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

MEMO TO: Northfield Planning Board /Zoning Board

FROM: Matthew F. Doran, Board Engineer

DATE: May 9, 2022

RE: William Luciano
Doran # 9708

LOCATION: 507 Fairbanks Avenue
Block: 49 Lot: 5

STATUS: "C" Variance Request for a Front Yard Setback.

BASIS FOR REVIEW: Plan prepared by Galloway Builders, signed by Kishore Ghelani, PE, dated 4/13/22

Survey by Robert J. Catalano, PLS, dated 3/29/22

USE: Single Family

ZONING REQUIREMENTS: This property is located in the R-1 Zone, which allows primarily for Residential Uses. The following is a review of the bulk requirements for the proposed project:

Item	Required	Existing	Proposed	Conformity
LOT AREA	10,000 SF	4,858 SF	4,858 SF	ENC
LOT WIDTH	100'	50'	50'	ENC
SETBACKS:				
FRONT	25'	15.5'	15.5' (expanded)	DNC
SIDE	10'	5.5'	5.5'	DNC
SIDE	15'	19.8'	12.8'	DNC
REAR	25'	-	-	-
HEIGHT	2 ½ sty (30')	1sty	1½ sty	C
Min. Gross Floor Area:	1,200 SF	836 SF	1,240 SF	C
ONE STORY	1,350 SF	-	-	-
TWO STORY	25%	18.9%	25.5%	DNC
BLDG COVERAGE	40%	22.79%	29.3%	C
TOTAL COVERAGE				
Accessory Shed:	3'	-	-	-
SIDE	3'	-	-	-
Rear				

ENC- Existing Non-Conforming

DNC-Does Not Comply

Project Description: This is an application for “C” Variance relief in order to demolish the wood frame house, raise the existing foundation, expand the existing footing and foundation, and place a new modular structure on the new/undated foundation.

The project requires variance relief for setbacks and building coverage.

Review Comments:

1. The project as described above will required the following variances. In my opinion, if the structure is removed or demolished by more than 50% of its value, the building is substantially demolished. Therefore, variance relief is required for bulk standards that are not met.

Following is a list of variances required:

- a) Front Yard Setback- 25’ is required; 15.5’ is proposed.
 - b) Side Yard Setback- 10’ is required; 5.5’ is proposed.
 - c) Side Yard Setback-15’ is required; 12.8’ is proposed.
 - d) Building Coverage- 25% maximum is permitted; 25.5% is proposed.
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 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) Criteria.
 - 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 impaired the intent and the purpose of the zone plan and zoning ordinance.

This is also known as Negative Criteria.

3. The proposed 1 ½ story dwelling plot plan, does not show any porches or steps.

Following are the allowances for unroofed porches:

Unroofed entrance porches or terraces, which do not rise above the height of the floor level of the ground floor, may extend into any yard, providing the total area of all such porches, which extend into such yards, does not exceed 100 square feet. The minimum front yard setback to said deck/porch shall be 18-feet, the minimum rear setback shall be 15-feet and the minimum side yard setback shall be 3-feet.

Additional variances may be needed for the porches.

4. The applicant is required to provide two (2) onsite parking spaces. One (1) is existing. The plan should be revised to show 2- 9'x 18' parking spaces, or a variance requested.
5. The applicant should discuss the need for street trees at 30' on center (2 trees are required) across the front of the property.
6. Since this is a replacement structure, it is assumed that water and sewer services is existing at the site. The applicant is proposing to install a new gas service. A Road Opening Permit is required from the city.
7. The plan presently contains curbs and sidewalks along the front of the property. Any damage to these existing improvements shall be required prior to issuance of a C.O.
8. The survey provided shows that the existing chain link fence encroaches on the front property line.

This should be discussed in order to determine if the fencing is to be relocated.

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