

# DORAN

## ENGINEERING, PA ENGINEERS • PLANNERS • SURVEYORS

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**MEMO TO:** Northfield Planning Board  
**FROM:** Matthew F. Doran, Board Engineer  
**DATE:** May 23, 2025  
**RE:** Jose F. Sinclair  
DORAN # 9743  
**LOCATION:** 107 W. Franklin Avenue  
BLOCK: 143 LOTS: 1  
**STATUS:** "C" Variance Request for Side and Rear Yard Setback  
**BASIS FOR REVIEW:** Plans Prepared by Arthur Ponzio Company  
Sheet 1 of 1 dated April 28, 200  
**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	CONFORMITY
LOT AREA	7,500 SF	13,989 SF	C
LOT WIDTH	70'	109.47	C
<b>SETBACKS PRINCIPAL</b>			
FRONT	25'	17.7	ENC
SIDE	10'	12.5'	
SIDE	15'	25'	C
REAR	25'	57.7	C
HEIGHT	2 ½ Sty/30'	1 ½ STY	C
<b>MIN GROSS FLOOR AREA</b>			
ONE STORY	1100 SF	-	-
TWO STORY	1200 SF	2200 SF	C
BLDG COVERAGE	30%	17.0%	C
TOTAL COVERAGE	45%	44.1%	C
<b>SETBACKS ACCESSORY</b>			
SIDE	10'	3.8'/1.2'	DNC/DNC
REAR	5'	4.2'/4.3'/0.6'	DNC/DNC/DNC

ENC – Existing Non-Conformity  
DNC – Does Not Conform

**PROJECT DESCRIPTION:**

This is an application for “C” Variance Relieve for accessory improvements made at the rear of the property located on Franklin Avenue. The applicant has completed several improvements to the rear of the property, including a shed, paver walkway, a pergola and a second pergola with a roof overhang.

**REVIEW COMMENTS:**

1. The applicant will be required to obtain the following “C” variance relief in order legalize the improvements:
  - a. Side yard Setback - 10’ is required and 3.8’ and 1.2’ are proposed
  - b. Rear Yard Setback – 5’ is required and 4.2’, 4.3’, and 0.6’ are proposed.
2. 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 by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property or 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 difficulties to or exceptional and undue hardship upon the development of the property. This is known as the “C”(1) Criteria.
  - b. The Municipal Land Use Law generally authorizes the Board to grant “C” (2) Variances “where in an application or appeal relating to a specific piece of property the purposes of this act would be advanced by a deviation from the Zoning Ordinance requirements and the benefits of the deviation would substantially outweigh any detriment, and that the granting of the variances will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.”
3. The applicant should further address the Negative Criteria where no variances or other relief may be granted under the terms of this section without showing that such variance or other relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.
4. The property presently contains concrete curbing across the front of the property as required, however, no sidewalks exist. The sidewalks should be installed or a waiver requested from the Board..  
A Road Opening Permit is required prior to the installation of any new improvements to be installed in the Right-Of Way of Franklin Ave.
5. The plans shows three (3) shad trees along the frontage of the property as required.
6. The plan presently shows at least 2 onsite parking spaces onsite as required.
7. The applicant will be required to obtain a building, electrical and plumbing permits, as needed for the project, if approved.

Very truly yours,

Matthew F Doran