

# DORAN

**ENGINEERING, PA**  
**ENGINEERS • PLANNERS • SURVEYORS**

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

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

**DATE:** March 17, 2021

**RE:** David Seitman  
Doran # 9689

**LOCATION:** 3 Cara Court  
BLOCK: 1.03 LOT: 8

**STATUS:** "C" Variance Request for a variance to allow for onsite parking of an RV Motor Home.

**BASIS FOR REVIEW:** Plans prepared by: Homeowner  
Plot Plan, undated  
Variance Review, by homeowner, undated  
Application Package, by David Seitman, undated  
Certified 200' owners list, dated 2/2/21

**USE:** Single Family

**ZONING REQUIREMENTS:** This property is located in the R-1 A Zone, which allows primarily for Residential Uses. The following is a review of the bulk requirements for the proposed project:

ITEM	REQUIRED	EXISTING	CONFORMITY
LOT AREA	10,000 sf	10,858 sf	C
LOT WIDTH	100'	>100'	C
<b>SETBACKS:</b>			
FRONT (Cara Court)	25'	25.9'	C
FRONT	-	-	-
SIDE	10'	12'	C
SIDE	15'	32.6'	C
REAR	25'	-	-
HEIGHT	2 ½ sty (30')	2-sty	C
<b>MIN.GROSS FLOOR AREA:</b>			
ONE STORY	1200 sf	Exist to remain	
TWO STORY	1350 sf		
BLDG COVERAGE	25%		
TOTAL COVERAGE	40%		

**PROJECT DESCRIPTION:** This is an application for “C” Variance relief in order to allow for the parking of a recreational vehicle, in excess of 28’ in length and 8’ in width, on private property. The owner states that he purchased a 33’ long RV, which is greater than the 28’ long permitted.

**Review Comments:**

1. In order to park a recreational vehicle on a private site, the RV must be no longer than 28’ in length and 8’ in width. The proposed RV is 33’.

The Northfield Ordinance, Section 215-13, which states, in part.

- A. Recreational Vehicles shall not exceed 28 feet in length and 8 feet in width.
  - B. Parking one such RV and one small boat shall be permitted to be stored outdoors at any single residence.
  - C. No such vehicles parked onsite shall be occupied and contain no utility connections.
  - D. Permanent or Temporary overnight occupancy is not permitted in any zone, except that, in emergency situation, such occupancy may be permitted by City Council, for a period not to exceed 60 days.
  - E. N/A- Boats or trailers are not proposed.
  - F. N/A- Parking in the street is not proposed.
2. 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 Criterial 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 aerial and plot plan appears to show two (2) possible areas for parking of the Recreational Vehicle. First, is on the front concrete driveway, and secondly, next to the house on the lawn area.

When reviewing the concrete driveway, the setback from the house to the property line is 25.9’. The RV is 33-feet in length, therefore the RV will need to cross over the property line and partially block the public sidewalk.

The second location as proposed, is on the Northwesterly side of the house on the lawn area. There appears to be 32.6’ from the house and the property line for this location.

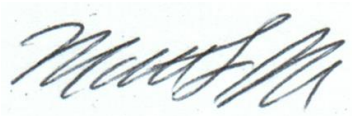
If the Board should consider granting permission to park on the side of the house, some type of stable surface would be necessary to support the RV.

Additionally, the need for a buffer or fence along the property line, should be discussed.

5. The property presently contains curbs and sidewalks along the frontage of the property.
6. The property presently contains street trees across the property frontage.
7. If the applicant requires a new concrete apron for access to the site, a Road Opening Permit from the City Engineer's Office would be required.

If you have any questions or require further information, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Matthew F. Doran', is written over a light blue rectangular background.

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