

UTILITIES

ENGINEERING & SURVEYING, LLC

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MATTHEW F. DORAN, P.E., P.L.S., P.P., C.M.E.

MEMO TO: Northfield Planning Board

FROM: Matthew F. Doran, Board Engineer

DATE: May 27, 2026

RE: 1001 New Road, LLC
DORAN # 9758

LOCATION: NEW ROAD & ROOSEVELT AVE
BLOCK: 46 LOTS: 18

STATUS: "C" Variance Request for a new Free-Standing Sign

BASIS FOR REVIEW: Plans Prepared by Arthur Chew Consulting LLC
Sheet 1 of 1 dated 3/24/2026
Cover Letter prepared by Eric S. Goldstein, P.C.
Planning Board Application Form, dated 4/28/26
Copy of Tax Map Sheet, undated
200' Property owners list, dated 3/07/26
Certification of paid property and sewer taxes, dated 5/12/26

USE: Existing Commercial/ Professional Building, Proposed Free Standing Sign

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

ITEM	REQUIRED	EXISTING	CONFORMITY
LOT AREA	10,000	7,086 sf	ENC
LOT WIDTH	90'	77.42'/87.99'	ENC
SETBACKS:			
FRONT (New Road)	25'	17.00'	ENC
FRONT (Roosevelt)	25'	42.92'	C
SIDE	15'	9.75'	ENC
SIDE	15'	39.00'	C
REAR	25'	---	---
HEIGHT	2 sty / 25'	1 sty	C
MIN.GROSS FLOOR AREA:			
ONE STORY	1500 sf	864'	ENC
TWO STORY	1500 sf	-	-

BLDG COVERAGE	25%	13.39%	C
TOTAL COVERAGE	80%	68.83%	C
FLOOR RATIO	.25	.12	C
BUFFER	15'	0'	ENC

**ENC -Existing Non
Conformity**

PROJECT DESCRIPTION:

This is an application for the construction of a free standing sign the for New Road frontage at the subject property. The proposed sign is proposed to be 28 sf in area. No other site changes are proposed..

REVIEW COMMENTS:

1. Following is a review of the proposed sign utilizing the General Provisions for signage as outline in Section 215-113 of the Ordinance.
 - a. No sign shall be located in a location that will impede the sight triangle; The applicant should provide a sight triangle for the driveway to assure clear site for use of the driveway.
 - b. The sign setback is required to be 15', 2.83' is proposed. A variance is required for the sign setback.
 - c. The maximum sign height permitted is 12' above ground level. The proposed sign height is 9.5', which complies.
2. The applicant shall discuss with the Board the type of lighting proposed for the sign.
3. The applicant will be required to obtain a building permit for the sign, is approved.
4. Following is a review of the sign requirements as outlined in Section 215-113 L(2) of the ordinance:
 - a. Maximum sign height, 15' is permitted, 9.5' is proposed. The bottom edge shall be located at a minimum of 3' above the ground, 3' is proposed.
 - b. Sign Area, 10sf plus 1 sf for each 10' of road frontage off the street the sign is located, therefore, 17.74 sf is permitted and 28 sf is proposed. A variance is required for sign area
 - c. Sign setback, 15' is required, 2.83' is proposed. A variance is required for the sign setback.
 - d. The numerical address of the property shall be added to the sign.
5. The applicant will be required to obtain variances for Sign Area and Sign Setback. The applicant should provide testimony to substantiate the variances as per NJSA:55D-70(c), commonly called the "C" Variance. The C (2) criteria is commonly used for this type of variance request.

- a. With regards to the C (2) criteria, what must be shown is that the application (1) relates to a specific piece of property; (2) that the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements; (3) that the variance can be granted without substantial detriment to the public good. (4) that the benefits of the deviation would substantially outweigh any detriments and; (5) that the variance will not substantially impairing the intent and purpose of the zone plan and zoning ordinance.
 - b. The applicant shall also address the Negative Criteria. The Negative Criteria consists of two elements: No variance should ever be granted unless it can be done (1) without substantial detriment to the public good, and (2) without substantially impairing the intent and purpose of the zone plan and zoning ordinance.
6. The plan should be revised to show a sight triangle at the driveway on New Road. The sight triangle shall be consistent with requirements of the State of New Jersey DOT specifications.
 7. No other site changes are proposed as part of this application.