

Borough of Haddonfield
New Jersey

Application Current As Of 4/16/2013

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 NOW REQUIRED

SECTION 1 - GENERAL INFORMATION

- (A) SUBJECT PROPERTY ADDRESS: 15 Potter St Haddonfield NJ
- (B) OWNER OF SUBJECT PROPERTY: Joyce Miller
- (C) OWNER'S MAILING ADDRESS: LISTED _____ UNLISTED
- (D) OWNER'S TELEPHONE NUMBER: _____
- OWNER'S TELEPHONE NUMBER: LISTED _____ UNLISTED
- (D) OWNER'S FAX NUMBER: _____
- OWNER'S FAX NUMBER: _____
- (F) APPLICANT'S FULL LEGAL NAME: 15 Potter St, LLC
- (G) APPLICANT'S MAILING ADDRESS: LISTED _____ UNLISTED
- (H) APPLICANT'S TELEPHONE NUMBER: 856-465-7536
- APPLICANT'S TELE. NUMBER: _____
- (I) APPLICANT'S EMAIL ADDRESS: Dave Cottardi 1987@gmail.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: Partner
- 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: David M. Cottardi
- (N) CONTACT'S MAILING ADDRESS: LISTED _____ UNLISTED
- (O) CONTACT'S TELEPHONE NUMBER: LISTED _____ UNLISTED
- CONTACT'S TELE. NUMBER: 856-465-7536
- CONTACT'S FAX NUMBER: _____
- (P) THE RELATIONSHIP OF CONTACT TO PROPERTY-OWNER IS: Partner/contact holder

NOTE: IF NECESSARY, PLEASE ATTACH ADDITIONAL SHEETS HERETO.

SECTION 2 - SUBJECT PROPERTY INFORMATION

- (A) SUBJECT PROPERTY'S ADDRESS: 15 Potter st. Haddonfield
- (B) SUBJECT PROPERTY'S BLOCK: 23 LOT(S): 20
- (C) SUBJECT PROPERTY'S ZONE: Residential
- (D) THE SUBJECT PROPERTY IS APPROXIMATELY 160 FEET FROM THE INTERSECTION OF Kings Highway AND Potter St.
- (E) DIMENSIONS OF THE SUBJECT PROPERTY: 74 x 135
- (F) AREA (G) (1) WITHIN 200 HUNDRED FEET OF ANOTHER MUNICIPALITY: N
- (G) THE (G) (2) ADJACENT TO AN EXISTING OR PROPOSED COUNTY ROAD: Y
- (G) (3) ADJACENT TO OTHER COUNTY LAND: N
- (G) (4) ADJACENT TO STATE HIGHWAY: N

(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. THE APPLICANT MUST SUBMIT 1 DIGITAL COPY OF ALL PLANS PERTAINING TO THE SUBMITTED APPLIACTION.

(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" REQUIREMENT, WHICH IS ATTACHED

(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 _____
- "D" - USE VARIANCE D ✓ Section 135-3d
- "D" - NON-USE VARIANCE _____ subsection A-1 SFD to MFD
- (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: _____	SUB-SECTION: _____	REQUIRED: _____	PROPOSED: _____
SECTION: _____	SUB-SECTION: _____	REQUIRED: _____	PROPOSED: _____
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.

BLOCK: 23 LOT: 20 ZONE: Residential
 PROPERTY ADDRESS: 15 Patter st Haddonfield
 PROPERTY OWNER: Joyce Miller PHONE: 856-465-2536
 DESCRIPTION OF PROPOSED CHANGES: change from an office - single family dwelling to a two-family residential - currently used as an (2) unit office building

