

# DORAN

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## ENGINEERING, PA

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

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

**DATE:** May 23, 2023

**RE:** Northfield Integrated, LLC  
Doran # 9719

**LOCATION:** 1612 Tilton Road  
Block: 97      Lots: 9 & 10

**STATUS:** “C” Variance Relief

**BASIS FOR REVIEW:** Plan prepared by Kates Schneider Engineering, LLC  
Sheet 1 of 1, dated 5/11/23

Resolution Findings of Fact and Decision, dated March 1, 1990, Lots 9 & 10  
Resolution of Memorization, dated October 7, 1999 (12/2/99) Lot 11 for adjoining property

**USE:** Professional Office- Chiropractor

**ZONING REQUIREMENTS:** This property is in the N-B/R-2 Zone, which is primarily for Neighborhood Business Uses. The following is a review of the bulk requirements for the proposed project:

The property is a split zone property, where the frontage of the property is in the N-B Zone, and the rear unimproved section is located in the R-2 Zone.

Since all improvements, with the exception of the shed, are located in the N-B Zone, Neighbor Business Zone, only the criteria for the N-B Zone will be utilized.

As per Section 215-156, Health, legal and other professional services are a permitted use in the N-B Zone.

Item	Required	Proposed	Conformity
LOT AREA	10,000 SF	21,612 SF	C
LOT WIDTH	90'	94.79'	C
<b>SETBACKS:</b>			
FRONT	25'	15.5'	DNC
SIDE	10'	13'	C
SIDE	15'	64.1'	C
REAR	25'	96.6'	C
HEIGHT	2 STY/ 25'	1 STY	C
<b>Min. Gross Floor Area:</b>	1,500 SF	2,158 SF	C

ONE STORY	1,500 SF	2,158 SF	C
TWO STORY	1,500 SF	-	-
BLDG COVERAGE	25%	10%	C
TOTAL COVERAGE	75%	38%	C
<b>Floor Area Ratio:</b>	.25	-	.10

Buffer- 10' plus 5' for each 10' interval of height of a building which exceeds 15' along the side or rear lot line.

Accessory Building: - \* R-2 Zone

Item	Required	Existing	Conformity
SIDE	10' (10') *	12.5'	C
REAR	25' (5) *	11.9'	C

ENC- Existing Non-conformity

**Project Description:** The applicant, Northfield Integrated, LLC, is seeking “C” Variance Relief for a 50 SF addition to the front of the property. No other site improvements are proposed with the exception of removing the front concrete sidewalk leading to the building and the installation of pavers in place of the concrete.

The site presently contains a side yard parking and is accessed by a depressed curb on Tilton Road.

Review Comments:

1. The applicant has requested “C” Variance Relief, for the front yard setback from Tilton Road.

The existing building contained a front yard setback of 15.5'. The center portion of the building had a recess portion to the former office. The applicant filled the open portion with a structure (50 SF), in order to create a straight wall across the front structure. The front setback remains 15.5', where 25' is required, creating an expansion to the non-conformity.

In my opinion the applicant can provide testimony under the “C” (1) or “C” (2) Variances.

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. The applicant has requested a “C” (2) Variance, 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. The applicant should supply testimony, as part of the “C” (2) request.

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. Part of the site contains concrete sidewalks, and the remainder is asphalt paving.
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.
5. The applicant is utilizing the building for medical use, where the parking requirements is one (1) space for each 150 SF. The building is 2,158 SF, which requires fifteen (15) parking spaces. The plan shows painted stripping for seventy (17) spaces, which complies. One space has been designated for ADA Van Accessible, which complies. The plan should be revised in order to show the required ADA signage.

It should be noted that the parking layout is non-compliant with many of the regulations for parking areas, however the parking is pre-existing use, and grandfathered in.

6. There presently exists a freestanding sign in front of the building. The applicant should discuss with the Board if any changes are proposed to the sign structure.

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