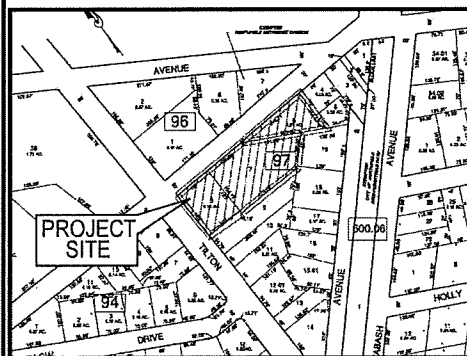
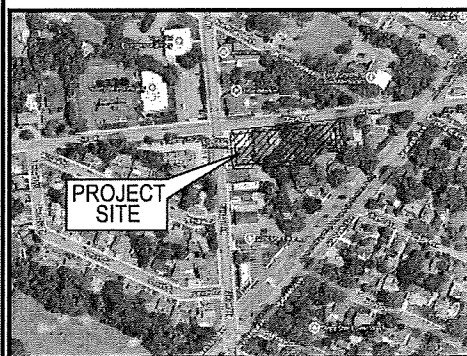


City of Northfield
Zoning Map
1" = 500'



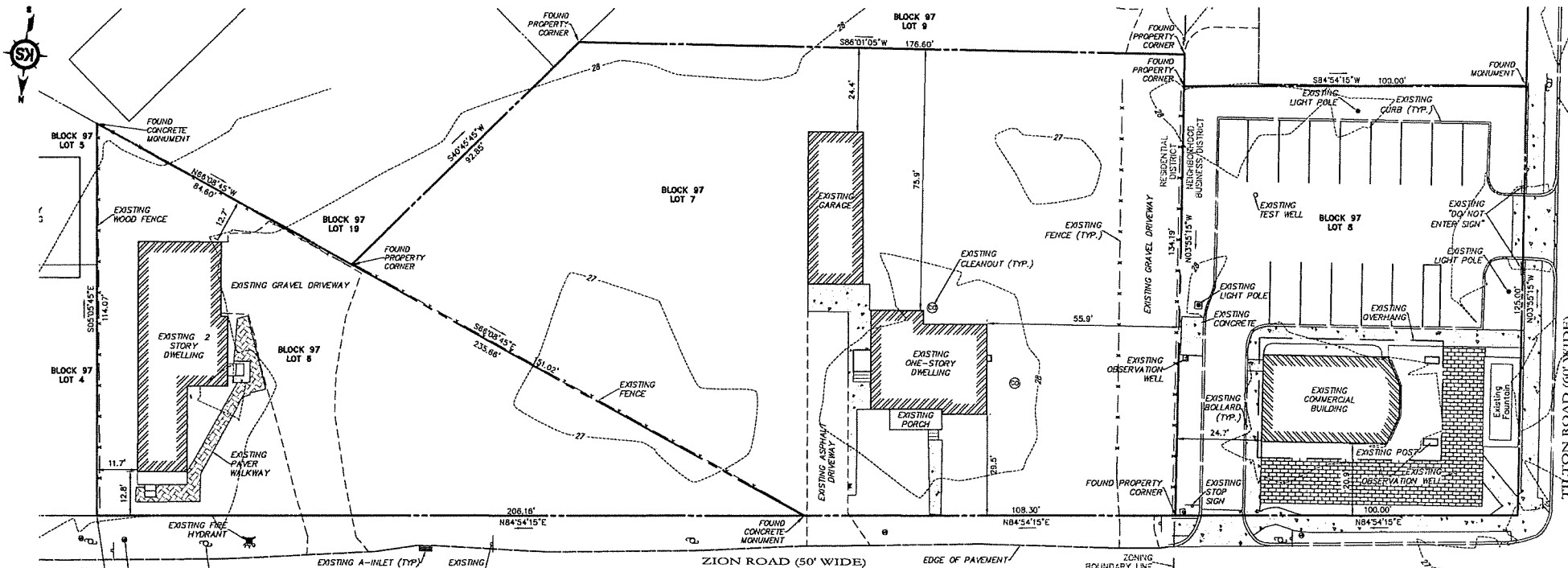
City of Northfield
Sheet 14, Block 97, Lots 6 & 7
Tax Map
1" = 200'



