

# DORAN

**ENGINEERING, PA**  
**ENGINEERS • PLANNERS • SURVEYORS**

840 NORTH MAIN STREET • PLEASANTVILLE, NJ 08232  
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**MEMO TO:** City of Northfield Planning/Zoning Board

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

**DATE:** August 21, 2024

**RE:** Jenine Avellini  
Doran #9737

**LOCATION:** 18 Fairway Avenue  
Block: 144; Lot: 18

**STATUS:** "C" Variance Request

**BASIS FOR REVIEW:** The materials submitted and subject to review are as follows:

| NO.    | TITLE                        | PREPARED BY                | DATE     |
|--------|------------------------------|----------------------------|----------|
| 1 of 8 | Proposed Architectural Plans | Daniel Scott Mascione, AIA | 7/30/24  |
| 1 of 1 | Property Survey              | James R. Boney, PLS        | 10/14/22 |
| 1 of 1 | Application Form             | Applicant                  | 8/8/24   |
| 1 of 1 | Deed of Property             | -                          | 10/27/22 |

**USE:** Single-family, proposed partial 2-story rear addition.

**ZONING REQUIREMENTS:** This property is in the R-2 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                    | 7,500 SF    | 7,500 SF    | 7,500 SF    | C          |
| LOT WIDTH                   | 70'         | 50'         | 50'         | ENC        |
| <b>SETBACKS:</b>            |             |             |             |            |
| FRONT                       | 25'         | 29.48'      | 29.48'      | C          |
| SIDE                        | 10'         | 5.11'/8.11' | 5.11'/8.11' | ENC/DNC*   |
| BOTH SIDES (12.65' + 5.11') | 25'         | 17.79'      | 23.61'      | DNC        |
| REAR (House)                | 25'         | 55.92'      | 55.92'      | C          |
| HEIGHT                      | 2 ½ STY/30' | 2-STY       | 2-STY       | C          |
| <b>MIN.GROSS FLOOR AREA</b> |             |             |             |            |
| ONE STORY                   | 1,100 SF    | -           | -           | -          |
| TWO STORY                   | 1,250 SF    | 2,428 SF    | 2,884 SF    | C          |
| BLDG. COVERAGE              | 30%         | 23.7%       | 23.7%       | C          |
| TOTAL COVERAGE              | 45%         | 45.5%       | 45.5%       | ENC        |

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| Item                                  | Required | Existing | Proposed | Conformity |
|---------------------------------------|----------|----------|----------|------------|
| <b>Accessory Structure &gt;144 SF</b> |          |          |          |            |
| SIDE                                  | 10'      | -        | -        | -          |
| REAR                                  | 5'       | -        | -        | -          |

\*Expansion to the second floor.

The applicant has applied for “C” Variance relief in order to construct a second-floor addition at their existing house on Yorkshire Avenue.

**Review Comments:**

1. The Applicant has requested “C” Variance relief for a side yard setback, where 10’ is required, and 8.11’ is proposed; where 25’ both sides is required, and 23.61’ 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.

- 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. There are a few sections of existing sidewalk along the front frontage of the property.

The Board should discuss the possibility of having the applicant replace the sidewalks that are in poor condition.

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4. The ordinance requires two (2) shade trees across the front of the property.  
The property presently contains two (2) shade trees, as required.
5. The plan presently shows two (2) onsite parking spaces, as required.

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