

# MANOS LAW FIRM, LLC

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Elias T. Manos, Esq.

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▪ Member of NJ & PA Bars

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June 12, 2024

**Via Hand Delivery**

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

**RE: Application of Vida Homes LLC  
Block 106, Lot 8  
207 Northfield Avenue  
Northfield, NJ  
Minor Subdivision and Conditional Use Variance Approval**

Dear Ms. Atlas:

This firm represents Vida Homes LLC in connection with the above referenced application to the City of Northfield Planning Board seeking minor subdivision approval to create two new, fully conforming residential lots in the R-2 Zone, and conditional use variance approval for the lot size of the remaining lot that will continue to be utilized as a House of Worship (i.e. the Good Shepherd United Methodist Church). In connection with the application, enclosed please find the following:

1. City of Northfield Planning Board Application;
2. Fee Schedule;
3. Addendum to Application;
4. Corporate Disclosure Statement;
5. Agreement of Sale (redacted);
6. 200' List with tax map of the subject property;
7. Certification of Taxes and Sewer Paid; and
8. Plan of Minor Subdivision prepared by Cape Land Surveying LLC dated May 14, 2024 (1 sheet);

I am also providing a copy of the above to the City of Northfield Construction Office and Fire Department by hand delivery and, upon being deemed complete, will mail a copy to all

# MANOS LAW FIRM, LLC

June 12, 2024

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Board Members and professionals per the attached list. Further, a pdf version of the above is being provided. The application fee and the escrow fee are additionally enclosed.

Upon receipt of this submission, would you kindly confirm the date for the public hearing on this application. We will of course notice the application in accordance with the requirements of the Municipal Land Use Law and provide proof of same.

Thank you very much for your kind attention to this matter. In the event you have any questions, comments or concerns, please do not hesitate to contact me.

Very truly yours,

MANOS LAW FIRM, LLC

By: 

ELIAS T. MANOS

[leo@manoslawfirm.com](mailto:leo@manoslawfirm.com)

Encl.

Cc. City of Northfield Construction Office (via hand delivery) (w/encl.)  
City of Northfield Fire Department (via hand delivery) (w/encl.)  
Planning Board Members and Professionals per attached list (via regular mail) (w/encl.)  
Client (via email) (w/encl.)  
Vincent Orlando, P.E., P.P. (via email) (w/encl.)

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**City of Northfield Planning Board 1600 Shore Road Northfield, New Jersey 08225  
(609) 641-2832, ext. 127**

**2024 Members:**

Dr. Richard Levitt, Chairman	2204 Bay Avenue Northfield, New Jersey 08225
Mayor Erland Chau	1001 Shore Road Northfield, New Jersey 08225
Councilwoman Carolyn Bucci	530 Ridgewood Drive Northfield, New Jersey 08225
Clem Scharff, Vice Chairman	105 Circle Drive Northfield, New Jersey 08225
Derek Rowe	6 Mazza Drive Northfield, New Jersey 08225
Peter Brophy	11 Twelve Oaks Court Northfield, New Jersey 08225
Jim Shippen	2306 Shepherd Drive Northfield, New Jersey 08225
Henry Notaro	108 Catherine Place Northfield, New Jersey 08225
Paul Utts (alternate #1)	144 East Rosedale Avenue Northfield, New Jersey 08225
Matthew Carney (alternate #2)	407 Davis Avenue Northfield, New Jersey 08225
Ronald Roegiers (alternate #3)	11 Twelve Oaks Court Northfield, New Jersey 08225
Daniel Reardon (alternate #4)	7 Lesley Lane Northfield, New Jersey 08225
Matt Doran, Professional Engineer	840 North Main Street Pleasantville, New Jersey 08232
Joel M. Fleishman, Esquire	Fleishman-Daniels Law Offices, LLC P.O. BOX 884 Northfield, New Jersey 08225
Robin Atlas, Secretary	City of Northfield 1600 Shore Road Northfield, NJ 08225

Revised January 4, 2024

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 \_\_\_\_\_

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INFORMATION REGARDING APPLICANT

Applicant's Full Legal Name Vida Homes, LLC c/o Plamen Petkov

Applicant's Mailing Address 6319 Monmouth Avenue Ventnor City, NJ 08406

Applicant's Phone Number 609-317-3667 e-mail address vidahomeslimited@gmail.com

Applicant is a: Corporation      Partnership      Individual       Limited Liability Company

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. **See disclosure certification submitted herewith**

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 145 Required 5 acres Proposed 1.410 acres