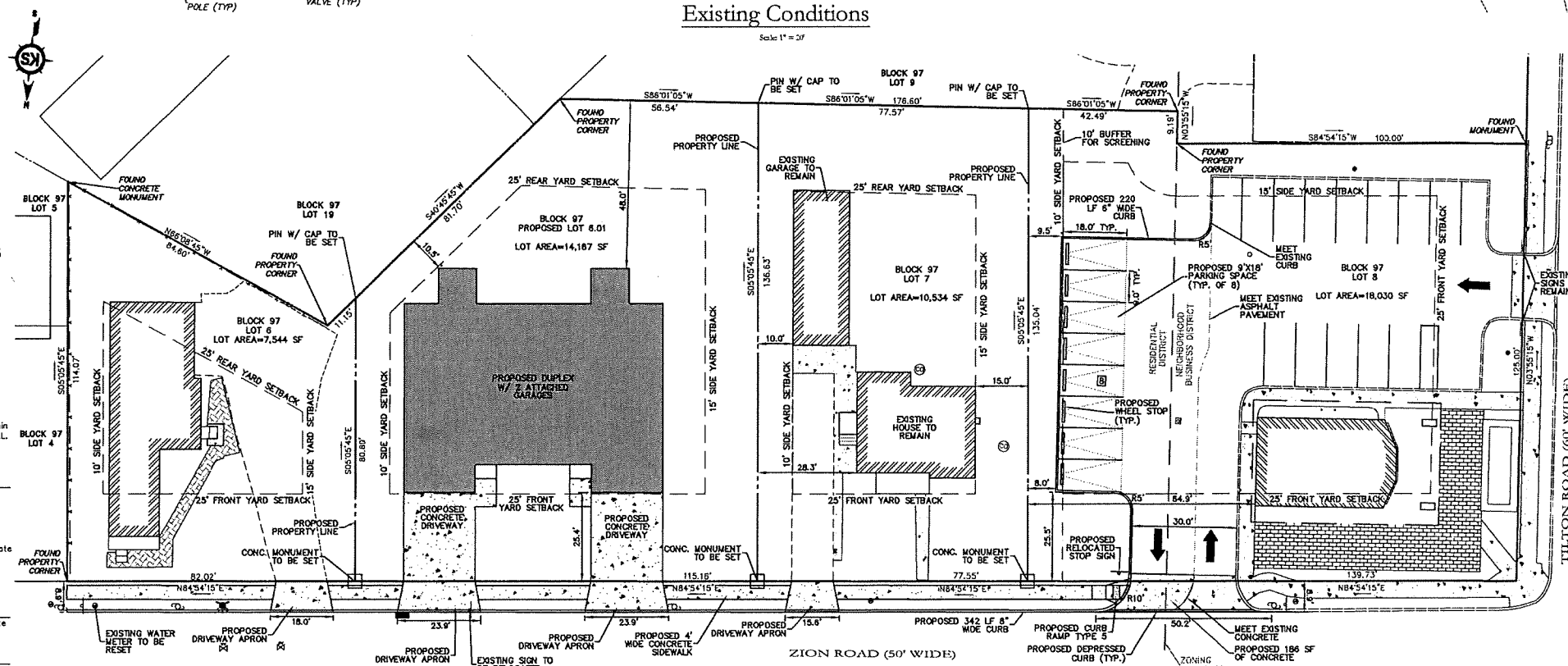
Key Map
1" = 300'

Lot Use	R-2 (Residential) and N-B (Neighborhood Business) Zoning Requirements								
	N-B Requirements	R-2 Requirements	Existing Lot 6 (R-2)	Existing Lot 7 (R-2)	Existing Lot 8 (N-B)	Proposed Lot 6 (R-2)	Proposed Lot 6.01 (R-2)	Proposed Lot 7 (R-2)	Proposed Lot 8 (N-B)
Minimum Lot Size	10,000 SF	7,500 SF	11,758 SF	26,019 SF	12,498 SF	7,544 SF	14,167 SF	10,534 SF	18,030 SF
Minimum Lot Width	90 FT	70 FT	206.21	108.39 FT	100 FT	82.02 FT	115.16 FT	77.55 FT	125 FT
Minimum Front Yard Setback	25 FT	25 FT	12.8 FT	29.5 FT	20.9 FT	12.8 FT*	30.2 FT	29.5 FT	20.9 FT
Minimum Side Yard Setback	10 FT	10 FT	11.7 FT	36.5 FT	24.7 FT	11.7 FT	26.1 FT	28.3 FT	64.9 FT
Minimum Rear Yard Setback	25 FT	25 FT	12.7 FT	75.9 FT	N/A	12.7 FT*	57.2 FT	75.9 FT	N/A
Buffer	10 FT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8 FT**
Maximum Building Coverage	25%	30%	12%	6%	8%	19%	27.9%	16%	5%
Maximum Lot Coverage	75%	45%	16%	9%	68%	24%	35.9%	23%	66%

* Existing Non-Conforming
** Non-conforming, VARIANCE REQUIRED



Existing Conditions
Scale 1" = 30'



Approved Lot Configuration - Proposed Duplex was Denied

General Notes

- Record Owner & Applicant:
Tyler Won
1416 Zion Road
Northfield, NJ 08225
Clarence William Blisoff V
1410 Zion Road
Northfield, NJ 08225
Big Land, LLC
1600 Tilton Road
Northfield, NJ 08225
- Property Information:
Existing Lot 6 Area = 11,758 sf
Existing Lot 7 Area = 26,019 sf
Existing Lot 8 Area = 12,632 sf
Proposed Lot 5 Area = 7,544 sf
Proposed Lot 6.01 Area = 14,167 sf
Proposed Lot 7 Area = 10,534 sf
Proposed Lot 8 Area = 18,030 sf
Zoning = R-2 (Residential) and N-B (Neighborhood Business)
- I certify that to the best of my knowledge and belief this map and land survey dated 05/29/2022 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".
Gregory K. Schneider 3/10/2025
Gregory K. Schneider
Professional Engineer & Land Surveyor
NJ License No. 42577
- 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 _____
Municipal Clerk _____ Date _____
- The monuments shown on this map shall be set within the time limit provided in the Municipal Land Use Law, "P.L. 1975, C291 (C.40:55D-1 ET Seq.) or local ordinance.
Chairman _____ Date _____
Secretary _____ Date _____
Municipal Clerk _____ Date _____
- Northfield 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 Plat is approved by the Planning Board of Northfield.

Gregory K. Schneider
Professional Engineer & Land Surveyor
New Jersey License No. 42577
Date 3/10/2025
Approved GKS 12/20/24

Kates Schneider Engineering, LLC
Engineers - Surveyors - Planners
State License of Professional Engineers & Land Surveyors
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Phone: (609) 365-1747
Fax: (609) 365-3634
info@kateschneider.com
www.kateschneider.com

City of Northfield
Atlantic County, New Jersey
Minor Subdivision Plan
1416 Zion Road
Block 97, Lots 6, 7, 8

Job No. 4017.22
Sheet 1
B/C 1 Total 2