

**NEIGHBORS & UTILITIES WITHIN 200 FT. RADIUS**



*City of Northfield*

TAX ASSESSOR'S OFFICE  
1600 SHORE ROAD, NORTHFIELD, NEW JERSEY 08225

October 13, 2021

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

**RE: Block 97 Lot 8**  
**Corner of Tilton Road & Zion Road**

Dear Mr. Manos,

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.  
1 So. Jersey Plaza  
Folsom, NJ 08037

Verizon  
9 Gates Avenue  
Montclair, NJ 07042-3301

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Comcast Cable  
901 Leeds Ave.  
Absecon, NJ 08201

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  
1035 Parkway Avenue  
Trenton, NJ 08625

Sincerely,

*Mark Sykes, CPA*

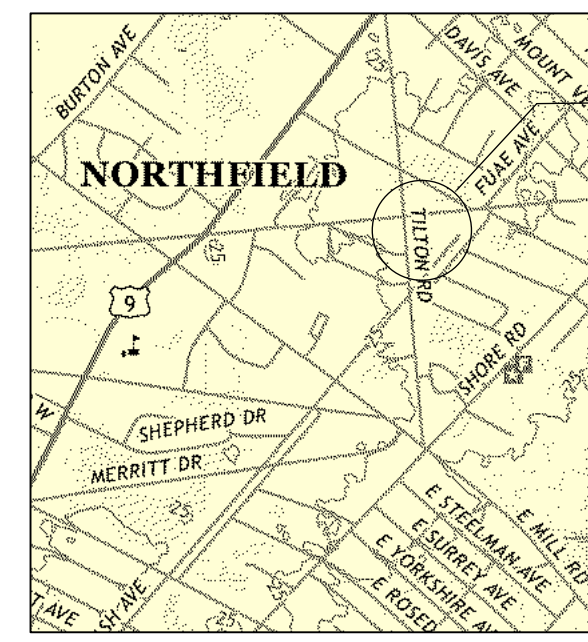
Mark Sykes, Tax Assessor  
City of Northfield

