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MEMO TO: Northfield Planning Board/Zoning Board

FROM: Matthew F. Doran, Board Engineer

DATE: April 27, 2020 (Revised July 27, 2020)

RE: Roger and Edwina Hansen
Doran # 9681

LOCATION: 1300 Argo Lane
BLOCK: 175 LOTS: 38

STATUS: Minor Subdivision with "C" Variances

BASIS FOR REVIEW: Plans prepared by Adams, Rahman & Hagan and Dixon Associates
Sheet 1 of 1 dated January 2020 , revised July 21, 2020
Plans prepared by Dixon Associates
Sheet 1 of 1, all map and street design, dated July 21, 2020

USE: Single Family

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

Item	Required	Proposed Lot 38	Proposed Lot 38.01	Conformity
LOT AREA	10,000 AC	2.87AC	.663 AC	C
LOT WIDTH	100'	100'	0'	C
SETBACKS:				
FRONT	25'	170.3'	25'	C
SIDE	10'	43'	12.5'	C
SIDE	15'	110'	12.5'	C
REAR	25'	160'	25'	C
HEIGHT	2 ½ sty/30'	2 sty	M/C	C
MIN.GROSS FLOOR AREA:				
ONE STORY	1200 SF	-	M/C	
TWO STORY	1350 SF	4165 SF	M/C	
BUILDING COVERAGE	25%	3%	M/C	C
TOTAL COVERAGE	40%	17.8%	M/C	C
Accessory Building:				
SIDE	10'	380'(146')	M/C	M/C
REAR	10'	55.1'	M/C	M/C
HEIGHT	12'	<12'	M/C	M/C

M/C- Must comply at time of building permit request.

PROJECT DESCRIPTION:

The applicant is proposing to subdivide an existing 4.62 acre lot, into one (1) new lot and the remainder, for a total of two (2) lots. This property is located at the end of Argo Lane, which dead ends at tidal wetlands.

In the past, this property was subject to a major subdivision of 5 lots. That approval has not moved forward as of this date.

COMPLETENESS REVIEW:

The application was reviewed for completeness using Section 215-61 of the ordinance. The following items need to be supplied, or a waiver granted by the Board in order for the application to be deemed complete.

- A.
 - (3) Wetlands delineation (Buffer)

- B.
 - (2) (c) Tax Map Sheet Number
 - (3) Key Map- show name of all streets and zone boundaries within 500' of the site.

ZONING REVIEW:

1. The application has proposed a Minor Subdivision of one (1) lot, into a total of two (2) lots. One lot fronts on Argo Lane, which is a public street. Both lots have frontage on Argo Lane.

The applicant has requested "C" Variance relief or a Design Waiver for part of the application dealing with the roadway improvements.

2. The Municipal Land Use Law generally authorizes the Board to grant "C" (1) or "C" (2) variances where:
 - A) (c) (1), "...Where: (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,...the strict application of any regulation pursuant to article 8 of this act would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property, grant, upon an application or a an appeal relating to such property, a variance from such strict application of such regulation as to relieve such difficulties or hardship,..."or

B) (c) (2)"...where in an application or appeal relating to a specific piece of property the purposes of this act or the purposes of the "Educational Facilities Construction and Financing Act, "P.L.2000, c.72 (C.18A:7G-1 et al.) would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment, grant a variance to allow departure from regulations pursuant to article 8 of this act;..."

3. The applicant has provided written arguments regarding the assertion that the variance relief for both variances will be supported by utilizing the "C" (1) and "C" (2) criteria.

This testimony should be presented to the Board at time of the hearing.

4. The applicant must also address the Negative Criteria where the granting of the variance can only be made upon showing that the grant will not cause a substantial detriment to the public good, nor substantially impair the intent and purpose of the zone plan and zoning ordinance.

REVIEW COMMENTS:

1. The plan shows the wetlands delineation that was established for the previous approval.

An application was submitted to the NJDEP in order to provide a Wetlands Buffer for the site. A 150' buffer, is required, the buffer should be shown on the plan.

2. The applicant is not proposing municipal sewage for the project. Individual septic systems are proposed for the new lot.

Approval from the Atlantic County Board of Health prior to building permit is required, prior to building permit request.

The applicant should discuss with the Board the possibility of installing public sewer. A description of the availability and cost of tying into the sewer system should be discussed.

3. The applicant is proposing to utilize a new well on each lot for domestic water. A State Permit is required for new wells, prior to applying for a building permit.

As stated in Section 215-127, only major subdivisions, are required to be connected to the local water system.

The applicant should discuss with the Board the possibility of installing public water.

4. Access to the new lot is being gained by extending the unimproved section of Argo Lane approximately 200' to the east, while the width of the proposed street extension is only 15' wide that is the width of the Public-Right-Of-Way on Argo Lane.

The construction details for the extension of Argo Lane are under the jurisdiction of the "Residential Site Improvement Standards.

The lowest intensity for a roadway design is a residential access roadway. The minimum traveled way for this road is 21', since 15' is proposed; a waiver is required.

The minimum Right-Of-Way width required 50'; a design waiver is requested; sidewalks are required on one (1) side none are proposed; a design waiver is required.

The Board should discuss the applicability or need for the improvements, due to the limited amount of development and that fact that no further subdivision past lot 38.01 are possible, due to the presents of wetlands.

The Board should discuss the need for a turnaround at the end of Argo Lane, as it is a narrow dead street and services for, fire apparatus, trash truck, delivery trucks and automobiles, etc.

Access to lot 38, which presently contains the existing home, will utilize the existing brick driveway.

5. The existing brick driveway is approximately 12 feet wide, and loops thru the site.

The design engineer shall discuss with the Fire Chief if the radius of the existing drive is suitable for the City's fire apparatus and fire vehicles.

A letter from the Fire Chief should be supplied for review prior to filing on the plan.

6. The ordinance requires street trees to be planted at 30' on center across the lot frontage of Argo Lane. There appears to be a large variety of mature trees along Argo Lane.

This should be discussed with the Board.

7. The ordinance requires curbs and sidewalks along Argo Lane, on one side. The applicant should discuss with the Board if a design waiver is warranted for the project. They also require that the road be improved to the City standards across the front of the property. This should be shown, or a waiver requested. As previously stated this project is also under the jurisdiction of the "Residential Site Improvement Standards."
8. The plan should be submitted to the tax assessor to verify lot numbers, prior to signing of the plan.
9. The plan should be submitted to the County for approval or exemption, prior to signing of the plan.

July 27, 2020
Northfield Planning/Zoning Board
Roger and Edwina Hansen
1300 Argo Lane
Page 5 of 5

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". The signature is fluid and cursive, with the first name being the most prominent.

Matthew F. Doran, P.E., P.P., P.L.S
Engineer