

November 24, 2021

VIA UPS GROUND DELIVERY

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

RE: Application of Homes for All, Inc.
Wabash Avenue
Block 92, Lots 25, 28, 29, 33 and 34
City of Northfield, Atlantic County, New Jersey
Our File No. 12579-001


Dear Ms. Atlas:

As you are aware, this firm represents Homes for All, Inc. – a Non-Profit Corporation (the “Applicant”) in connection with this application for preliminary and final major site plan approval. This relief is sought in connection with the construction, establishment, and maintenance of 77 age-restricted residential apartment units in 5 detached apartment buildings. The proposed use is expressly permitted in the AH1-AR Zoning District where the subject property is located.

In addition to the 77 garden apartment units, the Applicant is also proposing certain site improvements including a clubhouse within building #5, pickleball court, swimming pool, gazebo, pet walking area, landscaping improvements, stormwater management improvements, and lighting improvements. The proposed site improvements are clearly shown on the Preliminary and Final Major Site Plan prepared by Dixon and Associates Engineering, LLC dated November 22, 2021. The Applicant is not aware of any variance relief required as part of this proposed plan of development.

In support of the present application enclosed herein please find the following:

1. Three (3) copies of City of Northfield Land Development Application;
2. Three (3) copies of City of Northfield Land Development Application Checklist;
3. Three (3) copies of Preliminary and Final Major Site Plan prepared by Dixon and Associates Engineering, LLC dated November 22, 2021 (9 sheets);
4. Three (3) copies of Landscape Plan prepared by J. Adamson Landscape Architect dated November 19, 2021 (3 sheets);

5. Three (3) copies of Architectural Plans Prepared by Monteforte Architectural Studio, LLC dated November 17, 2021 (5 sheets);
6. Three (3) copies of Stormwater Management Report prepared by Dixon Associates Engineering, LLC dated November 22, 2021;
7. Three (3) copies of Traffic Impact Statement prepared by Dixon Associates Engineering, LLC dated November 22, 2021;
8. One (1) copy of the 200' Property Owners List;
9. One (1) original Proof of Paid Taxes; and
10. One (1) copy of the Applicant's W-9.

Lastly, enclosed herein please find two (2) checks in the amounts of \$1,000.00 and \$6,750.00 representing the required application fee and escrow deposit, respectively.

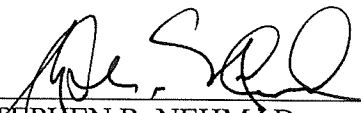
As the Applicant is a not-for-profit corporation, there are no owners with stock/interest of 10% or more. This representation is intended to satisfy the disclosure requirement contained in the New Jersey Municipal Land Use Act, N.J.S.A. 40:55D-48.1, *et seq.*

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 board will consider this application and our firm will, of course, provide the required public notice in advance of that date.

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

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, PC

By: 
STEPHEN R. NEHMAD

SRN/lmm
Enclosures

c: Joel Fleishman, Esquire (w/encl. via e-mail: joel@fdlawllc.com)
Matthew F. Doran, P.E., P.P., P.L.S. (w/encl. via e-mail: mattdoransr@gmail.com)
Glen McDonald, Executive Director/Officer (w/encl. via e-mail: glen.hfa@gmail.com)

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City of Northfield Planning Board
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Kevin Dixon, PE, PP, PTOE, CME (w/encl. via e-mail: kevin@dixonassociates.com)

James Monteforte, AIA (w/encl. via e-mail: jim@mas-aia.com)

Michael J. Lario, Jr., Esquire (w/encl. via e-mail: mlario@ndglegal.com)

12579-001/12926

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 Homes for All, Inc. - a Non-Profit Corporation

Applicant's Mailing Address 680 Hooper Ave., Toms River, NJ 08753

Applicant's Phone Number 609-289-6954 e-mail address glen.hfa@gmail.com

Applicant is a: Corporation Partnership Individual **Non-Profit Corporation**

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: Wabash Avenue

Tax Map BLK 92 LOT(S) 25, 28, 29, 33 & 34 Dimension of Property _____

BLK _____ LOT(S) _____ Dimension of Property _____

Zoning District Affordable Housing 1-Age Restricted District (AH1-AR)

Location approximately _____ feet from intersection of Wabash Avenue
 and Mill Road

Last Previous Occupancy Existing structure is to be demolished.

	<u>Size Existing Building</u>	<u>Proposed Structure</u>
Front (feet)	<u>N/A</u>	<u>See attached Site Plan</u>
Deep (feet)	<u>N/A</u>	<u>See attached Site Plan</u>
Square (feet)	<u>N/A</u>	<u>See attached Site Plan</u>
Height (feet)	<u>N/A</u>	<u>See attached Site Plan</u>
Story	<u>N/A</u>	<u>See attached Site Plan</u>
Building Coverage	<u>N/A</u>	<u>See attached Site Plan</u>

SET BACKS ZONING REQ.

	<u>Present</u>	<u>Proposed</u>	
Frontage Y or N	<u>N/A</u>	<u>See attached Site Plan</u>	Corner Lot
Front Yard	<u>N/A</u>	<u>See attached Site Plan</u>	
Front Yard	<u>N/A</u>	<u>See attached Site Plan</u>	
Side	<u>N/A</u>	<u>See attached Site Plan</u>	
Side	<u>N/A</u>	<u>See attached Site Plan</u>	
Rear	<u>N/A</u>	<u>See attached Site Plan</u>	
Lot Size Area	<u>N/A</u>	<u>See attached Site Plan</u>	

Prevailing Setbacks of Building within one Block _____ ft.

