

# DORAN

**ENGINEERING, PA**  
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**MEMO TO:** City of Northfield Planning/Zoning Board

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

**DATE:** February 28, 2025

**RE:** Jackpot Properties  
Doran #9741

**LOCATION:** 250 Tilton Road  
Block: 16.01, Lot: 60

**STATUS:** Site Plan Waiver/Proposed Pergola

**BASIS FOR REVIEW:** The materials submitted and subjects to review are as follows:

| NO.   | TITLE               | PREPARED BY           | DATE     |
|-------|---------------------|-----------------------|----------|
| C-2   | Site Plan           | Arthur Ponzio Company | 11-19-24 |
| A 1-3 | Architectural Plans | Peter Weiss           | 1-8-25   |

**USE:** Retail/Commercial

**ZONING REQUIREMENTS:** This property is in the R-C Zone, which is primarily for retail/commercial uses. The following is a review of the bulk requirements for the proposed project.

| ITEM                        | REQUIRED  | PROPOSED                               | CONFORMITY |
|-----------------------------|-----------|--|------------|
| LOT AREA                    | 80,000 SF | 168,718 SF (existing)                  | C          |
| LOT WIDTH                   | 200'      | 250.17'                                | C          |
| LOT DEPTH                   | -         | -                                      | -          |
| <b>SETBACKS:</b>            |           |  |            |
| FRONT                       | 65'       | 117.07' (existing); 115.07' (proposed) | C          |
| SIDE                        | 15' (NW)  | 15.94' (existing)                      | C          |
| SIDE (BOTH)                 | 30' (SE)  | 42.55' (proposed)                      | C          |
| REAR                        | 35'       | 611' (existing)                        | C          |
| HEIGHT                      | 3-STY/35' | <35'                                   | C          |
| <b>MIN GROSS FLOOR AREA</b> |           |  |            |
| ONE STORY                   | 5,000 SF  | 11,100 SF                              | -          |
| TWO STORY                   | 5,000 SF  | -                                      | -          |
| BLDG COVERAGE               | 25%       | 7.2%                                   | C          |
| TOTAL COVERAGE              | 85%       | 29.1%                                  | C          |
| FLOOR AREA RATIO            | 0.25      | .08                                    | C          |
| BUFFER                      | 15'       | N/A                                    | -          |

### **PROJECT DESCRIPTION:**

The Applicant is proposing to construct an addition of a 29' x 80' pergola on a new 30' x 82' concrete patio at the existing site. The Applicant has requested approval to construct the pergola along with a site plan waiver.

There are no variances requested as part of the application.

### **ZONING REVIEW:**

1. The property is located in the R-C Regional Commercial District, which allows for a wide variety of commercial uses. The existing use at the site is a permitted use.
2. The application complies with the bulk requirement standards for the site.  
  
No variances are required.
3. The Applicant should discuss the use of the new pergola area. Discussion regarding the need for additional parking is needed.

### **REVIEW COMMENTS:**

1. The Applicant is proposing to add a 30' x 82' concrete patio, in an area that is presently grass. The amount of concrete is an increase in coverage of 1.5%, which is a minimal amount.  
  
The Engineer should state for the record, if in their opinion, will this minor increase in coverage have any adverse impact on the drainage in the area.
2. The Applicant is proposing to install a 5' high open fence around the new pergola area. The fence appears to be an open metal fence.
3. The Applicant should discuss the types of landscaping that is proposed around the pergola.
4. The existing building contains 11,100 SF under roof. The addition of the pergola adds 2,320 SF of area under the pergola.  
  
The site presently has fifteen (15) marked parking spaces onsite. The requirement for retail use, including warehouses, is one (1) parking space for each 200 SF of retail space and one (1) parking space for each 1,000 SF of storage space.  
  
The Applicant should discuss with the Board the adequacy of the existing parking.
5. The site presently does not provide a concrete sidewalk across the front of the property; however, the site has an asphalt walking surface across the road frontage for pedestrians to walk across the site.

6. The Applicant should discuss with the Board the type of lighting, if any, is proposed.

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

Very truly yours,

A handwritten signature in black ink, appearing to read 'Matthew F. Doran', written in a cursive style.

Matthew F. Doran, P.E., P.P., P.L.S. C.M.E.  
Board Engineer