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MEMO TO: Northfield Planning Board/Zoning Board

FROM: Matthew F. Doran, Board Engineer

DATE: March 6, 2026

RE: Sean McDaniels
Doran # 9755

LOCATION: 407 Maple Avenue
BLOCK: 55 LOTS 2 & 3

STATUS: Minor Subdivision and "C" variance request

BASIS FOR REVIEW: Plans Prepared by Paul Koelling & Associates, LLC
Sheet 1 of 1, dated December 30, 2025
Cover Letter from Manos Law Firm, dated 2/02/26
Application Form, undated
Addendum to Application, undated
Rider and Justification Report, dated 2/02/26
200' owners list, dated 12/24/25
Certificate of Paid Taxes, dated 5-31-24

USE: Single Family/Church

ZONING REQUIREMENTS: This property is located in the R-1 Residential Zone, which allows primarily for residential uses / places of worship are a conditional use. The following is a review of the bulk requirement for the proposed project:

ITEM	Required	Proposed Lot 2	Proposed Lot 3	Conformity Lot 2/lot3
LOT AREA	10,000 SF	6,600 SF	7,150 SF	DNC/DNC
LOT WIDTH	100'	60'	65'	DNC/DNC
SETBACKS:				
FRONT (Walnut)	25'	N/A'	25'	N/A/C
FRONT (Maple)	25'	-10.5' (7.3') Ex porch	25'	DNC/C
SIDE	10'	9.7' Existing	10'	C
BOTH SIDES	25'	>25'	>25'	C
REAR	25'	25'	-	C/N/A
HEIGHT	2 ½ STY/30'	1 story	M/C	C/must comply
MIN.GROSS FLOOR AREA:				
ONE STORY	1,100 SF	1,126 sf	M/C	C/MC
TWO STORY	1,250 SF	-		-/M/C
BLDG COVERAGE	25%	16.80%	M/C	C/MC
TOTAL COVERAGE	40%	27.80%	M/C	C/MC

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

ACCESSORY STRUCTURE		Proposed lot 2	Proposed Lot 3	
SIDE	3'	13.5'	N/A	C
REAR	3'	8.0'	N/A	C

PROJECT DESCRIPTION: The applicant, Sean McDaniels, has applied to the Board for a minor subdivision, creating two (2) residential lots on Maple Ave. At present, both lots are shown on the tax maps as separate lots, however, the lots are to be considered as one lot due the fact they are in common ownership and each lot is undersized for the zoning requirements of the R-1 Zoning District, therefore, a subdivision with variance relief is required.

Review Comments:

1. The applicant has applied for a minor subdivision to separate two existing undersized lots located on Maple Ave at the intersection of Maple and Walnut Avenues.
2. Following is a list of variances associated with the application:
 - a. Lot Area - Lot 2; 10,000 sf is required, 6,600 sf is proposed
 - b. Lot Area- Lot 3; 10,000 sf is required, 7,150 sf is proposed
 - c. Lot Width- Lot 2; 100' is required, 60' is proposed
 - d. Lot Width-Lot 3; 100' is required, 65' is proposed
 - e. Various existing non-conformities

The Board has the power to grant a “c” (1) or “c” (2) variance if needed, provide the applicant, can demonstrate the Board’s satisfaction, that either:

C (1) (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 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.

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

It should be noted: The applicant should also discuss the Negative Criteria, where, 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.

3. The ordinance requires that Shade Trees are to be placed at 30' on centers along the entire road frontage. The applicant should discuss with the board what type of trees exist at the site and if any of the growth can be saved to meet the criteria for the shade tree requirement.
4. The plan shows that lot 2, with the existing home, has provided 2 stacked onsite parking stalls, as required. Any new home on lot 3 will be required to provide the appropriate onsite parking at time of the Building Permit application.
5. The ordinance requires concrete curbing and sidewalks along the front of the property. At present, no concrete curbs or sidewalks exist at the site. The plan should be revised to show these improvements along Walnut and Maple Avenues, or a waiver requested. A Road Opening Permit will be required from the city if the improvements are to be made.
6. Approval from the City of Northfield Sewer Department and the New Jersey American Water Company is required prior to the building permit request.
7. Application should be made to the City of Northfield Sewer Department for the new sewer connection to lot 3.
8. At present, the electric service line to lot 2 crosses lot 3. The applicant should discuss the need to relocate the service or provide an easement for the service crossing lot 3.
9. The plan should be revised to show a sight triangle at the intersection of Maple and Walnut Avenues.

Matthew F. Doran, PE, PLS, PP