

DORAN

ENGINEERING, PA
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MEMO TO: City of Northfield Planning/Zoning Board

FROM: Matthew F. Doran, Board Engineer

DATE: January 15,2026

RE: 301 Shore Road, LLC
Doran #9752

LOCATION: 301 Shore Road
Block: 149; Lot: 10

STATUS: "C" Variance Request for Lot Area

BASIS FOR REVIEW: Plans prepared by Thomas/Bechtold Architecture & Engineering
Sheet ZB-1, dated 12-09-25
Sheet ZB-2, dated 12/09/25
Sheet ZB-3, dated 12/09/25
Application Package, dated 6-02-25
Owners Operating Agreement
Survey by Paul Koelling & Associates, date April 8, 2025

USE: Single-family, proposed structure.

ZONING REQUIREMENTS: This property is in the R-2 Residential Zone, which is primarily for residential uses. The following is a review of the bulk requirements for the proposed project.

Item	Required	Existing	Proposed	Conformity
LOT AREA	7,500 SF	7,207SF	7,207 SF	DNC
LOT WIDTH	70'	72.70'	72.70'	C
SETBACKS:				
FRONT (Dolphin)	25'	-	25.66'	C
FRONT (Shore)	25'	-	28.30'	C
SIDE	10'	-	26.58'	C
BOTH SIDES	25'	-	46.58'	C
REAR	25'	-	N/A-	-
HEIGHT	2 ½ STY/30'	-	16.83 Ridge,14.29 Mid Ridge	C
Item	Required	Existing	Proposed	Conformity
MIN.GROSS FLOOR AREA				
ONE STORY	1,100 SF	-	746 SF	DNC
TWO STORY	1,250 SF	-	-	-

City of Northfield Planning/Zoning Board

January 20, 2026
301 Shore Road, LLC
Doran #9752
Page 2

BLDG. COVERAGE	30%	-	10.36%	C
TOTAL COVERAGE	45%	-	21%	C
Accessory Structure >144 SF				
SIDE	10'	-	-	-
Rear	5'	-	-	-

PROJECT DESCRIPTION:

The applicant has applied for “C” Variance for lot area in order to construct a single-family, one-story structure on an existing vacant lot at the corner of Shore Road and Dolphin Ave. The ordinance requires a minimum of 7,500 sf and 7,207 sf is existing.

Review Comments:

1. The applicant has requested “C” Variance relief for lot area, where 7,500 SF is required, and 7,207 SF exists. A second variance is required for minimum structure size where a gross floor area for a single-story structure is required to be 1,100 SF and 746 SF is proposed. For this particular site, both adjoining lots are developed with single family structures.
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 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) Variance.

- 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.

City of Northfield Planning/Zoning Board

January 20, 2026

301 Shore Road, LLC

Doran #9752

Page 3

3. The site presently contains curbing along both Shore Road and Dolphine. Sidewalks presently exist along Shore Road only and have areas of cracking. Sidewalks are required to be installed along Dolphine Ave. A permit will be required for these improvements from Atlantic County since both roads are county roads.
4. The ordinance requires three (3) shade trees across the front of the property on Dolphin Ave., and two(2) trees along Shore Road The trees are required to be planted at 30 feet on centers across the frontage of both streets. Care should be taken to keep the trees outside the sight triangle. If the applicant cannot plant the required trees, a waiver should be requested. At present, the lot is totally cleared, and some type of trees/landscaping should be provided.
It should be noted that a large Sight Triangle is shown at the corner of Shore Road and Dolphin Ave. Both roads are County Roads and final jurisdiction of the Sight Triangles are deferred to the County.
5. The plan shows two (2) on-site parking spaces as required. Access to the site is proposed from Dolphine Ave utilizing an existing driveway with access to Dolphin Ave. The two (2) proposed parking spaces are aligned as stacked spaces.
6. The plan should be submitted to the Fire Chief for review.
7. The plan shows concrete curbing along both frontages of the property as required.
8. The plan shows a partial sidewalk along Shore Road and no sidewalks along Dolphine Ave. The ordinance requires sidewalks on both streets. A Road Oening permit is required from the County for installation of any improvements on a county road. Both roadways are under the jurisdiction of Atlantic County.
An ADA compliant ramp will be required to be constructed at the intersection if sidewalks are installed.
9. The survey provided as part of the application shows that a small portion of curbing and an inlet are located on this property.
10. Application should be made to the City of Northfield Sewer Department to obtain the necessary sewer connection.
11. The property presently contains a 20' wide Utility Easement across the side property line along Shore Road.

City of Northfield Planning/Zoning Board

January 20, 2026
301 Shore Road, LLC
Doran #9752
Page 4

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Matthew F. Doran". The signature is fluid and cursive, with the first name "Matthew" being the most prominent part.

Matthew F. Doran, P.E., P.P., P.L.S. C.M.E.
Board Engineer