TAXING DISTRICT 18	ADJACENT PROPERTY	LISTING	PAGE 1	TAXING DISTRICT 18	ADJACENT PROPERTY	LISTING	PAGE 2
PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
94 4	6 WILLOW DR	2	HUNTER, TAYLOR N 6 WILLOW DR NORTHFIELD, NJ	96 7	202 NORTHFIELD AVE	15D	NORTHFIELD METHODIST CHURCH P.O. BOX 762 NORTHFIELD NJ
94 5	4 WILLOW DR	2	GRIESHABER, RICHARD R. 4 WILLOW AVENUE NORTHFIELD, NJ	96 7	NORTHFIELD AVE	4A	BELL ATLANTIC PROPERTY TAX DEPT P.O. BOX 152206 IRVING TX
94 6	2 WILLOW DR	2	MARCINKOWSKI, JUSTIN R 713 BREAKERS AVE ABSECON, NJ	97 6	1410 ZION RD	2	SHORE OPTIONS INVESTMENTS, LLC 703 WHITE HORSE PIKE ABSECON NJ
94 7	1500 ZION RD UNIT #1	4A	FOX, JONATHAN & DOSOVITZ, MARCI 1601 TILTON RD NORTHFIELD, NJ	97 7	1416 ZION RD	2	SHORE OPTIONS INVESTMENTS, LLC 703 WHITE HORSE PIKE ABSECON NJ
94 7	1500 ZION RD UNIT #2	4A	1601 TILTON LLC 1601 TILTON RD NORTHFIELD, NJ	97 9	TILTON RD	1	SHORE OPTIONS INVESTMENTS, LLC 703 WHITE HORSE PIKE ABSECON NJ
94 7	1500 ZION RD UNIT #3	4A	PREVITI, MAUREEN 7401 ATLANTIC AVE MARGATE NJ	97 10	1612 TILTON RD	4A	SHORE OPTIONS INVESTMENTS, LLC 703 WHITE HORSE PIKE ABSECON NJ
94 7	1500 ZION RD UNIT #4	4A	1601 TILTON LLC 1601 TILTON RD NORTHFIELD, NJ	97 11	1620 TILTON RD	4A	CONCRETE DEVELOPMENT LLC 124 COUNTRY CLUB DR LAWWOOD, NJ
94 7	1500 ZION RD UNIT #5	4A	BAUER, JOANNE G 1601 TILTON RD NORTHFIELD, NJ	97 12.01	1622 TILTON RD	4A	RESKA PROPERTIES 1622 LLC 3770 COUNTY LINE ROAD B-5 JUPITER, FL
94 7	1500 ZION RD UNIT #6	4A	1601 TILTON LLC 1601 TILTON RD NORTHFIELD, NJ	97 16	1413 WABASH AVE	2	CARNEY, ANNE 1413 WABASH AVE NORTHFIELD NJ
95 37	1501 ZION RD	1	GIBO ENTERPRISES, INC 1555 ZION ROAD, SUITE 204 NORTHFIELD, NJ	97 17	1411 WABASH AVE	2	THOMAS, KELLY LEE 1411 WABASH AVE NORTHFIELD NJ
95 38	1501 TILTON RD	4A	1501 NORTHFIELD LIMITED LIABILITY 1501 TILTON ROAD 2ND FL NORTHFIELD, NJ	97 18	1407 WABASH AVE	2	LATORRE, MICHAEL & MARYLOU 1407 WABASH AVE NORTHFIELD NJ
96 1	1524 TILTON RD	4A	SENESE, RICHARD ETAL T/A RR&M PROP. 1524 TILTON RD NORTHFIELD NJ	97 19	1405 WABASH AVE	2	CAMP, RAYMOND J & HELEN 1405 WABASH AVE NORTHFIELD NJ
96 2	1500 TILTON RD	4A	ZEUS PROPERTY MANAGEMENT LLC 1500 TILTON RD NORTHFIELD, NJ				
96 6	216 NORTHFIELD AVE	4A	RR & M PROPERTIES @TILTON MARKET 1524 TILTON RD NORTHFIELD NJ				

Willow Drive

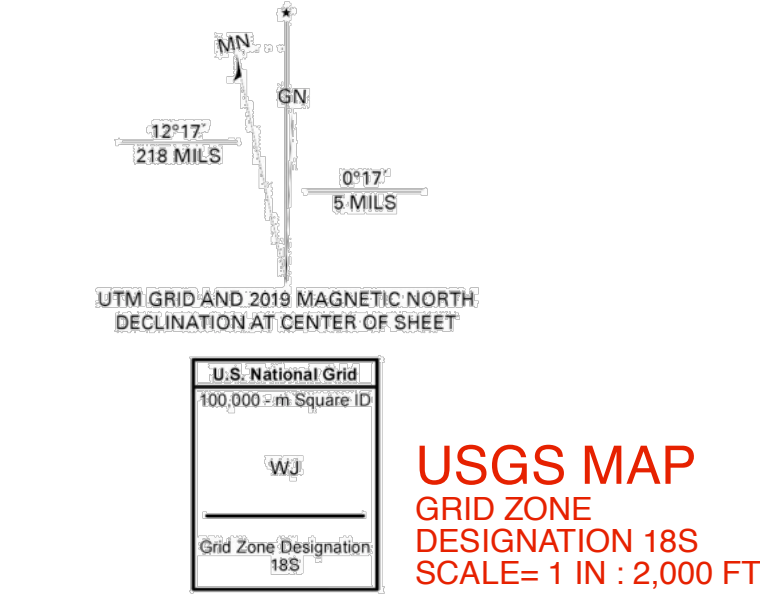
Tilton Road  
Zion Road

No State Roads  
within 200 ft.



