

DORAN

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MEMO TO: Northfield Planning Board /Zoning Board

FROM: Matthew F. Doran, Board Engineer

DATE: January 29, 2025

RE: Bayview BBC Properties, LLC
Doran # 9740

LOCATION: 3015 Cedarbridge Road and 2604 Zion Road
Block: 9.01 Lots: 10 and 22

STATUS: Minor Subdivision

BASIS FOR REVIEW: Monarch Surveying & Engineering
Sheet 1 of 1 dated 12-30-24, revised 1-17-25
Property Survey- 2604 Zion Road, dated 12-30-24
Property Survey- 3015 Cedarbridge Road, dated 12-30-24
Cover Letter from PMB & B, dated 1-23-25
Application Form, undated
Addendum to Application, unsigned

USE: Two Single Family Dwellings

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

Item	Required	Proposed Lot 22	Proposed Lot 10	Conformity
LOT AREA	10,000 SF	21,848 SF	18,388 SF	C
LOT WIDTH	100'	100'	85' (Delmar) 108.76' (Cedarbridge)	ENC
SETBACKS:				
FRONT (Zion Road)	25'	54.4'	24.5' (Delmar) 35.5' (Cedarbridge)	ENC
SIDE	10'	16.7'	16.8'	C
SIDE (Both)	25'	>25'	-	C
REAR	25'	133.6'	68'	C
HEIGHT	2 ½ Sty. 30'	18.3'	25.7'	C
Min. Gross Floor Area:				
ONE STORY	1,200 SF	-	-	-
TWO STORY	1,350 SF	1,570 SF	1,450 SF	C
BLDG COVERAGE	25%	7.2%	7.9%	C
TOTAL COVERAGE	40%	15.8%	17.2%	C

ENC- Existing Non- Conforming. There presently exists a non-conforming shed on Lot 10 that becomes compliant if the subdivision is approved. .

Project Description:

The Applicant has submitted an application for a Minor Subdivision in order to subdivide a rear portion of Block 9.01, Lot 22, which fronts on Zion Road, and add the portion to the rear of Block 9.01, Lot 10, which fronts on the corner of Cedarbridge Road and Delmar Drive.

No new variances are created as part of this subdivision. There are two (2) minor existing non-conformities with Lot 10.

Review Comments:

1. There are no new variances required as part of this subdivision. There are two (2) existing non-conformities associated with Lot 10.
2. The Board should discuss the need for additional street trees on the lots. At present, both properties contain some vegetation.

The property that faces Zion Road has a cluster of large trees along the road frontage.

The property at the corner of Cedarbridge and Delmar Drive contains one (1) large tree in the front yard.

3. The ordinance requires curbs and sidewalks to be installed along the frontage of the properties, as per §215-90 and 215-112 of the ordinances.

The Applicant shall install the improvements or obtain a waiver from the Board.

There does not appear to be any curbs and sidewalk in the immediate area of either property.

4. The standard right-of-way width for local streets in Northfield is 50'. Cedarbridge Road is presently 33'. The Board shall discuss the need to request a 8.5' half width dedication along the frontage of Cedarbridge Road.

Zion Road is a County Road, and any request for dedication will be made by Atlantic County.

5. Since Zion Road is a County Road, approval of the subdivision is subject to county review.

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