

DORAN

ENGINEERING, PA
ENGINEERS • PLANNERS • SURVEYORS

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

MEMO TO: City of Northfield Planning/Zoning Board

FROM: Matthew F. Doran, Board Engineer

DATE: August 11, 2023

RE: First Baptist Church of Northfield
Doran #9720

LOCATION: 1964 Zion Road
Block: 33; Lot: 63

STATUS: Major Site Plan with "d" (3) Variance for an Expansion of a Non-Conforming Use

BASIS FOR REVIEW: Plans prepared by Robert Bruce & Associates
Sheet 1 of 2, dated 10-2-22
Sheet 2 of 2, dated 10-2-22

Architectural Plan prepared by Harry Harper, Architect
Sheet 1 of 1, dated 6/20/23

Variance Justification Report prepared by Thomas Darcy, dated 7/20/23

USE: Expansion of an Existing Church

ZONING REQUIREMENTS: This property is in the R-1 Zone, which allows for churches as a conditional use. The following is a review of the bulk requirements for the proposed project.

ITEM	REQUIRED	PROPOSED	CONFORMITY
LOT AREA	5 AC	3.3 AC (EX)	DNC
LOT WIDTH	200'	535.50' (EX)	C
SETBACKS:			
FRONT	50'	91.43' (EX)	C
SIDE	50'	221'	C
SIDE	50'	241'	C
REAR	50'	128.9'	C
HEIGHT	30'	19.5' (to mean ridge)	C
MIN. GROSS FLOOR AREA:			
ONE STORY	1,200 SF	N/A	-
TWO STORY	1,350 SF	N/A	-
BLDG. COVERAGE	15%	5%	C
TOTAL COVERAGE	40%	14%	C

City of Northfield Planning/Zoning Board

August 11, 2023

First Baptist Church of Northfield

Doran #9702

Page 2

Accessory Structure- (Parsonage)

ITEM	REQUIRED	PROPOSED	CONFORMITY
SETBACKS:			
SIDE	30'	14.7' (EX)	ENC
REAR	30'	228'	C
HEIGHT	12'	18' (parsonage)	ENC

ENC- Existing Non-Conformity

DNC- Does Not Comply

PROJECT DESCRIPTION:

This is an application request for Major Site Approval with variances for lot area, setback to an accessory structure, and height of an existing structure, together with a “d” (3) variance for an expansion of a non-conforming use.

ZONING REVIEW:

1. The applicant is proposing an addition to a place of worship in a zone that allows the use, however, the lot is undersized and will require a “d” (3) variance for a deviation of a specific condition of the conditional use. There are also various “C” variances that are requested as part of the application.
2. Following is a list of the deviations of the specific variances associated with the proposed project:
 - a) A “d” (3) for deviation of a specific condition of a conditional use; 5AC minimum lot size is required; 3.3 AC are existing.
 - b) “C Variance relief
 - 1) Side setback to an accessory structure 30’ is required; 14.7’ is existing.
 - 2) Accessory Building Height, 12’ is permitted; 18’ is existing.
 - 3) Sign
 - a) Size- 10 SF maximum is permitted; 40 SF is existing.
 - b) Height- 6’ is permitted; 7’ is existing.
 - c) Setback- 15’ is required; 5’ is existing.
3. A use variance falls under the jurisdiction of the Zoning Board as permitted in NJS 40:55D-60.a and 40:55D-70.d, the Board may “in particular cases and for special reasons grant a variance to allow departure from regulations pursuant to Article 8 of this act to **permit**; (1) a use or principal structure in a district restricted against such use or principal structure, (2) an expansion of a non-conforming use, (3) deviation from a specification or standard pursuant to Section C. 40:55D-67 pertaining solely to a conditional use, (4) an increase in the permitted floor area ratio as defined in Section 3.1 of P.L. 1975, c. 291 (C. 40:55D-4), (5) and increase in the permitted density as defined in section 3.1 of P.L.

City of Northfield Planning/Zoning Board

August 11, 2023

First Baptist Church of Northfield

Doran #9702

Page 3

1975, c. 291 (C. 40:55D-4), except as applied to the required lot area for a lot or lots detached one or two dwelling unit buildings, which lot or lots are either an isolated undersized lot or lots resulting from a minor subdivision or (6) a height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure. A variance under this subsection shall be granted only by affirmative vote of at least five members, in the case of a municipal board, or 2/3 of the full authorized members, in the case of a regional board, pursuant to article 10 of this act [40:55D-77 to 40:55D-88].