	EXISTING SURVEY INFORMATION	PROPOSED SURVEY INFORMATION	ZONING ORDINANCE REQUIREMENTS	ZONING VAR REQ.
PROPERTY USE	<u>Professional office</u>	<u>Multi-Family</u>	<u>Single Family</u>	<u>Yes</u>
LOT AREA/SQ FEET	<u>10,672</u>	<u>Same</u>	Min <u>5,000</u>	<u>No</u>
LOT FRONTAGE	<u>74.92</u>	<u>Same</u>	Min <u>50</u>	<u>No</u>
% OF ALL BUILDING TO LOT AREA	<u>21.5 %</u>	<u>21.5 %</u>	Max <u>25 %</u>	<u>No</u>
% OF ALL HARD SURFACE TO LOT	<u>70 %</u>	<u>57.6 %</u>	Max <u>40 %</u>	<u>Yes</u>
FRONT YD SETBACK	<u>10.04</u>	<u>Same</u>	Min <u>20</u>	<u>No</u>
SIDE YARD-SINGLE	<u>16.33</u>	<u>Same</u>	Min <u>10</u>	<u>No</u>
TWO SIDE YARD - TOTAL (AGGREGATE)	<u>34.33</u>	<u>Same</u>	Min <u>20</u>	<u>No</u>
REAR YARD	<u>40 ft</u>	<u>Same</u>	Min <u>35</u>	<u>No</u>
LOT DEPTH	<u>136.60</u>	<u>Same</u>	Min <u>100</u>	<u>No</u>
NEW STRUCTURE HEIGHT	<u>-</u>	<u>-</u>	Max <u>-</u>	<u>No</u>
ACCESSORY BUILDING HEIGHT	<u>-</u>	<u>-</u>	Max <u>-</u>	<u>-</u>
ACCESSORY SETBACKS	<u>-</u>	<u>-</u>	Min <u>-</u>	<u>-</u>
PARKING SPACES	<u>20</u>	<u>6</u>	Required <u>4</u>	<u>No</u>

SUBMITTED BY: _____

TITLE: _____

ZONING OFFICERS COMMENTS: _____

Signature

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: Mike Lario
- (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

- (E) ONE APPLICANT AND THE ADDRESS OF THE SUBJECT-PROPERTY NOTED THEREON.

SECTION 6 - APPLICANT'S VERIFICATION

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



(APPLICANT'S SIGNATURE)

SECTION 7 - OWNER'S AUTHORIZATION

18 Potter St,

IN THE C I HEREBY CERTIFY THAT I RESIDE AT 27 Partridge Ln Cherry Hill NJ 08003
AND THAT I AM THE OWNER OF ALL THAT CERTAIN LOT, PLAT OR PARCEL OF LAND KNOWN
AS BLOCK(S) 23 LOT(S) 20 ON THE TAX MAP OF
THE BOROUGH OF HADDONFIELD WHICH PROPERTY IS THE SUBJECT OF THE ABOVE
APPLICATION, AND THAT THE SAID APPLICATION IS HEREBY CERTIFIED BY ME.

DocuSigned by:
Jays & Miller
1604DBEDED44A4

SECTION 8 - OWNER'S CONSENT TO (OWNER'S SIGNATURE)

THIS APP I HEREBY CONSENT TO A SITE VISIT AT THE PROPERTY WHICH IS THE SUBJECT OF
PLANS SUBMITTED AND THE STATEMENTS MADE IN CONNECTION HEREWITH.

DocuSigned by:
Jays & Miller
1604DBEDED44A4

(OWNER'S SIGNATURE)

SECTION 9 - OWNER'S CERTIFICATION OF ACCURACY OF SURVEY

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

DocuSigned by:
Jays & Miller
1604DBEDED44A4

(OWNER'S SIGNATURE)

15 Potter St

REQUEST FOR CERTIFIED LIST OF PROPERTY OWNERS

CERTIFIED I, 15 Potter st LLC / Dave Cotterd, HEREBY REQUEST A
FEET OF BLOCK 23 AND LOT(S) 20.

