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MEMO TO: Northfield Planning Board /Zoning Board

FROM: Matthew F. Doran, Board Engineer

DATE: January 19, 2023

RE: Michael Portnoy
Doran # 9716

LOCATION: 11 North Roosevelt Avenue
Block: 125 Lot: 18

STATUS: "C" Variance Request for Lot Frontage.

BASIS FOR REVIEW: Variance Plan prepared by James Boney, PLS, dated 12/7/22
Agreement of Sale, dated 11/10/22

USE: Single Family

ZONING REQUIREMENTS: This property is located in the R-2 Zone, which allows primarily for Residential Uses. The following is a review of the bulk requirements for the proposed project:

Item	Required	Existing	Conformity
LOT AREA	7,500 SF	10,890 SF	C
LOT WIDTH	70'	57.43'	DNC
SETBACKS:			
FRONT	25'	25'	C
SIDE	10'	10.'	C
SIDE	15'	15'	C
REAR	25'	25'	C
HEIGHT	2 ½ sty (30')	M/C	-
Min. Gross Floor Area:			
ONE STORY	1,100 SF	-	-
TWO STORY	1,250 SF	>1,250 SF	-
BLDG COVERAGE	30%	M/C	-
TOTAL COVERAGE	45%	M/C	-
Accessory Shed: *			
SIDE	10'	M/C	-
REAR	5'	M/C	-
HEIGHT	12'	M/C	-

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

Project Description: The applicant has requested a lot width variance in order to construct a single-family home.

The property is located on a 20' wide alleyway. The alley connects to Roosevelt Avenue, near Shore Road.

Review Comments:

1. The applicant has requested "C" Variance relief for width, where 70' is required, and 57.43' exists.
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 site presently does not contain curbs and sidewalks as required. The Board should discuss the need for these improvements at the site.
4. The ordinance requires two (2) shade trees across the front of the property. The trees should be planted, or a waiver granted by the Board.
5. This is a unique site in that the lot is located on a 20' alley (10' wide at the property line), and not a full width public street. It should be noted that this alley is a Right-Of-Way and does afford this property access.

The Board should discuss the need for a Roadway Deduction across the front of the property, in order to provide a full 20' width thru the property. This will allow additional road width for access by emergency personnel.

6. The alley, at present, has a crushed stone surface. The Board should discuss the need for the alley to be paved. Paving would reduce the need for maintenance and dust in the area.
7. The property will require new water and sewer and sewer service along with electric, and other utilities. All new utilities should be placed underground.

Northfield Planning/Zoning Board
Michael Portnoy
11 North Roosevelt Avenue
Doran #9716
Page 3 of 3

A Road Opening Permit from the city is required for work proposed in Roosevelt Avenue, and the alley.

8. Special attention should be given to the stormwater runoff from the site. This property is surrounded by the rear yards of adjoining properties. A grading plan should be supplied at time of building permit request.
9. The application should be submitted to the Fire Chief for review.
10. A Cape Atlantic Soil Conservation Permit is required prior to start of work.

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