

**Borough of Haddonfield**  
New Jersey

Application Current As Of 6/3/2021

**FOR OFFICE USE ONLY: (DO NOT WRITE IN THIS SPACE)**  
APPLICATION TO: PLANNING BOARD  
ZONING BOARD OF ADJUSTMENT  
DATE APPLICATION FILED: \_\_\_\_\_  
DATE DEEMED COMPLETE: \_\_\_\_\_  
TIME PERIOD EXPIRES: \_\_\_\_\_

**DIGITAL COPIES ARE REQUIRED**

**SECTION 1 - GENERAL INFORMATION**

- (A) SUBJECT PROPERTY ADDRESS: 429 Wellington Ave  
(B) OWNER OF SUBJECT PROPERTY: Alice A Previte, 427 Wellington Ave  
(C) OWNER'S MAILING ADDRESS: LISTED  UNLISTED  
(D) OWNER'S TELEPHONE NUMBER: 609 238 5316  
OWNER'S TELEPHONE NUMBER: LISTED UNLISTED   
(D) OWNER'S FAX NUMBER: \_\_\_\_\_  
OWNER'S FAX NUMBER: \_\_\_\_\_  
(F) APPLICANT'S FULL LEGAL NAME: Alice Ann Previte, 427 Wellington Ave  
(G) APPLICANT'S MAILING ADDRESS LISTED  UNLISTED  
(H) APPLICANT'S TELEPHONE NUMBER: \_\_\_\_\_  
APPLICANT'S TELE. NUMBER: \_\_\_\_\_  
(I) APPLICANT'S EMAIL ADDRESS: sanny@aol.com  
APP CORPORATION: \_\_\_\_\_ PARTNERSHIP: \_\_\_\_\_ INDIVIDUAL:   
(J) APPL OTHER (Specify): \_\_\_\_\_

NOTE: IF APPLICANT IS A CORPORATION OR PARTNERSHIP, APPLICANT MUST ATTACH A LIST OF THE NAMES AND ADDRESSES OF ALL PERSONS HAVING A 10% INTEREST OR GREATER IN THE CORPORATION OR PARTNERSHIP

(K) THE RELATIONSHIP OF APPLICANT TO PROPERTY-OWNER IS: \_\_\_\_\_

NOTE: IF OWNER:  TENANT OR LESSEE: \_\_\_\_\_ CONTRACT PURCHASER: \_\_\_\_\_

(L) THE OTHER (Specify): \_\_\_\_\_

NOTE: IF APPLICANT IS NOT THE OWNER OF THE SUBJECT PROPERTY, APPLICANT MUST OBTAIN AND SUBMIT A COPY OF THIS APPLICATION SIGNED BY THE OWNER IN THE SPACE PROVIDED IN SECTION 7.

(M) CONTACT'S FULL LEGAL NAME: \_\_\_\_\_

(N) CONTACT'S MAILING ADDRESS: LISTED UNLISTED

(O) CONTACT'S TELEPHONE NUMBER: LISTED UNLISTED

CONTACT'S TELE. NUMBER: \_\_\_\_\_

CONTACT'S FAX NUMBER: \_\_\_\_\_

(P) THE RELATIONSHIP OF CONTACT TO PROPERTY-OWNER IS: \_\_\_\_\_

(Q) THE RELATIONSHIP OF CONTACT TO APPLICANT IS: \_\_\_\_\_

NOTE: IF NECESSARY, PLEASE ATTACH ADDITIONAL SHEETS HERETO.

**SECTION 2 - SUBJECT PROPERTY INFORMATION**

(A) SUBJECT PROPERTY'S ADDRESS: 429 Wellington Ave  
(B) SUBJECT PROPERTY'S BLOCK: 28 LOT(S): 5  
(C) SUBJECT PROPERTY'S ZONE: R-7  
(D) THE SUBJECT PROPERTY IS APPROXIMATELY 60 FEET FROM THE  
INTERSECTION OF Roberts Ave AND Wellington Ave  
(E) DIMENSIONS OF THE SUBJECT PROPERTY: 50 x 120  
(F) AREA (S.F.) 6000