SINCERELY,



(Signature of Person Requesting List)

Dave Cotterd / 15 Potter st. LLC
(PRINT name of Person Requesting List)

BLOCK: 23

PROPERTY ADDRESS: 15 Potter st, Haddon Hill
PROPERTY OWNER: Joyce Mullen LOT: 20 ZONE: 4A

Partners of 15 Potter St. LLC:

David Gottardi

427 Mansfield Ave.

Haddonfield NJ 08033

Steven G. Valleau

412 East Cottage Ave.

Haddonfield NJ 08033

David Bewick

12 Mt. Vernon Ave.

Haddonfield NJ 08033

Proposal:

Applicant is proposing no exterior changes to the building and only improvements to the lot at this time. The exterior of the building will remain the same as its current condition.

Two 3 bedroom units will be divided by floors, one unit on the first floor and a second unit located on the second floor. The property is currently split into 2 office rental units by floors with separate electric meters and heat.

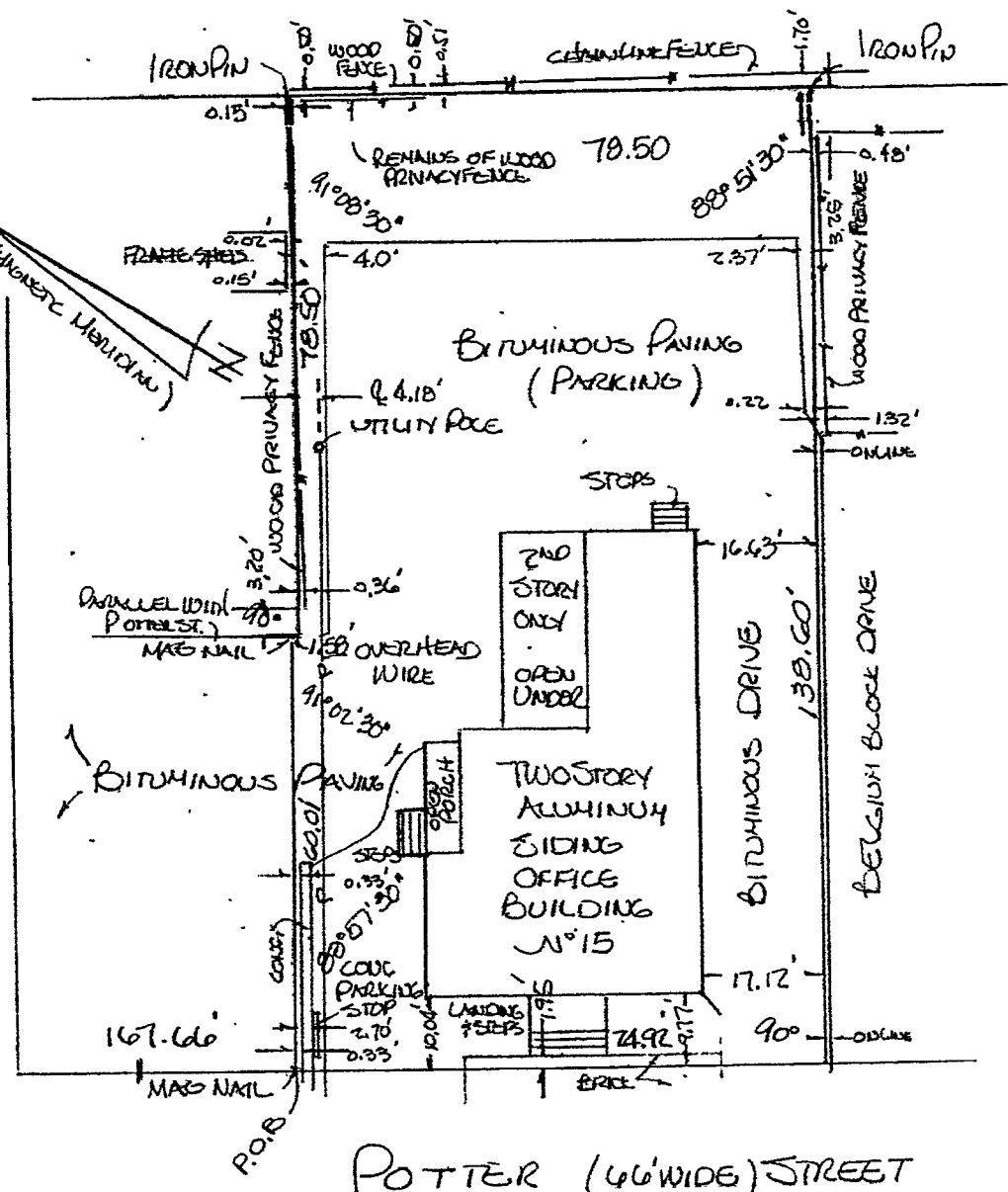
There is/are 3 parking spaces provided for each unit on the property.

