

DORAN

ENGINEERING, PA ENGINEERS • PLANNERS • SURVEYORS

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MEMO TO: City of Northfield Planning/Zoning Board

FROM: Matthew F. Doran, Board Engineer

DATE: August 24, 2020

RE: Yellow Cab Holdings, LLC
Doran #9683

LOCATION: Tilton Road
Block: 16.01 Lot: 46.01

STATUS: Variance Request

BASIS FOR REVIEW: Cornerstone Consulting Engineering & Architectural
Sheet C 1 of 3 dated 8/13/20 revised 8/13/20
Sheet A1.1 2 of 3 dated 5/19/20 revised 8/13/20
Sheet A1.2 3 of 3 dated 5/19/20 revised 8/13/20

USE: Wendy's Restaurant

ZONING REQUIREMENTS: This property is located in the CB- Community Business Zone which allows primarily for commercial uses. The following is a review of the bulk requirements for the proposed project:

ITEM	REQUIRED (Existing)	PROPOSED	CONFORMITY
LOT AREA	1 AC	59,677 SF	C
LOT WIDTH	200'	150.33' (EX)	ENC
SETBACKS:			
FRONT	50'	50' (EX)	C
SIDE	15'	56.9' (EX)	C
SIDE	15'	114.8' (EX)	C
REAR	30'	268.80' (EX)	C
HEIGHT	25'	15.35'	C
MIN. GROSS FLOOR AREA:			
ONE STORY	2,500 SF	2,399 SF (EX)	ENC
TWO STORY	2,500 SF	-	-
BLDG. COVERAGE	20%	4%	C
TOTAL COVERAGE	80%	EX	-
FLOOR AREA RATIO			
BUFFER (REAR)	25'	-	-

ENC- Existing Non Conformity

As per Section 215-157 C (3) Fast Food Restaurants are a conditional use in the CB zone, subject to the provisions of Article X, Section 215-148 , which outlines alternate bulk requirements.

PROJECT DESCRIPTION:

This is an application in order to allow for outside seating, sixteen (16) additional seats, at the Wendy's Restaurant on Tilton Road. The applicant is also proposing to relocate the dumpster area and to install a bun freezer in the rear parking area. No other site changes are proposed as part of the application.

COMPLETENESS REVIEW:

The applicant was reviewed utilizing the site plan checklist supplied with the application. The applicant should supply the information or obtain a waiver from the Board, prior to the application being deemed complete.

1. Signature lines for the chairman and secretary of the Board
2. Signature line for the Engineer
3. Signature block for the Atlantic County Division of Planning
4. All properties within 200'
5. Names of all owners within 200'
6. Approximate number of employees
7. Size and location of all fences
8. All driveways with 200' of the site
9. Location
10. Locate all landscaping, buffers, etc.
11. Existing contour at 2' foot intervals

ZONING REVIEW:

1. The applicant has requested a C (2) variance, in order to allow for sixteen (16) additional seats, to be located on the exterior of the building in front on the restaurant. The seating area is proposed to be enclosed by a 36" railing.
2. The Municipal Land Use Law generally authorizes the Board to grant "C" (1) or "C" (2) variances where:
 - A) C (1),...Where (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,... the strict application of any regulation pursuant to article 8 of this act would result in peculiar and exceptional practical difficulties to, or exceptional would be in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property, grant, upon an application or a an

appeal relating to such property, a variance from such strict application of such regulation as to relieve such difficulties or hardship,...”or

B) C (2),... The Municipal Land Use Law generally authorizes the Board to grant C (2) Variances, where an application or appeal relating to a specific piece of property the purpose of this act would be advanced by a deviation from the Zoning Ordinance Requirements and the benefits of the deviation would substantially outweigh and detriment, an that the granting of the variance will not substantially impair the intent or purpose of the Zone Plan and Zoning Ordinance.”

3. The applicant should provide arguments regarding the C (2) criteria, where the benefits outweigh the detriment.

This testimony should be presented to the Board at the time of the hearing.

4. The applicant must also address the Negative Criteria where the granting of the variance can only be made upon showing that the grant will not cause a substantial detriment to the public good, nor substantially impair the intent and purpose of the zone plan and zoning ordinance.
5. The site plan submitted shows a proposed bun freezer, and a proposed dumpster enclosure.

The applicant should discuss with the Board the process of approval of how the improvements were constructed.

6. The required parking for restaurants is one (1) parking space for each 35 SF of gross floor area.

Therefore, $2,399 \text{ SF} / 35 = 68.5$ spaces are required, plus additional spaces for the proposed exterior spaces. Normally, parking for a restaurant is one (1) space for each three (3) seats, for sixteen (16) seats, the requirement would be five (5) spaces.

Using this formula, 74 spaces would be required. The plan shows 70 spaces, of which 3 are designated as handicapped.


This should be discussed with the Board.

7. The existing pylon sign is to be refurbished and comply with the ordinance.

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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 written in a cursive style with a large, stylized initial "M".

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