ART. \_\_\_\_\_ Section \_\_\_\_\_ Required \_\_\_\_\_ Proposed \_\_\_\_\_

ART. \_\_\_\_\_ Section \_\_\_\_\_ Required \_\_\_\_\_ Proposed \_\_\_\_\_

If additional space is needed, attach list to the application

**INFORMATION REGARDING PROPERTY:**

Address: 207 Northfield Avenue Northfield, NJ

Tax Map BLK 106 LOT(S) 8 Dimension of Property irregular - 244.42 x 470.39

BLK \_\_\_\_\_ LOT(S) \_\_\_\_\_ Dimension of Property \_\_\_\_\_

Zoning District R-2

Location approximately — feet from intersection of Fuae Avenue  
 and Zion Road

Last Previous Occupancy Northfield Methodist Church

	<u>Size Existing Building</u>	<u>Proposed Structure</u>
Front (feet)	<u>140' +/-</u>	<u>N/A</u>
Deep (feet)	<u>75' +/-</u>	<u>_____</u>
Square (feet)	<u>6,000 s.f. +/-</u>	<u>_____</u>
Height (feet)	<u>33'</u>	<u>_____</u>
Story	<u>1 1/2</u>	<u>_____</u>
Building Coverage	<u>11.6%</u>	<u>_____</u>

<u>SET BACKS ZONING REQ.</u>	<u>Present</u>	<u>Proposed</u>
Frontage	<u>408.32' (width)</u>	<u>268.32'/70'/70'</u> Corner Lot
Y or N	<u>20.8'</u>	<u>20.8'/25'/25'</u>
Front Yard	<u>43'</u>	<u>43'</u>
Side	<u>208.2'</u>	<u>68.2'/10'/10'</u>
Side		<u>68.2'/15'/15'</u>
Rear	<u>79.1'</u>	<u>79.1'/25'/25'</u>
Lot Size Area	<u>89,412 s.f.</u>	<u>61,890s.f./14,000 s.f./13,521 s.f.</u>

Prevailing Setbacks of Building within one Block N/A ft.

Present use House of Worship proposed use House of Worship, 2 single-family lots

Has there been any previous appeal or application involving these premises?

Yes or No

If yes, when Hearing commenced on March 3, 2022 and continued on July 7, 2022

and to whom City of Northfield Planning Board

Nature of appeal or application Minor subdivision and use variance approval for a new medical facility

Disposition Withdrawn by Applicant Date August 11, 2022

Application for Subdivision  site plan - conditional use approval conditional use

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:

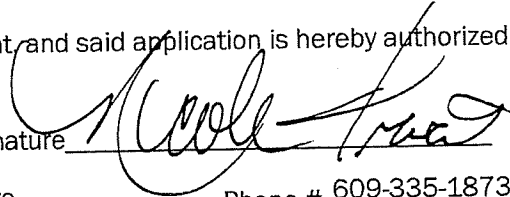
In the County of Atlantic State of New Jersey

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

Block 106 Lot(s) 8 commonly known as 207 Northfield Avenue

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

Owner's Signature



Applicant's Attorney Elias T. Manos, Esquire Phone # 609-335-1873

Address 2408 New Road Northfield, NJ 08225

Applicant's Engineer Vincent C. Orlando, P.E. Phone # 609-390-0332

Address 5 Cambridge Drive Ocean View, NJ 08230

Applicant's Architect \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_

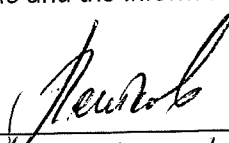
Applicant's Planner Vincent C. Orlando, P.P. Phone # 609-390-0332

Address 5 Cambridge Drive Ocean View, NJ 08230

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

  
*(Manager Member Vida Homes LLC)*

**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.

**City of Northfield Planning Board**  
**SUMMARY OF PLANNING BOARD FEE SCHEDULE**  
 Consult Fee Ordinance (Revised Ordinance 9-2012) For Details and Clarification  
***SUBMIT COPY OF THIS SCHEDULE WITH CHECKS***

The fee to be paid shall be the sum of fees for the component elements of the plat or plan. Proposals requiring a combination of approvals such as subdivision, site plan, and/or variance, shall pay a fee equal to the sum of the fee for each element, except in cases where a preliminary and final application is applied for and decided by the Planning Board at the same time, in which case the greater of the two fees shall be paid. Additional fees may be assessed for extraordinary review costs not otherwise covered herein. One check must be submitted for all required fees (including the required Publication fee set forth in subparagraph K), unless otherwise specifically excepted, and a second check must be submitted for Professional Escrow. Please call the Planning Board Secretary at 641-2832 (ext. 127) with any questions.

