

# DORAN

**ENGINEERING, PA**  
**ENGINEERS • PLANNERS • SURVEYORS**

840 NORTH MAIN STREET • PLEASANTVILLE, NJ 08232  
(609) 646-3111 FAX (609) 641-0592

**MEMO TO:** City of Northfield Planning/Zoning Board

**FROM:** Matthew F. Doran, Board Engineer

**DATE:** October 14, 2024

**RE:** Craig & Shantawatie Spoons  
Doran #9738

**LOCATION:** 1022 Second Avenue  
Block: 113; Lots: 10, 11, 12

**STATUS:** "C" Variance Request for fence height.

**BASIS FOR REVIEW:** The materials submitted and subjects to review are as follows:

NO.	TITLE	PREPARED BY	DATE
1 of 1	Proposed Plan	Homeowner	undated
1 of 1	Photograph of the Site	Homeowner	undated

**USE:** Single Family

**ZONING REQUIREMENTS:** This property is in the R-3 Residential Zone, which is primarily for residential uses. The following is a review of the bulk requirements for the proposed project.

ITEM	REQUIRED	EXISTING TO REMAIN	CONFORMITY
LOT AREA	6,000 SF	11,250 SF	C
LOT WIDTH	50'	75' (150')	C
<b>SETBACKS:</b>			
FRONT (Second Street)	25'	18.3' Roofed Porch (EX)	ENC
FRONT (Mt. Vernon)	25'	25.4' (EX)	C
SIDE	10'	27.2' (EX)	C
REAR	25'	76' (EX)	C
HEIGHT	2 ½ sty / 30'	2 Sty	C
<b>MIN GROSS FLOOR AREA</b>			
ONE STORY	950 SF	-	-
TWO STORY	1,100 SF	> 2,200 SF	C
BLDG COVERAGE	35%	13% (EX)	C
TOTAL COVERAGE	50%	<50% (EX)	C
<b>ACCESSORY BUILDINGS: H/A</b>			
SIDE	10'	19.7'	C
REAR	5'	8.35'	C

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

**PROJECT DESCRIPTION:**

This is an application for “C” Variance relief.

**REVIEW COMMENTS:**

1. The Applicant has requested “C” Variance relief for installation of a 6’ high vinyl fence within 25’ setback from Mt. Vernon Avenue, where a 3’ high fence is permitted. The fence has already been installed.
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 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.

This is known as the C (1) Variance.

- 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 contains curbs and sidewalks, as required. There are a few sections of existing sidewalk along the front frontage of the property.

The Board should discuss the possibility of having the applicant replace the sidewalks that are in poor condition.

4. The ordinance requires two (2) shade trees across the front of the property.

Since this is a corner lot, the Board should discuss whether new trees should be installed. At present, no trees exist.

5. The plan presently shows two (2) onsite parking spaces, as required.

If you have any questions or require further information, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Matthew F. Doran". The signature is fluid and cursive, with the first name being the most prominent.

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