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May 11, 2022

Mr. Kevin Burns, Chairman  
Borough of Haddonfield Zoning Board of Adjustment  
242 Kings Highway East  
Haddonfield, New Jersey 08033

Attention: Tavis A. Karrow, Zoning Officer/Zoning Board Secretary

**Re: Borough of Haddonfield  
Mark and Elizabeth Niedringhaus  
309 Farwood Road (Block 10.12, Lot 16)  
Bulk Variance  
Application #ZBA 2022-09  
Our File No. 0417 Z 076**

Dear Board Members:

We have reviewed a bulk variance submission, received April 2022, consisting of the following:

Sheet	Title	Date	Latest Revision Date
CS - 1	Cover Sheet	02-11-22	----
EX - 1	Existing Conditions & Demolition Plan	02-11-22	----
VP - 1	Variance Plan	02-11-22	----

The plan was prepared, signed and sealed by Eric Clase, P.E., Gilmore & Associates, Inc., 201 Market Street, Camden, New Jersey 08102, (856) 203-7447.

**I. GENERAL INFORMATION**

**Applicant/Owner:** Mark and Elizabeth Niedringhaus  
309 Farwood Road  
Haddonfield, NJ 08033  
(703) 282-7354

**Proposal :** The applicant seeks bulk variance approval to construct 2 new paver patios, covered deck and 2 new landscaping beds.

**Zoning:** R-6 Residential Single- Family Detached

**II. SUBMISSION INFORMATION**

In accordance with Section 135-74, the following submission items are required. These items shall be provided, or a waiver requested with appropriate justification.

- Item 15. Signature blocks for Board Chair, Secretary, Engineer, and Borough Clerk.
- Item 23. Size and location of existing or proposed structures and their dimensioned setbacks along with the size and location of existing buildings within 200 ft.
- Item 34. Existing and proposed contours at one-foot intervals on subject property and within 200 ft.

**CONCLUSION**

Items underlined have not been provided. This application is deemed complete subject to the granting of the above waivers by the Zoning Board.

**III. ZONING REQUIREMENTS**

- A. **Use:** The applicant’s existing single-family residential use is in conformance with the permitted principal uses of the R-6 zone per Section 135-31.A.
- B. **Area and Bulk Requirements:**

Code Reference	Item	Required	Existing	Proposed	Status
135-31.D(1)(a)	Lot Area	6,000 sf	8,400 sf.	8,400 sf.	C
135-31.D(1)(b)	Lot Width	60 ft.	70 ft.	70 ft.	C
135-31.D(1)(c)	Lot Frontage	60 ft.	70 ft.	70 ft.	C
135-31.D(1)(d)	Lot Depth	100 ft.	120 ft.	120 ft.	C
135-31.D(4)(a)	Building Coverage	22%	22.8%	24.7%	V
135-31.D(4)(b)	Impervious Coverage	35%	34.8%	34.9%	C
	Principal Structure				
135-31.D(1)(a)	Front Yard	35 ft.	40.6 ft.	40.6 ft.	C
135-31.D(2)(b)	One Side Yard	10 ft.	8.78 ft.	8.78 ft.	P
135-31.D(2)(c)	Combined Side Yard	25 ft.	17.38 ft.	17.38 ft.	P
135-31.D(2)(d)	Rear Yard	40 ft.	47 ft.	40 ft.	C
135-31.D(5)(b)	Building Height	33.5 ft.	≤ 35 ft.	≤ 35 ft.	C
R.S.I.S.	Off-Street Parking	2.0 spaces	2 spaces	2 spaces	C

C - Conforms.  
 P - Pre-existing condition.  
 V - Variance required.

**IV. GENERAL COMMENTS**

1. Per Section 135-31.D(4)(a), building coverage is limited to 22%, whereas 22.8% exists and 24.7% is proposed. The applicant requests a variance.
2. Per Section 135-31.D(2)(b), one side yard is limited to 10 ft., whereas 8.78 ft. exists and 8.78 ft. is proposed. This is a pre-existing condition.
3. Per Section 135-31.D(2)(c), a combined side yards setback of 25 ft. is required, whereas 17.38 ft. exists and 17.38 ft. is proposed. This is a pre-existing condition.
4. The applicant shall include the impervious coverage calculation the area of the paver patio to confirm the proposed impervious coverage on the plan.
5. The applicant shall provide a building coverage calculation on the plan
6. The applicant list Beau Barris as the owner whereas the plan list Elizabeth and Mark Niedringhaus as the owner. Testimony should be provided.
7. The applicant and owner are reminded that site safety is their responsibility. The plan should note that “The owner, or his representative, is to designate an individual responsible for construction site safety during the course of site improvements pursuant to N.J.A.C. 5:23-2.21(e) of the N.J. Uniform Construction Code and CFR 1926.32(f) (OSHA Competent Person)”.

**V. SUMMARY OF VARIANCES AND WAIVERS**

**Variances:** Section 135-31.D(4)(a) - Building coverage

**Waivers:** None

**VI. APPROVAL PROCESS**

If the Zoning Board should grant final approval to this project, the following is applicable:

1. The applicant’s engineer must make appropriate revisions to the plan pursuant to the Zoning Board action.
2. Two (2) copies of the final plan and a digital copy shall be submitted to the Borough of Haddonfield for review, approval, and signature.
3. Installation and approval of, or posting of performance guarantees for the installation of, those improvements which are necessary to protect adjacent property and the public interest in the event that the development of the site was not completed (if applicable).

4. Submission of an individual lot grading plan to the Haddonfield Borough Engineer in accordance with Section 135-93.2 for review and approval prior to issuance of a building permit.
5. The applicant must contact the Zoning Board office to settle any outstanding review escrow accounts prior to this office reviewing revised plans or signing off on approved plans.

## **VII. OUTSIDE AGENCY APPROVALS**

This plan may be subject to the review and approval of outside agencies. Evidence of any applicable outside agency approvals must be submitted to the Borough Zoning Department and this office prior to the final signature of plans.

When plans are resubmitted, they are to be accompanied with a point-by-point response to all underlined items.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,  
**REMINGTON & VERNICK ENGINEERS, INC.**



Melanie J. Adamson, P.E., P.P., C.M.E.  
Board Engineer

cc: Elizabeth & Mark Niedringhaus, Applicant  
Eric Clase, P.E., Applicant's Engineer  
Jennifer Johnson, Zoning Board Solicitor  
Ed Toussaint, Construction Code Official  
Board Members (e-mail)