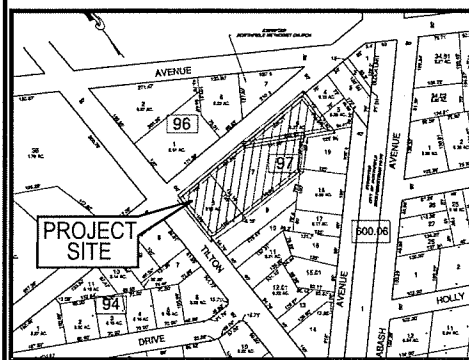
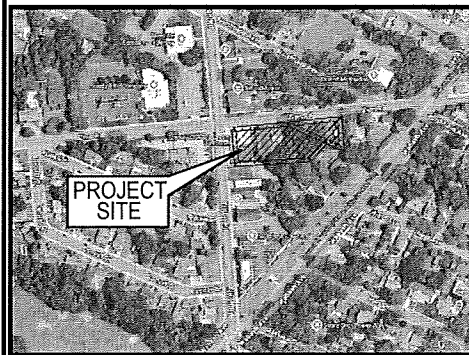


City of Northfield
Zoning Map
1" = 500'



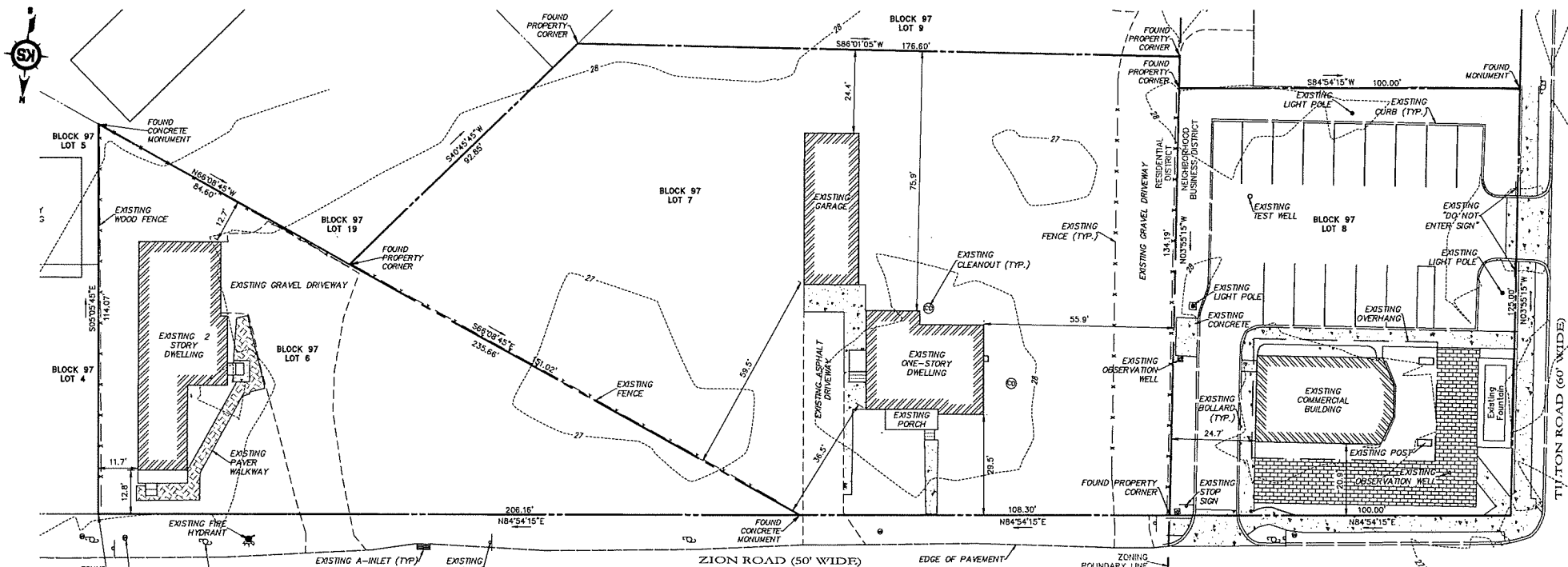
City of Northfield
Sheet 14, Block 97, Lots 6 & 7
Tax Map
1" = 200'



Key Map
1" = 300'

R-2 (Residential) and N-B (Neighborhood Business) Zoning Requirements									
Northfield, New Jersey									
Lot Use	N-B Requirements	R-2 Requirements	Existing Lot 6 (R-2)	Existing Lot 7 (R-2)	Existing Lot 8 (N-B)	Proposed Lot 6.01 (R-2)	Proposed Lot 6.02 (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	6,411 SF**	7,756 SF	18,030 SF
Minimum Lot Width	90 FT	70 FT	206.21	108.39 FT	100 FT	82.03 FT	58.63 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*	>25 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	>10 FT	15 FT	64.9 FT
Minimum Rear Yard Setback	25 FT	25 FT	12.7 FT*	75.9 FT	N/A	12.7 FT*	>25 FT	25 FT	N/A
Accessory Building									
Minimum Side Yard Setback	N/A	10 FT	N/A	59.5 FT	N/A	N/A	N/A	10 FT	N/A
Minimum Rear Yard Setback	N/A	5 FT	N/A	24.4 FT	N/A	N/A	N/A	24.4 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%	<25%	<25%	5%
Maximum Lot Coverage	75%	45%	16%	9%	68%	22%	<75%	<75%	66%

