

A RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF  
THE BOROUGH OF HADDONFIELD

APPLICATION/RESOLUTION NUMBER: ZBA #2022-08  
PROPERTY ADDRESS: 444 Loucroft Road [B 89 L 3.03]  
NAME OF OWNER/APPLICANT: Dan Rhyhart and Nicole Azzara  
DATE OF HEARING: May 17, 2022  
APPEARANCES: Dan Rhyhart, Owner/Applicant  
Thom Wagner, Applicant's Architect  
Kirsty Brockett, Substitute Board Secretary  
Jennifer Johnson, Esq., Board Solicitor  
Dustin Schopen, PE, Board Engineer

BOARD MEMBERS PRESENT:

Kevin Burns, Chairperson  
Wayne Partenheimer, Vice-Chairperson  
Brian Mulholland  
Bryan Pukenas  
Steve Sweet  
Brittany Bonetti  
William Shanahan  
Lindsey McCarthy-Watson- Alternate  
Kas Ghodoussipour- Alternate

**PROPERTY DESCRIPTION**

ZONING DISTRICT: R2  
STREET FRONTAGE: 100'  
STRUCTURES ON LOT: Two story single-family residence with an attached garage

## **DEVELOPMENT PROPOSAL**

The Applicants are looking to construct a new front garage extension, left side pantry and shed dormer addition to the property.

### **RELIEF/VARIANCE REQUESTED**

1. Section 135-27D(2)(b)-side yard setback- 18' minimum, 4.73' existing, 4.73' proposed
2. Section 135-27D(2)(c)-combined yard setback-40' minimum, 22.2' existing, 22.2' proposed

### **SUBMISSIONS**

Application

Plans prepared by Thomas Wagner, AIA

### **SUMMARY OF TESTIMONY AND EVIDENCE**

The Applicants are looking to build a new front garage bump out and left side pantry to their property. The property is a brick faced colonial style home. It is 18,000 sf and 100' wide where the requirement is 20,000 sf and 125' wide. The home includes an attached garage which is situated 4.73' from the east side property line.

The plans call for extending the depth of the garage to 20'6" with a single double wide door. The new 24" extension is 4.98" from the side setback which is currently 4.73".

There is space behind the garage which is unused and the family is looking to rework the mudroom and kitchen and add a pantry which adds 59 sf of additional impervious coverage to the lot. This makes the impervious coverage 50 sf over the allowable coverage.

The Applicants intend to improve the use and appearance of their home that will be consistent with the character and feel of the neighborhood. The lot is 11% smaller and 25' narrower than permitted in the zone. The additional coverage of .2% is well below the 11% undersize of the lot.

Under Condition 1, the property, by being non-conforming in overall size and being too narrow, exacerbates the side yard setback problem on the east side of the home creating hardship.

No one from the public spoke.

### **FINDING OF FACT AND CONCLUSIONS**

1. The Board has jurisdiction over the subject matter requiring a decision.

2. The Board Secretary had identified as complete all necessary items to apply to the Board for variance approval.
3. To obtain a c(1) variance, the Applicant has to show a hardship specific to the Property.
4. The variances can be granted under both NJSA 40:55D-70c(1).
5. The Applicant has provided testimony as to the proposed use of this specific property.
6. Strict application of the zoning ordinance requirements would result in an undue hardship on the Applicant.
7. The Board was compelled by the C1 argument given the lot size and the narrowness of the lot for the R2 zone.
8. Mr. Sweet appreciates that the impervious coverage was reduced by a little.
9. Mr. Burns stated there is no detrimental impact on the neighborhood.
10. The granting of the variances does not represent any detriment to the zone plan or ordinance as it will enhance the property and provide a visual benefit.
11. The application advances the purposes of the MLUL in that it promotes a desirable visual environment and is in keeping with the character of the neighborhood.
12. The relief requested can be granted without violating the spirit and intent of the zoning ordinance, the zone plan and the Master Plan, primarily because the applicant is reducing impervious coverage.
13. Due notice has been given in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.) and the rules of the Haddonfield Board of Adjustment.

### **RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED**, by the Zoning Board of Adjustment of the Borough of Haddonfield, that the application for a variance be and is hereby granted, pursuant to N.J.S.A. 40:55D-70(c).

**CONDITIONS OF APPROVAL**

1. The development approved by this resolution must comply with the plans and specifications submitted with this application.
2. Applicant must comply with all other applicable ordinances and codes including but not limited to Shade Tree Ordinance, building codes, fire codes and all water management requirements.

