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MEMO TO: Northfield Planning Board /Zoning Board

FROM: Matthew F. Doran, Board Engineer

DATE: June 2, 2025

RE: Mark & Racel Meakin
Doran # 9744

LOCATION: 2278 Burroughs Avenue
Block: 5 Lot: 1

STATUS: "C" Variance Request for Pool Setbacks

BASIS FOR REVIEW: Property Survey by Arthur Ponzio Co. dated
Sheet 1 of 1 dated 12-10-24, revised 6-02-25
Cover Letter from Swift Law Firm, dated June 3,2025
Application Form, undated
200' Owners List, dated May 30,2025

USE: Existing Single Family Dwelling, Proposed Pool with variances

ZONING REQUIREMENTS: This property is located in the R-1 Zone, which allows primarily for Residential Uses. The following is a review of the bulk requirements for the proposed project:

Item	Required	Proposed	Proposed Lot 10
LOT AREA	10,000 SF	25,026 SF	C
LOT WIDTH	100'	306.95(Cedar Bridge) 290'(Burroughs)	C C
SETBACKS:			
FRONT (Zion Road)	25'	23.46'Existing	ENC
FRONT (Burroughs)	25'	29.74'	C
SIDE	10'	48.32'	C
SIDE (Both)	-	-	N/A
REAR	25'	-	N/A
HEIGHT	2 ½ Sty. 30'	2 Sty	C
Min. Gross Floor Area:			
ONE STORY	1,200 SF	-	-
TWO STORY	1,350 SF	> 1,350SF	C
BLDG COVERAGE	25%	8.17%	C
TOTAL COVERAGE	40%	12.84%	C

POOL Pool to be located in the side and rear yards only		Pool is located in a front yard	DNC
SETBACKS			
Side	8' Min	37.85'	C
Rear	10' Min	N/A	-

ENC- Existing Non- Conforming.
 DNC – Does Not Comply.

Project Description:

The Applicant has applied to construct a pool that is located in a front yard of the property. “C” variance relief is required for a pool to be located in the front yard area. This particular property has three road frontages, the corner of Zion Road and Burroughs Ave, Zion Road, and Burroughs Ave.

Planning Review

1. The applicant will require “C” variance relief for a proposed pool in the front yard.
2. Since “C” variance relief is required for the project, the applicant shall 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 an specific piece of property or structures lawfully existing thereon, the strict application of the zoning regulations would result in a peculiar and exceptional difficulties to or exceptional and undue hardship upon development of the property, This is known as the “C” (1) criteria or
 - 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) criteria.

It should be noted:

No variance may be granted without showing that such a 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 known as the Negative Criteria.

Review Comments:

1. The applicant will be required to obtain a variance to allow a pool to be located in the front yard area. This is a unique property that contains three road frontages.
2. The Board should discuss the need for additional street trees on the lots. At present, all road frontages contain a large number of mature shrubs and trees.
The property that faces Zion Road has a cluster of large trees along the road frontage that buffer the area of the proposed pool.
3. The ordinance requires curbs and sidewalks to be installed along the frontage of the properties, as per **§215-90** and **215-112** of the ordinances.
The Applicant shall install the improvements or obtain a waiver from the Board.
At present, the property contains curbing along a majority of Zion Road, around the intersection radius of Zion Road and Burroughs Ave. There is no curbing along the remainder of Burroughs Ave frontage.
There is presently no sidewalks along any of the property's road frontage. Any new curbing or sidewalks that are installed will require a Road Opening Permit from the County.
4. As per 215-123 of the ordinances, some type of drainage system shall be installed along the pool area, when the pool is to be located less than 50 feet of the property line. This should be discussed with the Board.
5. The applicant should show the location of the proposed pool equipment on the plan. The equipment shall be located at least 10 feet from the rear and side property lines.
6. The applicant will be required to obtain a building permit for the pool prior to start of work. The fence height, gate locking, etc., will be reviewed by the Building Department.

Very truly yours,



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