Reason For Relief:

Applicant is requesting relief from the current single family zone to a two (2) family residence because of its very unique location, and its proximity to an office building and parking lot next door. There is also a very large multi-unit building directly across the street from the property. Its location is also a major County intersection and a very busy roadway.

The property has been for sale and rent for almost three years and is in need of major renovation/updating.

KINGS HIGHWAY EAST



POTTER (46' WIDE) STREET

NOTE-

PARCEL SURVEYED BEING LOT 20 BLOCK 23 TAX MAP BOROUGH OF HADDONFIELD

NOTE-

GROUND SNOW COVERED AT TIME OF SURVEY

15 POTTER STREET, LLC

AMERICAN HOME TITLE AGENT, LLC

Walter H. Macnamara Assoc., Inc.

Professional Land Surveyors

Certificate of Authorization 24GA28052300

813 Haddon Ave., Collingswood, NJ 08108

TO _____

any holder 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 omissions, 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 therein. Responsibility limited to current transaction.

Richard S. Humphries

RICHARD S. HUMPHRIES

P.L.S. N.J. LIC. 24050

DATE OF SURVEY DEC. 17, 2020

Survey of Premises

N° 15 POTTER STREET
BORO. OF HADDONFIELD

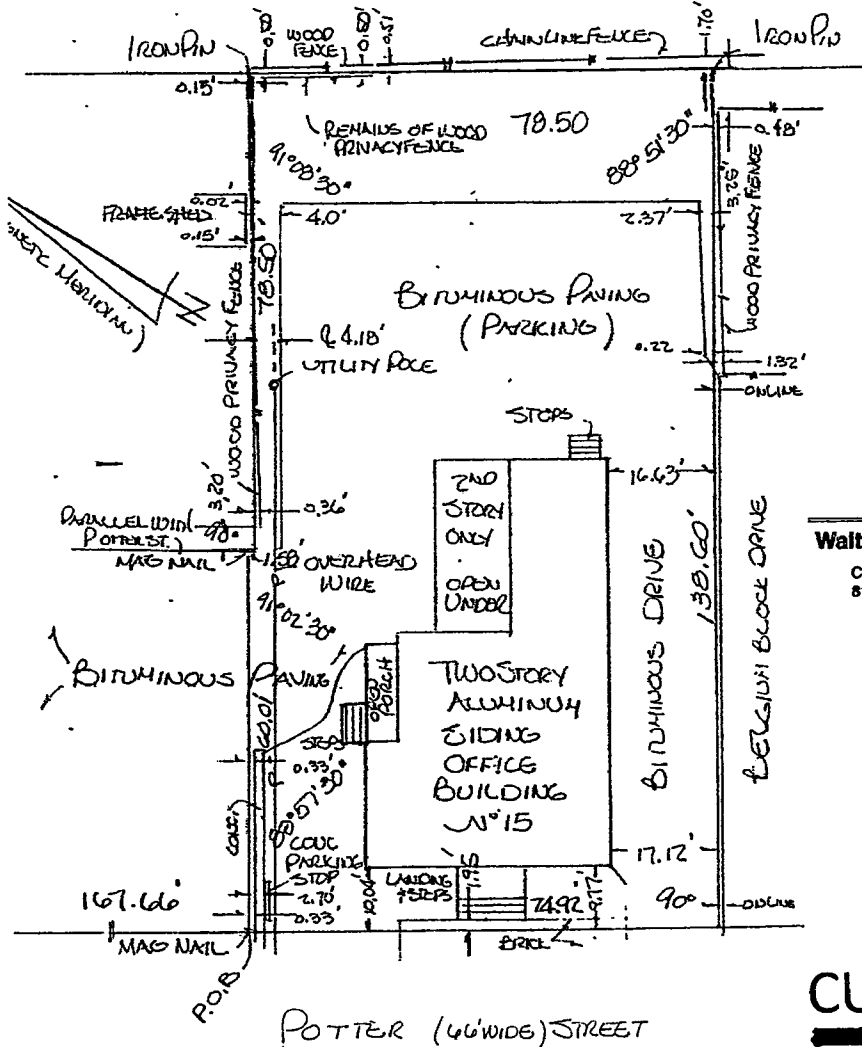
CAMDEN

Co. New Jersey

Scale - 1" = 20'

316-51

856-864-8223



15 POTTER STREET, LLC
 AMERICAS ABOVE TIME READY, LLC

TO any person of Title relying hereon and any other party in interest:

In consideration of the fee paid for making this survey, I hereby certify to the accuracy (except such omissions, if any, that may be located before the surface of the lands or on the surface of the books and not visible on an instrument for any reason of title to insure the title to the lands and premises shown herein. Responsibility limited to current transaction.

Richard S. Humphries

RICHARD S. HUMPHRIES
 P.L.S. N.J. Lic. 34669
 DATE OF SURVEY Dec. 17, 2020

Walter H. Macnamara Assoc., Inc.
 Professional Land Surveyors
 Certificate of Authorization 24GA28052300
 813 Haddon Ave., Collingswood, NJ 08108

Survey of Premises

N° 15 POTTER STREET
 BORO. OF HADDONFIELD
 CAMDEN Co. New Jersey

Scale - 1" = 20' 316-51
 859-834-6228

CURRENT SURVEY
 1"=20'

NOTE - PARCEL SURVEYED BEING LOT 20 BLOCK 23 TAX MAP BOROUGH OF HADDONFIELD

NOTE - GROUND SNOW COVERED AT TIME OF SURVEY

Edwin J. Jesiolowski
 ARCHITECT
 136 Merion Ave.
 Haddonfield, N.J.
 856 429 3486

PROJECT
 "SITE WORK"
 15 Potter St.
 Haddonfield, N.J.