Motion By: Sweet, seconded by Pukenas

Board members voting to grant the requested variance: Burns, Partenheimer, Pukenas, Sweet, Shanahan, Bonetti,

Board members voting to deny the requested variances: Mulholland

**AND, BE IT FURTHER RESOLVED** that a copy of this Resolution be maintained on file by the Construction Office of the Borough of Haddonfield available upon request and that a brief notice of this decision shall be published in the official newspaper of the Borough of Haddonfield by the Applicant.

**CERTIFICATION**

I hereby certify that the foregoing is a true, accurate and complete copy of the resolution of memorialization adopted by the Zoning Board of Adjustment of the Borough of Haddonfield at its regular monthly meeting on June 14, 2022, memorializing action taken by the Zoning Board on May 17, 2022.

Dated: \_\_\_\_\_

\_\_\_\_\_  
**TAVIS KARROW, Secretary**

A RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF

THE BOROUGH OF HADDONFIELD

APPLICATION/RESOLUTION NUMBER: ZBA #2022-09  
PROPERTY ADDRESS: 309 Farwood Road [B 10.12 L 16]  
NAME OF OWNER/APPLICANT: Mark and Elizabeth Niedringhaus  
DATE OF HEARING: May 17, 2022  
APPEARANCES: Mark Niedringhaus, Owner/Applicant  
Beau Daniel Burris, Applicant's Engineer in Training  
Benita Cooper, Applicant's Architect  
Kirsty Brockett, Substitute Board Secretary  
Jennifer Johnson, Esq., Board Solicitor  
Dustin Schopen, PE, Board Engineer

BOARD MEMBERS PRESENT:

Kevin Burns, Chairperson  
Wayne Partenheimer, Vice-Chairperson  
Brian Mulholland  
Bryan Pukenas  
Steve Sweet  
Brittany Bonetti  
William Shanahan  
Lindsey McCarthy-Watson- Alternate  
Kas Ghodoussipour- Alternate

**PROPERTY DESCRIPTION**

ZONING DISTRICT: R6  
STREET FRONTAGE: 70'  
STRUCTURES ON LOT: Single family detached dwelling

## **DEVELOPMENT PROPOSAL**

The proposed physical changes to the subject property include the demolition of an existing slate patio at the rear of the house and construction of two new paver patios, covered deck and 2 new landscaping beds.

## **RELIEF/VARIANCE REQUESTED**

1. Section 135-31D(4)(a)-lot coverage- 22' maximum, 22.8% existing, 24.7% proposed

## **SUBMISSIONS**

Application

Variance plan prepared by Gilmore & Associates, Inc. dated 2/11/22

## **SUMMARY OF TESTIMONY AND EVIDENCE**

The Applicants are looking to add two new paver patios, a covered deck and two landscaping beds to their rear yard. The proposed patio will be 10' wide x 7' deep. Heading westward from the patio there will be a planting bed with three 2.5' x 2.5' bluestone pads leading to the covered deck directly at the rear entrance with a surface 7" above grade. The deck will be approximately 138.5 sf covered by a column supported roof which will be attached to the rear of the house. At the rear of this deck there will be a second patio which will be 8' wide by 4' deep. There will be planting beds on both sides of the patios. The covered deck will divert water to the beds. The planting beds will facilitate drainage from the proposed roof. The use of the property will remain single family.

The Applicants are looking to improve the water drainage of their property with the covered deck and landscaping beds. It will also be consistent with the character and feel of the neighborhood. There will be no impact on the landscape of the property.

No one from the public spoke.

## **FINDING OF FACT AND CONCLUSIONS**

1. The Board has jurisdiction over the subject matter requiring a decision.
2. The Board Secretary had identified as complete all necessary items to apply to the Board for variance approval.

