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April 26, 2024

VIA FED EX OVERNIGHT

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

**Re: Request for Informal Review Pursuant to § 215-59.
Block 16.01, Lot 46.01**

Dear Ms. Atlas:

This firm is counsel to Nikmehr Properties, LLC, who requests an Informal Review of a concept plan of proposed development for property located at 800 Tilton Road, Northfield, NJ 08225, more specifically identified as Lot 46.01 of Block 16.01 on the City of Northfield Tax Map (the "Property"). The Property is located within the Commercial-Business Zone ("C-B") District. Enclosed please find:

1. Check in the amount of \$250.00 pursuant to § 215.17;
2. Fifteen (15) 11" x 17" copies of the Concept Plan prepared by Colliers Engineering & Design, dated March 13, 2024;
3. Fifteen (15) 11" x 17" copies of Sheet 4 of the City of Northfield Tax Map; and
4. Fifteen (15) copies of the Project Narrative.

Should you require anything further to process the Informal Review, please contact my office. It is respectfully requested that this matter be heard on the earliest available hearing date.

A Pennsylvania Limited Liability Partnership

California Nevada Colorado New Jersey Delaware New York District of Columbia North Carolina Florida Oklahoma Georgia Pennsylvania Illinois South Carolina Massachusetts Texas Minnesota Washington Missouri



City of Northfield Planning Board

April 26, 2024

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Thank you for your assistance in this matter and do not hesitate to reach out to me with any questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Michael J. Malinsky".

Michael J. Malinsky

MJM

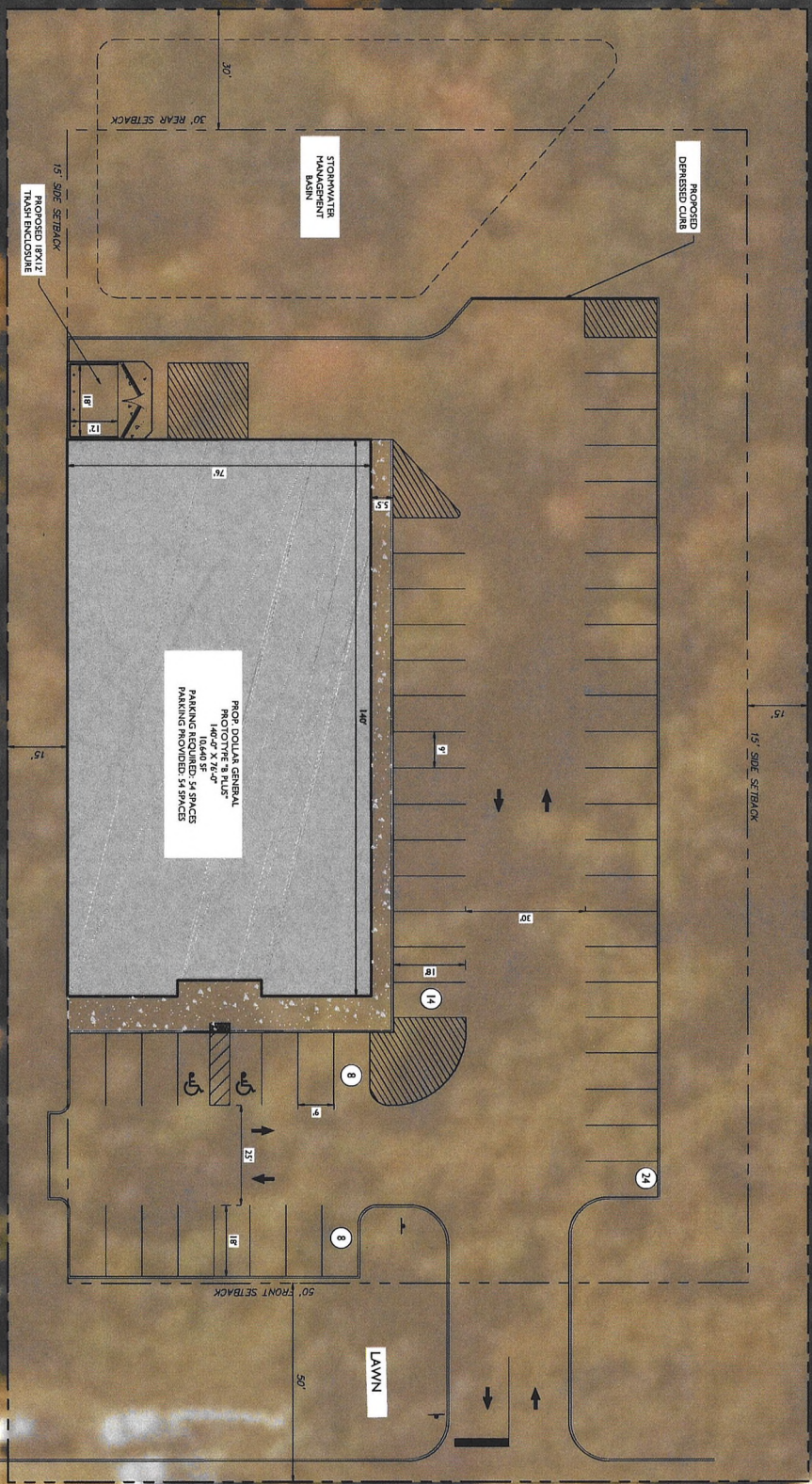
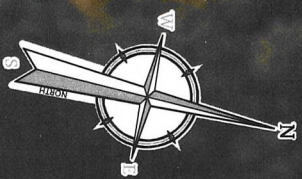
cc: Applicant