**All fees are non-refundable and are calculated as follows:**

<b>A. Application for Development Permit, Submit to Zoning Office (amended as per Ordinance 9-2012)</b>	
1. Commercial	\$ 200.00
2. Residential-Per Lot	\$ 100.00
3. Accessory Structure	\$ 50.00
4. Sheds 100sf or less	No Fee
<b>B. Minor Subdivision Application</b>	
1. Each Informal Review	\$100.00
2. Application Fee	\$250.00 plus \$50.00 per lot
3. Tax Map Revision	\$100.00 per each subdivided (new) lot or \$10.00 per lot, whichever is greater (Section 3.14 of amended ordinance 8-2001, sub-paragraph X)
<b>C. Major Subdivision Application</b>	
1. Each Informal Review	\$200.00 plus \$25.00 per lot
2. Preliminary Plat Application Fee	\$500.00 plus \$25.00 per lot
3. Final Plat Application Fee	\$500.00 plus \$25.00 per lot
4. Tax Map Revision	\$75.00 per each subdivided (new) lot
<b>D. Site Plan Application</b>	
1. Each Informal Review	\$250.00 plus \$5.00 for each 100 square feet of building area up to 2,000 square feet and \$2.50 for each additional 200 square feet or fraction thereof
2. Preliminary Application Fee	Non-residential \$500.00 plus \$50.00 for building area up to 2,000 square feet and \$25.00 for each additional 200 square feet or fraction thereof
3. Final Application Fee	\$500.00
<b>E. Building Permit Appeals</b>	
	\$500.00 for Non-residential \$250.00 for Residential
<b>F. Interpretation Request</b>	
	\$250.00; If interpretation request is accompanied by a variance request, the fee for the variance shall apply
<b>G. "C" Variance</b>	
	\$300.00 for one variance \$100.00 for each additional variance \$75.00 for each lot subject to the variance
<b>H. "D" Variance</b>	
	\$1,000.00 for one variance \$200.00 for each additional variance \$150.00 for each lot subject to the variance



I. Conditional Uses	\$500.00
J. Review Fee for Environmental Impact Report (EIR) –for those Applications which require review of an EIR	\$500.00 in addition to Professional Escrow fee
K. Publication Fee- <i>all applications are subject to this fee</i>	\$50.00
L. Waiver of site plan fee	\$500.00
M. Continuance Fee (unless at the direction of the Board) in addition to other applicable fees	\$250.00 for each continuance
N. Variance Request for Time extension-request for extension of time within which any variance must be exercised (per request)	\$250.00
O. Special Meetings	\$250.00 in addition to required fees \$100.00 additional if notice of meeting is required
P. Amended Site Plans and Sub-Divisions	\$150.00 for minor changes (no building, parking or significant changes) plus sufficient copies of the plat incorporating the changes as may be necessary for distribution. No fee if requested by the City. For significant changes, fees are equal to one-half the fee required for initial submission based on the current fee schedule. Sufficient copies of the plat are required as noted above. If the proposed changes involve a change of use, the application will be considered a new application and full payment of fees will be required.
Q. Certificates of Approval of Sub-Division	\$175.00
R. Certificate of existing non-conforming use	\$175.00
S. Copies of Records	\$75.00 for a copy of each meeting tape; \$75.00 for each stenographer session-to be supplied by Applicant.
T. All other applications not specifically mentioned herein	\$500.00 for commercial applications \$250.00 for non-commercial applications

SEE NORTHFIELD LAND USE AND DEVELOPMENT ORDINANCE SECTION 3.14 FOR MORE DETAIL OF FEE SCHEDULE.

**REFUNDS AND WITHDRAWALS**

There are no refunds of escrow if application is withdrawn within 24 hours of hearing date. Application fees are non-refundable.

If variance application, fee is \$150.00. If withdrawn within 10 days of hearing date, fee is \$250.00.  
If other than variance, fee is \$100.00. If withdrawn within 10 days of hearing date, fee is \$100.00.

After payment of fee for withdrawal of application, all other fees deposited, with the exception of fees payable for professional review costs will be refunded. However, for all applications:

**WITHDRAWAL WITHIN TWENTY- FOUR HOURS OF TIME OF THE SCHEDULED MEETING WILL RESULT IN NO REFUND TO APPLICANT AND ALL FEES PREVIOUSLY DEPOSITED SHALL BE FORFEITED.**

**PROFESSIONAL REVIEW COSTS**

All applications require professional review costs and a separate check for these costs must be submitted with the application and other required fees. Professional review costs for attorney, planner, engineer or other professional retained on behalf of the Planning Board of the City of Northfield for the purpose of review, analysis, inspection or preparation of documents shall be the responsibility of the applicant and are held in escrow. The applicant shall, at the time of filing an application, be required to post the minimum amount specified in addition to all other filing fees.

Review fees shall be held and disbursed according to the law by the City Treasurer at the direction of the Planning Board Secretary. An accounting shall be kept of each applicant's deposit, and professional fees shall be paid from the account and charged to the applicant. Any monies not expended for professional services shall be returned to the applicant upon final approval, denial or withdrawal of the application. If, at any time during the procedure, the monies posted shall have been expended, the applicant shall be required to post such additional sums not to exceed the amount of the initial payment for each replenishment. The applicant shall not be entitled to proceed with the application until such time as the necessary monies have been posted to guarantee payment of professional service fees.

Professional Review Costs are paid by the applicant (escrow) and the following minimum deposits are required in addition to all other filing fees:

a.	Interpretation	\$250.00
b.	Interpretation of variance	\$500.00
c.	Building permit appeals	\$500.00
d.	"C" variance	\$500.00
e.	"D" variance	\$1,000.00
f.	Major Subdivision	\$1,000.00
g.	Minor Subdivision with no variances	\$500.00
h.	All other residential	\$250.00
i.	All other commercial	\$500.00

Recreation Impact Fee for all Major and Minor Subdivisions and site plans-The contribution cost is \$2,500.00 per newly created lot (not including the original lot) and dwelling unit. This condition of approval must be satisfied before the signing of the final plat or filing with the County Clerk. This fee must be paid prior to filing of deeds if the applicant perfects the subdivision in that manner. No building permits will be issued for dwelling units created by site plans for residential development until this fee is paid. This is per Ordinance 8-2005 which amends the 1986 Land Use and Development Ordinance.

