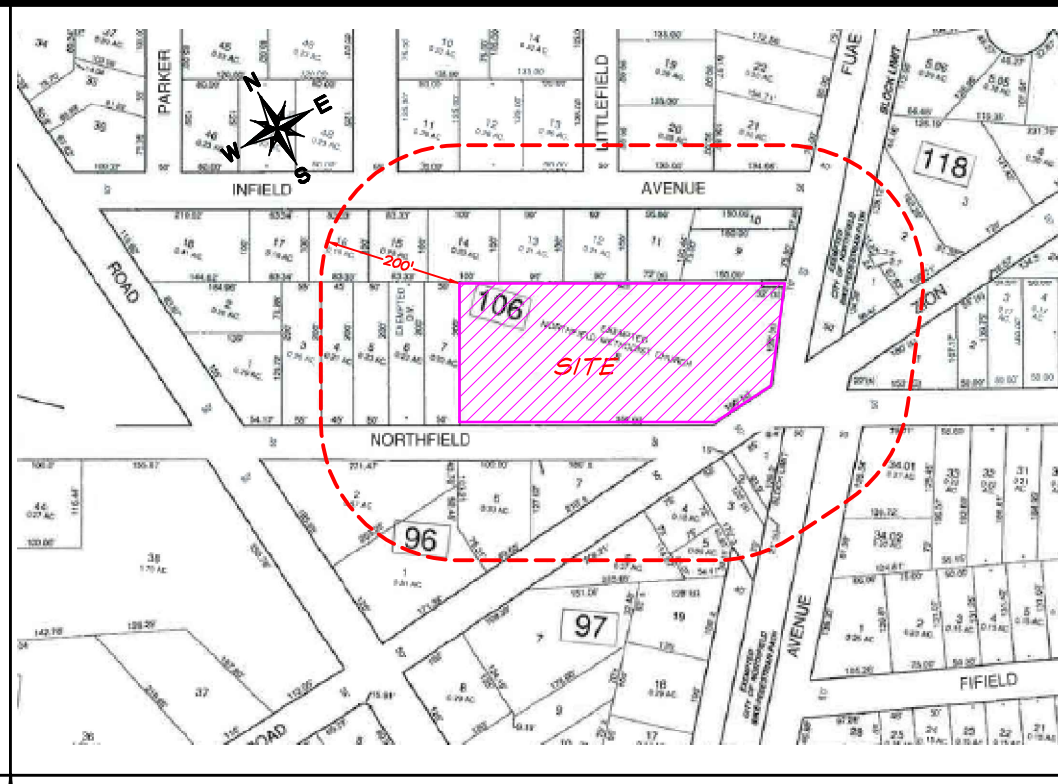
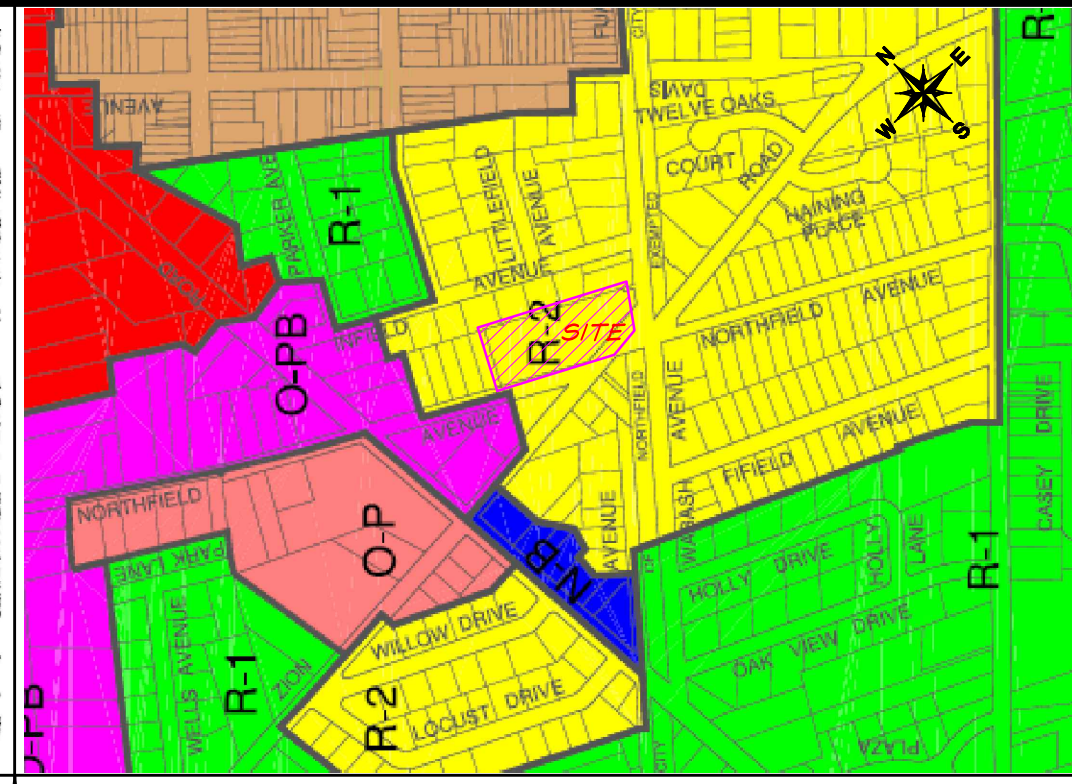