(G) (1) WITHIN 200 HUNDRED FEET OF ANOTHER MUNICIPALITY:  
(G) (2) ADJACENT TO AN EXISTING OR PROPOSED COUNTY ROAD: \_\_\_\_\_  
(G) (3) ADJACENT TO OTHER COUNTY LAND: \_\_\_\_\_  
(G) (4) ADJACENT TO STATE HIGHWAY: \_\_\_\_\_

(H) HAS THE SUBJECT PROPERTY BEEN THE SUBJECT OF A PLANNING BOARD HEARING,  
OR ZONING BOARD OF ADJUSTMENT HEARING? YES \_\_\_\_\_ NO x  
NOTE: IF THE ANSWER TO THE PREVIOUS QUESTION IS YES, APPLICANT MUST ATTACH  
A COPY OF THE WRITTEN DECISION OF THE PLANNING BOARD, ZONING BOARD OF  
ADJUSTMENT OR HISTORIC PRESERVATION COMMISSION HERETO.

**SECTION 3 - INFORMATION ABOUT REQUESTED RELIEF FOR A VARIANCE**

(A) PROPOSAL: APPLICANT MUST ATTACH A STATEMENT HERETO ENTITLED "PROPOSAL"  
SETTING FORTH THE PROPOSED PHYSICAL CHANGES, IF ANY, TO THE SUBJECT  
PROPERTY. APPLICANT MUST ALSO SET FORTH THE CURRENT USE AND PROPOSED  
USE OF THE SUBJECT PROPERTY. **ONE** DIGITAL COPY OF APPLICATION AND  
OF ALL PLANS SHALL BE SUBMITTED.

(B) REASON(S) FOR RELIEF: APPLICANT MUST ATTACH A STATEMENT HERETO ENTITLED  
"REASON(S) FOR RELIEF" SETTING FORTH THE GROUNDS UPON WHICH RELIEF  
FROM THE ORDINANCE IN QUESTION IS REQUESTED AND WHICH MUST SHOW COMPLIANCE

WITH "BURDEN OF PROOF" REQUIREMENTS.

(C) NATURE OF APPLICATION - CHECK APPROPRIATE ITEMS:

- (1) APPEAL OF ACTION OF ADMINISTRATIVE OFFICER \_\_\_\_\_  
(2) INTERPRETATION OF ZONING ORDINANCE OR MAP \_\_\_\_\_  
(3) CONDITIONAL USE APPROVAL OR VARIANCE \_\_\_\_\_  
(4) VARIANCE: "C" - VARIANCE x  
"D" - USE VARIANCE \_\_\_\_\_  
"D" - NON-USE VARIANCE \_\_\_\_\_  
(5) (a) SUB DIVISION \_\_\_\_\_  
(5) (b) SUB DIVISION APPLICATION TO FOLLOW \_\_\_\_\_  
(6) (a) SITE PLAN \_\_\_\_\_  
(6) (b) SITE PLAN WAIVER \_\_\_\_\_  
(7) WAIVER OF LOT TO ABUT STREET REQUIREMENTS \_\_\_\_\_  
(8) EXCEPTION TO THE OFFICIAL MAP \_\_\_\_\_  
(9) CERTIFICATE OF NONCONFORMITY \_\_\_\_\_

(D) THE PROPOSED DEVELOPMENT IS CONTRARY TO:

|                     |                               |                     |                        |
|---------------------|-------------------------------|---------------------|------------------------|
| SECTION: <u>135</u> | SUB-SECTION: <u>86B(6)(a)</u> | REQUIRED: <u>9'</u> | PROPOSED: <u>8'</u>    |
| SECTION: <u>135</u> | SUB-SECTION: <u>86B(6)(b)</u> | REQUIRED: <u>3'</u> | PROPOSED: <u>1.37'</u> |
| SECTION: _____      | SUB-SECTION: _____            | REQUIRED: _____     | PROPOSED: _____        |

SECTION: \_\_\_\_\_ SUB-SECTION: \_\_\_\_\_ REQUIRED: \_\_\_\_\_ PROPOSED: \_\_\_\_\_

NOTE: IF ADDITIONAL SPACE IS REQUIRED, APPLICANT MUST ATTACH A LIST OF THE ADDITIONAL VARIANCES REQUESTED HERETO.

