

DORAN

ENGINEERING, PA
ENGINEERS • PLANNERS • SURVEYORS

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

MEMO TO: City of Northfield Planning/Zoning Board

FROM: Matthew F. Doran, Board Engineer

DATE: April 22, 2024

RE: Robert Pattillo
Doran #9732

LOCATION: 212 Infield Avenue
Block: 104; Lot: 14

STATUS: "C" Variance Request

BASIS FOR REVIEW: Plans prepared by John Thompson
Sheet 1 of 1, undated

Property Survey by Paul M. Koelling, dated 8/8/02
Application Form, undated

USE: Single Family

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	10,000 SF	10,000 SF	C
LOT WIDTH	70'	100'	100'	C
SETBACKS:				
FRONT (Infield)	25'	25'	25'	C
SIDE	10'	25.5'	25.5'	C
BOTH SIDES	25'	25.7'	25.7'	C
REAR (House)	25'	26'	26'	C
HEIGHT	2 ½ STY/30'	2-STY	2-STY	C
MIN. GROSS FLOOR AREA:				
ONE STORY	1,100 SF	>1,100 SF	>1,100 SF	C
TWO STORY	1,250 SF	-	-	-
BLDG. COVERAGE	30%	19%	19%	C
TOTAL COVERAGE	45%	29%	47%	DNC
POOL				
SIDE	10'	-	15.5'	C
REAR	10'	-	4.9'	DNC

Accessory Structure:

ITEM	REQUIRED	PROPOSED	CONFORMITY
SETBACKS:			
SIDE	10'* (3')	-	N/A
REAR	5' * (3')	-	N/A

ENC- Existing Non-Conformity

*-Shed less than 144 SF- 3'rear and side setbacks are required.

PROJECT DESCRIPTION:

The applicant has applied for "C" Variance relief in order to construct a swimming pool at their existing house on Infield Avenue.

The existing lot frontage on Infield Avenue is 70'. The applicant is proposing to install a swimming pool, which requires a variance for lot coverage and rear yard setback to the pool.

Review Comments:

1. The applicant has requested "C" Variance relief for a rear yard setback to the pool, where 10' is required and 4.9' is proposed, and total coverage, where 45% is permitted and 47% 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.
 - 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.

City of Northfield Planning/Zoning Board

April 22, 2024

Robert Pattillo

Doran #9732

Page 3

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. There appears to be one (2) shade trees on the property. The applicant should discuss this with the Board.
5. The applicant should be aware that all pumping and filtration equipment shall be set back 10' from the side and rear property line.
6. All fencing for the pool shall be subject to review from the City of Northfield Building Department.
7. The applicant has proposed birch paver pool deck around the pool. The pool decking is only a couple feet from the rear property line. The applicant shall provide some type of subsurface drainage along the rear of the property to avoid runoff onto the adjoining 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.
Board Engineer