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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
446 Queensboro Lane, LLC
446 Queensboro Lane (Block 88.02, Lot 1)
Bulk Variance
Application #ZBA2022-11**

Dear Board Members:

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

Sheet	Title	Date	Latest Revision Date
1 of 1	Plot, Grading & Drainage Plan	03-02-22	04-11-22
1 of 1	Plan of Survey & Topography	12-09-21	----
A1	Schematic Design	02-18-22	04-04-22
A2	Schematic Design	02-18-22	04-04-22

The plot, grading and drainage plan was prepared by Joseph Gray, P.E., CME Associates, 203 South Main Street, Cape May Court House, New Jersey 08210, (609) 465-3333. The plans should be signed and sealed by a licensed professional according to State Regulations.

The plan of survey and topography was also prepared, signed and sealed by Steven C. Woodrow, P.L.S., 203 South Main Street, Cape May Court House, New Jersey 08210, (609) 465-3333.

The architectural plans were prepared by Stephen J. Ferwick, R.A., Fenwick Architects, 646 Ocean Heights Avenue, Linwood, New Jersey 08221, (609) 653-0222. The plans should be sealed by a licensed professional according to State Regulations.

I. GENERAL INFORMATION

Applicant/Owner: 446 Queensboro Lane, LLC
446 Queensboro Lane
Haddonfield, NJ 08033

Proposal: The applicant seeks bulk variance approval to construct a single-family, home on the subject property. A 6-bedroom home with a basement is proposed. The existing lot is vacant.

Zoning: R-3 Residential

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 9. Names and addresses of all property owners within 200 ft. of the property.
- Item 13. Schedule of all required and proposed zone requirements for lot area, yards, frontage, impervious coverage, buffering, etc.
- 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 39. Existing and proposed utilities, with details for sanitary sewer, water, telephone, cable TV, and electric onsite and within 200 ft.
- Item 46. Construction details as required by ordinance.

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-3 zone per Section 135-28.A.

B. **Area and Bulk Requirements:**

Code Reference	Item	Required	Existing	Proposed	Status
135-28.D(1)(a)	Lot Area	12,500 sf.	10,500 sf.	10,500 sf.	V
135-28.D(1)(b)	Lot Width	100 ft.	75 ft.	75 ft.	V
135-28.D(1)(c)	Lot Frontage	100 ft.	75 ft.	75 ft.	V
135-28.D(1)(d)	Lot Depth	125 ft.	140 ft.	140 ft.	C
135-28.D(4)(a)	Building Coverage	18%	N/A	17.9%	C
135-28.D(4)(b)	Impervious Coverage	28%	N/A	28%	C
	Principal Structure				

Code Reference	Item	Required	Existing	Proposed	Status
135-28.D(2)(a)	Front Yard		N/A	35 ft.	C
135-28.D(2)(b)	One Side Yard	18 ft.	N/A	20 ft.	C
135-28.D(2)(c)	Combined Side Yard	40 ft.	N/A	40.7 ft.	C
135-28.D(2)(d)	Rear Yard	45 ft.	N/A	51.5 ft.	C
135-28.D(5)(b)	Building Height	33.5 ft.	N/A	33.6 ft.	C
	Accessory Structure				
135-28.D(6)(a)	Building Height	18 ft.	N/A	18 ft.	C
135-28.D(3)(b)	Side Yard Setback	5 ft.	N/A	6 ft.	C
135-28.D(3)(c)	Rear Yard Setback	5 ft.	N/A	6 ft.	C
RSIS	Off-Street Parking	4.0 spaces	N/A	>3 spaces	C

C - Conforms.
 V – Variance Required.

IV. GENERAL COMMENTS

1. Per Section 135-28.D(1)(a), lot area of 12,500 sf. is required, whereas 10,500 sf. is proposed. A variance will be necessary.
2. Per Section 135-28.D(1)(c), lot frontage of 100 ft. is required, whereas 75 ft. is proposed. A variance will be necessary.
3. Per Section 135-28.D(1)(b), lot width of 100 ft. is required, whereas 75 ft. is proposed. A variance will be necessary.
4. Per Section 135-28.D(5)(b), a building height of 33.5 ft., whereas the architectural plans proposes the building height to be 33.6 ft. A variance will be required, or plans be revised.
5. Testimony should be provided as to whether any clearing will be a part of this application.
6. Testimony should be provided where the other off-site parking will be located. The architectural only show a 2-car garage proposed whereas 4 spots are required.
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 135-28.D(1)(a) -	Lot area
	Section 135-28.D(1)(b) -	Lot width
	Section 135-28.D(1)(c) -	Lot frontage
	Section 135-28.D(5)(b) -	Building height

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.

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

Sincerely yours,
REMINGTON & VERNICK ENGINEERS, INC.

A handwritten signature in cursive script that reads "Melanie J. Adamson".

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

cc: 446 Queensboro, LLC, Applicant
Joseph Gray, P.E., Applicant's Engineer
Stephen J. Fenwick, R.A., Applicant's Architect
Jennifer Johnson, Zoning Board Solicitor
Ed Toussaint, Construction Code Official
Board Members (e-mail)