

# DORAN

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

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

**DATE:** February 17, 2029

**RE:** Paul Vogel  
DORAN # 9754

**LOCATION:** 109 Northfield Ave  
BLOCK: 122 LOT: 2

**STATUS:** "C" Variance Relief

**BASIS FOR REVIEW:** Original Survey prepared by Arthur W Ponzio & Associates, dated 9-29-84  
Sheet 1 of 1, by owner, undated

**USE:** Single Family, proposed front porch addition

**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	7500 sf	6,199.50 sf (Ex)	ENC
LOT WIDTH	70'	50' (Ex)	ENC
<b>SETBACKS:</b>			
FRONT	25'	14.80' (house) 7.92' (porch) 5.33' (steps)	ENC DNC
SIDE	10'	3.67'ex, 3.83'prop-porch	ENC DNC
SIDE	15'	8.20' (existing) 11.33' (prop porch)	ENC DNC DNC
REAR (SECOND FRONT)	25'	> 25'	C
HEIGHT	2 ½ sty- 30'	1 sty	C
<b>MIN.GROSS FLOOR AREA:</b>			
ONE STORY	1100 sf	1,150 sf	C
TWO STORY	1250 sf	-	-
BLDG COVERAGE	30%	36%	DNC
TOTAL COVERAGE	45%	58%	DNC
<b>ACCESORY STRUCTURE:</b>			
FRONT large shed/small shed	25'	25'/16'	C/DNC
SIDE	10'	0'/unknown'	ENC/-
REAR	10'	N/A	
MAXIMUM SIZE:	500 sf	330 sf	C

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An assumption was made that the proposed porch has a roof proposed over the porch

### **PROJECT DESCRIPTION:**

This is an application for variances to allow for the reconstruction of a 64 sf front porch to a 210 sf front porch at the property known as 109 Northfield Ave. For this report it is assumed that a roof will be constructed over the porch.

It should be noted that this lot has double frontage, Northfield Ave is to the front and Zion Road is to the rear. For the purposes of this report will consider Zion Road as front lot line.

Following is a list of variances requested as part of the application:

1. Front setback to the porch- 25' is required, 7.92' is proposed to the porch and 5.33' is proposed to the steps.
2. Side setback to the porch, 10' is required, 3.83' is proposed to the porch.
3. Second Side setback to the porch, 15' is required, 11.33' is proposed.
4. Building Coverage- 30% is permitted, 36% is proposed.
5. Total lot coverage-45% is permitted, 58% is proposed.
6. Accessory structure setbacks, shed number 1, larger shed:
  - a. Side setback- 10' is required, 0' exists
7. Side setback – 3' is required, info not provided

### **REVIEW COMMENTS:**

1. The applicant is applying for C Variance relief for the variances listed above. The applicant should provide testimony consistent with the requirements on the “C” (1) or “C” (2) 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 practical 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.”
  - c. 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.
2. The applicant should provide testimony as to the front setbacks of adjoining properties in order to discuss the possibility of consistency in the neighborhood. It appears that other homes on the block have a reduced front setback.

3. The plan shows curbs and sidewalks along the frontage of Northfield Ave as required and no curbs and sidewalks along Zion Road. The plan should be revised to show curbs and sidewalks along Zion Road or a design waiver should be requested.
4. The Board should discuss the need for street trees at 30' on center along the front of the property. There does appear to be any street trees along Northfield Ave frontage.
5. The plan shows 1 onsite parking space where 2 are required. The plan should be revised to show the additional space of a design variance should be requested.
6. The plan should be submitted to the Fire Department for review.