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

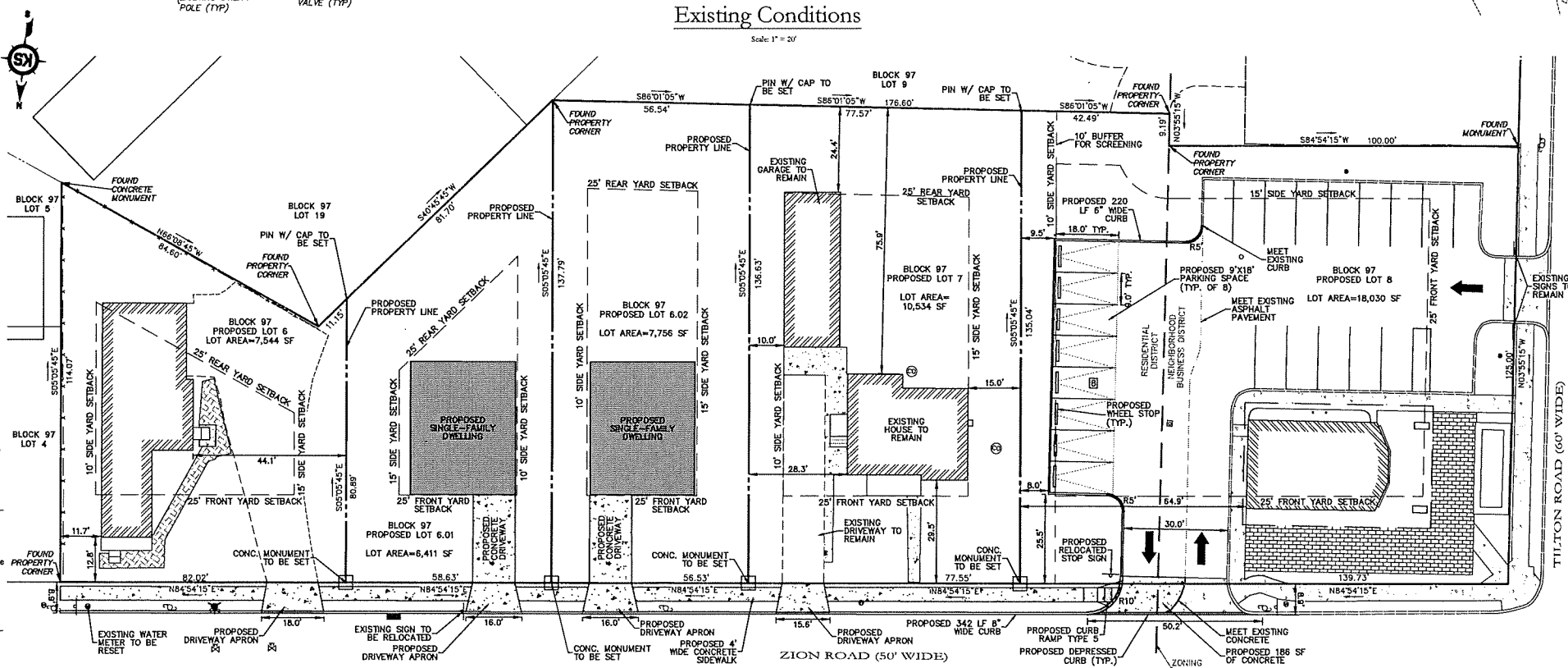


Existing Conditions
Scale: 1" = 20'

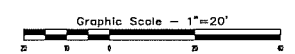
General Notes

- Record Owner & Applicant:
Tyler Wan
1415 Zion Road
Northfield, NJ 08225
Clarence William Blischoff 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 = 12,498 sf
Proposed Lot 6 Area = 7,544 sf
Proposed Lot 6.01 Area = 6,411 sf
Proposed Lot 6.02 Area = 7,756 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 06/29/2022 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 2/17/2026
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 _____
Chairman _____ Date _____
Secretary _____ Date _____
Municipal Clerk _____ Date _____



Proposed Plan - New Proposed Plan
Scale: 1" = 20'



Gregory K. Schneider
Professional Engineer & Land Surveyor
New Jersey License No. 42577

Kates Schneider Engineering, LLC
Engineers - Surveyors - Planners
State Board of Professional Engineers & Land Surveyors
Certificate of Authorization No. 2404, 20200

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Northfield, NJ 08223
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Fax: (908) 965-2654
info@kateschneider.com
www.kateschneider.com

By	Date	REVISIONS

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/O	1	Total	2