

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 James P. Maga

Applicant's Mailing Address 2513 Herbert Dr Northfield, NJ 08225

Applicant's Phone Number 609-412-4687 e-mail address jamesPMaga@gmail.com

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:

ART. 215 Section 27 Required _____ Proposed _____

ART. _____ Section _____ Required _____ Proposed _____

ART. _____ Section _____ Required _____ Proposed _____

If additional space is needed, attach list to the application

INFORMATION REGARDING PROPERTY:

Address: 2513 Herbert Dr

Tax Map BLK 27 LOT(S) 36 Dimension of Property 100x100

BLK _____ LOT(S) _____ Dimension of Property _____

Zoning District R-1

Location approximately 700 feet from intersection of Oak Ave
and Herbert Ave

Last Previous Occupancy _____

	<u>Size Existing Building</u>	<u>Proposed Structure</u>
Front (feet)	_____	<u>10</u>
Deep (feet)	_____	<u>20</u>
Square (feet)	_____	<u>200</u>
Height (feet)	_____	<u>13.5</u>
Story	_____	<u>1</u>
Building Coverage	_____	<u>200 SQ FT</u>

SET BACKS ZONING REQ.

Present

Proposed

Frontage	_____	_____	Corner Lot
Y or N			
Front Yard	_____	_____	
Front Yard	_____	_____	
Side	_____	_____	
Side	<u>10'</u>	<u>7'</u>	
Rear	<u>10'</u>	<u>4'</u>	
Lot Size Area	<u>100' x 100'</u>	<u>100' x 100'</u>	

Prevailing Setbacks of Building within one Block _____ ft.

Present use _____ proposed use _____

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 X 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: 2513 Herbert Dr., Northfield

In the County of Atlantic State of New Jersey

and that I am the owner of all that certain lot, 1; Piece or parcel of land known as

Block 27 Lot(s) 36 commonly known as 2513 Herbert Dr

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

Owner's Signature

James P. Maga

Applicant's Attorney _____ Phone # _____

Address _____

Applicant's Engineer _____ Phone # _____

Address _____

Applicant's Architect _____ Phone # _____

Address _____

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

James P. Maga

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 22 LOT(S) 36

Commonly known as 2513 Herbert Dr. Northfield, NJ 08225
(address)

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

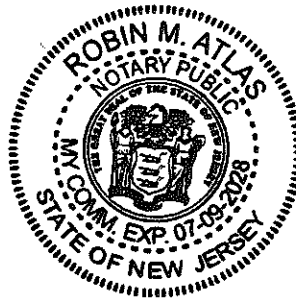
Owner's Name James P. Maga

Address 2513 Herbert Dr

City Northfield

Notary Robin M. Atlas

Date 7-10-25



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.
- _____ 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.
- _____ 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.
- _____ 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.



insp. # 7259

City of Northfield

1600 Shore Road - Northfield - New Jersey - 08225
(609) 641-2832 Ex. 129

RESIDENTIAL ZONING PERMIT APPLICATION

YOU MUST SUBMIT A SURVEY OR PLOT PLAN, SHOWING CURRENT AND PROPOSED IMPROVEMENTS / STRUCTURES, INCLUDING DIMENSIONS OF CURRENT AND PROPOSED IMPROVEMENTS / STRUCTURES, BUILDING HEIGHT FOR PROPOSED IMPROVEMENTS / STRUCTURES, ELEVATIONS, FRONT, SIDE AND REAR SETBACKS, LOT COVERAGE, BUILDING COVERAGE, AND PROPOSED GRADING.

BLOCK 27 LOT 36 ZONE R-1

Owner's Name James Magg Phone Number 609-412-4687

Property Address 2513 Herbert Dr. Email Address for Permit: jamespmagg@gmail.com

Contractor _____ Phone Number _____

Address _____

Description of Work Reconstruct / Add-on To Back Endosed Sun Room / Gym
got damaged from 2010 Deredo / Build Shed Cost of Job \$13,000

Permit Fees:	New Single-Family Dwelling / Addition:	\$100.00
	Accessory Structures:	\$ 50.00*
	* Sheds 100 square feet or less, no fee	
	Decks, Patios, Swimming Pools, Solar or	
	Wind Energy Systems:	\$ 50.00

Driveways* and Walkways require this application, and subsequent approval, but there is NO fee.

