

DORAN

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MEMO TO: Northfield Planning Board /Zoning Board
FROM: Matthew F. Doran, Board Engineer
DATE: May 10, 2024
RE: Adam Barker
Doran # 9731

LOCATION: 609 Herzel Avenue
Block: 42 Lots: 1.22

STATUS: "C" Variance Request

BASIS FOR REVIEW: Plans prepared by: Owner
Survey by Robert J. Catalano, P.E.
Sheet 1 of 1, dated 11/17/17

Cover Letter prepared by Barker, Gilfand, James & Savas , dated 4/4/24
Application and Attachments

USE: Single Family, Proposed Addition

ZONING REQUIREMENTS: This property is located in the R-1 Zone, which allows primarily for Residential Uses. The following is a review of the bulk requirements for the proposed project:

Item	Required	Proposed	Conformity
LOT AREA	10,000 SF	10,186 SF	C
LOT WIDTH	100'	105'	C
SETBACKS:			
FRONT	25'	15.6' (EX)	ENC
SIDE	10'	12.2' (EX) 13' (Proposed)	C/C
SIDE	15'	17.3' (EX) 18' (Proposed)	C/C
REAR	25'	19.67'	DNC
HEIGHT	2 ½ sty (30')	2 sty	-
MIN.GROSS FLOOR AREA:			
ONE STORY	1,200 SF	>1,200 SF	C
TWO STORY	1,350 SF	-	-
BLDG COVERAGE	25%	30%	DNC
TOTAL COVERAGE	40%	34.5%	C
ACCESSORY STRUCTURE:			
SIDE	10'	-	-
REAR	10'	-	-
HEIGHT	12'	-	-

M/C- Must Comply time of building permit request.

ENC- Existing Nonconformity

DNC- Does Not Comply

PROJECT DESCRIPTION:

This is an applicant has requested “C” Variance relief for rear setback and building coverage. The property is located on Herzel Avenue.

Review Comments:

1. The applicant has requested “C” Variance relief for building coverage and side yard coverage.

Following is a list of Variance Requirements for the application:

A.

- 1) Building Coverage- 25% is permitted; 30% is proposed.
- 2) Rear Setback- 25’ is required; 19.67’ is proposed.

REVIEW COMMENTS:

1. The applicant has requested “C” Variance relief for building coverage and rear yard coverage.
2. Since it is determined that “C” Variance relief is needed for the project, the applicant should supply testimony, as outlined in the following criteria, as appropriate.
 - a. By reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property or (c) by reason of extraordinary and exceptional situation uniquely affecting a specific piece of property or structures lawfully existing thereon, the strict application of the zoning regulations would result in the peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the development of the property. This is known as the C (1) Criteria.
 - b. Where the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment. This is known as the “C” (2) Variance.

It should be noted:

No variance may be granted without showing that such variance can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the zone plan and zoning ordinance.

This is also known as Negative Criteria.

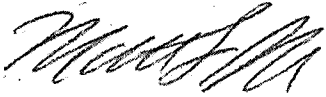
3. The site presently contains curbs and sidewalks, as required.
4. The ordinance requires two (2) shade trees across the front of the property. The trees should be planted, or a waiver granted by the Board. There appears to be plantings at the front of the property, however, no street trees.

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5. The plan shows that two (2) onsite parking spaces are existing, as required.

If you have any questions or require further information, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Matthew F. Doran', written in a cursive style.

Matthew F. Doran, P.E., P.P., P.L.S., C.M.E.
Board Engineer