

GEMMEL, TODD & MERENICH

A PROFESSIONAL ASSOCIATION

COUNSELLORS AT LAW

767 SHORE ROAD

P.O. BOX 296

Linwood, New Jersey 08221

TELEPHONE
(609) 927-7200

TELECOPY
(609) 927-3278

E-MAIL
CharlesGemmel@GemmelToddMerenich.com

CHARLES GEMMEL
MEMBER OF N.J. BAR
MASTER OF LAWS (TAXATION)

MOLLY TODD MERENICH
MEMBER OF N.J. BAR

ROBERT P. MERENICH
MEMBER OF N.J. BAR

March 28, 2022

(via UPS - Overnight Mail)

Joel M. Fleishman, Esquire
FLEISHMAN-DANIELS LAW OFFICES
646 Ocean Heights Avenue, Suite 103
Linwood, NJ 08221

Matthew F. Doran, PE, PP, PLS
DORAN ENGINEERING, P.A.
840 N. Main Street
Pleasantville, NJ 08232

Re: Application of Webster Property Management, LLC
Lots 8 and 8.01, Block 106, Northfield Tax Map
Our File No. 11,274-103-C

Dear Matt and Joel:

At the request of Robin Atlas I am enclosing herein the following revised plans that we will ask be considered by the Northfield Planning Board at its meeting scheduled for April 7, 2022:

1. Preliminary Site Plan by DeBlasio & Associates dated March 22, 2022; and
2. Architectural drawings done by Fenwick Architects dated December 1, 2021 and last revised March 21, 2022.

The enclosures demonstrate the following changes that have been made to the plans:

1. a 15' buffer landscape screen has been created;
2. a 50' parking lot setback to a residential zone has been created;
3. maximum lot coverage has been addressed by being reduced from 49.1% to a complying 45%;

Joel M. Fleishman, Esquire
Matthew F. Doran, PE, PP, PLS
March 28, 2022
Page 2

4. regarding the size of the building it has been reduced significantly from 5,100 s.f. to 4,200 s.f.;
5. regarding parking spaces for the medical office, we are providing seven spaces in excess of the amount required by the Ordinance;
6. two staggered rows of evergreen trees will be installed as a buffer, in addition to a 6' high solid fence that is being relocated and extended;
7. a new fence will be installed along the Church rear yard to provide better screening than the existing chain link fence;
8. the medical building's rear yard setback has been increased and windows along the rear elevation of the medical office have been eliminated; and
9. two large oak trees at the property will be saved.

We will discuss the enclosed plans in greater detail at the hearing that continues on the 7th of April. We will be asking that our Application be bifurcated and that at this time we will merely be seeking the "D" variances that are necessary.

Thank you for your attention.

Very truly yours,



Charles Gemmel

CG/bh

Encls.

cc: Robin Atlas w/o Encl. *(via E-Mail)*

Joe Mohnack w/o Encl. *(via E-Mail)*

Stephen Fenwick w/o Encl. *(via E-Mail)*