USGS QUAD MAP



TAX MAP



ZONING MAP

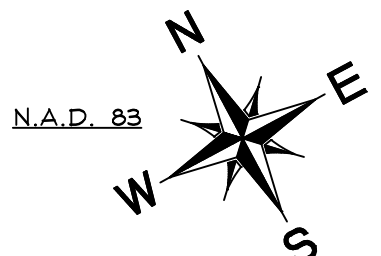
ZONING SCHEDULE

R2 (RESIDENTIAL) DISTRICT

REQUIRED	PROPOSED CONFORMS	PROPOSED CONFORMS	PROPOSED CONFORMS	PROPOSED CONFORMS	PROPOSED CONFORMS
-PRINCIPAL BUILDING-		LOT 8.01	LOT 8.02	LOT 8.03	LOT 8.03
LOT AREA	7,500 Sq Ft	61,412 Sq Ft	YES	15,521 Sq Ft	YES
LOT WIDTH	70 Feet	268.32 Feet	YES	70 Feet	YES
FRONT YARD	25 Feet	20.6 Feet	NO **	25 Feet	YES
SIDE YARD (min.)	10 Feet	225.5 Feet	YES	10 Feet	YES
SIDE YARD (total)	25 Feet	225.5 Feet	YES	25 Feet	YES
REAR YARD	25 Feet	116.7 Feet	YES	25 Feet	YES
BLDG HEIGHT	30 Feet	28.7 Feet	YES	30 Feet	YES
PRINCIPAL BLDG COV.	30%	1.6%	YES	30%	YES
LOT COVERAGE	45%	45%	YES	45%	YES

R2 Conditional (PLACE OF WORSHIP) DISTRICT

REQUIRED	PROPOSED CONFORMS	PROPOSED CONFORMS
-PRINCIPAL BUILDING-		LOT 8.01
LOT AREA	5 Acres	1.10 Acres
LOT WIDTH	200 Feet	268.32 Feet
FRONT YARD	31 Feet #	43 Feet
SIDE YARD (min.)	56 Feet #	68.2 Feet
REAR YARD	31 Feet	74.1 Feet
BLDG HEIGHT	30 Feet	33 Feet
PRINCIPAL BLDG COV.	15%	11.6%
LOT COVERAGE	45%	45%



THE ORIGINAL OF THIS DRAWING IS THE PROPERTY OF CAPE LAND SURVEYING, LLC. ONLY COPIES FROM THE ORIGINAL MAP OF LAND SURVEYORS' EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID.