3. To obtain a c(2) variance, the Applicant has to show the variance is for a specific property, advances a purpose of zoning and that the benefits of granting the variance substantially outweigh any detriments of granting the variance.
4. The variances can be granted under NJSA 40:55D-70c(2).
5. The Applicant has provided testimony as to the proposed use of this specific property.
6. The granting of the variances does not represent any detriment to the zone plan or ordinance as it will enhance the property and provide a visual benefit.
7. The application advances the purposes of the MLUL in that it promotes a desirable visual environment and ameliorates the lack of water drainage in the rear of the property.
8. Dustin Chopin, substitute board engineer, stated there may be another solution to the problem but this may also work, that it “doesn’t seem unreasonable”.
9. Mr. Burns commented that he doesn’t think this plan is adding any improvement,
10. Mr. Shanahan and Mr. Pukenas felt it is making the drainage better and there is no detriment to the community. Ms. Watson disagreed and said she doesn’t think this is the best way to divert water..
11. The relief requested can be granted without violating the spirit and intent of the zoning ordinance, the zone plan and the Master Plan, primarily because the applicant is providing a plan that improves the drainage conditions in the area.
12. Due notice has been given in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.) and the rules of the Haddonfield Board of Adjustment.

### **RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED**, by the Zoning Board of Adjustment of the Borough of Haddonfield, that the application for a variance be and is hereby granted, pursuant to N.J.S.A. 40:55D-70(c).

### **CONDITIONS OF APPROVAL**



1. The development approved by this resolution must comply with the plans and specifications submitted with this application.
2. Applicant must comply with all other applicable ordinances and codes including but not limited to Shade Tree Ordinance, building codes, fire codes and all water management requirements.

Motion By: Burns, seconded by Shanahan

Board members voting to grant the requested variance: Mulholland, Pukenas, Shanahan, Partenheimer,

Board members voting to deny the requested variances: Burns, Bonetti, Watson

Board members recused: Steve Sweet

**AND, BE IT FURTHER RESOLVED** that a copy of this Resolution be maintained on file by the Construction Office of the Borough of Haddonfield available upon request and that a brief notice of this decision shall be published in the official newspaper of the Borough of Haddonfield by the Applicant.

**CERTIFICATION**

I hereby certify that the foregoing is a true, accurate and complete copy of the resolution of memorialization adopted by the Zoning Board of Adjustment of the Borough of Haddonfield at its regular monthly meeting on June 14, 2022, memorializing action taken by the Zoning Board on May 17, 2022.

Dated: \_\_\_\_\_

\_\_\_\_\_  
**TAVIS KARROW, Secretary**

A RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF  
THE BOROUGH OF HADDONFIELD

APPLICATION/RESOLUTION NUMBER: ZBA #2022-10  
PROPERTY ADDRESS: 8 Tanner Street [B 118 L 71]  
NAME OF OWNER/APPLICANT: 8 Tanner, LLC  
DATE OF HEARING: May 17, 2022  
APPEARANCES: Nick Laudas, Owner/Applicant  
David Suffrin, Esq, Applicant's Attorney  
Kirsty Brockett, Substitute Board Secretary  
Jennifer Johnson, Esq., Board Solicitor  
Dustin Schopen, PE, Board Engineer

BOARD MEMBERS PRESENT:  
Kevin Burns, Chairperson  
Wayne Partenheimer, Vice-Chairperson  
Brian Mulholland  
Bryan Pukenas  
Steve Sweet  
Brittany Bonetti  
William Shanahan  
Lindsey McCarthy-Watson- Alternate  
Kas Ghodoussipour- Alternate

**PROPERTY DESCRIPTION**

ZONING DISTRICT: D3  
AREA OF PROPERTY: 3570  
STRUCTURES ON LOT: detached multi-story building

## **DEVELOPMENT PROPOSAL**

The proposed physical changes to the subject property include the replacement of the front stairs to the same size and dimension as before. They need to rebuild the stairs for access to the building.

## **RELIEF/VARIANCE REQUESTED**

1. Section 135-38D(10)(f)-minimum front yard setback 10' maximum, 0' existing, 5'5" into ROW proposed

## **SUBMISSIONS**

Application

HPC plan prepared by Gilmore & Associates, Inc. dated 6/7/22

Photographs of the exterior of the building

## **SUMMARY OF TESTIMONY AND EVIDENCE**

The Applicants are renovating 8 Tanner Street. A very old building in the D3 zone. As they attempted to repair the front steps, the stairs basically crumbled in their hands due to several host colonies of termites and wood boring beetles.

The front steps are actually in the right of way in front of the building which is Borough-owned property. Applicant understands that any approval would be conditioned on consent from the Borough.

Applicant plans to build the exact same steps that were originally there.

No one from the public spoke.

## **FINDING OF FACT AND CONCLUSIONS**

1. The Board has jurisdiction over the subject matter requiring a decision.
2. The Board Secretary had identified as complete all necessary items to apply to the Board for variance approval.
3. To obtain a c(2) variance, the Applicant has to show the variance is for a specific property, advances a purpose of zoning and that the benefits of granting the variance substantially outweigh any detriments of granting the variance.

