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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: March 18, 2025

RE: Vincent & Gerri Mazzeo
Doran #9741

LOCATION: Corner of Wabash Avenue and Shepherd Drive
Block: 84, Lots: 18 & 19

STATUS: Minor Subdivision

BASIS FOR REVIEW: The following is a list of submittals for review:

NO.	TITLE	PREPARED BY	DATE
1	Minor Subdivision Plan	Arthur Ponzio Company	2-3-25
1	Cover Letter from Cooper Levenson	Nicholas Talvacchia	3-3-25
1	Application Package		

USE: Single Family Lots

ZONING REQUIREMENTS: This property is in the R-1 Zone, which is primarily for single family use. The following is a review of the bulk requirements for the proposed project.

Item	Required	Proposed Lot "A" (19)	Proposed Lot "B" (18)	Conformity
LOT AREA	10,000 SF	16,263 SF	9,741.7 SF	C/DNC
LOT WIDTH	100'	*110.45/78.38'	72.72'	DNC/DNC
SETBACKS:				
25'	25'	31.6'	M/C	-
FRONT (Shepherd)	25'	49.9'	M/C	-
SIDE	10'	5'	M/C	DNC/M/C
SIDE (BOTH)	25'	31'	M/C	C/ M/C
REAR	25'	25.91'	M/C	C /M/C
HEIGHT	2 ½ STY/30'	1 STY	--	-
MIN GROSS FLOOR AREA				
ONE STORY	1,200 SF	>1,200 SF	-	C/M/C
TWO STORY	1,350 SF	-	-	-
BLDG COVERAGE	25%	21.8%	-	C/MC
TOTAL COVERAGE	40%	41.4%	-	DNC/M/C

*Both street frontages on the corner are small.

*M/C- Must comply at time of building permit request.

PROJECT DESCRIPTION:

The Applicant has applied to the Board for a Minor Subdivision to subdivide a portion of the exiting lot in order to create a new building lot.

The existing parcel is a combination of Lots 18 & 19 which were consolidated in the past when this existing dwelling was constructed. The original lot line between the two lots are being readjusted in order to recreate the second lot.

The property is located at the corner of Wabash Avenue and Shepherd Drive.

REVIEWCOMMENTS:

1. The Applicant has requested "C" variance relief along with the subdivision to create the two (2) lots.

The following is a list of "C" variance relief requested for this project:

- a) Lot width proposed "A"- Corner lots require both street frontages to meet the 100' min. lot with of 100'; 78.38' is proposed along Wabash Avenue, and 110.46' is proposed along Sheperd Drive.
 - b) Lot "A" side setback- 10' is required; 5' is proposed.
 - c) Lot "A" total Lot coverage- 40% is permitted; 41.4% is proposed.
 - d) Lot "B" lot area- 10,000 SF is required; 9,741.70' is proposed.
 - e) Lot "B" lot width- 100' is required; 72.72' is proposed.
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.

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.

3. The ordinance requires that curbing and sidewalks be installed across the frontage of the property. At present, concrete curbing exists along Wabash Avenue and around the corner to Shepherd Drive and approximately 75' up Shepherd Drive. There is approximately 90' of curbing remaining on Shepherd Drive that requires curbing, 73' of that distance is located in front of the newly proposed lot. There don't appear to any other existing curing in this block of Shepherd Drive.

At present, concrete sidewalks do not exist along the frontage of the Applicant's property and do not exist on either side of this block of Shepherd Drive.

The Applicant should show the new curbs and sidewalks on the plan or request a waiver from the Board.

4. The existing site presently contains larger trees at the front of the home, as required.

The newly proposed lot presently contains six (6) large trees at the front of the property. The Applicant should try to save a minimum of two (2) trees in order to comply with the ordinance.

5. The Applicant should apply to the City of Northfield Sewer Department for a new sewer lateral to the site.
6. Any work proposed in the right-of-way of Shepherd Drive will require a Road Opening Permit from the city.
7. The Applicant should obtain lot numbers from the tax accessor prior to signing of the plans.
8. The plan should be revised to show co-ordinate values at the corners, as required by the Map Filing Law.
9. Property corners required by the Mape Filing Law shall be set or a bond posted to cover the cost of setting the corners prior to signing the plans.

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