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MEMO TO: Northfield Planning Board /Zoning Board

FROM: Matthew F. Doran, Board Engineer

DATE: February 2, 2022

RE: Webster Property Management, LLC
Doran # 9700

LOCATION: Zion Road and Northfield Avenue
Block: 106 Lots: 8

STATUS: MINOR SUBDIVISION

BASIS FOR REVIEW: Plans prepared by: DeBlasio & Associates
Sheet 1 of 1, dated 12/14/21

Application undated

USE: Proposed Medical Office/Northfield Methodist Church

COMPLETENESS REVIEW: This application has been reviewed for completeness using the criteria outlined in Section 215-61 of the ordinance.

The following items should be provided, or a waiver granted by the Board, prior to the application being deemed complete:

- A. Administrative Review
- B. Plot Requirements
- C.
 - 1. General Requirements- supplied
 - 2. Title Block
 - (c) Tax map sheet
 - 3. Detailed Information
 - (k) Lot and block numbers verified by the Tax Assessor

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	Conditional Use Required Church	Required (R-2)	Proposed Lot 8 (Church)	Proposed Lot 8.01	Conformity 8 / 8.01
LOT AREA	5 AC	7,500 SF	57,118 SF	32,300 SF	DNC/ C
LOT WIDTH	200'	70'	209.46'	161.5'	C/C
SETBACKS:					
FRONT	25'	25'	43.3'	25'	C/C
SIDE	50'	10'	48.6'	10'	DNC/ C
SIDE	50'	15'	78.6'	10'	C / DNC
REAR	50'	25'	-	25'	- / C
HEIGHT	-	2 ½ sty (30')	2 sty	M/C	unknown/ MC
MIN.GROSS FLOOR AREA:					
ONE STORY	-	1100 SF	-	-	-
TWO STORY	**	1250 SF	unknown	M/C	M/C
BLDG COVERAGE	15%	30%	14.1%	M/C	C / M/C
TOTAL COVERAGE	45%	45%	47.1%	M/C	DNC/ M/C
ACCESSORY STRUCTURE:					
SIDE	30' (30')	10'	>30' (42.7')	M/C	C / M/C
REAR	30'	10'	-	M/C	C / M/C
HEIGHT	-	12'	unknown	M/C	unknown/ MC

M/C- Must Comply time of building permit request.

Note: Places of worship are a Conditional Use in the R-2 Zone, proposed Lot 8.

Note: The church lot, being a corner lot, contains two (2) side yards, no rear yard.

** Places of Worship- The height of structure to be constructed may exceed the maximum height requirements of this chapter; provided however, that the front, side and rear set forth above shall be increased by 2-feet for each foot by which the height of the structure exceeds the maximum height which would otherwise permitted by this chapter, and further provided that in no case shall any structure exceed 50' in height.

Note: The R-2 requirements will be used for proposed Lot 8.01 at this time, since the new lot will be vacant, a separate review of the zoning requirements will be made as part of the site plan requirements for Lot 8.01.

ZONING REQUIREMENTS:

1. The applicant is proposing to subdivide a portion of existing Lot 8.

The subdivision will create Use “d” Variance for the newly created lot, which will contain the Place of Worship. Following is a list of the variances associated with the application:

- a) Lot Area- 5 AC minimum is required; 1.31 AC are proposed.
- b) Side Setback- 50' is required; 46.8' is proposed.
- c) Total Coverage- 45% is required; 47.1% is proposed.

The applicant will also require “C” Variance Relief for the buffer, 50' is required 20' is proposed.

2. The applicant will be required to obtain a d (3) Use Variance for the application.

A use variance falls under the jurisdiction of the Zoning Board as permitted in NJS 40:55D-60.a and 40:55D-70.d, the Board may “in particular cases and for special reasons grant a variance to allow departure from regulations pursuant to Article 8 of this act to permit; (1) a use or principal structure in a district restricted against such use or principal structure, (2) an expansion of a non-conforming use, (3) deviation from a specification or standard pursuant to Section C. 40:55D-67 pertaining solely to a conditional use, (4) an increase in the permitted floor area ratio as defined in Section 3.1 of P.L. 1975, C.291 (5) and increase in the permitted density as defined in Section 3.1 of P.L. 1975, C.291 (40:55D-4) excepts as applied to the required lot area for lot or lots detached one or two dwelling unit buildings, which lot or lots are either an isolated undersized lot or lots resulting from a minor subdivision or (6) a principal structure which exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure.

The applicant must also show “special reasons” for the Board to grant this variance. Special reasons have been defined as those reasons that carry out a purpose of zoning.

The applicant needs to provide additional testimony as to how the d (3) variance can be granted in accordance with the criteria outlined above and within the M.L.U.L.

The Municipal Land Use Law (N.J.S.A. 40:55d-2) enumerates the Purpose of Zoning as:

- a To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
- b To secure safety from fire, flood, panic and other natural and man-make disasters;
- c To provide adequate light, air and open space;
- d To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- e To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- f To encourage the appropriate and efficient expenditure of public funds by the coordination or public development with land use policies;
- g To provide sufficient space in appropriate locations for variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;

- h To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;
 - i To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
 - j To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
 - k To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;
 - l To encourage senior citizen community housing construction;
 - m To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
 - n To promote utilization of renewable energy resources;
 - o To promote the maximum practicable recovery and recycling of recyclable materials from solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.
3. 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) 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.

REVIEW COMMENTS:

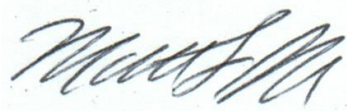
1. All physical items, for Lot 8.01, vacant lot, will be reviewed and addressed at time of the site plan review.
2. If the subdivision is granted and the site plan not approved, curbs, sidewalks and street trees should be addressed.

It appears that curbing exists, and the site contains multiple large trees at present. This should be addressed.

3. There presently exists three accessory structures located in the front of the church along Zion Road. One of the structures is a dwelling. No changes are proposed for these structures.
4. The plan was reviewed for compliance to the Map Filing Law. The plan complies as submitted.
5. The plan should be submitted to the Tax Assessor, in order to verify proposed lot numbers.
6. The applicant should supply a parking analysis for the newly created church lot. As per Section 215-105 Q (8) one (1) space for each 2 ½ seats in the main congregation seating area is required. Where no individual seats are provided, 20” of bench shall be considered as one (1) seat. When seats or benches are not provided, one (1) space for each 50 SF of floor area within the main congregation seating area, is required.
7. All other comments will be address as part of the site plan request for Lot 8.01.

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.
Engineer