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August 3, 2022

Borough of Haddonfield
Zoning Board of Adjustment
Kevin Burns, Chairman
242 Kings Highway East
Haddonfield, NJ 08033

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

**Re: Bulk Variance
Barb Previ & Steve Salinger
506 Coles Mill Road
Block 88.03, Lot 2
Application #ZBA 2022-22
Our file #04-17-Z-089**

Dear Board Members:

We have reviewed a bulk variance submission, received January 3, 2022, consisting of the following:

Sheet	Title	Date	Latest Revision Date
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I. GENERAL INFORMATION

Applicant/Owner: Barb Previ & Steve Salinger
506 Coles Mill Road
Haddonfield, NJ 08033
(610) 597-3681

Proposal: The applicant seeks bulk variance approval to build a deck along the back of their house.

Zoning: R-6 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 10. Name, signature, seal and license number of engineer, land surveyor, architect, professional planner, and/or landscape architect, as appropriate.
- Item 11. Title block denoting type of application, tax map sheet, county, municipality, block, lot and street address.

- Item 14. North arrow to top of sheet, scale and graphic scale.
- Item 15. Signature blocks for Board Chair, Secretary, Engineer, and Borough Clerk.
- Item 18. Date of property survey.
- Item 20. Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords, and central angles for all center lines and Rights-of-Way, and centerline curves on streets.
- Item 21. Acreage of subject property to the nearest tenth in square feet.
- Item 22. Date of original and all revisions.
- 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 24. Location and dimensions of any existing or proposed streets.
- Item 25. All existing and proposed lot lines, area of lots in square feet and setback lines.
- Item 29. Lot lines, block and lot numbers, and property owners within 200 ft.
- Item 30. All existing street, Rights-of-Way, and easements on the subject property and within 200 ft.

CONCLUSION

This application is deemed incomplete until all outstanding items have been provided. At a minimum, the applicant is to provide a survey and plot plan prepared by a licensed professional delineating all existing and proposed structures, driveways and existing features on the subject lot along with setbacks to the property lines.

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.

IV. GENERAL COMMENTS

1. We require a survey or a plot plan in order to review this application to confirm the variance relief required.
2. Per Section 135-31.D(4)(a), building coverage is limited to 22%, whereas 21.3% exists and 26.6% is proposed. The applicant requests a variance.
3. Per Section 135-31.D(2)(d), the rear yard setback of 40 feet is required, whereas 43.4 ft. exists, and 27.4 ft. is proposed. The applicant requests a variance.
4. Areas of existing vegetation should be shown, and testimony should be provided as to whether any trees will be removed as part of this application.
5. Testimony should be provided that the exterior finishes of the proposed deck will substantially match the remainder of the residence.

V. SUMMARY OF VARIANCES AND WAIVERS

Variances: Section 135-31.D(2)(d) - Rear yard setback
 Section 135-31.D(4)(a) - Building coverage

Waivers: Submission items

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 digital copy should be submitted to the Borough for review, approval and signature.
3. The applicant is notified that an inspection escrow and performance bond is required for this application and an estimate for all on/off site improvements (excluding structures) must be reviewed and approved by the Township Engineer. The inspection escrow must be posted prior to the issuance of any building permits.
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 the following outside agencies, if not already received. Evidence of these approvals must be submitted to the Township Zoning Department and this office prior to the final signature of plans:

Any others as may be necessary.

When plans are resubmitted, they are to be accompanied with a point-by-point response to all underlined items. The applicant should be aware that revised plans should be submitted eighteen (18) days prior to the Board meeting to allow sufficient time for review of the project.

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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: Barb Previ & Steve Salinger, Applicant
Jennifer Johnson, Zoning Board Solicitor
Ed Toussaint, Construction Code Official
Board Members (e-mail)