**KEY MAP**

The Big Cone  
Block 97, Lot 8



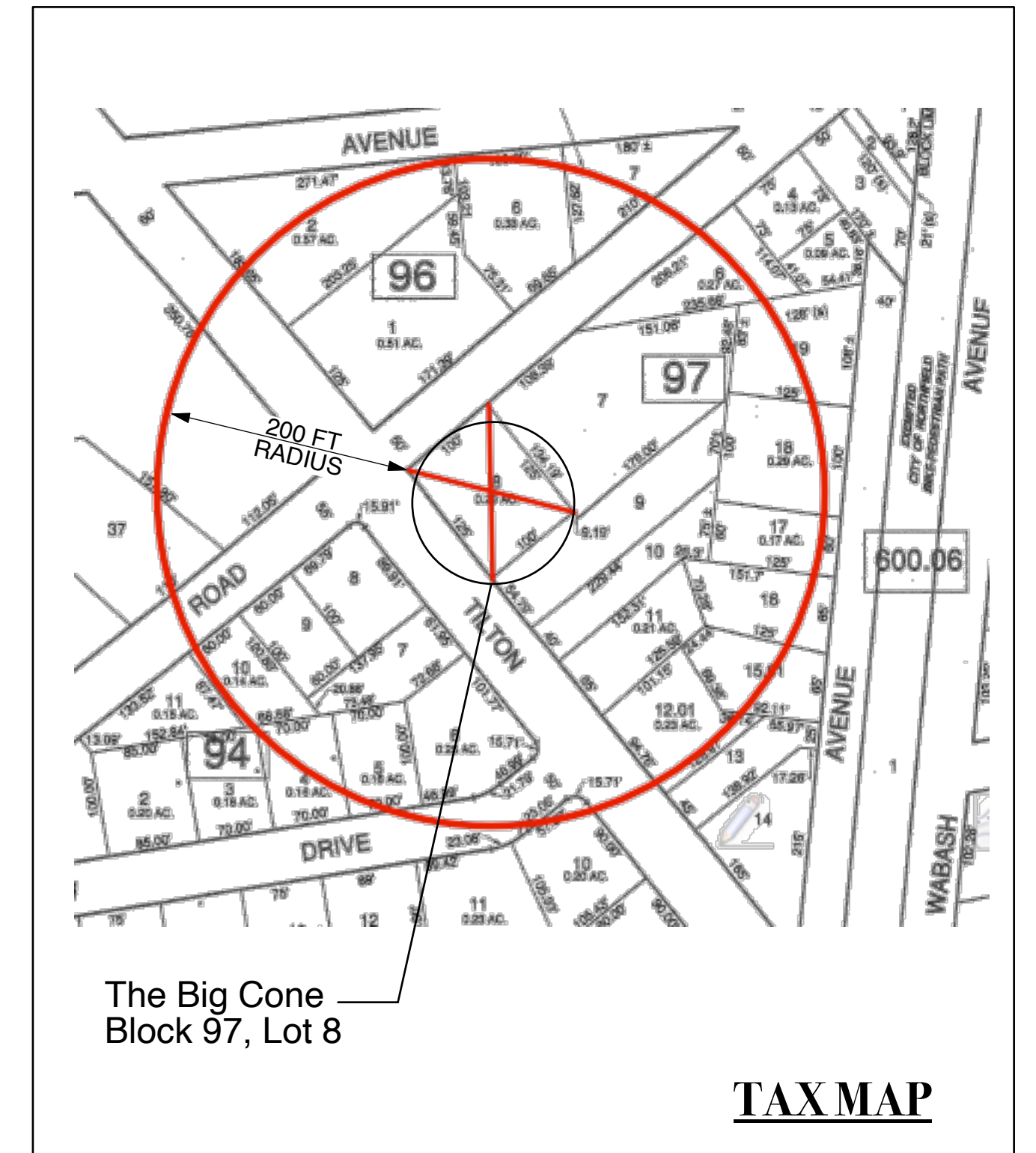
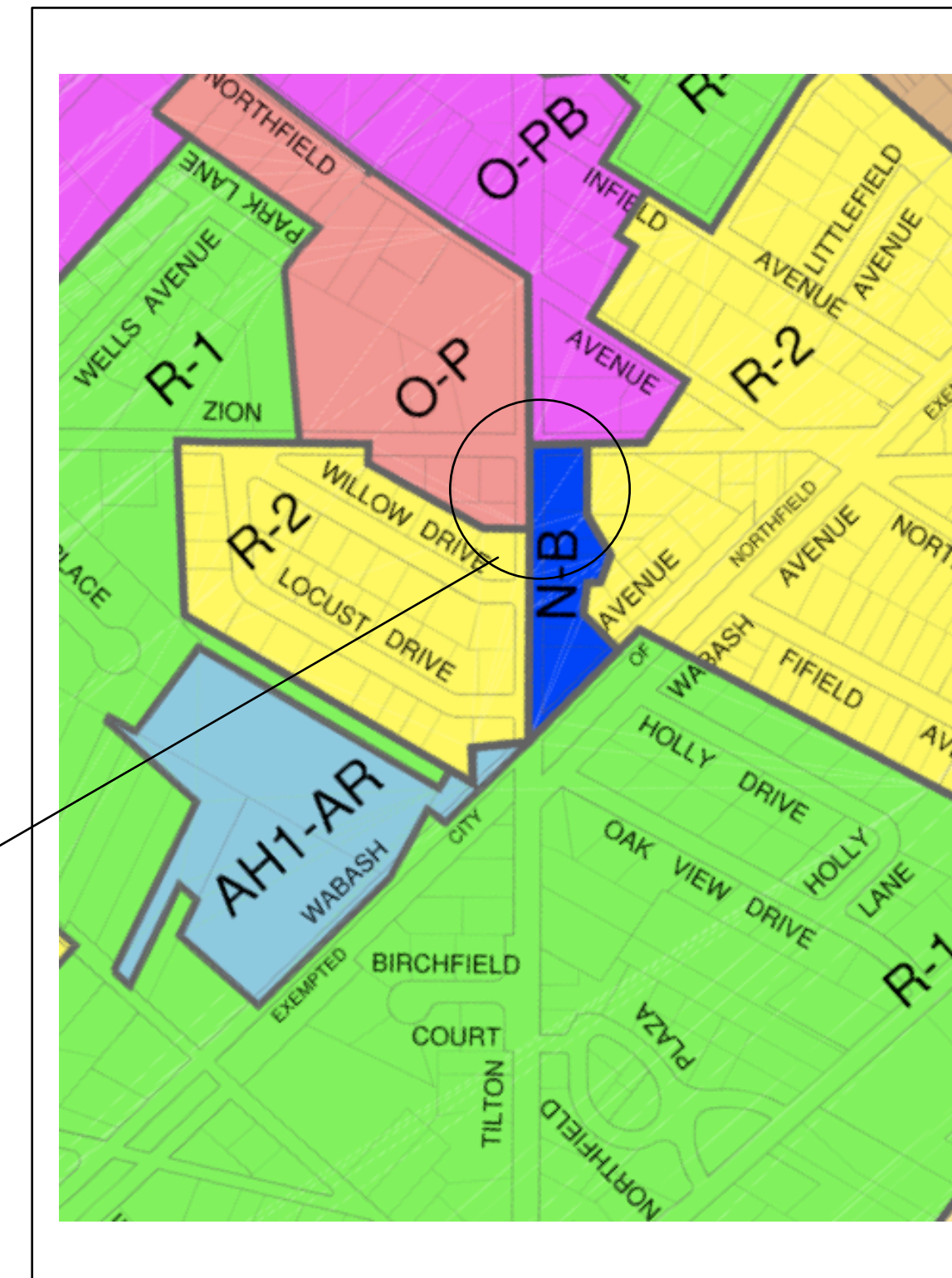
**LEGEND**