**SECTION 4 - INFORMATION ABOUT PROFESSIONALS/EXPERTS**

THE FOLLOWING PROFESSIONALS AND/OR EXPERTS WILL ASSIST AND/OR REPRESENT THE APPLICANT IN CONNECTION WITH THIS APPLICATION:

- (A) ATTORNEY: \_\_\_\_\_
- (B) ENGINEER: \_\_\_\_\_
- (C) ARCHITECT: \_\_\_\_\_
- (D) PLANNER: \_\_\_\_\_
- (E) OTHER (Specify): \_\_\_\_\_

NOTE: ALTHOUGH NOT REQUIRED, THE BOARD RESPECTFULLY REQUESTS THAT THE APPLICANT ATTACH HERETO A LIST OF THE NAMES, ADDRESSES AND PHONE NUMBERS OF ANY PROFESSIONALS AND/OR EXPERTS LISTED ABOVE.

**SECTION 5 - INFORMATION ABOUT REQUESTED EXHIBITS**

NOTE: A ALL TWENTY (20) SETS NEED TO BE COLLATED.

- (A) TWENTY (20) COPIES OF THIS APPLICATION;
- (B) TWENTY (20) COPIES OF STATEMENT ENTITLED "PROPOSAL";
- (C) TWENTY (20) COPIES OF STATEMENT ENTITLED "REASON(S) FOR RELIEF";
- (D) TWENTY (20) SETS OF PLANS:

**11X17 PLANS ARE PREFERRED**

- (B) (1) TWENTY (20) SETS OF CURRENT AND PROPOSED SURVEYS;
- (B) (2) TWENTY (20) SETS OF CURRENT AND PROPOSED FLOOR PLANS;
- (B) (3) TWENTY (20) SETS OF CURRENT ELEVATION DRAWINGS OR PHOTOGRAPHS;
- (B) (4) TWENTY (20) SETS OF PROPOSED ELEVATION DRAWINGS.

NOTE: EVERY PAGE OF EVERY PLAN MUST HAVE THE NAME OF THE APPLICANT AND THE ADDRESS OF THE SUBJECT-PROPERTY NOTED THEREON.

**SECTION 6 - APPLICANT'S VERIFICATION**

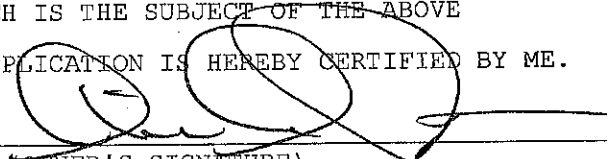
I HEREBY CERTIFY THAT THE ABOVE STATEMENTS MADE BY ME AND THE STATEMENTS AND INFORMATION CONTAINED IN THE PAPERS SUBMITTED IN CONNECTION WITH THIS APPLICATION ARE TRUE. I AM AWARE THAT IF ANY OF THE FOREGOING STATEMENTS ARE WILLFULLY FALSE, I AM SUBJECT TO PUNISHMENT.



(APPLICANT'S SIGNATURE)


**SECTION 7 - OWNER'S AUTHORIZATION**

I HEREBY CERTIFY THAT I RESIDE AT 427 Wellington Ave  
IN THE COUNTY OF CAMDEN AND THE STATE OF New Jersey  
AND THAT I AM THE OWNER OF THAT CERTAIN LOT, PLAT OR PARCEL OF LAND KNOWN  
AS 429 Wellington Ave  
BLOCK(S) 28 LOT(S) 5 ON THE TAX MAP OF  
THE BOROUGH OF HADDONFIELD, WHICH IS THE SUBJECT OF THE ABOVE  
APPLICATION, AND THAT THE SAID APPLICATION IS HEREBY CERTIFIED BY ME.

  
(OWNER'S SIGNATURE)

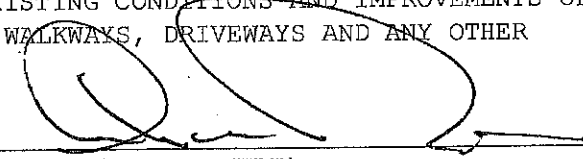
**SECTION 8 - OWNER'S CONSENT TO SITE VISIT**

I HEREBY CONSENT TO A SITE VISIT AT THE PROPERTY WHICH IS THE SUBJECT OF  
THIS APPLICATION FOR THE LIMITED PURPOSES OF VERIFYING THE ACCURACY OF THE  
PLANS SUBMITTED AND THE STATEMENTS MADE IN CONNECTION HEREWITH.