For additional information and fees for Bonding, Inspection fees, and revised plats see section 3.14 under "Fees" contained within the Land Use and Development Ordinance.

The Planning Board of the City of Northfield shall have the right to waive any fee in accordance with NJSA 40:55D-8.

## **ADDENDUM TO APPLICATION**

### **Application of Vida Homes LLC Block 106, Lot 8 207 Northfield Avenue Northfield, NJ**

Vida Homes LLC (“Applicant”) is the contract purchaser of a portion of property located at 207 Northfield Avenue, which is identified on the City of Northfield tax map as Block 106, Lot 8. The property is located in the R-2 Zone and is owned by the Good Shepherd United Methodist Church a/k/a the Northfield Methodist Church. The property current contains the Northfield Methodist Church and related accessory and site improvements. The Church use is a conditional use in the R-2 Zone. There is a large open area of the property located along Northfield Avenue.

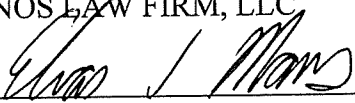
The Applicant is proposing to subdivide the property into three proposed lots, shown on the plans presented as proposed Lot 8.01, proposed Lot 8.02 and proposed Lot 8.03. The Church property would remain on Lot 8.01 and, other than its lot size being reduced, nothing would change on that lot. Proposed Lot 8.02 and proposed Lot 8.03 would be sold to the Applicant and developed with single family homes, which are permitted uses in the R-2 Zone. Proposed Lot 8.02 and proposed Lot 8.03 will fully conform with all zoning requirements of the R-2 Zone and, at 13,521 square feet and 14,000 square feet respectively, would in fact be well in excess of the minimum required lot size for the R-2 Zone of 7,500 square feet. Thus, proposed Lot 8.02 and proposed Lot 8.03 require no variance relief from the City of Northfield zoning ordinance and would essentially be “by-right”.

With respect to the Church lot that will remain (proposed Lot 8.01), as noted, nothing would change on that lot except that the overall lot size would be reduced. The existing lot area of the overall property is 89,412 square feet and, following the minor subdivision, the Church lot (proposed Lot 8.01) would be reduced to 61,890 square feet. Places of worship are expressly permitted in the R-2 Zone as conditional uses, subject to the specific conditions set forth in §215-145 of the City of Northfield zoning ordinance. Condition “A” requires a minimum lot area of five acres. The existing property (at 89,412 square feet) is already nonconforming as to that condition and would be reduced further as a result of the subdivision. Accordingly, the Applicant is seeking conditional use variance approval pursuant to N.J.S.A. 40:55D-70d(3) as a result of the deviation from the lot size condition for the Church lot (proposed Lot 8.01). The Church lot (proposed Lot 8.01) will continue to meet all other conditions of §215-145 of the City of Northfield zoning ordinance, with the only deviation being the lot size. Moreover, nothing will change in terms of the church operations and the Applicant submits that the church lot (proposed Lot 8.01) will continue to be well suited for the church use despite the deviation from this one condition. Moreover, Church uses are considered inherently beneficial uses under the New Jersey Municipal Land Use Law and the Applicant submits that the benefits from granting the relief requested far outweigh any detriment, to the extent any detriment exists. It should also be noted that the Church property has an accessory single family dwelling on it. While the single family dwelling is used for church purposes and is accessory to the church use, the Applicant is out of an abundance of

caution also applying for a “d” variance to the extend the Board deems it to be required since the lot has dual uses.

The Applicant will provide additional testimony at the time of the hearing to justify the relief being requested.

MANOS LAW FIRM, LLC

By:  \_\_\_\_\_

ELIAS T. MANOS

[leo@manoslawfirm.com](mailto:leo@manoslawfirm.com)

Dated: June 12, 2024

**MANOS LAW FIRM, LLC**

Elias T. Manos, Esq. – NJ Attorney ID #026092004  
2408 New Road, Suite 2  
Northfield, New Jersey 08225  
Phone: (609) 335-1873  
Facsimile: (609) 257-6075  
Email: leo@manoslawfirm.com  
Attorneys for Applicant Vida Homes LLC

IN THE MATTER OF THE APPLICATION  
OF: VIDA HOMES LLC  
Concerning Block 106, Lot 8

NORTHFIELD PLANNING BOARD  
DISCLOSURE CERTIFICATION  
PURSUANT TO N.J.S.A. 40:55D-48.1

Plamen Petkov hereby certifies the following factual information:

1. I am a member of Vida Homes LLC, a New Jersey limited liability company which is the applicant in the above-entitled matter.
2. Vida Homes LLC is the contract purchaser of the above-captioned property.
3. The names and addresses of all those persons owning a 10% or greater interest in and to

Vida Homes LLC are as follows:

