

DORAN

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MEMO TO: Northfield Planning Board/Zoning Board

FROM: Matthew F. Doran, Board Engineer

DATE: March 6, 2026

RE: Andrew Noecker
DORAN # 9756

LOCATION: 2430 Sherpherd Circle West
BLOCK: 30 LOT: 12.02

STATUS: "C" Variance Relief

BASIS FOR REVIEW: Original Survey unsigned and undated
Sheet 1 of 1, by owner, undated

USE: Single Family, proposed front porch addition

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	CONFORMITY
LOT AREA	10,000 sf	12,100 sf	C
LOT WIDTH	100'	121'	C
SETBACKS:			
FRONT	25'	28.50' (exist house) 21.5'(Prop porch) 19.50'to steps	C DNC
SIDE	10'	23'ex, >23'prop-porch	C C
BOTH SIDES	25'	>25' (existing) >28' (prop porch)	C C
REAR	25'	> 25'	C
HEIGHT	2 ½ sty- 30'	2 sty	C
MIN.GROSS FLOOR AREA:			
ONE STORY	1200 sf	N/A	-
TWO STORY	1350 sf	>1,350 sf	C
BLDG COVERAGE	25%	20%	C
TOTAL COVERAGE	40%	34%	C
ACCESORY STRUCTURE:			
There appears to be a shed along the left side of the house that is not shown			
SIDE	10'	unknown	unknown
REAR	10'	unknown'	unknown

PROJECT DESCRIPTION:

This is an application for variances to allow for the reconstruction of an existing front porch to a 224 sf covered front porch at the property known as 2430 Shepherd Circle West. No other improvements are proposed as part of this application.

Following is a list of variances requested as part of the application:

1. Front setback to the porch- 25' is required, 21.50' is proposed to the porch and 19.50' is proposed to the steps.

REVIEW COMMENTS:

1. The applicant is applying for C Variance relief for the variances listed above. The applicant should provide testimony consistent with the requirements on the "C" (1) or "C" (2) as appropriate.
 - a. By reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property or 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. The Municipal Land Use Law generally authorizes the Board to grant C (2) Variances "where in an application or appeal relating to a specific piece of property the purposes of this act would be advanced by a deviation from the Zoning Ordinance requirements and the benefits of the deviation would substantially outweigh any detriment, and that the granting of the variances will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance."
 - c. The applicant should further address the Negative Criteria where no variances or other relief may be granted under the terms of this section without showing that such variance or other relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.
2. The plan shows curbs along the frontage of Shepherd Circle West as required, however, no sidewalks are existing as required. The plan should be revised to show sidewalks or a design waiver should be requested.
3. The Board should discuss the need for street trees at 30' on centers along the front of the property. There appears to be larger trees and ornamental trees in the front yard.
4. The plan shows 2 onsite parking space where 2 are required, the parking complies with the ordinance.
5. The plan should be submitted to the Fire Department for review.
6. The plans should be submitted to the Building Department for a permit prior to start of work.