  
(OWNER'S SIGNATURE)

**SECTION 9 - OWNER'S CERTIFICATION OF ACCURACY OF SURVEY**

I HEREBY CERTIFY THAT THE SURVEY SUBMITTED FOR THIS APPLICATION IS  
CORRECT AND SHOWS THE CURRENT EXISTING CONDITIONS AND IMPROVEMENTS OF THE  
PROPERTY INCLUDING ALL, PATIOS, WALKWAYS, DRIVEWAYS AND ANY OTHER  
IMPROVEMENTS ON THE PROPERTY.

  
(OWNER'S SIGNATURE)

REQUEST FOR CERTIFIED LIST OF PROPERTY OWNERS

I, Alice Provite, HEREBY REQUEST A  
CERTIFIED LIST OF ALL OWNERS OF REAL PROPERTY LOCATED WITHIN 200 (TWO HUNDRED)  
FEET OF BLOCK 28 AND LOT(S) 5

SINCERELY,



(Signature of Person Requesting List)

Alice A Provite  
(PRINT name of Person Requesting List)

PROPOSAL  
429 Wellington Ave.

Replace existing degraded driveway, which consists of two narrow parallel concrete treads 97 feet long and approximately eight feet wide at the outer edges, which extend from the street to the opening of a detached garage. The proposed driveway is a solid slab eight feet wide by 97 feet long.

REASON FOR RELIEF

Previte

429 Wellington Ave

The code applicable to a driveway in the R-7 zone specifies a nine-foot width and a set back of three feet from the side lot line.

The right side of the existing driveway (the side closest to the residence) is ten feet from the lot line, and almost against the side of the house. The left side of the existing driveway (closest to the lot line) allows just over a foot of set back. There is not sufficient room to comply with code requirements. The proposed driveway would occupy the width of the existing driveway.

The physical characteristics of the property prohibit compliance with the existing code. The existing driveway has been in the same location for more than 50 years, and likely since the residence was constructed more than 100 years ago.

Granting the application will not be of substantial detriment, since the proposed driveway is no closer to the lot line than the existing driveway. The proposed driveway will not change the character of the neighborhood; rather, it will be of benefit because it is not deteriorating. The proposed driveway will allow safe and useful parking adjacent to the residence, consistent with the purpose and intent of the code.

The properties on either side of the lot line are owned by the same person; the immediately affected neighbor does not object to the proposed driveway.

|    | A                  | B | C          | D | E          |
|----|--------------------|---|------------|---|------------|
| 1  | House              |   | 1159.375   |   | 1159.375   |
| 2  | Garage             |   | 337.5      |   | 337.5      |
| 3  | steps              |   | 23.44      |   | 23.44      |
| 4  | Total building     |   | 1520.315   |   | 1520.315   |
| 5  |                    |   |            |   |            |
| 6  |                    |   |            |   |            |
| 7  |                    |   |            |   |            |
| 8  | front walk         |   | 23.4       |   | 23.4       |
| 9  | pad (rear)         |   | 50         |   | 50         |
| 10 | driveway           |   | 424.375    |   | 776        |
| 11 |                    |   |            |   |            |
| 12 | total non-building |   | 497.775    |   | 849.4      |
| 13 | total building     |   | 1520.315   |   | 1520.315   |
| 14 | total impervious   |   | 2018.09    |   | 2369.715   |
| 15 |                    |   |            |   |            |
| 16 |                    |   |            |   |            |
| 17 |                    |   |            |   |            |
| 18 |                    |   |            |   |            |
| 19 |                    |   |            |   |            |
| 20 |                    |   |            |   |            |
| 21 | Building %         |   | 0.25338583 |   | 0.25338583 |
| 22 | Impervious %       |   | 0.33634833 |   | 0.3949525  |
| 23 |                    |   |            |   |            |