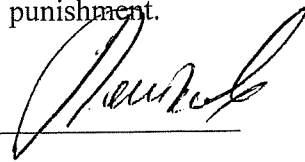
Plamen Petkov - 50%  
6319 Monmouth Avenue  
Ventnor City, NJ 08406

Svetlomir Muzdrakov - 50%  
315 N. Lafayette Avenue  
Ventnor City, NJ 08406

4. There are no other persons or entities holding a 10% or greater interest in Vida Homes LLC.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

PLAMEN PETKOV



DATED: June 5, 2024

### NOTICE

#### To Buyer and Seller

#### Read This Notice Before Signing the Contract

The Law requires real estate brokers to give you the following information before you sign this contract. It requires us to tell you that you must read all of it before you sign. The purpose is to help you in this purchase or sale.

1) As a real estate broker, I represent  the seller, not the buyer;  the buyer, not the seller;  both the seller and the buyer;  neither the seller nor the buyer. The title company does not represent either the seller or the buyer.

2) You will not get any legal advice unless you have your own lawyer. Neither I nor anyone from the title company can give legal advice to either the buyer or the seller. If you do not hire a lawyer, no one will represent you in legal matters now or at the closing. Neither I nor the title company will represent you in those matters.

3) The contract is the most important part of the transaction. It determines your rights, risks, and obligations. Signing the contract is a big step. A lawyer would review the contract, help you to understand it, and to negotiate its terms.

4) The contract becomes final and binding unless your lawyer cancels it within the following three business days. If you do not have a lawyer, you cannot change or cancel the contract unless the other party agrees. Neither can the real estate broker nor the title insurance company change the contract.

5) Another important service of a lawyer is to order a survey, title report, or other important reports. The lawyer will review them and help to resolve any questions that may arise about the ownership and condition of the property. These reports and survey can cost you a lot of money. A lawyer will also prepare the documents needed to close title and represent you at the closing.

6) A buyer without a lawyer runs special risks. Only a lawyer can advise a buyer about what to do if problems arise concerning the purchase of this property. The problems may be about the seller's title, the size and shape of the property, or other matters that may affect the value of the property. If either the broker or the title company knows about the problems, they should tell you. But they may not recognize the problem, see it from your point of view, or know what to do. Ordinarily, the broker and the title company have an interest in seeing that the sale is completed, because only then do they usually receive their commissions. So, their interests may differ from yours.

7) Whether you retain a lawyer is up to you. It is your decision. The purpose of this notice is to make sure that you have the information needed to make your decision.

Authentisator  
Nicole Throat 04/22/24 Seller  
\_\_\_\_\_  
Seller  
\_\_\_\_\_  
Date

DocuSigned by:  
[Signature] Buyer  
18BB5E2BC0AC41B...  
4/16/2024 Date

DocuSigned by:  
KeyWay Real Estate Selling Broker  
Stamen Iliev 4/16/2024 Date  
61850558028B43F...

BUYER'S Initials ( SM ) Date 4/16/2024 SELLER'S Initials ( IT ) Date \_\_\_\_\_



Standard Form of Real Estate Sales Contract Adopted by the Atlantic City & County Board of REALTORS and recommended for use when: (1) a Listing Agreement has been signed by Seller; and (2) the real estate being sold involves a one-to-four family residential property. This form has been certified by the Attorney General to be in compliance with the Plain Language Law. Approval of a consumer contract by the Attorney General only means that simple, understandable and easily readable language is used. It is not an approval of the contract's term or legality.

CONTRACT FOR SALE OF A ONE-TO-FOUR FAMILY RESIDENTIAL PROPERTY

THIS IS A LEGALLY BINDING CONTRACT THAT WILL BECOME FINAL IN THREE BUSINESS DAYS. DURING THIS PERIOD YOU MAY CHOOSE TO CONSULT AN ATTORNEY WHO CAN REVIEW AND CANCEL THIS CONTRACT. SEE SECTION ON ATTORNEY REVIEW FOR DETAILS.

THIS CONTRACT FOR SALE has been prepared on the 16 day of April, 2024, BETWEEN Northfield Methodist Church, the Seller(s) Good Shepherd United Methodist Church Inc, holding the title in trust for the Greater New Jersey Annual Conference.

whose address is VIDA HOMES LLC, the Buyer(s) SSN

1. SALE, PURCHASE AND PROPERTY The Seller agrees to sell and the Buyer agrees to buy under the terms of this Contract: (a) All that land, building(s), and improvements in the Municipality of Northfield County of Atlantic, and State of New Jersey, being commonly known as 207 Northfield Ave. Northfield, NJ 08225 as identified on the Municipal Tax Map as Block 106 Lot(s) No(s) 8

A description of the boundaries of the land is either attached as Schedule "A" or appears in Deed Book at page recorded in the Clerk or Registrar of Deed's Office of County. (b) All other rights of the Seller in the land.