The applicant must prove, and the Board must find “quality of proof as well as clear and specific findings” that the granting of this variance will not be inconsistent with the intent and purpose of the Master Plan and Zoning Ordinance. This is commonly known as the Negative Criteria.

The applicant must also show “special reasons” for the Board to grant this variance. Special reasons have been defined as those reasons that carry out a purpose of zoning.

The applicant needs to provide additional testimony as to how the “d” (3) variance can be granted in accordance with the criteria outlined above and within the M.L.U.L.

The Municipal Land Use Law (N.J.S.A. 40:55d-2) enumerates the Purpose of Zoning as:

- a To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
- b To secure safety from fire, flood, panic and other natural and man-made disasters;
- c To provide adequate light, air and open space;
- d To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- e To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- f To encourage the appropriate and efficient expenditure of public funds by the coordination or public development with land use policies;
- g To provide sufficient space in appropriate locations for variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;
- h To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;

City of Northfield Planning/Zoning Board

August 11, 2023

First Baptist Church of Northfield

Doran #9702

Page 4

- i To promote a desirable visual environmental through creative development techniques and good civic design and arrangement;
- j To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- k To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;
- l To encourage senior citizen community housing construction;
- m To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
- n To promote utilization of renewable energy resources;
- o To promote the maximum practicable recovery and recycling of recyclable materials from solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.

The Board has the power to grant the bulk variances provided the applicant can demonstrate to the Board's satisfaction, that either:

- 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 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.
- 2) C (2) where an application of appeal to a specific piece of property, the purpose of this act would be advanced by a deviation from the zoning ordinance requirement and the benefits of the deviation would substantially outweigh any detriment.

All site issues will be reviewed separately in the following plan review.

- 4. The applicant shall also address the negative criteria, where no variance may be granted under the terms of this section without substantial detriment to the public good and will not substantially impair the intent and the purpose of the zone plan and zoning ordinance.

Engineering Review:

- 1. The applicant has supplied architectural plans for the Board's use. The plans show that 24' x 70' addition will be used as an office, three (3) proposed classrooms, and an all-purpose room, fellowship hall, and worship area.

The addition is to be added to the rear of the building.

City of Northfield Planning/Zoning Board

August 11, 2023

First Baptist Church of Northfield

Doran #9702

Page 5

2. A review of the site shows that a large portion of the site is presently clear, with tree growth largely around the rear and Northerly property line. The applicant should state if any additional trees will be removed as part of the construction.

The applicant should also provide testimony regarding the existing buffer surrounding the property. Pictures of the existing buffer should be supplied at the time of the hearing.

3. The applicant has supplied a solid waste and recycling area near the rear of the site. The enclosed area is required to be surrounded on three (3) sides by a 5' landscape buffer.

The plan should be revised to show the buffer.

4. The ordinance requires curbs and sidewalks across the frontage of the property. No curbs and sidewalks are existing or proposed. The plan should be revised to show the improvements, or a waiver granted by the Board.

If the waiver is not granted, a Road Opening Permit from the County is required for the improvement.

5. The applicant is proposing to install concrete aprons on the two (2) existing access drives onto Zion Road. The site is serviced by a "ONE WAY" drive aisle around the site. One-way aprons are required to 30' to 50' at the curb line, and 30' to 34' at the driveways onsite.

The proposed drive width at the curb line complies, however, the driveway widths proposed are 20' and 16' respectively, a waiver is required.

6. Access aisle width for one-way angle parking is required to be 18' in width. The Southern driveway complies, however the Northern drive, which is stone, is 16'. The Northern driveway should be widened to 18' as required.

7. The plan should be submitted to the Fire Chief for review and comment.

8. The applicant does not appear to be proposing any landscaping onsite. The site is mostly grass covered with large trees around the perimeter.

The Board should discuss if any landscaping should be added.

The only disturbance at the site is the addition to the rear and the addition of ten (10) stone parking stalls along the side of the building.

