

# DORAN

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August 25, 2020

City of Northfield  
Planning/Zoning Board  
1600 Shore Road  
Northfield, NJ 08225

Re: Interpretation Request by Mary Rose Pullo  
Second Street  
Block 111, Lot 20

Dear Board Members:

Ms. Pullo requests an interpretation associated with the “Denial of Permit,” for the above property, dated April 20, 2020.

Ms. Pullo wishes to construct a shed on lot 20, where no principal structure has been constructed.

The property is located in the R-3 Zone. Following are the permitted uses in the R-3 Zone As per section 215-152:

1. Single family detached houses
2. Farm, as defined in Article II
3. Public community center building, auditorium, public library, public amusement, public are gallery, or there place of assembly no conducted for gain or profit
4. Community residences
5. Home occupation

Permitted accessory uses are as follows:

1. Private garage subject to section 25-98, and carports
2. Private swimming pools
3. Outdoor barbeque structures and utility sheds  
A utility shed is defined as “a type of accessory building used only for storage of the owner’s or occupant’s personal property, including motor vehicles, and has a maximum square footage of 144 SF
4. Signs, subject to the provisions of section 215-113
5. Fences and hedges
6. Off street parking, subject to section 215-105

Note: A private garage which is an integral part of an individual dwelling unit shall not contain more than two parking spaces each, and each parking space shall contain a minimum of 240 SF of floor area.

The applicant states that “I do not believe that section 215-27B supports the opening statement. According to the definition in the code, principal use and primary building are not synonymous.”

Following is the definition of the above:

1. Primary or Principal Building- a building in which is conducted the primary or principal use of the lot.
2. Primary or Principal Use- The primary or principal purpose for which a building structure or lot is used.
3. Accessory Use or Building- A subordinate use or building, the purpose of which is incidental to that if the main use or building on the same lot, except that any building containing living space shall never be considered an accessory building.

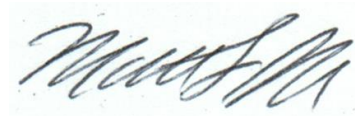
Summary Comments:

As can be seen, the R-3 Zone permitted uses lists single family detached housing as a permitted use, and further lists, utility sheds as accessory use.

It would seem that in order to construct a utility shed on a lot, without a single family dwelling, would not be permitted.

Using the term accessory use or building, clearly is defined as subordinate use or building in the definition in section 215-5. Therefore, you cannot have a subordinate use or building without a principal use or building located on the plot.

Very truly yours,



Matthew F. Doran, P.E., P.P., P.L.S  
Engineer