

# DORAN

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## ENGINEERING, PA

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

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

**DATE:** July 17, 2025

**RE:** Richard & Ave Guerrieri  
Doran #9745

**LOCATION:** 114 Steelman Avenue  
Block: 166; Lot: 20

**STATUS:** "C" Variance Request

**BASIS FOR REVIEW:** Plans prepared by Obelenus Architecture LLC  
Sheet 1 of 5, A1, dated 6-30-25  
Sheet 2 of 5, A2, dated 6-30-25  
Sheet 3 of 5, A3, dated 6-30-25  
Sheet 4 of 5, A4, dated 6-30-25  
Sheet 5 of 5, A5, dated 6-30-25

Property Survey by Daniel J. Ponzio, Sr, dated 11-11-24.  
Application Form, undated  
**Cover Letter from Brian J. Callaghan, dated July 11, 2025**

**USE:** Single-family, proposed 2-story rear addition over the existing dwelling and a two-story addition attached to the side of the existing dwelling plus a new front and rear porches.

**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	9,200 SF	9,200 SF	C
LOT WIDTH	70'	80'	80'	C
<b>SETBACKS:</b>				
FRONT (Steelman Avenue)	25'	24.70'	24.90' (18.75' porch)	DNC
SIDE	10'	23.90'	10.16'	C
BOTH SIDES	25'	29.6'	27.56'	C
REAR (House)	25'	59'	48.9'	C
HEIGHT	2 ½ STY/30'	2-STY	2-STY	C

City of Northfield Planning/Zoning Board

July 17, 2025

Richard & Ave Guerrieri

114 Steelman Avenue

Doran #9745

Page 2

Item	Required	Existing	Proposed	Conformity
<b>MIN.GROSS FLOOR AREA</b>				
ONE STORY	1,100 SF	-	-	-
TWO STORY	1,250 SF	>1,250 SF	>1,250 SF	C
BLDG. COVERAGE	30%	15%	15.29%	C
TOTAL COVERAGE	45%	25%	34.8%	C
<b>Accessory Structure &gt;144 SF</b>				
SIDE	10'	2.6'	2.6' Existing	ENC
Rear	5'	24.5'	24.5'	C

ENC – Exiting Non-Conformity

DNC – Does Not Comply

**PROJECT DESCRIPTION:**

The applicant seeks “C” Variance relief to build a second-floor addition and a new two-story side addition to the existing dwelling. New front and rear roofed decks/porches are also proposed.

**Review Comments:**

1. The applicant has requested “C” Variance relief for a front yard setback, where 25’ is required, and 24.70’ to the building and 18.75’ to the roofed porch 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.

**City of Northfield Planning/Zoning Board**

July 17, 2025

Richard & Ave Guerrieri

114 Steelman Avenue

Doran #9745

Page 3

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. The applicant should discuss this with the Board.
5. The plan shows two (2) on-site parking spaces on the site. Access to the spaces is from the rear alley. One of the proposed spaces is in an existing garage and one space is located in front of the garage.

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