**BOROUGH OF HADDONFIELD  
ZONING WORKSHEET**

BLOCK 28  
 LOT 5  
 ZONE R-7

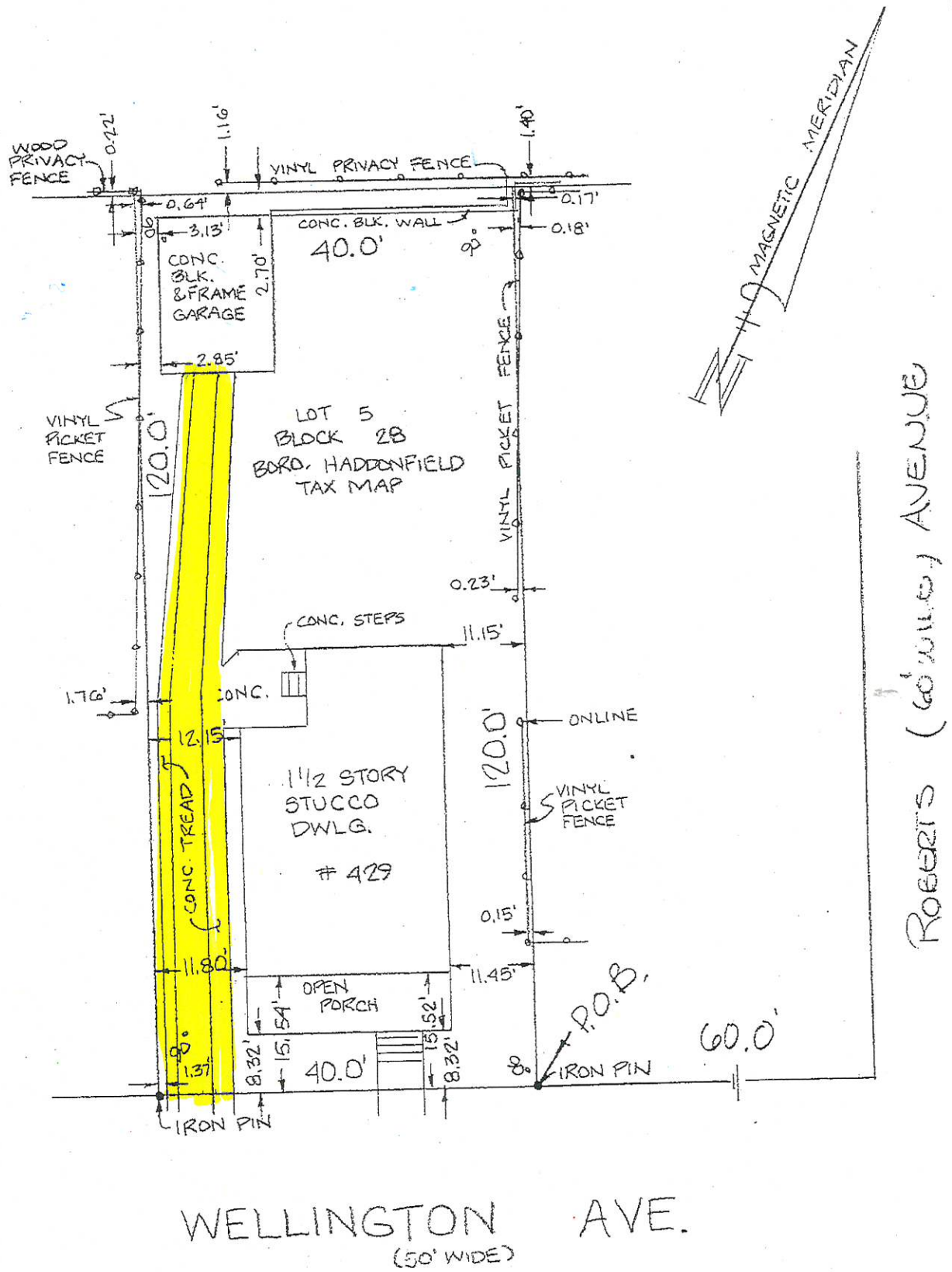
ADDRESS 429 Wellington Ave  
 OWNER Alice Previte  
 PROPOSAL Replace existitng driveway