2. PERSONAL PROPERTY AND FIXTURES The property being transferred includes all fixtures permanently attached to the building(s), all shrubbery, plantings and fencing. Also included: Specifically excluded:

3. PURCHASE PRICE/MANNER OF PAYMENT The purchase price is Dollars Payable as follows: (i) Deposit previously paid (ii) Paid on account of purchase price upon signing of this Contract (iii) Additional deposit to be paid on or before (iv) At settlement, in cash or by certified or cashier's check and/or mortgage company check In the event of assumption of existing mortgage, this sum shall be increased or decreased to achieve the sales price if the mortgage balance is not exactly \$ (v) Subject to or assumption of existing first mortgage in the amount of (copy of existing note and mortgage attached) of This mortgage is held by, the rate of interest being %, the remaining term being approximately years. Seller warrants that this mortgage can be assumed without any change in its terms, that it will be in good standing at time of settlement and that on this date the monthly payment to principal, interest, taxes and insurance is approximately \$ (vi) By Seller taking back Buyer's mortgage note and mortgage in the amount of (See MORTGAGE ADDENDUM attached to and made part of this Contract as to terms and conditions) PURCHASE PRICE

BUYER'S Initials SM Date 4/16/2024 SELLER'S Initials JT Date

387 39. BINDING ON SUCCESSORS

388 This Contract is binding not only on the Seller and Buyer, but also on their heirs, personal representatives, successors and lawful assigns.

399 40. NOTICES

391 All notices as required in this Contract must be in writing. All notices shall be by certified mail, by telegram, or by delivering it personally. The  
392 telegram or certified letter will be effective upon sending. The personal delivery will be effective upon delivery to the other party. EACH PARTY MUST  
393 ACCEPT THE CERTIFIED MAIL OR TELEGRAM SENT BY THE OTHER PARTY. Notices to the Seller shall be addressed as indicated on  
394 Lines 9-13 of this Contract. Notices to the Buyer shall be addressed as indicated on Lines 15-19 of this Contract. Notices to the REALTORS shall  
395 be addressed to the addresses as indicated in Paragraph 33 of this Contract.

397 41. ATTORNEY REVIEW

398 1. Study by Attorney:

399 The Buyer or the Seller may choose to have an attorney study this Contract. If an attorney is consulted, the attorney must complete his/ her review of  
400 the Contract within a three-day period. This Contract will be legally binding at the end of this three-day period unless an attorney for the Buyer or the  
401 Seller reviews and disapproves of this Contract.

402 2. Counting the Time:

403 You count the three days from the date of delivery of the signed Contract to the Buyer and Seller. You do not count Saturdays, Sundays or legal  
404 holidays. The Buyer and the Seller may agree in writing to extend the three-day period for attorney review.

405 3. Notice of Disapproval:

406 If an attorney for the Buyer or the Seller reviews and disapproves of this Contract, the Attorney must notify the REALTOR(S) and the other party  
407 named in this Contract within the three-day period. Otherwise, this Contract will be legally binding as written. The attorney must send notice of  
408 disapproval to the REALTOR(S) by certified mail, by telegram or by delivering it personally. The telegram or certified letter will be effective upon  
409 sending. The personal delivery will be effective upon delivery to the REALTOR(S) office. The attorney may also, but need not, inform the  
410 REALTOR(S) of any suggested revision(s) in the Contract that would make it satisfactory.

413 42. ACKNOWLEDGMENT OF TERMS OF CONTRACT

414 The Seller and Buyer agree to the terms of this Contract by signing below. If a corporation is a party, this Contract is signed by its proper corporate  
415 officers pursuant to a corporate resolution, and its corporate seal is affixed

417 Witness or Attested by:

418 \_\_\_\_\_ (Date) DocuSigned by: \_\_\_\_\_ 4/16/2024 (L.S.)  
419 \_\_\_\_\_ (Date) Buyer (Date)  
420 \_\_\_\_\_ (Date) Buyer (Date)  
421 \_\_\_\_\_ (Date) Buyer (Date)  
422 \_\_\_\_\_ (Date) Buyer (Date)  
423 \_\_\_\_\_ (Date) Buyer (Date)  
424 \_\_\_\_\_ (Date) Authenticator: Nicole Throat 04/22/24 (L.S.)  
425 \_\_\_\_\_ (Date) Seller (Date)  
426 \_\_\_\_\_ (Date) Seller (Date)  
427 \_\_\_\_\_ (Date) Seller (Date)  
428 \_\_\_\_\_ (Date) Seller (Date)  
429 \_\_\_\_\_ (Date) Seller (Date)

431 The parties acknowledge by their initials the date and time of delivery of this Contract signed by both Buyer and Seller to be as follows:

432 INITIALS AS TO BUYER SM INITIALS AS TO SELLER HT  
433 Date: \_\_\_\_\_ Time: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

