

DORAN

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MEMO TO: Northfield Planning Board /Zoning Board

FROM: Matthew F. Doran, Board Engineer

DATE: March 4, 2024

RE: Ajit & Rashmi Mathur
Doran # 9729

LOCATION: 4 Birchfield Court
Block: 98 Lot: 11.02

STATUS: "C" Variance Request

BASIS FOR REVIEW: Plan prepared by Mark A Zawacki, AIA
Sheet V-1 dated 2-19-24

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 | Proposed | Conformity |
|-------------------------------|---------------|---------------------------|------------|
| LOT AREA | 10,000 SF | 10,185 SF | C |
| LOT WIDTH | 100' | 127.55' | C |
| SETBACKS: | | | |
| FRONT | 25' | 25.5' | C |
| SIDE | 10' | 10.2' EX (19.1' proposed) | C |
| BOTH SIDE | 25' | >25' | C |
| REAR | 25' | 12.25' | DNC |
| HEIGHT | 2 ½ sty (30') | 2 sty | C |
| Min. Gross Floor Area: | | | |
| ONE STORY | 1,200 SF | 1,444 SF | C |
| TWO STORY | 1,350 SF | - | - |
| BLDG COVERAGE | 25% | 15.5% | C |
| TOTAL COVERAGE | 40% | 25% | C |
| Accessory Structure: | | | |
| SIDE | 10' | - | - |
| REAR | 10' | - | - |

DNC- Does Not Comply

Project Description: This is an application for “C” variance relief for a rear yard setback.

The variance request is to allow a building addition of 288 SF to the rear of the existing structure.

Planning Review:

1. This is an application for “C” variance relief.

The following variance has been requested, as part of the application:

- a) Rear Setback- 25’ is required; 12.25’ 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 impair the intent and the purpose of the zone plan and zoning ordinance.

This is also known as Negative Criteria.

3. The site presently does contain curbs and sidewalks, as required.
4. The ordinance requires two (2) shade trees across the front of the property. It appears that the site contains mature trees in the front yard. The applicant should clarify if the trees are to remain.

Northfield Planning/Zoning Board
Ajit & Rashmi Mathur
4 Birchfield Court
Doran #9729
Page 3 of 3

5. If any work is required in the Right-of-Way of Birchfield Court, a Road Opening Permit will be required.

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

Very truly yours,

A handwritten signature in black ink, appearing to read 'Matthew F. Doran', written in a cursive style.

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