|  | EXISTING             | PROPOSED           | REQUIREMENTS     | VAR. REQUIRED |
|--|----------------------|--------------------|------------------|---------------|
| PROPERTY USE                             | <u>residence</u>     | <u>Residence</u>   | <u>residence</u> | <u>no</u>     |
| LOT AREA / SQTF                          | <u>6000</u>          | <u>6000</u>        | <u>5000</u>      | <u>no</u>     |
| BUILDING AREA, %                         | <u>25.3</u>          | <u>25.3</u>        | <u>25</u>        |               |
| IMPERVIOUS AREA, %                       | <u>34.6</u>          | <u>39.5</u>        | <u>40</u>        | <u>no</u>     |
| LOT FRONTAGE                             | <u>50</u>            | <u>50</u>          | <u>50</u>        | <u>no</u>     |
| LOT DEPTH                                | <u>120</u>           | <u>120</u>         | <u>100</u>       | <u>no</u>     |
| FRONT YARD SETBACK                       | <u>3.32</u>          | <u>3.32</u>        |                  |               |
| (135 ATTACHMENT 7)<br>SIDE YARD - SINGLE | <u>11.15</u>         | <u>11.15</u>       | <u>10</u>        | <u>no</u>     |
| AGGREGATE SIDE YARD                      | <u>22.95</u>         | <u>22.95</u>       | <u>20</u>        | <u>no</u>     |
| REAR YARD SETBACK                        | <u>60</u>            | <u>60</u>          | <u>35</u>        | <u>no</u>     |
| NEW STRUCT. HEIGHT                       |                      |                    |                  |               |
| ACC. BUILDING HEIGHT                     |                      |                    |                  |               |
| ACC. SETBACKS                            | <u>95/2.7r/3.13s</u> | <u>95/2.7/3.13</u> | <u>30/5/5</u>    |               |
| PARKING SPACES                           |                      |                    |                  |               |

OTHER ITEMS REQ'D:

SEASONAL HIGH WATER INSPECTION no  
 GRADING PLAN REVIEW no

ZONING OFFICERS COMMENTS: \_\_\_\_\_



WELLINGTON AVE.  
(50' WIDE)

ROBERT'S (60' WIDE) AVENUE

**NOTE:**

PARCEL SURVEYED BEING PART OF LOTS 4, 5 & 6 SECTION 4  
PART OF ROBERTS TRACT AT HADDONFIELD

TO ALICE A. PREVITE  
any Insurer of Title relying hereon and any other party in  
interest:

In consideration of the fee paid for making this survey, I  
hereby certify to its accuracy (except such easement, if any, that  
may be located below the surface of the lands or on the surface  
of the lands and not visible) as an inducement for any insurer of  
title to insure the title to the lands and premises shown thereon.  
Responsibility limited to current transaction.

*Richard S. Humphries*

**RICHARD S. HUMPHRIES**  
P.L.S. N.J. LIC. 34859  
DATE OF SURVEY JULY 14, 2022

**Walter H. Macnamara Assoc., Inc.**

Professional Land Surveyors  
Certificate of Authorization 24GA28052300  
813 Haddon Ave., Collingswood, NJ 08108

**Survey of Premises**

NO. 429 WELLINGTON AVE.  
BOROUGH OF HADDONFIELD  
CAMDEN Co. New Jersey

856-854-5229  
whmsurveying@yahoo.com

Scale - 1" = 20' 66-51

November 8, 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**  
**Alice A. Previte**  
**429 Wellington Avenue (Block 88.03, Lot 2)**  
**Application #ZBA2022-35**  
**RVE #04-17-Z-099**

Dear Board Members:

We have reviewed a bulk variance submission, received October 25, 2022, consisting of the following:

| Sheet  | Title              | Date     | Latest Revision Date |
|--------|--------------------|----------|----------------------|
| 1 of 1 | Survey of Premises | 07-14-22 | ----                 |

The survey of premises was prepared and signed by Richard S. Humphries, P.L.S., Walter H. Macnamara Assoc., Inc., 813 Haddon Avenue, Collingswood, New Jersey 08108, (856) 854-5229. The plan should be sealed by a licensed professional according to State Regulations.

**I. GENERAL INFORMATION**

**Applicant/Owner:** Alice A. Previte  
427 Wellington Avenue  
Haddonfield, NJ 08033  
(609) 238-5316

**Proposal:** The applicant seeks bulk variance approval to replace existing degraded driveway, which consists of two narrow parallel concrete treads 97 feet long and approximately eight feet wide at the outer edges, which extend from the street to the opening of a detached garage.