George Swensen

GEORGE SWENSEN
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE 0543415

MUNICIPAL ENGINEER CERTIFICATION
I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE MAP FILING LAW, RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER _____ DATE _____

SURVEYOR'S CERTIFICATION
I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 5-14-24 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 AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

GEORGE SWENSEN PLS DATE
NJ LIC. NO. 0543415

TAX COLLECTOR CERTIFICATION
I CERTIFY THAT TAXES HAVE BEEN PAID ON THE LANDS SUBDIVIDED BY THIS MAP.

TAX COLLECTOR _____ DATE _____

OWNER CERTIFICATION
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
Northfield Methodist Church
c/o Nicole Troast
P.O. Box 762
Northfield, NJ 08225

MUNICIPAL 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 PLAN IS APPROVED BY THE PLANNING BOARD OF THE SAID MUNICIPALITY.

CHAIRMAN _____ DATE _____

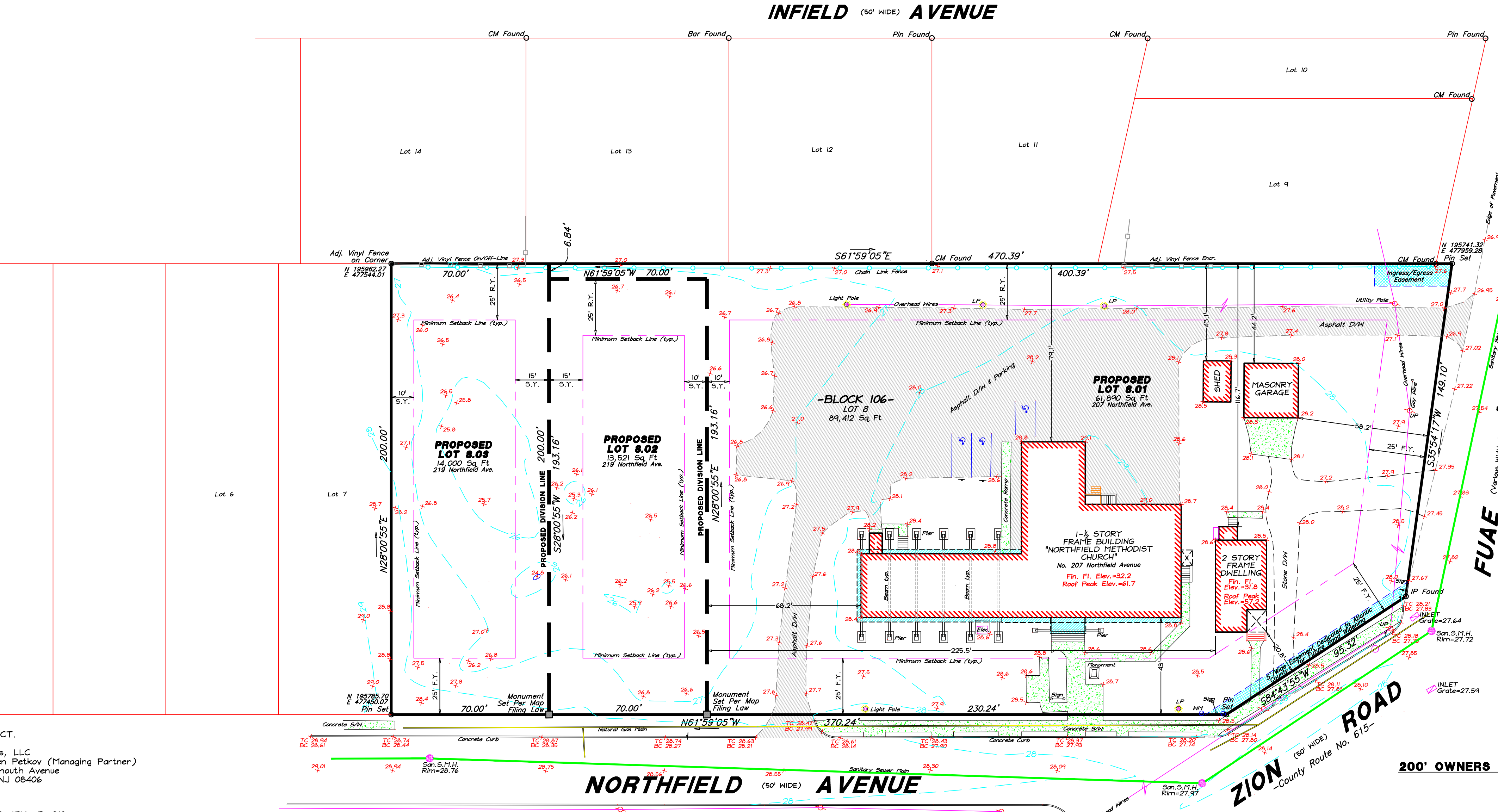
SECRETARY _____ DATE _____

BOARD ENGINEER _____ DATE _____

GENERAL NOTES:

- THE SITE IS KNOWN AS 207 NORTHFIELD AVENUE, BLOCK 106, LOT 8 AS ON SHEET # 15 OF THE TAX MAP OF THE CITY OF NORTHFIELD.
- THE SITE CONTAINS A TOTAL OF 89,412 SQUARE FEET.
- THE SITE IS LOCATED IN THE "R2" (RESIDENTIAL DISTRICT) ZONING DISTRICT.
- THE OWNER IS: Northfield Methodist Church THE APPLICANT IS: Vida Homes, LLC
c/o Nicole Troast c/o Plamen Petkov (Managing Partner)