Present use ^{Existing building to be demolished} _____ proposed use Multi-family housing development

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 No site plan - conditional use approval No

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 92 Lot(s) 25,28,29,33, & 34 commonly known as 1823 Wabash Ave.

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

Owner's Signature _____

Applicant's Attorney Stephen R. Nehmad, Esq. Phone # 609-927-1177

Address 4030 Ocean Heights Ave., Egg Harbor Township, NJ 08234

Applicant's Engineer Kevin J. Dixon, P.E. Phone # 609-652-7131

Address 335 E. Jimmie Leeds Road, Galloway, NJ 08205

Applicant's Architect Monteforte Architectural Studio Phone # 732-988-1900

Address 733 State Hwy. 35, Ocean Township, NJ 07712

Applicant's ^{Landscape Architect} Joseph P. Adamson, LLA, PP Phone # 609-641-7713

Address 5009 English Creek Ave., Egg Harbor Township, NJ 08234

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 *G. McDonald*
*for: GLEN McDONALD, EXECUTIVE DIRECTOR
Homes for All, Inc.*

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 ^{Dixon Associates Engineering} by me as the owner of the property regarding BLOCK 92 LOT(S) 25,28,29,33, 34.

Commonly known as Wabash Ave
(address)

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

Owner's Name Mason Properties, LCC

Ralph W. Henry Sr.

Address 3031 Ocean Heights Ave.

City Egg Harbor Township, NJ 08234

Notary Evelyn M Subotin

Date Nov. 23, 2021

Evelyn M Subotin
Notary Public
New Jersey
My Commission Expires 12-13-23
No. 63123

SITE PLAN CHECKLIST

The following checklist is designed to assist applicants in preparing site plans for Board review. Applicant should check off each item to ensure that it is included on the plan. **ITEMS OMITTED MAY DELAY CONSIDERATION BY THE BOARD.** Utility plans, landscaping plans, architectural elevations, etc., may be shown on separate sheets. (Return this list with your application)

- Name and title of applicant and owner, if other than applicant.
- Name and seal of person preparing plans, etc.
- Place for signature of Chairman and Secretary of Planning Board.
- Place for signature of City Engineer.
- Place for signature of County Engineer and Secretary of County Planning Board.
- Tax map lot and block numbers.
- Date, scale and "north" sign.
- Key map of the site with reference to surrounding areas and to existing street locations.
- Zone district in which property is located, and zone district of all properties within a 200-foot radius of the property line of the applicant's site, including properties in adjacent municipality, where applicable.
- All properties within 200 feet uses of said properties.
- Names of owners of all of above properties.
- N/A Approximate number of employees who will be using the proposed site on a full-time basis shifts, if the operation is non-residential.
- Entire property in question, even though only a portion of said property is involved in the site plan; provided however, where it is physically impossible to show the entire property on the required sheet, a separate map at an appropriate scale may be submitted.
- Dimensions of lot, setbacks, front yard, side yards, and rear yard.
- Bearing and distances of property lines.
- Dimensions of existing and/or proposed principal building(s) and all accessory structures.
- Size and location of fences.
- All proposed parking and loading facilities, showing location and dimensions of individual parking spaces and loading areas, aisles, traffic patterns and driveways for ingress and egress, all drawn to scale.

- All existing and proposed curbs and sidewalks; and all proposed curb cuts.
- All driveways and streets within 200 feet of site.
- Rights-of-way, easements and all lands to be dedicated to the municipality or reserved for specific uses.
- Location of all signs and exterior lighting, accompanied by a brief narrative explanation of types of standards to be used, radius of light and intensity, etc., plus sketches to scale indicating design, color, material of things to be utilized.
- Water supply system.
- Existing and proposed sanitary sewerage disposal system.
- Draining Plans as approved by City Engineer.
- Solid waste disposal and storage. Method of treating manufacturing wastes and byproducts.
- Location of all existing trees or tree masses, indicating general size and species.
- See Landscape Architectural Plans
- Landscaping and buffering plans, showing what will remain and what will be planted, and specifying types, size and location of trees and shrubs.
- Significant existing physical features including streams, water courses, swampy soil, etc.
- See Architectural Plans
- Perspective drawing of all proposed structures as well as front and side elevations at a scale which clearly indicates the design objectives of the applicant. [The perspective drawings should clearly indicate the color, material and overall design of the proposed structure(s).]
- Existing and proposed spot elevations based on U.S. Coastal Geodetic datum at all building corners, all floor levels, center lines of abutting roads, top and bottom curbs, property corners, gutters and other pertinent locations.
- Existing and proposed contours of site at 2-foot intervals for areas less than 5 percent grade and 1-foot intervals above 5 percent grade.
- Any other pertinent information as may be required by the Board.

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

Certification of Taxes & Sewer Paid

TO: Michael J. Lario, Jr.
Nehmad Davis & Goldstein

RE: Homes for All, Inc. Your File NO.: 12579-1

From: Michele Kirtsos, Tax Collector

DATE: June 9, 2021

RE: Certificate of taxes and sewer paid

BLOCK/LOT(S): Block 92 Lots 25,28,29,33,34

PROPERTY LOCATION: 1823 Wabash Avenue/Wabash Avenue

PROPERTY OWNER OF RECORD: Mason Properties, LLC

This is to verify that this property located in Northfield has paid taxes to August 1, 2021. Sewer is paid current to September 1, 2021.

RECEIVED
JUN 14 2021
NDG LEGAL