R-1	R-1	MUNICIPAL BOUNDARY
R-1A	R-1A	SINGLE FAMILY 3-4 DU/AC
R-2	R-2	SINGLE FAMILY 3-4 DU/AC-VARIABLE LOT SIZE
R-2	R-2	SINGLE FAMILY 4-5 DU/AC
R-3	R-3	SINGLE FAMILY 6-7 DU/AC
R-4	R-4	SINGLE FAMILY
AH	AH	ADULT HOUSING 15 DU/AC - AGE RESTRICTED, INDEPENDENT LIVING, OR CONGREGATE CARE / ASSISTED LIVING
AH1-AR	AH	AFFORDABLE HOUSING 1 - AGE RESTRICTED 12 DU/AC
N-B	N-B	NEIGHBORHOOD BUSINESS
C-B	C-B	COMMUNITY BUSINESS
R-C	R-C	REGIONAL COMMERCIAL
R-C	R-C	REGIONAL COMMERCIAL - AFFORDABLE HOUSING MIXED USE IS PERMITTED WITH CERTAIN RESTRICTIONS (BLOCK 1601 LOTS 52 & 97)
O-P	O-P	OFFICE PROFESSIONAL
O-PB	O-PB	OFFICE PROF. BUSINESS
C-C	C-C	COUNTRY CLUB
C-C	C-C	COUNTRY CLUB - TOWNHOUSES PERMITTED SUBJECT TO CERTAIN CONDITIONS (BLOCK 175, PORTION OF LOT #8 & BLOCK 17001, LOT 1,011)
R-B	R-B	RESIDENTIAL BUSINESS
C-MF	C-MF	COMMERCIAL MULTI-FAMILY
AH2	AH2	OVERLAY ZONE ADULT HOUSING - AGE RESTRICTED, INDEPENDENT LIVING, OR CONGREGATE CARE / ASSISTED LIVING (BLOCK 40, LOTS 28, 29, & 40)

