

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

APPLICATION/RESOLUTION NUMBER:           ZBA #2021-40

PROPERTY ADDRESS:                            100 Wedgewood Lane [B 64.24 L28]

NAME OF OWNER/APPLICANT:                Jim and Tracy Dwyer

DATE OF HEARING:                            November 16, 2021

APPEARANCES:                                Jim and Tracy Dwyer, Owner/Applicant

  Adam Weiner, AIA, Applicant's Architect

  Tavis Karrow, Board Secretary

  Jennifer Johnson, Esq. Board Solicitor

BOARD MEMBERS PRESENT AND VOTING:

Kevin Burns, Chairperson

Wayne Partenheimer, Vice-Chairperson

Brian Mulholland

Steve Sweet

Brittany Bonetti

William Shanahan

Lindsey Watson-McCarthy, Alternate

Kas Ghodoussepour- Alternate

Matthew Mazza- Alternate

Lou Randazzo- Alternate

**PROPERTY DESCRIPTION**

ZONING DISTRICT: R3  
LOT AREA:  
STREET FRONTAGE:  
STRUCTURES ON LOT: Two story single-family residence

**DEVELOPMENT PROPOSAL**

The proposal is to construct a second floor addition off the side yard existing addition..

**RELIEF/VARIANCE REQUESTED**

1. Section 135-284(D)4(a)- Maximum building coverage- 18%, 18.85% proposed.
2. Section 135-28(D)(4)(b)- Maximum impervious coverage- 28% ' required; 31.6% proposed
3. Section 135-28(D)(2)(b)- Minimum side yard- 18' required; 12.32' existing and proposed (existing nonconformity).

**SUBMISSIONS**

Application  
Denied Application for Zoning Permit  
Survey prepared by Walter H. MacNamara Assoc, Inc. dated July 14, 2015  
Plans prepared by Adam Weiner, AIA dated May 6, 2021

**SUMMARY OF TESTIMONY AND EVIDENCE**

The Applicant is looking to construct a second-floor addition on top of current dining room on side of house. They are also interested in extending that second floor addition to be even with the corner of the house

Jeffrey Puff of 1150 Washington Avenue (the Applicant's next door neighbor) opposed the application. He stated that this exact same application has come before

the Zoning Board on two other occasions, 25 and 15 years ago. He did an OPRA request on the address and the Borough was unable to find any such applications.

Ryan Flynn, 101 Wedgewood Lane, supported the application.

Anthony Aulffo, 125 Wedgewood Lane, supported the application.

### **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. Board member Bonetti mentioned that she lives near the Applicant but felt she could vote on the application impartially.
4. To obtain a c(1) variance, the Applicant has to show a hardship specific to the Property.
5. The variances can be granted under N.J.S.A. 40:55D-70c(1).
6. The Applicant has provided testimony as to the proposed use of this specific property.
7. Strict application of the zoning ordinance requirements would result in an undue hardship on the Applicant.
8. The Board was particularly compelled by the C1 argument given the undersized width of the lot and the fact that it is a corner lot.
9. The relief requested can be granted without violating the spirit and intent of the zoning ordinance, the zone plan and the Master Plan.
10. The granting of the variances does not represent any detriment to the zone plan or ordinance as it will enhance the property and be more in keeping with the neighborhood.
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 Sweet

Board members voting to grant the requested variances: Burns, Partenheimer, Bonetti, Sweet, Shanahan, Watson-McCarthy

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 December 21, 2021, memorializing action taken by the Zoning Board on November 16, 2021.

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

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**TAVIS KARROW, Secretary**