438 THIS CONTRACT PREPARED BY: Stamen Iliev  
439 (Individual Licensee)

441 INDEX

- 443 1. Sale, Purchase and Property 23. Radon Information
- 444 2. Personal Property and Fixtures 24. Megan's Law Statement
- 445 3. Purchase Price/Manner of Payment 25. Flood Areas
- 446 4. Deposit Monies 26. Notice on Off-Site Conditions
- 447 5. Mortgage Contingency, Placement Fee (points), Commitment Date 27. Risk of Los
- 448 6. Inspection by Lenders, Surveyors: Certifications and Repairs 28. No Reliance on Others
- 449 7. Settlement Time and Place 29. Fax Transmissions
- 450 8. Time for Performance 30. Non-Foreign Status of Sellers
- 451 9. Settlement Costs and Money Adjustments 31. Consumer Information Statement Acknowledgment
- 452 10. Deed and Other Documents Required for Settlement 32. Agency Confirmation
- 453 11. Quality and Insurability of Title 33. Brokerage Fee: Lien on Proceeds
- 454 12. Possession, Occupancy and Tenancies 34. Failure of Buyer or Seller to Settle
- 455 13. Condition of Property, Seller's Warranties and Pre-Settlement Inspection 35. Dispute Between Seller and Buyer Over Deposit
- 456 14. Seller Not Liable to Buyer After Settlement 36. Additional Contract Provision
- 457 15. Zoning and Certificate of Occupancy 37. No Assignment or Recording
- 458 16. Condominium/Homeowners Association Documents 38. Entire Contract, No Oral Representations
- 459 17. Airport Safety Zone 39. Binding on Successors
- 460 18. Infestation and/or Damage by Wood Boring Insects 40. Notices
- 461 19. Toxic Waste Site or Hazardous Waste Site 41. Attorney Review
- 462 20. Home Inspection and Report 42. Acknowledgment of Terms of Contract
- 463 21. Lead-Based Paint Document Acknowledgment
- 464 22. Lead-Based Paint Contingency Clause
- 465 (REVISED 5/03)

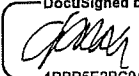


1. **The Buyer agrees to secure any and all land use approvals at the Buyers's sole cost and expense, necessary.** Buyer shall have 45 days from the execution of this Contract or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract, then within 45 calendar days after the parties agree to the terms of this Contract, to apply for all Approvals. The Buyer shall diligently and continuously pursue the Approvals.

Buyer shall have 90 calendar days from the date the Application is filled to obtain Approvals. If Buyer is unable, after diligent effort, to obtain the Approvals by the Approval End Date, Buyer may cancel this Contract and receive a refund of the deposit monies by giving Seller and Broker written notice by no later than 5 calendar days following the Approval End Date.

**With the application, the Buyer will be requesting a subdivision of the current existing lot #8 block #106 into three separate lots.** One of the subdivided lots will consist of the current existing structures (the church and other buildings). The other two lots will be at least 70 feet wide along Northfield Avenue and at least 200 feet deep. The two lots will consist of no structures and will be vacant. The two vacant lots will be sold to the Buyer for the purchase price of \$200 000 (two hundred thousand dollars).

2. **All Expenses related to the Subdivision, including application fees, engineer's fees, surveyor's fees and any other expenses that may appear, will be beared by the Buyer.**
3. If the above-mentioned subdivision application gets final denial the Contract should be void and the deposit should be returned to the Buyer.
4. If the two vacant lots are pronounced not buildable for residential use single-family dwellings the Contract should be void and the deposit should be returned to the Buyer.

DocuSigned by:  
  
1BBB5E2BC0AC41B...

4/22/2024

AuthenticSign  
  
04/22/24



# *City of Northfield*

TAX ASSESSOR'S OFFICE

1600 SHORE ROAD, NORTHFIELD, NEW JERSEY 08225

June 5, 2024

Manos Law Firm, LLC  
2408 New Road, Suite 2  
Northfield, NJ 08225

**Block 106 Lot(s) 8**  
**207 Northfield Avenue**  
**Northfield, NJ 08225**

Dear Manos Law Firm, LLC,

The following is a list of properties located within 200 feet of the above-mentioned intersection, as it appears on the Northfield Tax map. It is specifically understood that all applications for variances must comply with all existing statutes including the necessary notices to public bodies when applicant and law deems applicable.

Atlantic City Electric  
Real Estate & Right of Way Department  
5100 Harding Highway, 63ML22  
Mays Landing, NJ 08330

South Jersey Gas Co.  
Attn.: Ray Wenzel  
3800 Atlantic Avenue  
Atlantic City, NJ 08401

Page 2

Verizon Engineering Department  
Attn.: Douglas Webb  
10 Tansboro Road  
Berlin, NJ 08009

Comcast Cable  
1 Comcast Center 32<sup>nd</sup> Floor  
Philadelphia, PA 19103

New Jersey American Water Company, Inc.  
1 Water Street  
Camden, NJ 08102

Northfield Sewer Department  
1600 Shore Road  
Northfield, NJ 08225

Municipal Road  
City of Northfield  
Mary Canesi, City Clerk  
1600 Shore Road  
Northfield, NJ 08225

Department of Regional Planning &  
Economic Development  
Rt. 9 and Dolphin Ave.  
Northfield, NJ 08225

New Jersey Department of Transportation  
P.O. BOX 600  
Trenton, NJ 08625-0600

Sincerely,  
***William M. Johnson, CTA***  
William M. Johnson, CTA  
City of Northfield

**Infield Ave  
Northfield Avenue  
First Street  
Littlefield Avenue  
Fuae Avenue  
Wabash Avenue**

**Zion Rd CR #615**

No State Roads  
within 200 ft.