4. The variances can be granted under NJSA 40:55D-70c(2).
5. The Applicant has provided testimony as to the proposed use of this specific property.
6. The granting of the variances does not represent any detriment to the zone plan or ordinance as it will enhance the property and provide a visual benefit.
7. The application advances the purposes of the MLUL in that it promotes a desirable visual environment.
8. Mr. Burns commented that this is a “no brainer” and there is no impact on the town.
9. The relief requested can be granted without violating the spirit and intent of the zoning ordinance, the zone plan and the Master Plan, primarily because the applicant is providing a plan that improves the drainage conditions in the area.
10. Due notice has been given in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.) and the rules of the Haddonfield Board of Adjustment.

### **RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED**, by the Zoning Board of Adjustment of the Borough of Haddonfield, that the application for a variance be and is hereby granted, pursuant to N.J.S.A. 40:55D-70(c).

### **CONDITIONS OF APPROVAL**

1. Consent from the Borough of Haddonfield, owner of the ROW, must be achieved before any construction permit is issued.
2. The development approved by this resolution must comply with the plans and specifications submitted with this application.
3. Applicant must comply with all other applicable ordinances and codes including but not limited to Shade Tree Ordinance, building codes, fire codes and all water management requirements.

Motion By: Burns, seconded by Shanahan

Board members voting to grant the requested variance: Mulholland, Pukenas,  
Shanahan, Partenheimer, Burns, Bonetti, Sweet

Board members voting to deny the requested variances: None

**AND, BE IT FURTHER RESOLVED** that a copy of this Resolution be maintained on file by the Construction Office of the Borough of Haddonfield available upon request and that a brief notice of this decision shall be published in the official newspaper of the Borough of Haddonfield by the Applicant.

**CERTIFICATION**

I hereby certify that the foregoing is a true, accurate and complete copy of the resolution of memorialization adopted by the Zoning Board of Adjustment of the Borough of Haddonfield at its regular monthly meeting on June 14, 2022, memorializing action taken by the Zoning Board on May 17, 2022.

Dated: \_\_\_\_\_

\_\_\_\_\_  
**TAVIS KARROW, Secretary**

A RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF

THE BOROUGH OF HADDONFIELD

APPLICATION/RESOLUTION NUMBER: ZBA #2022-14  
PROPERTY ADDRESS: 427 Hopkins Lane [B 8.012 L 11]  
NAME OF OWNER/APPLICANT: Jason and Jennifer Wilson  
DATE OF HEARING: May 17, 2022  
APPEARANCES: Jennifer Wilson, Owner/Applicant  
Jay Reinhart, Applicant's Architect  
Kirsty Brockett, Substitute Board Secretary  
Jennifer Johnson, Esq., Board Solicitor  
Dustin Schopen, PE, Board Engineer

BOARD MEMBERS PRESENT:

Kevin Burns, Chairperson  
Wayne Partenheimer, Vice-Chairperson  
Brian Mulholland  
Bryan Pukenas  
Steve Sweet  
Brittany Bonetti  
William Shanahan  
Lindsey McCarthy-Watson- Alternate  
Kas Ghodoussipour- Alternate

**PROPERTY DESCRIPTION**

ZONING DISTRICT: R6  
STREET FRONTAGE: 50'  
STRUCTURES ON LOT: single-family detached dwelling



## **DEVELOPMENT PROPOSAL**

The Applicants are looking to construct a second story dormer addition in the rear of the home.

### **RELIEF/VARIANCE REQUESTED**

1. Lot area- existing- 5663.37 sf, proposed- 5663.37 sf, required- 7500 sf
2. Lot Frontage- existing- 50.22', proposed- 50.22', required 75'
3. Side yard setback single-existing- 9.75', proposed- 9.75', required 12'
4. Aggregate side yard- existing 16.55', proposed- 16.55', required 30'
5. Rear yard setback- existing- 29.5', proposed- 29.5', required 40'
6. Accessory setback (shed)- existing .7' and 2.15', proposed .7' and 2.15', required 5' and 5'
7. Parking spaces-existing- 0, proposed- 0, required- 2

### **SUBMISSIONS**

Application

Plans prepared by Jay Reinhart, AIA, dated 5/9/22

### **SUMMARY OF TESTIMONY AND EVIDENCE**

The Applicants are looking to construct a second story dormer addition on the rear of the home. The new square footage will provide adequate space to create an additional small bedroom/home office as well as a closet and bath for the primary suite. Due to the fact that the existing structure is non-conforming in several aspects, the Applicant is constraining the project to the second floor. Under Condition 1, the property, by being non-conforming in overall size, lot frontage, and being too narrow, too shallow, and having no off-street parking creates a hardship.

