

DORAN

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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: February 17, 2023

RE: Ron and Melissa Hutchinson
Doran # 9717

LOCATION: 26 East Oakcrest Avenue
Block: 153 Lot: 21

STATUS: "C" Variance Request

BASIS FOR REVIEW: Plan prepared by C.A. Lorentz Architect

Sheet A0.0 of 7 dated 7-16-22
Sheet A1.0 of 7 dated 7-16-22
Sheet A2.0 of 7 dated 7-16-22
Sheet A3.0 of 7 dated 7-16-22
Sheet A4.0 of 7 dated 7-16-22
Sheet A5.0 of 7 dated 7-16-22
Sheet A6.0 of 7 dated 7-16-22
Sheet A7.0 of 7 dated 7-16-22

Property Survey by Steven G. Woodrow, P.L.S, dated 1/4/22

USE: Single Family

ZONING REQUIREMENTS: This property is located 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	Existing	Conformity
LOT AREA	7,500 SF	6,600 SF (EX)	ENC
LOT WIDTH	70'	60' (EX)	ENC
SETBACKS:			
FRONT	25'	20.3' (house), 12.5' (covered porch)	ENC
SIDE	10'	7.2' (existing house), 9.6' (proposed deck)	ENC/DNC
SIDE	15'	26' (house), 16.7' (deck)	C
REAR	25'	28.3' (deck)	C
HEIGHT	2 ½ sty (30')	2 ½ sty (EX)	C
Min. Gross Floor Area:			
ONE STORY	1,100 SF	N/A	-
TWO STORY	1,250 SF	1,608 SF	C
BLDG COVERAGE	25%	22%	C
TOTAL COVERAGE	45%	39%	C
Accessory Building:			
SIDE	10'	3'	ENC
REAR	5'	2.8'	ENC

ENC- Existing Non-Conforming

Project Description: This is an application for “C” variance relief for a side yard setback and any other relief needed, in order to construct a small kitchen addition, together with a newly proposed rear deck.

Review Comments:

1. This applicant has applied for “C” variance relief for a side yard setback, in order to construct a new deck on the rear of the existing dwelling. The applicant is also proposing a small kitchen addition at the rear of the structure.

The site also contains various non-conformities.

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 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) Criteria.

- 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.

The applicant should supply testimony regarding the undue hardship that may exist at the site “C” (1) or where the benefits of the deviation waived substantially outweigh any detriment “C” (2).

In this case, an argument could be made for either the “C” (1) or “C” (2) requirements, based on the location of the existing structure at the site.

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.

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3. The site presently does contain 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.

At presently one tree exists. The Board should discuss if an additional tree should be installed.

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