

# DORAN

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

840 NORTH MAIN STREET • PLEASANTVILLE, NJ 08232  
(609) 646-3111 FAX (609) 641-0592

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

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

**DATE:** January 21, 2021

**RE:** Danny Davila  
Doran # 9688

**LOCATION:** 1921 Cedarbridge Road  
BLOCK: 87 LOT: 1

**STATUS:** "C" Variance Request for the Construction of a Single-Family Dwelling with Variances.

**BASIS FOR REVIEW:** Plans prepared by Arthur W. Ponzio & Associates  
Sheet 1 of 1, dated 12/15/2020

Architectural plans prepared by Nicholas Paul Ludovich  
Sheet A-1, dated 1/20/2021  
Sheet A-2, dated 1/19/2021

**PROJECT DESCRIPTION:** This is an application for "C" Variance relief for Front and Rear Yard Setbacks for existing Lot 1 in Block 8, The lot fronts on the corner of Cedarbridge Road (Improved) and Wabash Avenue (Un-improved).

**USE:** Single Family

**COMPLETENESS REVIEW:** The application was reviewed for completeness utilizing the criteria shown in Section 215-63 of the ordinance. The following information should be provided, or a waiver granted by the Board.

1. Proof of Service Public Notice
2. Certificate of Paid Taxes

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

ITEM	REQUIRED	EXISTING	CONFORMITY
LOT AREA	10,000 sf	9,126 sf	ENC
LOT WIDTH	100'	198.68' (102.28')	C
<b>SETBACKS:</b>			
FRONT (Cedarbridge)	25'	18.57'	DNC
FRONT (Wabash)	25'	15'	DNC

SIDE	10'	82'	C
REAR	25'	10'	DNC
HEIGHT	2 ½ sty (30')	2 ½ sty (30')	C
<b>MIN.GROSS FLOOR AREA:</b>			
ONE STORY	1200 sf	-	-
TWO STORY	1350 sf	3100 SF	C
BLDG COVERAGE	25%	22%	C
TOTAL COVERAGE	40%	30%	C

**REVIEW COMMENTS:**

1. The applicant has requested “C” Variance Relief for Front and Rear yard Setbacks, in order to allow for construction of a 2-story dwelling on the property.

Following is a list of Variances that are required:

- a) Front Yard (Cedarbridge) 25’ is required; 18.57’ is proposed.
  - b) Front Yard (Wabash Avenue) 25’ is required; 15’ is proposed.
  - c) Rear Yard; 25’ is required, 10’ is proposed.
2. The Board has the power to grant the Bulk Variances, provided the applicant can demonstrate to the Board’s satisfaction, that either:
    - A. C (1) 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 affected a specific piece of property or (c) by reason of extraordinary and exceptional situation uniquely affecting a specific piece of property of the structures awfully 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, or,
    - B. C (2) Where an application or appeal to a specific piece of property, the purpose of this act would be advanced by a deviation from the Zoning Ordinance requirements and the benefits of the deviation would substantially outweigh any detriment.

The applicant has submitted a written analysis and presented the case that variances can be granted using both criteria.

The applicant should supply this testimony to the Board.

3. The applicant should further address the Negative Criteria where no variances or other relief may be granted under the terms of this section without showing that such variance or other relief can be granted, without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and Zone Ordinance.
4. At present, the existing Right-Of-Way of Cedarbridge Road is 33'. The standard Right-Of-Way requirement for a road is 50'.

The Board should discuss the need to require a half width Roadway reduction of 8.5'.

A Roadway Deduction is required, it will reduce the front yard setback to proposed 10.07'.

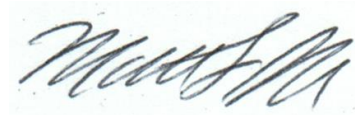
5. The applicant is required to install curbs and sidewalks along Cedarbridge Road. The plan should be revised to show the improvements of a waiver granted by the Board.

This should be discussed with the Board., if curbs and sidewalks are required, the plan should be revised to provide a profile of the curb line and details for all improvements.

6. The applicant is proposing domestic water and sewer. A Road Opening Permit for any proposed opening in the public street.
7. The plan should be revised to show street trees at 30' on center, along the frontage of the Road.
8. The applicant is proposed a new driveway access to Cedarbridge Road. The apron is required to be constructed of concrete. A detail should be added to the plan. A Road Opening Permit is required for the new apron (Section 215-91).
9. The applicant should contact the Sewer Department in order to obtain the sewer lateral connection and the connection fees.

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.

Northfield Planning/Zoning Board  
Danny Davila  
1921 Cedarbridge Road  
Doran #9673  
Page 4 of 4

Engineer