PROJECT NARRATIVE

Block 16.01, Lot 46.01

Nikmehr Properties, LLC (the “Applicant”) intends to develop a 10,640 square foot retail store (Dollar General) at 800 Tilton Road, Northfield, NJ 08225, more specifically identified as Lot 46.01 of Block 16.01 on the City of Northfield Tax Map (the “Property”). The Property is located within the Commercial-Business (“C-B”) Zone. The proposed development complies with the yard, area and building requirements of the C-B Zoning District as set forth in §215-157(D) and 215 Attachment 6.

Dollar General (“DG”) is a small box retailer that is committed to its mission of serving others. DG offers affordable access to name brands and frequently needed items including, but not limited to, food, snacks, health and beauty products, cleaning supplies, houseware, laundry products, paper products, basic apparel, and seasonal items.



TILTON ROAD

GENERAL NOTES

- 1. THIS PLAN, DETAIL, SECTION IS CONCEPTUAL IN DESIGN AND SUBJECT TO FURTHER ZONING ANALYSIS.
- 2. DO NOT SCALE DIMENSIONS AS THEY ARE NOT TO A SINGLE SCALE. DIMENSIONS SHALL BE TAKEN FROM THE DIMENSION LINES UNLESS OTHERWISE NOTED.
- 3. NO BOUNDARY OR TOPOGRAPHIC SURVEY WAS PERFORMED AS PART OF THIS CONCEPTUAL DESIGN.
- 4. MODIFICATIONS TO SITE LAYOUT MAY BE REQUIRED PENDING FINAL ZONING ANALYSIS, GEOTECHNICAL INVESTIGATION AND ENVIRONMENTAL INVESTIGATION.

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REV	DATE	DRAWN BY	DESCRIPTION

