

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 28, 2022
RE: Webster Property Management, Revised Sketch- "D" Variance Request
Doran # 9700
LOCATION: Northfield Avenue
BLOCK: 106 LOT: 801
STATUS: "D" Variance Only
RE: Revised plan submitted in response to the issues raised at the Public Hearing.

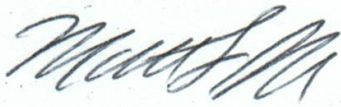
Following is a summary of the changes made to the plans in response to the neighbors' concerns:

1. Buffer- A 15' wide double staggered row of evergreens are now proposed across the rear of the property.

The buffer should be extended along the side property line of lot 7, as it is a residential dwelling. A 6' vinyl private fence has been proposed along the lot 7 property line and the rear lot line.
2. Parking setbacks to a residential zone. The plan has been revised in order to provide the 50' separation that is required.
3. Lot Coverage- The plan has been modified in order to provide 45% lot coverage, as opposed to 49.1% previously proposed.
4. The size of the building has been reduced from 5,100 SF to 4,200 SF, as a reduction of 900 SF.
5. The rear setback of the building has been increased, and the windows along the rear of the building have been removed.
6. A new fence has been proposed along the church property line, in order to provide better screening.

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.
Engineer