

# DORAN

## ENGINEERING, PA ENGINEERS • PLANNERS • SURVEYORS

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**MEMO TO:** Northfield Planning Board/Zoning Board

**FROM:** Matthew F. Doran, Board Engineer

**DATE:** January 17, 2022

**RE:** Kathleen A. Voss  
Doran # 9701

**LOCATION:** 113 Roosevelt Avenue  
BLOCK: 121 LOT: 2

**STATUS:** "C" Variance Request

**BASIS FOR REVIEW:** Plans Prepared by Walter E. Kuppel, P.L.S.  
Sheet 1 of 1 dated July 19, 1998

**USE:** Single Family

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

ITEM	REQUIRED	PROPOSED LOT 4	CONFORMITY
LOT AREA	7,500 SF	62,000 SF	ENC
LOT WIDTH	70'	40'	ENC
<b>SETBACKS:</b>			
FRONT	25'	12' (9' porch)	DNC
SIDE	10'	10.4'	C
SIDE	15'	5.3'	DNC
REAR	25'	86'	C
HEIGHT	2 ½ STY/30'	1 ½ STY	C
<b>MIN.GROSS FLOOR AREA:</b>			
ONE STORY	1100 SF	1335 SF	C
TWO STORY	1250 SF	>1250 SF	-
BLDG COVERAGE	30%	23%	C
TOTAL COVERAGE	45%	25%	C
<b>Accessory Building:</b>			
SIDE	10'	2.2'	ENC
REAR	5'	31'	C
ENC-Existing Nonconforming DNC- Does Not Comply			

Note: The survey shows that a wood deck on the Northwest side of the building encroaches 1.6' over the property line.

**PROJECT DESCRIPTION:**

The applicant is proposing to construct a 12 x 24.6' 1-story addition to the rear of the existing building. The applicant will require "C" Variance relief for the project.

The property is bordered by Roosevelt Avenue to the front and the bike path to the side.

Variance Relief:

1. Side yard setback: 15' is required; 5.3' is proposed.
2. Front yard setback: 25' is required; 9' to the porch is proposed.

**PLANNING REVIEW:**

1. The applicant will be required to obtain "C" Variance Relief as mentioned above for the project.
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 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) Criteria.

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.

3. It should be noted that the wood fence and part of a deck encroaches on the property line on the Northwest property line.

This should be discussed with the Board.

4. The plan shows curbs and sidewalks along the frontage of the property as required.
5. The Board should discuss the need for street trees at 30' on center along the frontage of the property.

If trees are to be planted, they should be installed on the house side of the sidewalk.

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6. The plan does not show any onsite parking. Two (2) spaces are required for a single-family dwelling. The Board should discuss the need to add two (2) onsite stalls. There appears to be a conflict with guy wires if a driveway is placed on the right side of the property.

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". The signature is fluid and cursive, written over a light blue rectangular background.

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