The Applicant believes that by locating the new space in a dormer on the roof in the back of the home, the smaller scale of the home is maintained and the quaint character of Hopkins Lane and the neighborhood is preserved.

No one from the public spoke.

### **FINDING OF FACT AND CONCLUSIONS**

1. The Board has jurisdiction over the subject matter requiring a decision.

2. The Board Secretary had identified as complete all necessary items to apply to the Board for variance approval.
3. To obtain a c(1) variance, the Applicant has to show a hardship specific to the Property.
4. The variances can be granted under NJSA 40:55D-70c(1).
5. The Applicant has provided testimony as to the proposed use of this specific property.
6. Strict application of the zoning ordinance requirements would result in an undue hardship on the Applicant.
7. The Board was compelled by the C1 argument given the lot size and the narrowness of the lot for the R6 zone.
8. Collectively, the Board appreciated that the character of the home was remaining intact.
9. Mr. Burns stated there is no detrimental impact on the neighborhood.
10. Mr. Shanahan commented that he appreciated they are keeping the front of the house as is.
11. The granting of the variances does not represent any detriment to the zone plan or ordinance as it will enhance the property and provide a visual benefit.
12. The application advances the purposes of the MLUL in that it promotes a desirable visual environment and is in keeping with the character of the neighborhood.
13. The relief requested can be granted without violating the spirit and intent of the zoning ordinance, the zone plan and the Master Plan.
14. Due notice has been given in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.) and the rules of the Haddonfield Board of Adjustment.

### **RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED**, by the Zoning Board of Adjustment of the Borough of Haddonfield, that the application for a variance be and is hereby granted, pursuant to N.J.S.A. 40:55D-70(c).

**CONDITIONS OF APPROVAL**

1. The development approved by this resolution must comply with the plans and specifications submitted with this application.
2. Applicant must comply with all other applicable ordinances and codes including but not limited to Shade Tree Ordinance, building codes, fire codes and all water management requirements.

Motion By: Shanahan, seconded by Partenheimer

Board members voting to grant the requested variances: Burns, Partenheimer, Pukenas, Sweet, Shanahan, Bonetti, Mulholland

Board members voting to deny the requested variances: none

**AND, BE IT FURTHER RESOLVED** that a copy of this Resolution be maintained on file by the Construction Office of the Borough of Haddonfield available upon request and that a brief notice of this decision shall be published in the official newspaper of the Borough of Haddonfield by the Applicant.

**CERTIFICATION**

I hereby certify that the foregoing is a true, accurate and complete copy of the resolution of memorialization adopted by the Zoning Board of Adjustment of the Borough of Haddonfield at its regular monthly meeting on June 14, 2022, memorializing action taken by the Zoning Board on May 17, 2022.

Dated: \_\_\_\_\_

\_\_\_\_\_  
**TAVIS KARROW, Secretary**

A RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF

THE BOROUGH OF HADDONFIELD

APPLICATION/RESOLUTION NUMBER: ZBA #2022-15  
PROPERTY ADDRESS: 115 E. Summit Ave. [B 50 L 7.01]  
NAME OF OWNER/APPLICANT: Thomas and Molly Revell  
DATE OF HEARING: May 17, 2022  
APPEARANCES: Tom Revell, Owner/Applicant  
Don Cofsky, Esq, Applicant's Attorney  
Kirsty Brockett, Substitute Board Secretary  
Jennifer Johnson, Esq., Board Solicitor  
Dustin Schopen, PE, Board Engineer

BOARD MEMBERS PRESENT:

Kevin Burns, Chairperson  
Wayne Partenheimer, Vice-Chairperson  
Brian Mulholland  
Bryan Pukenas  
Steve Sweet (recused)  
Brittany Bonetti  
William Shanahan  
Lindsey McCarthy-Watson- Alternate  
Kas Ghodoussipour- Alternate

**PROPERTY DESCRIPTION**

ZONING DISTRICT: R7  
STREET FRONTAGE: 100'  
STRUCTURES ON LOT: Single story single-family residence with an attached garage

## **DEVELOPMENT PROPOSAL**

The Applicants are looking to convert a section of their existing garage into living space thus eliminating allowable off-street parking. There will be no exterior or site changes.