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
96 1	1524 TILTON RD	4A	SENESE, RICHARD ETAL T/A RR&M PROP. 1524 TILTON RD NORTHFIELD, NJ	08225
96 2	1500 TILTON RD	4A	ZEUS PROPERTY MANAGEMENT LLC 1500 TILTON RD NORTHFIELD, NJ	08225
96 6	216 NORTHFIELD AVE	4A	RR & M PROPERTIES @TILTON MARKET 1524 TILTON RD NORTHFIELD, NJ	08225
96 7	202 NORTHFIELD AVE	15D	NORTHFIELD METHODIST CHURCH P.O. BOX 762 NORTHFIELD, NJ	08225
97 1	1400 ZION RD 2,3	2	PARVES, MEHEDI H & JESMIN, TAHMINA 1400 ZION RD NORTHFIELD, NJ	08225
97 4	1403 WABASH AVE 5	2	THOMPSON, CHRISTINE R & GEORGE S 1403 WABASH AVENUE NORTHFIELD, NJ	08225
97 6	1410 ZION RD	2	BISHOFF, CLARENCE WILLIAM V 1410 ZION ROAD NORTHFIELD, NJ	08225
105 34.01	118 NORTHFIELD AVE	2	COYLE, DANIEL & LINDA 118 NORTHFIELD AVE NORTHFIELD, NJ	08225
106 3	237 NORTHFIELD AVE	4A	GRASSO, FRANCIS G 237 NORTHFIELD AVE NORTHFIELD, NJ	08225
106 4	231 NORTHFIELD AVE 5 REVOCABLE TRUST	2	SWETKOFF, PAUL W JR & MARGARET M 227 LIDO DR PUNTA GORDA, FL	33950
106 6	225 NORTHFIELD AVE 7	2	STAPLETON, NORMAN W JR 600 W SHILLER STREET EGG HARBOR CITY, NJ	08215
106 9	1245 FUAE AVE 10	2	MCCARTHY, CHRISTINE M 1245 FUAE AVE NORTHFIELD, NJ	08225
106 11	206 INFIELD AVE	2	MIRAGLIO, NICHOLAS 206 INFIELD AVE NORTHFIELD, NJ	08225

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
106 12	208 INFIELD AVE	2	EDWARDS, DONALD & EGER, LISA MARIE 208 INFIELD AVE NORTHFIELD, NJ	08225
106 13	210 INFIELD AVE	2	BOUDREAU, DANIEL C & MIRIAM M 210 INFIELD AVE NORTHFIELD, NJ	08225
106 14	212 INFIELD AVE	2	PATTILLO JR, ROBERT 212 INFIELD AVE NORTHFIELD, NJ	08225
106 15	220 INFIELD AVE	2	ROSIER, GARY E & LAURA 220 INFIELD AVE NORTHFIELD, NJ	08225
106 16	222 INFIELD AVE	2	BYRNES, MATTHEW 6145 GOLDFINCH DR MAYS LANDING, NJ	08330
107 11	1224 FIRST ST	2	MCGRATH, DENNIS & AMANDA 1224 FIRST ST NORTHFIELD, NJ	08225
107 12	215 INFIELD AVE	2	CLEARY, CHRISTINE 215 INFIELD, AVE NORTHFIELD, NJ	08225
107 13	1225 LITTLEFIELD AVE	2	RICHARDSON, WILLIAM B 1225 LITTLEFIELD AVE NORTHFIELD, NJ	08225
107 20	203 INFIELD AVE	2	ROBERTSON, JAMES M 203 INFIELD AVE NORTHFIELD, NJ	08225
107 21	201 INFIELD AVE	2	CAMAC, MICHAEL & ALICE 201 INFIELD AVE NORTHFIELD, NJ	08225
118 1	1257 ZION RD	2	ACKROYD, DANIEL T & DELBEKE, NICOLE 1257 ZION RD NORTHFIELD, NJ	08225
118 2	1253 ZION RD	2	MITCHELL, MARION R 1253 ZION RD NORTHFIELD, NJ	08225
600 1	BIKE-PEDESTRIAN PATH 2,3,4,5,7,8,9,10,11	15C	NORTHFIELD, CITY OF 1600 SHORE ROAD NORTHFIELD, NJ	08225

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

**Certification of Taxes & Sewer Paid**

**TO:** Manos Law Firm, LLC

**RE:** Planning Board Application- Vida Homes, LLC

**From:** Nadine Erwin, Deputy Tax Collector

**DATE:** May 31, 2024

**RE:** Certificate of taxes and sewer paid

**BLOCK/LOT(S):** Block 106 Lot 8

**PROPERTY LOCATION:** 207 Northfield Avenue, Northfield, NJ

**PROPERTY OWNER OF RECORD:** Northfield Methodist Church

**This is to verify that this property located in Northfield has taxes exempt. Sewer is paid to September 1<sup>st</sup>, 2024.**