

DORAN

ENGINEERING, PA ENGINEERS • PLANNERS • SURVEYORS

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MEMO TO: Northfield Planning Board /Zoning Board

FROM: Matthew F. Doran, Board Engineer

DATE: March 17, 2022

RE: Arichabala Orellana
DORAN # 9699

LOCATION: 420 Mt. Vernon Ave
BLOCK: 109 **LOTS:** 28 - 31

STATUS: "C" Variance Relief

BASIS FOR REVIEW: Plans Prepared By: Galloway Builders, Kishor Ghelani, P.E.
Sheet S - 1, dated 2/24/21
Sheet A - 1 dated 2/21/21

USE: Single Family with proposed accessory building

ZONING REQUIREMENTS: This property is located in the R-3 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	6000 sf	15,000 sf	C
LOT WIDTH	50'	100'	C
LOT DEPTH	100'	150'	C
SETBACKS:			
FRONT	25'	22.6' (EX)	ENC
SIDE	10'	17.2'	C
SIDE	15'	29.5'	C
REAR	25'	75'	C
HEIGHT	2 ½ sty/30'	1 sty	C
MIN.GROSS FLOOR AREA:			
ONE STORY	950 sf	2250 sf	C
TWO STORY	1100 sf	-	C
BLDG COVERAGE	35%	15%	C
TOTAL COVERAGE	50%	73%	DNC

ITEM	REQUIRED	PROPOSED	CONFORMITY
Accessory Structure:			
SIDE	10'	10'	C
REAR	5'	10'	C
HEIGHT	12' max	24.17' (to ridge) 18.08' (mid ridge)	
DNC			

ENC- Exiting Non-Conformity

PROJECT DESCRIPTION:

This is an applicant is requesting "C" Variance Relief in order to construct an accessory structure that requires a variance for height, and the installation of additional concrete and pavers, which requires a variance for lot coverage.

The existing lot is located at 420 Mt Vernon Ave

REVIEW COMMENTS:

- The applicant is requesting variance relief for the following:
 - Total Lot Coverage – 50% is permitted, 73% is proposed.
 - Accessory Building Height – 12' s permitted, 24.17' to the ridge (18.08' to the mid ridge) is proposed.
- Upon a site visit, it appears that the accessory structure is under construction and all the new concrete and pavers have been installed. The applicant should discuss this with the Board. Have permits been received for the work?
- 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."
- 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.
- The project shows curbs and sidewalks along the front of the property as required.
- The Board should discuss the need for street trees at 30' on center along the front of the property.
- The applicant has provided 2 onsite parking spaces as required.
- The applicant should obtain a Road Opening Permit for any new curb cut and concrete apron, to be installed.

The permit is required to be obtained from the city Engineer.

City of Northfield Planning/Zoning Board
Arichabala Orellana
420 Mt. Vernon Avenue
Block 109, Lots 28-31
Doran #9705

9. The applicant should discuss with the Board the Use of the new building. No residential or commercial use is permitted in an accessory building, only uses accessory to the single-family dwelling are permitted
10. The applicant should discuss with the Board how many, and what size of trees had to be removed for this project.

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

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Matthew F. Doran', is written over a light blue rectangular background.

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