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MEMO TO: City of Northfield Planning/Zoning Board

FROM: Matthew F. Doran, Board Engineer

DATE: June 14, 2024

RE: Julie Ann Pepper
Doran #9733

LOCATION: 114 Mt. Vernon Avenue
Block: 119; Lot: 15

STATUS: "C" Variance Request

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

Property Survey by Paul M. Koelling, dated 6/6/07
Application Form, undated

USE: Single Family, Proposed Pool Equipment, "C" Variance Request

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	6,197 SF	6,197 SF	ENC
LOT WIDTH	70'	45'	45'	ENC
SETBACKS:				
FRONT (Mt. Vernon)	25'	9.8'	*9.8'	ENC
SIDE	10'	7.75'	7.75'	ENC
BOTH SIDES	25'	12.55'	12.55'	ENC
REAR (House)	25'	75'	75'	C
HEIGHT	2 ½ STY/30'	2-STY	2-STY	C
MIN. GROSS FLOOR AREA:				
ONE STORY	1,100 SF	-	-	-
TWO STORY	1,250 SF	>1,250 SF	>1,250 SF	C
BLDG. COVERAGE	30%	32%	32%	ENC
TOTAL COVERAGE	45%	76%	76%	ENC

City of Northfield Planning/Zoning Board

June 14, 2024
Julie Ann Peper
Doran #9733
Page 2

The applicant should verify the ground cover for the area around the pool. Is it concrete or some other surface?

Pool Equipment:

ITEM	REQUIRED	EXISTING	PROPOSED	CONFORMITY
SETBACKS:				
SIDE	10'	-	1'	DNC
REAR	10'	-	3'	DNC

Accessory Structure < 144 SF:

ITEM	REQUIRED	EXISTING	CONFORMITY
SETBACKS:			
SIDE	3'	7'	C
REAR	3'	3'	C

Note: The plan provided to the Board shows an addition to the front and rear of the house, yet these improvements are existing as seen on a site visit. The applicant should discuss with the Board if zoning approvals were obtained for the addition. For this review, they will be accepted as existing.

A review of the aerial photography also shows that the pool, pool house, equipment and shed are existing. The remaining rear yard appears to be concrete.

PROJECT DESCRIPTION:

The applicant has applied for "C" Variance relief in order to legalize the location of the pool equipment at their existing house on Mt. Vernon Avenue.

This project is subject to legal action from the City in order to legalize the existing equipment location.

Review Comments:

1. The applicant has requested "C" Variance relief for the location of the to the pool equipment, where 10' side and rear is required, and a 1' side and 3' rear setback 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

City of Northfield Planning/Zoning Board

June 14, 2024

Julie Ann Peper

Doran #9733

Page 3

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.

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 large shade tree 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. Variances are requested as listed above.
6. The applicant received a zoning permit, dated 1/19/23, and the building permit, dated 2/10/23 for the pool. The permit reflects a requirement for a side and rear setback to the pool equipment of 10'.
7. The plan shows two (2) onsite parking spaces as required.

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