



NORTHFIELD ZONING SCHEDULE						
CATEGORY	UNIT	PERMITTED OR REQUIRED	EXISTING	PROPOSED	STATUS	REMARKS
ZONE DISTRICT	--	N-B Neighborhood Business	VACANT	C	N-B	C
USE DESIGNATION	--	FOOD	VACANT	C	FOOD	V INTERPRETATION
LOT AREA	SF	10,000	12,500	C	12,500	C
LOT FRONTAGE	FT	90	125	C	125	C
LOT DEPTH	FT	90	100	C	100	C
LOT WIDTH	FT	90	125	C	125	C
FRONT SETBACK	FT	25	-	-	25	C
SECOND FRONT SETBACK	FT	25	-	-	20	V SEE #1
REAR SETBACK	FT	NA	-	-	NA	- 2 SIDES
SIDE SETBACK	FT	10/15 MINIMUM	-	-	80'-	C
SECOND SIDE SETBACK	FT	10 MINIMUM	-	-	25	C
BUFFER	FT	10	-	-	10/7	V
BUILDING HEIGHT	FT	25- 2 STORY	-	-	15 ONE STORY	C
MAXIMUM BUILDING HT.	FT	25	-	-	15 ONE STORY	C
PARKING REQUIREMENTS	#	3 SEATS/SPACE = 13	-	-	16	C
FLOOR AREA RATIO	%	0.25	-	-	10	C
BUILDING COVERAGE	%	25	-	-	10	C
IMPERVIOUS LOT COVER.	%	75	90%	-	75%	C SEE #2
BUILDING SIZE	SF	1,500	-	-	1,250	V

C - CONFORMS
 ENC - EXISTING NONCONFORMING
 NC - NONCONFORMING
 NIC - NO CHANGE
 N/A - NOT APPLICABLE
 SF - SQUARE FEET
 CF - CUBIC FEET
 V - VARIANCE

NOTES:
 1. ORDINANCE 215-34A CORNER LOT FRONT MUST BE 20 FT MINIMUM TO BUILDING
 2. GAS STATION WAS MORE THAN 90% LOT COVERAGE

PARKING ANALYSIS		
SEATING	PARKING REQUIREMENTS	PARKING SPACES PROVIDED
INSIDE SEATING = 0		
OUTSIDE SEATING - 2 PICNIC TABLES X 6 EACH = 12 SEATS	12 CUSTOMERS	
4 PICNIC TABLES X 4 SEATS EACH = 16 SEATS	+ 16 CUSTOMERS	
	28 / 3 SEATS PER CAR = 9 PARKING SPACES REQUIRED	
EMPLOYEES = 4	4 PARKING SPACES REQUIRED	
TOTAL PEOPLE = 32	13 PARKING SPACES REQUIRED	16 PARKING SPACES PROVIDED

- ### LIST OF VARIANCES
- "D" USE VARIANCE (IF NECESSARY) TO PERMIT EATING, DRINKING AND TAKEOUT SERVICE OF PREPARED GOODS WITHOUT SEATING WITHIN A PERMANENT ENCLOSED STRUCTURE. (TEN INSIDE SEATS REQUIRED; 28 OUTDOOR SEATS PROVIDED)
 - REAR BUFFER: 10 FT REQUIRED; 7 PROVIDED TO ALLOW FOR REAR EXIT.
 - ZION ROAD SETBACK: 25 FT REQUIRED; 20 FT PROVIDED
 - GROSS FLOOR AREA: 1,500 SQ FT REQUIRED; 1,250 SQ FT PROVIDED
 - FIVE FOOT ROOF OVERHANG INSTEAD OF TWO FOOT
 - FREE-STANDING SIGN SETBACK IS REQUIRED TO BE 15 FT FROM PROPERTY LINE; A 6 FT SETBACK TO CENTER OF SIGN IS PROVIDED.
 - FREE-STANDING ROOF TOP SIGN ABOVE THE 15 FT ROOF TOP IS REQUESTED
 - ADDITIONAL "L" VARIANCES SEE SIGNAGE SCHEDULE ON Z-1

- ### LIST OF WAIVERS
- TILTON ROAD DRIVEWAY WIDTH: 30 FT REQUIRED, 25 FT PROVIDED.
 - DISTANCE OF DRIVEWAY ON TILTON ROAD FROM ROAD INTERSECTION IS 100 FT REQUIRED; 92'-8" PROPOSED
 - DISTANCE OF DRIVEWAY ON ZION ROAD FROM ROAD INTERSECTION IS 100 FT REQUIRED; 95'-10" PROPOSED
 - NO PARKING PERMITTED WITHIN 20 FT OF A STREET LINE. PARKING WITHIN 10 FT IS PROPOSED ON TILTON ROAD.
 - ZION ROAD DRIVEWAY WIDTH: 25 FT MINIMUM TWO-WAY DRIVEWAY WIDTH, A 12 FT. ONE-WAY EXIT IS PROPOSED. WITH 26 FT. OPENING AT CURB.
 - NO PARKING PERMITTED WITHIN 50 FT OF RESIDENTIAL ZONE: 10 FT SETBACK IS PROVIDED.
 - EIS = ENVIRONMENTAL IMPACT STATEMENT
 - WAIVER IS REQUESTED FOR LANDSCAPING ALL 4 SIDES OF THE BUILDING. ONLY ONE SIDE TO BE LANDSCAPED.
 - ZION ROAD EXIT DRIVE-WAY IS WITHIN THE SIDEYARD SETBACK.

Planting Schedule

Mark	Common Name	Botanical Name	Size	Quantity
A	Arborvitae	Thuja occidentalis	3" cal 12"-15" ht	32
B	Winterreeper	Euonymus fortunei	18-24" height	21
C	Red osier dogwood	Cornus stolonifera	3-5" height	9
D	Azalea	Rhododendron Hybrid	18-24" height	6
E	Oakleaf hydrangea	Hydrangea quercifolia	3-4" height	9
F	Crapemyrtle	Lagerstroemia indica	2" cal 5-6" height	7
G	Gray Blrch	Betula populifolia	3" cal 8' height	2
H	Hawthorne 'Winter King'	Crataegus Viridis	3" cal 8' height	3

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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	DATE		
	CHECKED BY RDG	10/08/2021		S-1