Work being performed is for _____ Driveway* _____ Walkway Total proposed lot coverage 33.7%

Describe work to be performed _____ Principal Building 22.6%
*if driveway APRON is involved, applicant should submit a Road Opening Permit application instead

Survey Received Yes ☒ No _____ Plot Plan Received Yes ☒ No _____

Cash ☒ Or Check Number _____ Amount 150.00 Date Received / Initials: 3/20/25 NE

Zoning Officer's Comments SHED MUST MEET R-1 ZONE
SETBACKS (SIDE 10') (REAR 10')

Zoning Review: [Signature] Date: 3/24/25 Approved Denied
ZONING OFFICE (circle one)

ACCESSORY BUILDING: SHED
2513 HERBERT DR

Block/Lot 27/36

Owner

MAGA, JAMES
2513 HERBERT DR
NORTHFIELD, NJ, 08225

Approval Conditions/Notes: INSTALLATION OF SHED AND EXPANSION OF SUNROOM - (APPROVED)

SHED ALREADY INSTALLED WAS CITED BY CODE ENFORCEMENT (DENIED, MUST MEET SETBACKS)

§ 215-27. Accessory buildings.

Unless otherwise specified in this chapter, accessory buildings shall conform to the following regulations as to their locations on the

A. An accessory building attached to a principal building shall comply in all respects with the yard requirements of this chapter for the principal building. Detached accessory buildings shall be located in other than a front yard, and if located in a side or rear yard area, shall be set back at least 10 feet from all lot lines if not otherwise provided in the zone district regulations, except that utility sheds as defined herein may be located not less than three feet from any side or rear lot line.

B. Accessory buildings must be located on the same lot as the principal use to which they are accessory.

C. In any residential zone, no detached accessory structure shall be less than five feet from the principal building.

Zoning inspection for compliance is required within 10 days of completion. Call 609-641-2832 x 141 to schedule.

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

Rami Nassar
Zoning Officer

Insp No. 7259, 3/24/25
Insp Pd \$150, 3/20/25

James Maga
2513 Herbert Dr.
Northfield, NJ 08225

Block 27 Lot 36

Scope of work is to build a 10'x20' barn type shed on a concrete pad in the back corner of the property.

I am applying for a C-variance for back and side.

The reason for asking for ~~the~~ variance is for aesthetics purposes as well as maximum use of back yard without having unusable space behind it. The shed is centered on the boat port on the left side of the property and is 7' from the side and 4' from the back which still gives you plenty of access around it.

The boat port is 5' from the side which was approved by zoning and planning board via a variance at a previous date.

Shed is sided with hard plank siding and is painted the ^{same} color as the house to make it very aesthetically pleasing.

Location and size is drawn in on survey and detailed building plans will be submitted to construction office for permits.