CONCEPT PLAN

FOR
KHASH SALARTASH

800 TILTON ROAD
BLOCK 16.01
LOT 4.6.01

CITY OF NORTHELD
ATLANTIC COUNTY
NEW JERSEY

Callers
 Engineering
 & Design

SCALE: AS SHOWN
 PROJECT NUMBER: 21001950
 SHEET: 1 OF 1

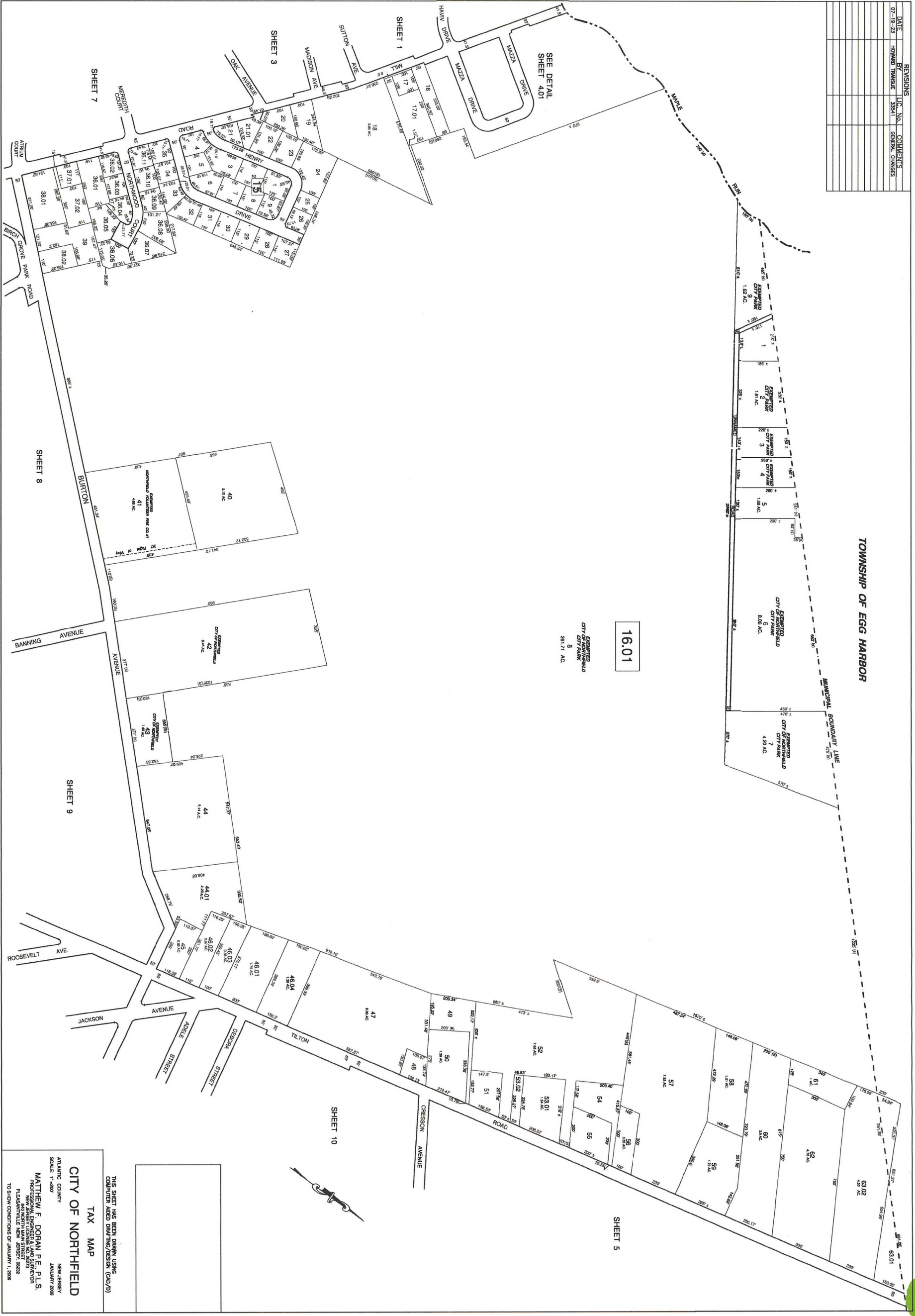


SCALE: 1" = 20'

NOTE: DO NOT SCALE DIMENSIONS FOR CONSTRUCTION.

DATE	REVISED	LOG. No.	COMMENTS
07-18-23	HOMER THOMAS	33041	GENERAL CHANGES

TOWNSHIP OF EGG HARBOR



16.01

CITY OF NORTHFIELD
CITY PARK
8
281.71 AC.

TAX MAP
CITY OF NORTHFIELD

ATLANTIC COUNTY
NEW JERSEY
SCALE: 1" = 400'
JANUARY 2008
MATTHEW F. DORAN, P.E., P.L.S.
PROFESSIONAL ENGINEER AND LAND SURVEYOR
NEW JERSEY LICENSE NO. 28273
PLEASANTVILLE, NEW JERSEY, 08223
TO SHOW CONDITIONS OF JANUARY 1, 2008

THIS SHEET HAS BEEN DRAWN USING
COMPUTER AIDED DRAFTING/DESIGN (CAD/D)