

DORAN

ENGINEERING, PA

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MEMO TO: City of Northfield Planning/Zoning Board

FROM: Matthew F. Doran, Board Engineer

DATE: November 20, 2025

RE: Jennifer Hance
Doran #9750

LOCATION: 10 Willow Drive
Block: 94; Lot: 3

STATUS: "C" Variance Request

BASIS FOR REVIEW: Plans prepared by Studio 513 Architects LLC
Sheet CS-1.0, dated 7-16-25
Sheet SP-1.0, dated 7-16-25
Sheet D-1.0, dated 7-16-25
Sheet A-1.0, dated 7-16-25
Sheet A-2.0, dated, 7-16-25
Sheet A-2.1, dated, 7-16-25
Sheet A-2.2, dated, 7-16-25
Cover letter dated 11-14-25
Application Form, undated
Certification of Owner, dated 10-31-25

USE: Reconstruction of an existing single-family dwelling that requires partial demolition and reconstruction with new materials of approximately 40% of the existing dwelling. No expansion is proposed as part of this application. A portion of the proposed reconstruction does not comply with the existing side and front yard setbacks, which requires "C" variance relief.

ZONING REQUIREMENTS: This property is in the R-2 Residential Zone, which is primarily for residential uses. The following is a review of the bulk requirements for the proposed project.

Item	Required	Existing	Proposed	Conformity
LOT AREA	7,500 SF	7,000 SF	7,000 SF	ENC
LOT WIDTH	70'	70'	70'	C
SETBACKS:				
FRONT	25'	20.67'	20.67'	DNC
SIDE	10'	10.2'	10.2'	C
SIDE	10'	1.92'	1.92'	DNC
BOTH SIDES	25'	12.10'	12.10'	DNC

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REAR (House)	25'	43.10'	43.10'	C
HEIGHT	2 ½ STY/30'	2-STY	2-STY	C
Item	Required	Existing	Proposed	Conformity
MIN.GROSS FLOOR AREA				
ONE STORY	1,100 SF	1,836 SF	1,836 SF	C
TWO STORY	1,250 SF			
BLDG. COVERAGE	30%	26.2%	26.2%	C
TOTAL COVERAGE	45%	46.4%	46.7%	DNC
Accessory Structure <144 SF				
SIDE	3'	3'	3'	C
Rear	5'	5'	5'	C

ENC – Exiting Non-Conformity**DNC – Does Not Comply****PROJECT DESCRIPTION:**

The applicant seeks “C” Variance relief for a front, side yard setbacks, and a variance for total coverage at the property known as 10 Willow Drive. The applicant proposes to remove sections of the dwelling and reconstruct them in the same location. No expansion of the building is proposed.

Review Comments:

1. The applicant has requested “C” Variance relief as follows:
 - a. Front yard setback , 25’ is required and 20.67’ is proposed
 - b. Side Yard setback, 10’ is required and 1.92’ is proposed
 - c. Side Yard Setback(Both Sides), 25’ is required and 12.10’ is proposed
 - d. Total Coverage, 45% is required, 46.70% 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 the 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) Variance.
 - 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.

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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 impair the intent and the purpose of the zone plan and zoning ordinance.

This is also known as Negative Criteria.

3. The site presently contains curbs and sidewalks, as required.
4. The ordinance requires two (2) shade trees across the front of the property. The trees should be planted, or a waiver granted by the Board. The applicant should discuss this with the Board. If the Board requires the trees to be planted, they should be installed on the house side of the sidewalk.
5. The ordinance requires two (2) on-site parking spaces for the site. At present, only one space exists. One additional parking space should be provided on site.
6. Any disturbance in the Right of Way of Willow Drive, such as a new driveway, will require a Road opening permit from the City.

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.
Board Engineer