## **RELIEF/VARIANCE REQUESTED**

1. Section 135-86B(4) and (6) and (7)-Two required off street parking spaces, not in the front yard

## **SUBMISSIONS**

Application

Exhibit A- Floor Plan

Exhibit B- Pictures of subject property

Exhibit C- Garage- pictures and information

Exhibit D- Google earth picture

Exhibit E- pictures of all summit avenue properties

Exhibit F- Current survey

## **SUMMARY OF TESTIMONY AND EVIDENCE**

The Applicants are looking to convert two-thirds of their very small one car garage into living space. By doing this, the garage will no longer technically be a garage which means that the driveway leading to it and the garage itself would no longer be considered the property's two off-street parking spaces.

The Applicants have requested a variance in order to continue parking their two cars on the driveway which is located from the street to the garage and therefore in their front yard. Parking of vehicles in the front yard is not permitted under the Zoning Ordinance unless it is on a driveway leading to a garage.

The Applicants intend to improve the use and appearance of their home by replacing the garage door with a more aesthetically pleasing new set of doors.

The Revells have no feasible alternatives for providing two parking spaces. The topography of the lot would make this a major excavation project and add substantially more impervious coverage, something that is not desirable nor aesthetically pleasing.

The reality is that granting of the variance will not result in any visual change or any other change to the property itself. Not only do the Revells park in their front yard, so does everyone else on their street.

Requiring the two off-street parking spaces not in the front yard would be detrimental to the overall aesthetics of the street. The Revells' lot would be chopped up, a large beautiful tree would be damaged and impervious coverage would be added. A C-2 variance is requested because complying with the ordinance would not be complimentary to the property or the area. The benefits outweigh the detriments.

No one from the public spoke.

### **FINDING OF FACT AND CONCLUSIONS**

1. The Board has jurisdiction over the subject matter requiring a decision.
2. The Board Secretary had identified as complete all necessary items to apply to the Board for variance approval.
3. The variances can be granted under NJSA 40:55D-70c(2).
4. To obtain a c(2) variance, the Applicant has to show that the purposes of the Act would be advanced by a deviation from the zoning ordinance requirements and that the benefits of granting the variance substantially outweigh any detriment of granting the variance.
5. The Applicant has provided testimony as to the proposed use of this specific property.
6. Mr. Burns commented that it is what it is and there is no impact on the town.
7. Ms. Bonetti stated nothing changes on the exterior.
8. The granting of the variances does not represent any detriment to the zone plan or ordinance as it will enhance the property and provide a visual benefit.
9. The application advances the purposes of the MLUL in that it promotes a desirable visual environment and is in keeping with the character of the neighborhood.
10. The relief requested can be granted without violating the spirit and intent of the zoning ordinance, the zone plan and the Master Plan.
11. Due notice has been given in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.) and the rules of the Haddonfield Board of Adjustment.

**RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED**, by the Zoning Board of Adjustment of the Borough of Haddonfield, that the application for a variance be and is hereby granted, pursuant to N.J.S.A. 40:55D-70(c).

**CONDITIONS OF APPROVAL**

1. The development approved by this resolution must comply with the plans and specifications submitted with this application.
2. Applicant must comply with all other applicable ordinances and codes including but not limited to Shade Tree Ordinance, building codes, fire codes and all water management requirements.

Motion By: Burns, seconded by Bonetti

Board members voting to grant the requested variance: Burns, Partenheimer, Pukenas, McCarthy-Watson, Shanahan, Bonetti, Mulholland

Board members voting to deny the requested variances: none

**AND, BE IT FURTHER RESOLVED** that a copy of this Resolution be maintained on file by the Construction Office of the Borough of Haddonfield available upon request and that a brief notice of this decision shall be published in the official newspaper of the Borough of Haddonfield by the Applicant.



**CERTIFICATION**

I hereby certify that the foregoing is a true, accurate and complete copy of the resolution of memorialization adopted by the Zoning Board of Adjustment of the Borough of Haddonfield at its regular monthly meeting on June 14, 2022, memorializing action taken by the Zoning Board on May 17, 2022.

Dated: \_\_\_\_\_

\_\_\_\_\_  
**TAVIS KARROW, Secretary**