James P. Maga
7-6-25

Addendum for application: James Maga


10-13-25

2513 Herbert drive, Northfield NJ 08225

Block 27, lot 36

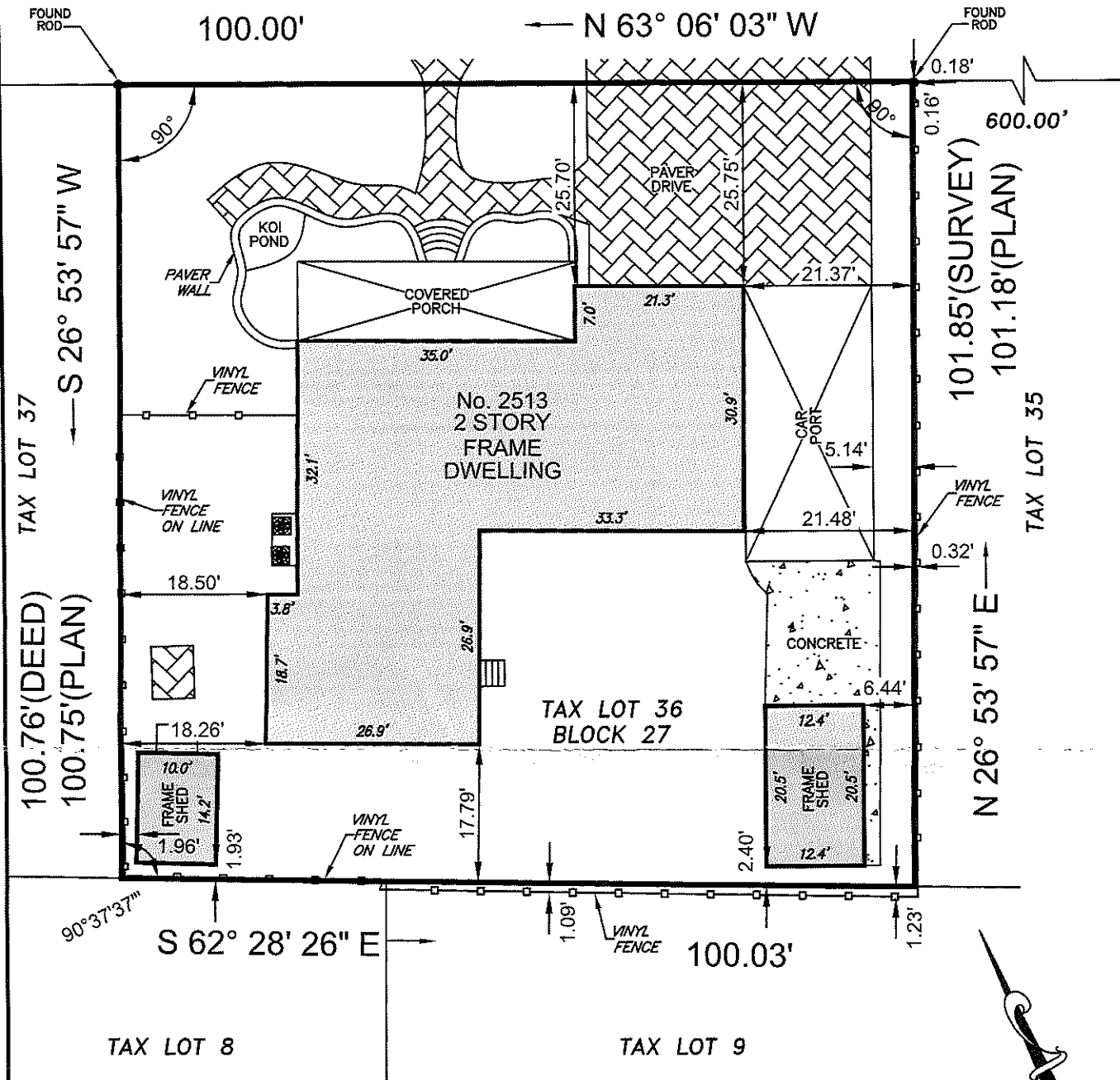
The addendum is for a C variance to be added to the application for the addition on the primary structure that was previously approved by the zoning officer and then retracted when permits were submitted. R-1 zone requires 25' setback on the rear side of primary structure and I only have 18'. Therefor, I am seeking a 7' variance for the rear set back for the primary structure.

James Maga

A handwritten signature in black ink, appearing to read "James Maga". The signature is written in a cursive, flowing style with a large initial "J" and "M".

SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS SURVEY SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF STEVEN R. KELLY, P.L.S. I RESERVE THE RIGHT TO REVISE THIS SURVEY UPON THE RECEIPT OF AN UPDATED TITLE REPORT. IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE. THIS SURVEY IS BASED ON SURVEY CONTROL FOUND AT THE TIME OF THE SURVEY. THIS SURVEY IS A RETRACEMENT OF A DEED DESCRIPTION PROVIDED BY OUR CLIENT AND DOES NOT DENOTE OWNERSHIP. WE ARE NOT EXPERTS IN WETLANDS IDENTIFICATION. WETLANDS, IF ANY, HAVE NOT BEEN IDENTIFIED ON THIS PLAN.

HERBERT (50' WIDE) DRIVE



4TH COURSE IN DEED, WAYNE'S INN, INC.,
 TO MAX GURWICZ & SONS, INC. DB. 2129/PG.405

REVISED 10/08/25

NOTE: NOT TO BE USED WITH A SURVEY AFFIDAVIT.
 GROSS AREA = 10,130.14 S.F./0.23 ACRES

DESCRIPTION:

BEING LOT 36, BLOCK 27, ON THE CITY OF NORTHFIELD TAX MAP.
 BEING LOT 87, BLOCK 52, ON MAP No. 3 REVISED CEDAR BRIDGE PARK, DATED AUGUST 1962.