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September 12, 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**  
**Joe Fasulo & Jordan Dimedio**  
**128 Windsor Avenue**  
**Block 11.01, Lot 2.04**  
**Application # ZBA2022-27**  
**Our file #04-17-Z-094**

Dear Board Members:

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

Sheet	Title	Date	Latest Revision Date
----	Existing Conditions	----	----
----	Grading Plan	----	----
5 Sheets	Architectural Elevations	08-04-22	----
----	Boundary and Topographic Survey	05-21-22	----
----	Foundation Plan	06-16-22	----
----	First Floor Plan	06-16-22	----
----	First Floor Plan	06-16-22	----
----	Front & Rear Elevation	06-16-22	----
----	Right Elevation	06-16-22	----
----	Left Elevations	06-16-22	----

The architectural plans were prepared by Thomas B. Wagner, R.A., P.O. Box 2071, Haddonfield, New Jersey 08033, (856) 795-4550.

**I. GENERAL INFORMATION**

**Applicant/Owner:** Joe Fasulo & Jordan Dimedio  
 128 Windsor Avenue  
 Haddonfield, NJ 08033  
 (610) 246- 6893

**Proposal:** The applicant seeks bulk variance approval to expand the footprint to allow for a larger kitchen, family room and mudroom space, and add a fourth bedroom and bath on the second floor. The existing house is 8.20' from the right or west side property line where 10' is required and the addition 18' toward the rear of the property.

**Zoning:** R-7 Residential Single-Family Detached

## II. SUBMISSION INFORMATION

In accordance with Section 135-74 and Exhibit 1 of the Haddonfield Land Development Ordinance the following required items have not been submitted. The item numbers refer to the list in the Land Development Ordinance. We have not reviewed items 1-9, 13, and 57-62 that are the jurisdiction of the Borough Zoning Officer.

- 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 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.
- Item 31. All watercourses, floodplains, wetlands, wooded areas, or other natural features within 200 ft. of existing or proposed streets.
- Item 32. Nature, extent and boundary limits of wooded areas, dripline of all trees with 4" DBH and other significant features off the property.

## 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-7 zone per Section 135-32.A.

**B. Area and Bulk Requirements:**

<b>Code Reference</b>	<b>Item</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Status</b>
135-32.D(1)(a)	Lot Area	5,000 sf	10,150 sf.	10,150 sf.	C
135-32.D(1)(b)	Lot Width	125 ft.	70 ft.	70 ft.	C
135-32.D(1)(c)	Lot Frontage	50 ft.	70 ft.	70 ft.	C
135-32.D(1)(d)	Lot Depth	100 ft.	145 ft.	145 ft.	C
135-32.D(4)(a)	Building Coverage	25%	15.7%	19.2%	C
135-32.D(4)(b)	Impervious Coverage	40%	37%	38.7%	C
	Principal Structure				
135-32.D(2)(a)	Front Yard	20 ft.	29.10 ft.	29.10 ft.	C
135-32.D(2)(b)	One Side Yard	10 ft.	8.10 ft.	8.10 ft.	V
135-32.D(2)(c)	Combined Side Yard	20 ft.	45.60 ft.	38.2 ft.	C
135-32.D(2)(d)	Rear Yard	35 ft.	52± ft.	50± ft.	C
135-32.D(5)(a)	Building Height	2.5 stories	2 stories	< 2.5 stories	C
135-32.D(5)(b)	Building Height	35 ft.	< 35 ft.	< 35 ft.	C
RSIS	Off-Street Parking	2.5 spaces	≥ 2 spaces	≥ 2 spaces	C

C - Conforms.  
 V - Variance required.

**IV. GENERAL COMMENTS**

1. Per Section 135-32.D(2)(b), side yards setback of 10 ft. is required, whereas 8.10 ft. exists and 8.10 ft. is proposed. A variance will be necessary.
2. The chimney is allowed to encroach within the side yard except it is limited to 3-foot depth and 8-foot width. Testimony shall be provided of the existing chimney in the side yard setback on the west side.
3. Our office cannot confirm the proposed building and impervious coverages proposed on the plan without additional dimensions provided for *all structures* on the lot. The applicant is reminded to confirm the proposed coverages prior to an application for a building permit. Should the coverage exceed the allowable limits, the applicant would have to return to the Zoning Board for additional relief.
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 addition will substantially match the remainder of the residence.

6. The applicant is reminded that any work within the Borough right-of-way areas requires a separate Road Opening Permit. It does not appear that there is work proposed in the right-of-way for this application.

**V. SUMMARY OF VARIANCES AND WAIVERS**

**Variances:** Section 135-32.D(2)(b) - Side yard setback

**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. 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.
4. 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 necessary

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

Joe Fasulo & Jordan Dimedio  
Borough of Haddonfield  
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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

MJA/dp/mcb

cc: Joe Fasulo & Jordan Dimedio, Applicant  
Thomas B. Wagner, R.A., Applicant's Architect  
Jennifer Johnson, Zoning Board Solicitor  
Ed Toussaint, Construction Code Official  
Board Members (e-mail)