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MEMO TO: Northfield Planning Board/Zoning Board

FROM: Matthew F. Doran, Board Engineer

DATE: December 10, 2020

RE: Marguerite and James Adams
DORAN # 9686

LOCATION: 2200 Wabash Avenue
BLOCK: 80 LOT: 29

STATUS: Minor Subdivision Request

BASIS FOR REVIEW: Plans prepared by Robert J. Catalano, PLS
Sheet 1 of 1 dated 10/27/2020

USE: Single Family

ZONING REQUIREMENTS: This property is in the R-2 Zone, which allows primarily for Residential Uses. The following is a review of the bulk requirements for the proposed project:

Item	Required	Proposed Lot 29	Proposed Lot 29.01	Conformity
LOT AREA	7,500 SF	17,789 SF	12,041 SF	C
LOT WIDTH	70'	81.43'	70.42'	C
SETBACKS:				
FRONT (Wabash)	25'	45.34'	-	C
FRONT (Yorkshire)	25'	42.50'	25'	C
SIDE	10'	25'	10'	C
SIDE	15'	-	15'	C
REAR	25'	46.87'	25'	C
HEIGHT	2 ½ STY- 30'	1 STY	M/C	C
MIN.GROSS FLOOR AREA:				
ONE STORY	1100 SF	1600 SF	M/C	C
TWO STORY	1250 SF	-	M/C	-
BLDG COVERAGE	30%	10.2%	M/C	C
TOTAL COVERAGE	45%	16.8%	M/C	C
STRUCTURE ACCESORY: Note 1				
SIDE	5'	M/C	M/C	-
REAR	10'	M/C	M/C	-
MAXIMUM SIZE:	500 SF	M/C	M/C	-

*Not including unroofed porches.

Note 1- There presently exists a car tent on proposed Lot 29.01
This improvement should be removed as part of any approval.

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COMPLETENESS REVIEW:

The application has been reviewed for completeness using the outline as established in Section 215- 61 of the ordinance.

- A. All information has been submitted.
- B. Plot Requirements
 - 1) Complies
 - 2) Title Block
 - (a) complies
 - (b) complies
 - (c) complies
 - (d) complies
 - (e) complies
 - (f) complies
 - (g) complies
 - 3) Detail Information
 - (a) complies
 - (b) List of owners within 200' of site
 - (c) complies
 - (d) complies
 - (e) complies
 - (f) N/A
 - (g) complies
 - (h) complies
 - (i) complies
 - (j) N/A
 - (k) Block and lot number to be certified by the tax assessor
 - (l) N/A

PROJECT DESCRIPTION:

This is an application for a Minor Subdivision to create two (2) conforming lots, with the existing structure to remain on the one lot, and the second lot to be vacant at this time. The car tent that exists on the new lot should be removed or a variance will be required.

REVIEW COMMENTS:

1. The application will be variance free if the existing car tent is removed. The commitment to remove the tent should be made prior to any approval being granted.
2. Only a portion of the frontage of the property on Wabash Avenue presently contains concrete curbing. The remainder of Wabash Avenue should have curbing installed or a waiver granted.

The entire property of Wabash Avenue presently contains concrete sidewalks, which complies.

3. The entire frontage of Yorkshire Avenue presently does not contain curbs or sidewalks. These improvements should be installed, or a waiver granted by the Board.

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Any new improvements in the Right-Of-Way of Yorkshire or Wabash Avenues, will require a road opening permit from the City Engineer.

4. There presently exists an encroachment of a neighbor's shed along the rear line to Yorkshire Avenue.

The Board should discuss with the applicant if anything should be done with the shed at this time.

5. Any new water and sewer laterals installed in Yorkshire Avenue will require a road opening permit from the City Engineer.
6. The ordinance requires that street trees be installed 30' on center across the frontage of the property, both Wabash and Yorkshire Avenues.

These trees should be shown, or a waiver granted by the Board.

7. The minor subdivision was reviewed for compliance to the New Jersey Map Filing Law.

Co-ordinate values for these if the corners should be supplied on the plans prior to signing of the plan for filing.

8. The applicant shall apply to the Atlantic County Division of Planning for a Subdivision Exemption.
9. The plan should be submitted to the Fire Department for review and approval.
10. The proposed lot numbers have been verified by the tax assessor, as required.

If you have any questions or require further information, please do not hesitate to contact me.

Very truly yours,



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