

DORAN

ENGINEERING, PA
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MEMO TO: Northfield Planning /Zoning Board
FROM: Matthew F. Doran, Board Engineer
DATE: November 24, 2025, Rev. 11-26-25; Revised 1/28/26, **All new info will be in bold print.**
RE: James Maga
Doran # 9751
LOCATION: 2513 Herbert Drive
Block: 27 Lot: 36
STATUS: "C" Variance Request

BASIS FOR REVIEW: Plan prepared by Price Glasser Associates, marked up by the owner original dated 9-24-07

Property Survey by Kelly Surveying, dated 9-16-25
Application Form dated 7-10-25
Copy of Zoning Permit denial, dated 3-21-25
Copy of Zoning Permit denial for a shed, dated 3-21-25
Project Summary, prepared by James Maga, dated 7-6-25
Addendum to the application dated 1/13/26

USE: Single Family

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	Conformity
LOT AREA	10,000 SF	10,130 SF	C
LOT WIDTH	100'	100'	C
SETBACKS:			
FRONT	25'	25.75'	C
SIDE	10'	21.24' (house), 5.14' (Carport)**	C/DNC
BOTH SIDE	25'	23.64' **	DNC
REAR	25'	17.79'	DNC
HEIGHT	2 ½ sty (30')	2 sty	C
Min. Gross Floor Area:			
ONE STORY	1,200 SF		-
TWO STORY	1,350 SF	> 1350 SF	C
BLDG COVERAGE	25%	28% (carport is not included)	DNC
TOTAL COVERAGE	40%	48% (includes the carport)	DNC

TOTAL COVERAGE			
Accessory Structure:			
254 sf	10'	6.44'	-
SIDE	10'	2.40'	DNC
REAR			DNC
HEIGHT	12'	13.5' (Needs to clarified)	DNC
Accessory Structure:			
140 sf			
SIDE	3'	1.96'	DNC
REAR	3'	1.93'	DNC
HEIGHT	12'	Not supplied	unknown

DNC- Does Not Comply

ENC – Existing Non-Conformity

** Owner previously received a variance to allow the carport to be placed 6.0' from the property line. The survey provided shows a setback of 5.14'(Decision and Resolution dated 12-04-2014)

The enclosed paperwork submitted seems to indicate that the 254 sf shed was constructed without a Building Permit. This shed is located at the left rear portion of the property, behind the carport. There also exists a utility shed, 140 sf in size, located at the right rear portion of the property. This shed does not comply with the setback requirements of the ordinance. The applicant should clarify for the Board if a permit was issued for this shed.

It should be noted that the allowable shed for both sheds, is 12' from the ground elevation around the shed.

Project Description:

The applicant has applied to the Zoning Board for "C" variance relief to legalize an existing 240 sf accessory structure. It is also possible that additional "C" variance relief is needed for an additional shed and a sun room constructed off the rear of the house

Planning Review:

1. This is an application for "C" variance relief.

The following variance has been requested, as part of the application:

- a) Side Setback to carport- 6' was previously approved, 5.14' is existing
- b) Side Setback - 25' combined is required, 23.64' exists.
- c) Rear (house)- 25' is required, 17.79 is existing
- d) Building Coverage – 25% is required, 28% is proposed
- e) Total Coverage – 40% is required, 48% is proposed
- f) Accessory Structure: 254 sf

- a. Side – 10’ is required, 6.44’ is proposed
- b. Rear – 10’ is required, 2.40’ is proposed
- c. Height -12’ is permitted, 13.5 is proposed. This needs to be clarified for the Board

g) Accessory Structure: 140 sf

- a. Side – 3’ is required, 1.96’ is proposed
- b. Rear – 3’ is required, 1.93’ is proposed
- c. Height – 12’ is permitted, no height has been provided. Additional information is needed.

The applicant has also noticed in the Public Notice that a variance is also being requested for a sunroom addition being constructed off the rear of the house. The location of the sunroom should be clarified for the Board. It appears from the latest property survey that the sunroom has been constructed.

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. 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.

3. The site presently does contain curbs and sidewalks, as required.

4. The ordinance requires two (2) shade trees across the front of the property. It appears that the site contains one shade tree and two large shrubs. The applicant should discuss with the Board if any additional trees are needed.

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