P.O. Box 762 6319 Monmouth Avenue
Northfield, NJ 08225 Ventnor, NJ 08406
- ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO NAVD 88 DATUM.
- REFERENCE: P.I.Q. DEED BOOK 718, PAGE 490; DEED B. 1716, P. 315; DEED B. 1716, P. 318; DEED B. 1824, P. 433; DEED B. 1946, P. 465 AND DEED B. 1946, P. 471.
- CAPE LAND SURVEYING, LLC, RESERVES THE RIGHT TO AMEND THIS SURVEY UPON RECEIPT OF A CURRENT, ACCURATE TITLE REPORT.
- THE APPLICANT PROPOSES TO CREATE (2) TWO NEW LOTS, (3) THREE LOTS TOTAL, WHERE (1) ONE LOT CURRENTLY EXISTS.
- COORDINATES ARE IN FEET AND REFER TO NAD 1983.
- MERIDIAN IS BASED ON N.J.P.C.S. NAD 83 GEOID 18.
- NO ATTEMPT WAS MADE TO LOCATE ANY SUBSURFACE STRUCTURES, UTILITY LINES PIPES, ETC. AS PART OF THE SURVEY, PRIOR TO DISTURBANCE OF GROUND CALL 1-800-272-1000 FOR A MARK OUT.
- PROPOSED LOT NUMBERS TO BE APPROVED BY THE NORTHFIELD CITY TAX ASSESSOR.

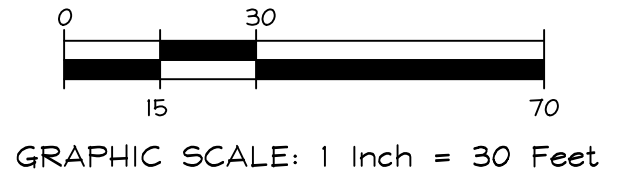
COUNTY PLANNING BOARD APPROVAL



NORTHFIELD AVENUE (50' WIDE)

ZION ROAD (50' WIDE)
County Route No. 615

200' OWNERS LIST



CAPE LAND SURVEYING LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORIZATION NUMBER 24CA28136700
PHONE: (609) 390-9618 Email: office@cape-survey.com
OCEAN VIEW, NEW JERSEY 08226

PLAN OF MINOR SUBDIVISION
SITUATE IN
BLOCK 106
LOT 8
CITY OF NORTHFIELD
ATLANTIC COUNTY, N.J.

REVISIONS

SHEET: 1
SCALE: 1" = 30'
DATE: 5-14-24
DRAWN BY: JDP
PROJ NO: 17489