**Zoning:** R-7 Residential

## 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 11. Title block denoting type of application, tax map sheet, county, municipality, block, lot and street address.
- 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 of the property.
- Item 34. Existing and proposed contours at one-foot intervals on subject property and within 200 ft.
- Item 35. Grading plan.
- Item 36. Existing drainage system on site and within 200 ft., including any larger tract on which the property is a part along with a drainage divide map.
- 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-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        | 6,000 sf        | 6,000 sf        | C             |
| 135-32.D(1)(b)        | Lot Width           | 50 ft.          | 40 ft. (1)      | 40 ft.(1)       | <b>P</b>      |
| 135-32.D(1)(c)        | Lot Frontage        | 50 ft.          | 40 ft. (1)      | 40 ft.(1)       | <b>P</b>      |
| 135-32.D(1)(d)        | Lot Depth           | 100 ft.         | 120 ft.         | 120 ft.         | C             |
| 135-32.D(4)(a)        | Building Coverage   | 25%             | 25.3%           | 25.3%           | <b>P</b>      |
| 135-32.D(4)(b)        | Impervious Coverage | 40%             | 34.6%           | 39.5%           | C             |
|                       | Principal Structure |                 |                 |                 |               |
| 135-32.D(2)(a)        | Front Yard          | TBD (2)         | 8.32 ft.        | 8.32 ft.        | TBD (2)       |
| 135-32.D(2)(b)        | One Side Yard       | 10 ft.          | 11.15 ft.       | 11.15 ft.       | C             |
| 135-32.D(2)(c)        | Combined Side Yard  | 20 ft.          | 22.95 ft.       | 22.95 ft.       | C             |
| 135-32.D(2)(d)        | Rear Yard           | 35 ft.          | 60 ft.          | 60 ft.          | C             |
| 135-32.D(5)(a)        | Building Height     | 2.5 stories     | ≤2.5 stories    | ≤2.5 stories    | C             |
| 135-32.D(5)(b)        | Building Height     | 35 ft.          | ≤35 ft.         | ≤35 ft.         | C             |
| RSIS                  | Off-Street Parking  | 2.0 spaces      | ≥2 spaces       | ≥2 spaces       | C             |

C - Conforms.  
 P - Pre-existing condition.  
 TBD – To be determined.

C. **Notes:**

1. While the tax map and the zoning schedule note a lot width and frontage of 50 feet, the survey shows the frontage is 40 feet. The applicant should provide testimony of the discrepancy.
2. The front yard setback shall be determined based Chapter 135, Attachment 7. An analysis has not been provided to determine the required setback which is determined based on the actual front yard setback of each lot within 200 feet and calculation of the average setback (including elimination of one high and one low value). In the event that the actual setbacks cannot be reasonably determined, 20 feet shall apply.

**IV. GENERAL COMMENTS**

1. Per Section 135-32.D(4)(a), building coverage is limited to 25%, whereas 25.3% exists and 25.3% is proposed. This is a pre-existing condition.
2. Per Section 135-86.B(6)(a), driveways and other parking areas shall not be less than nine feet in width and shall be constructed with materials that are a hard surface such as concrete, asphalt, paving stones, bricks, landscaping pavers and/or other similar hard-surface materials. The applicant has proposed a driveway that is 8 ft. wide. The proposed material is to be indicated. The applicant requests a waiver.
3. Per Section 135-86.B(6)(b), except as set forth herein, all driveways shall be set back not less than three feet from the side lot line. The applicant is proposing a driveway that will be 1.37 ft. away from the lot line on the left side. The applicant requests a waiver.
4. A plot plan has not been provided showing the proposed material, location, or widths of the new driveway. Construction details are required for review.
5. We assume a new concrete driveway apron is proposed, but no details have been provided. A Road Opening Permit would be required for any work within the street right-of-way.

**V. SUMMARY OF VARIANCES AND WAIVERS**

**Variances:** None

**Waivers:** Section 135-86.B(6)(a) - Driveway width  
Section 135-86.B(6)(b) - Driveway setback

**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 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.

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**



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

cc: Alice A. Previte, Applicant  
Richard S. Humphries, P.L.S., Applicant's Surveyor  
Jennifer Johnson, Zoning Board Solicitor  
Ed Toussaint, Construction Code Official  
Board Members (e-mail)