\* PER ORDINANCE #7-2018 ADOPTED SEPT. 25, 2018

The Big Cone  
Block 97, Lot 8

**ZONING MAP**



**TAX MAP**

**COVER SHEET**

**DRAWING INDEX ALTERNATES**

Z-1	Neighbors List, Maps, Zoning & Signs Schedules, Signatures & Sheet Index
S-1	Site Plan w/drainage & Details
S-2	Site Grading Plan and details
S-3	Site Lighting Plan, Specifications & Details
S-4	Specifications & Details
S-5	Specifications & Details
S-6	Building Plan with Front & Side Elevations
SP	Survey

**R. D. Green Engineering**  
Structural, Foundation, Marine & Site Plan Engineering  
1512 Atkinson Avenue, Somers Point, NJ 08244 USA  
609-926-5182, 609-602-3690 cell  
Bobsgreen1@yahoo.com  
*Robert D. Green*  
**Robert Douglas Green, P.E.**  
PROFESSIONAL ENGINEER  
NJ LICENSE #24GE026637

SITE WORK & NEW BUILDING  
**The Big Cone**  
1600 Tilton Road  
Northfield, New Jersey 08225  
Block 97, Lot 8

FIELD BOOK	DRAWING BY TAC	SCALE AS SHOWN	PROJECT NO.	FILE DRAWING NO.
SET DWG. NO.	CALC. BY RDG	DATE 10/08/2021		<b>Z-1</b>

**Signatures**  
County Engineer- \_\_\_\_\_  
County Planning Board Secretary- \_\_\_\_\_  
City Engineer- \_\_\_\_\_  
City Planning Board Chairman \_\_\_\_\_  
City Planning Board Secretary- \_\_\_\_\_

Applicant: BiG Land, LLC  
Manos Law Firm, LLC  
2408 New Road  
Suite 2, Northfield, NJ 08225  
leo@manoslaw.com  
609-335-1873  
  
Owner: Adams Northfield LLC  
c/o Ken Ackerman Esq.  
1630 New Road, Suite 2C  
Northfield, NJ 08225

**REVISIONS**  
12/15/21 REV #1 ZONING & PLANNING REVIEW CHANGES