City of Northfield Planning/Zoning Board

August 11, 2023

First Baptist Church of Northfield

Doran #9702

Page 6

The applicant has proposed a rain garden, on the Northerly side of the building, which is a designated area for plantings. The applicant should discuss the look and function of the rain gardens.

9. The applicant is proposing to add two (2) building mounted lights on the Southside of the building and one (1) freestanding light on the Northerly side.

There appears to be a dark area at the rear of the building. The applicant should consider adding a building mounted light at the rear of the site.

10. The applicant is required to provide a loading space onsite, due to the fact the building will be over 5,000 SF. The plan should be revised, or a waiver granted by the Board.
11. The site presently contains fifteen (15) paved onsite parking spaces. An additional fourteen (14) crushed stone spaces are proposed, for a total of thirty-four (34) spaces provided.

All spaces are required to be paved with a durable surface of concrete or asphalt. Fourteen (14) of the spaces are proposed to be crushed stone. A design waiver is required.

The required onsite parking access aisle is 18-foot wide for angled parking. The site presently provides 18-foot wide on the Southerly side, and 16' on the Northernly side. A design waiver is required for the exiting 16-foot wide driveway.

12. The building is required to have a 4-foot-wide sidewalk, raised 6" between the building and parking. The plan shows a 4-foot area, however, no detail on the material in the 4-foot area has been supplied. This should be discussed with the Board.
13. All parking areas are required to be curbed with concrete curbing. No curbing is proposed. A design waiver is required.
14. The applicant has proposed two (2) ADA parking spaces onsite. The appropriate details and dimensions have been shown on the plan as required.
15. Following is a review of the required number of parking stalls for the site.

The following review will combine like uses within the building:

- a) Church, temple, chapel- one (1) space for 50 SF of floor space where no layout or fixed seats are shown.

Combining the general assembly type of uses, the worship area, fellowship hall, and the all-purpose room, the total size of all the rooms is $3,204 \text{ SF} / 50 = 64$ spaces are required.

City of Northfield Planning/Zoning Board

August 11, 2023

First Baptist Church of Northfield

Doran #9702

Page 7

- b) The required for classrooms are one (1) space for each 500 SF; 734 SF of classroom space, $734/500 = 1.47$ or 2 spaces.
- c) Nursery-one (1) space for 500 SF; $150 \text{ SF}/500 \text{ SF} = .3$ or 1 space.

Each of these uses calculated separately, require a total parking demand of sixty-seven (67) spaces, a variance is required.

The applicant has supplied thirty-four (34) spaces. The applicant should provide testimony on the actual use of these areas in the building. Is it likely that all three parking generators worship area, fellowship hall, all-purpose room will not be full at the same time. A typical use schedule for the areas should be discussed with the Board.

- 16. The applicant presently has a freestanding sign at the front of the property along Zion Road. The ordinance allows a sign of 10 SF maximum and no higher than 6-feet from grade.

The existing sign is 40 SF in size and 7-foot in height. The sign is setback 5' from the property. A variance is required for the sign.

- 17. The site presently contains a building, paved driveway and parking, stone parking and driveway, and open space.

The design engineer has provided calculations to ensure that the additional structure on the stone area at the rear of the site does not have any adverse effect on the drainage onsite. The applicant has provided an 850 SF planted rain garden onsite to contain the additional runoff at the site.

The design engineer has supplied a Maintenance Report for the rain garden. The document is sufficient as provided.

- 18. The plan shows traffic control signs, "STOP," "ONE WAY," "DO NOT ENTER", as needed at the site.

The signs are acceptable as submitted.

- 19. The ordinance requires street trees to be planted at 30-foot on center across the front of the property. If the Board determines that trees are needed, the tree should be shown on the plan.

City of Northfield Planning/Zoning Board

August 11, 2023

First Baptist Church of Northfield

Doran #9702

Page 8

20. The applicant will be required to obtain approval from the following agencies, prior to signing the plan:

- a) Cape Atlantic Soil Conservation District
- b) Atlantic County Division of Planning
- c) City of Northfield Fire Department
- d) City of Northfield Sewer Department
- e) City of Northfield Building Department

21. The applicant will be required to post a Performance Bond to the County for the improvements on Zion Road.

A cost estimate should be supplied for the onsite improvements. An inspection escrow equal to 5% of the estimate shall be posted with the City Clerk prior to signing of the plan.

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.
Engineer