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MEMO TO: Northfield Planning Board /Zoning Board

FROM: Matthew F. Doran, Board Engineer

DATE: May 23, 2022

RE: Michael and Debra Murphy - REVISED
DORAN # 9632

LOCATION: 101 Haviv Drive

BLOCK: 1.03 **LOT:** 23

STATUS: "C" Variance Request for a Six-Foot Fence

BASIS FOR REVIEW: Copy of Resolution and Findings, dated 9/4/14
Survey by Robert Munson, dated 9/17/13

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	CONFORMITY
LOT AREA	10,000 sf	10,000 sf	C
LOT WIDTH	100'	100'	C
SETBACKS:			
FRONT (Haviv Drive)	25'	25.6'	C
FRONT (Glenwood)	25'	35.5'	C
SIDE	10'	14.7'	C
SIDE	15'	-	-
REAR	25'	32.75'	C
HEIGHT	2 ½ sty (30')	2 sty	C
MIN.GROSS FLOOR AREA:			
ONE STORY	1200 sf	-	-
TWO STORY	1350 sf	-	C
BLDG COVERAGE	25%	17%	C
TOTAL COVERAGE	40%	42.2%	ENC*

ENC* Previously Approved

PROJECT DESCRIPTION:

1. The applicant has requested "C" Variance relief for fence height in order to construct a 6' heigh fence in the front yard setback.
2. The applicant will require a variance for fence height, where the maximum allowable height within 25' of the property line is 3' and 4' is existing and 6' is proposed.

The plan should show the areas where the 4' fence will be removed and a 6' fence installed.

3. 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."
4. 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.
5. The plan shows curb and sidewalk along the front of the property as required.
6. Shade trees were installed at the property at time of the sub-division.
7. The plan should be revised in order to show that the storm water runoff from the concrete pool deck flows to the street, and not onto the neighbor's property.

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.
Doran Engineering