

# UTILITIES

## ENGINEERING & SURVEYING

903 Sarazen Road, Brigantine, NJ 08203

Matthew F. Doran, P.E., PLS, PP  
(609) 517-1164

**MEMO TO:** City of Northfield Planning/Zoning Board

**FROM:** Matthew F. Doran, Board Engineer

**DATE:** June 22, 2026

**RE:** 606 Herzel Avenue  
Doran #9759

**LOCATION:** 606 Herzel Avenue  
Block: 42; Lot: 1.17

**STATUS:** "C" Variance Request for Building Coverage, Lot Coverage, and Aggregate side setbacks

**BASIS FOR REVIEW:** Plans prepared by Bishop & Smith, Architects  
Sheet A-1 of 5 dated 5/12  
Application Package with Cover Letter dated 6-08-26  
Property Survey by Schaeffer Nassar Scheidegg, dated 8-22-24

**USE:** Single-family, proposed additions

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

Item	Required	Existing	Proposed	Conformity
LOT AREA	10,000 SF	10.100SF	10,100 SF	C
LOT WIDTH	100'	100'	100'	C
<b>SETBACKS:</b>				
FRONT	25'	25'	25.00'	C
FRONT	25'	-		
SIDE	10'	11.77'	11.77'	C
BOTH SIDES	25'	23.20	23.20'	DNC
REAR	25'	25.00'	25.00'-	C
HEIGHT	2 ½ STY/30'	1 STY-	1 STY	C
<b>MIN.GROSS FLOOR AREA</b>				
ONE STORY	1,200 SF	>1,200-	2,650 sf-	C
TWO STORY	1,250 SF	-		-

**City of Northfield Planning/Zoning Board**

June 17, 2026  
606 Herzel Avenue  
Doran #9759  
Page 2

BLDG. COVERAGE	25%	23.0%	26.23%	DNC
TOTAL COVERAGE	40%	53.7%	55.8%	DNC
<b>Accessory Structure &lt;144 SF</b>			-	
SIDE	3'	4.80.	4.80	C
Rear	3'	8.0'	8.0'	C

**PROJECT DESCRIPTION:**

The applicant has applied for “C” Variance for lot coverage, building coverage, and side yard setback aggregate. The applicant is proposing to construct an addition to the front of the existing house as well as two additions/renovations to the rear of the house.

**Review Comments:**

1. The applicant has requested “C” Variance relief for lot coverage, where 40% is permitted , and 55.8% is proposed. A second variance is required for building coverage, where 25% is permitted and 26.23% is proposed. A third variance is required to side yard setback aggregate where 25’ is required and 23.20’ is proposed.
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 the 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) Variance; or

- 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.

**City of Northfield Planning/Zoning Board**

June 17, 2026

606 Herzel Avenue

Doran #9759

Page 3

3. The site presently contains curbing and sidewalks along Herzel Avenue as required.
4. The ordinance requires three (3) shade trees across the front of the property on Herzel Ave. It appears that one tree presently exists. The board should discuss the need for two additional trees.
5. The plan shows two (2) on-site parking spaces as required. Access to the site is from Herzel Ave.
6. The plan should be submitted to the Fire Chief for review.

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

Very truly yours,



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