- BOARD CHAIRPERSON _____
- BOARD ADMINISTRATOR _____
- ZONING OFFICER _____
- BOARD ENGINEER _____
- CITY CLERK _____
- CONSTRUCTION OFFICIAL _____

PETER C. WEISS
ARCHITECT

Peter C. Weiss, RA, LLC • 38 E. Oakcrest Avenue, Northfield, NJ 08225 • (609) 822-9616

PROPOSED ADDITION FOR THE ELKIS RESIDENCE

9 ARGO LANE BLOCK 175 LOT 37.01
NORTHFIELD, NEW JERSEY

Project No. 2302 Date: 10/10/23 Scale: As Shown Drawn By: PCW ©2023 Peter C. Weiss	Revisions _____ _____ _____	 Peter C. Weiss AI 10004
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Sheet No. **A-1**

10/10/23
10:03:04 AM