



Foxman Foxman Margolis & Associates Retinal and Ophthalmic Consultants, P.C.

Vitreoretinal Diseases
and Surgery

Scott G. Foxman, M.D.
Brett T. Foxman, M.D., FASRS.
Thomas I. Margolis, M.D.
Daniel B. Connors, M.D.

Glaucoma Surgery and
Consultations

Courtland M. Schmidt, M.D.

Oculoplastic and
Cosmetic Surgery

Alison H. Watson, M.D.

Corneal Diseases and
Refractive Surgery

Irving M. Raber, M.D.

Board Certified
Fellowship Trained
Ophthalmic Subspecialists

*Carolyn M. Carita
Business Administrator*

*Kimberly Clark
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*Samantha Giordano
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March 15, 2022

Northfield Planning Board Secretary

Attn: Robin Atlas
1600 Shore Road
Northfield, NJ 08225

RE: 207 Northfield Avenue

Dear Ms. Atlas,

Please find enclosed a letter sent to participants who attended the March 3 Planning Board to oppose our request for variances to the property of 207 Northfield Avenue.

We listened to their concerns and have made various changes to the design and plan of the property to address those concerns. We are asking for those neighbors to come and review the changes on March 24th at our office at 1500 Tilton Road at 6³⁰ PM. We will have the new plan available for them to view as well as welcome their additional comments or concerns. For neighbors not able to make that date we ask that they reach out to us with their contact information so that we can contact them directly if they desire.

Thank you for your time,

Sincerely,

Carolyn M. Carita
Business Administrator



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March 15, 2022

RE: 207 Northfield Avenue

Dear Neighbor,

We heard your concerns at the meeting on March 3 and would like to work with you to address issues and concerns you have regarding our plans for the property.

Based upon your concerns we have made the following changes to our plans

1. Regarding the size of the building, we have reduced it significantly from 5,100 sf to 4,100 sf.
2. Regarding the lot coverage, we have reduced it from 49.1% to 45% to now comply with City ordinance.
3. Regarding the parking spaces, we have not only complied, but have provided 7 spaces in excess of the ordinance, for a total of 35 (where 36 was previously proposed).
4. Regarding the looks of a commercial use, we have provided two staggered rows of evergreen trees that comply with the City of Northfield buffer screen requirements.
5. Regarding the sounds of a commercial use, we have located the parking lot 50 ft from the rear property line in compliance with the City ordinance.
6. Regarding the new white privacy fence stopping in the middle of the neighbor's rear yard, we have jogged the fence along her property line. Also, we have provided a new white fence along the church rear yard to provide all of Infield Avenue a better screen than the existing chain link fence.
7. Regarding the overlooking of the second-floor windows into residential backyards, we have increased the building's rear yard setback and eliminated windows from the rear wall.

In response to a concern from a board member, we have saved the 2 largest oak trees at the property.

In addition to the above, we have arranged for our architect, engineer, and doctors to be available at our office at 1500 Tilton Road on March 24, 2022, at 630 pm to answer all your questions.

If you are not able to attend the meeting, we would still like to hear from you. If you would please call our office at 609-646-5200 extension 231 and leave us your name and contact phone number and best time to call and we will reach out to you to discuss your concerns over the telephone.

We look forward to hearing from you.

Sincerely,

Scott Foxman, MD
Retinal and Ophthalmic Consultants