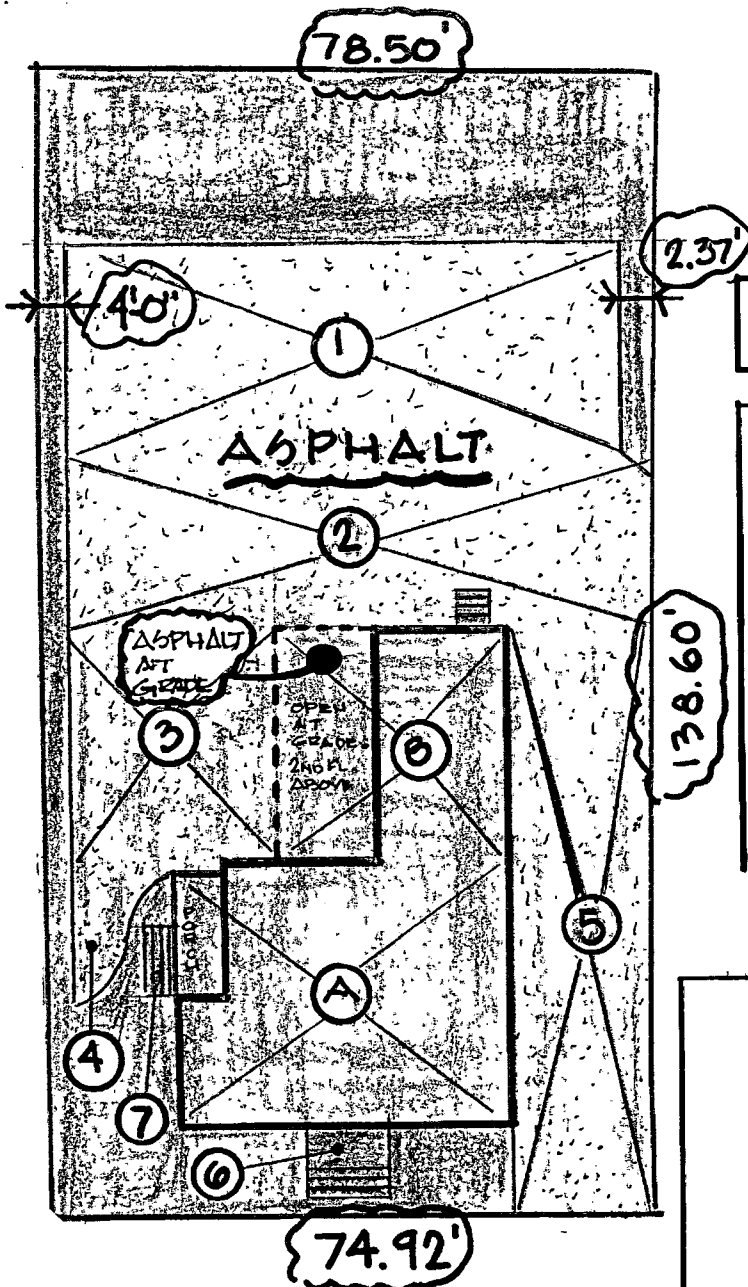
S1
 1/12/21

PROJECT SUMMARY

- Existing structure is located in the Historic District
- Existing structure has been used as Commercial Offices For approximately the last 45 years.
- Proposed "New" use to be a 2 Family Residence.
- There will be.
 - No changes to the existing exterior.
 - No increase to the existing building foot print.
 - New interior renovations to the 1st & 2nd floors.
 - Existing Impervious Coverage WILL BE REDUCED By 1328.5 s.f.

ZONE R7

BUILDING COVERAGE 25 %
IMPERVIOUS COVERAGE 40%



LOT AREA = 10,672 S.F.
138.60' x 77.0'

ALLOWED BUILDING COVERAGE

$25\% \times 10,672 = 2668 \text{ S.F.}$

(A) $40' \times 38' = 1520 \text{ S.F.}$

(B) $28' \times 28' = 784 \text{ S.F.}$

TOTAL = 2304 S.F.

"COMPLIES"

ALLOWED IMPERVIOUS COVERAGE

$40\% \times 10,672 = 4268.8 \text{ S.F.}$

(1) $72.13' \times 25' = 1803.25 \text{ S.F.}$

(2) $15' \times 74.50' = 1117.5 \text{ S.F.}$

(3) $25' \times 28' = 700 \text{ S.F.}$

(4) $10' \times 17' = 170 \text{ S.F.}$

(5) $16.75' \times 75' = 1256.25 \text{ S.F.}$

(6) $9' \times 11' = 99 \text{ S.F.}$

(7) $5' \times 6' = 30 \text{ S.F.}$

TOTAL = 5176 S.F.

(A) + (B) = 2304 S.F.

"TOTAL"

IMPERVIOUS COVERAGE = 7480 S.F.

"DOES NOT COMPLY"

"OVER BY" 3211.2 S.F.

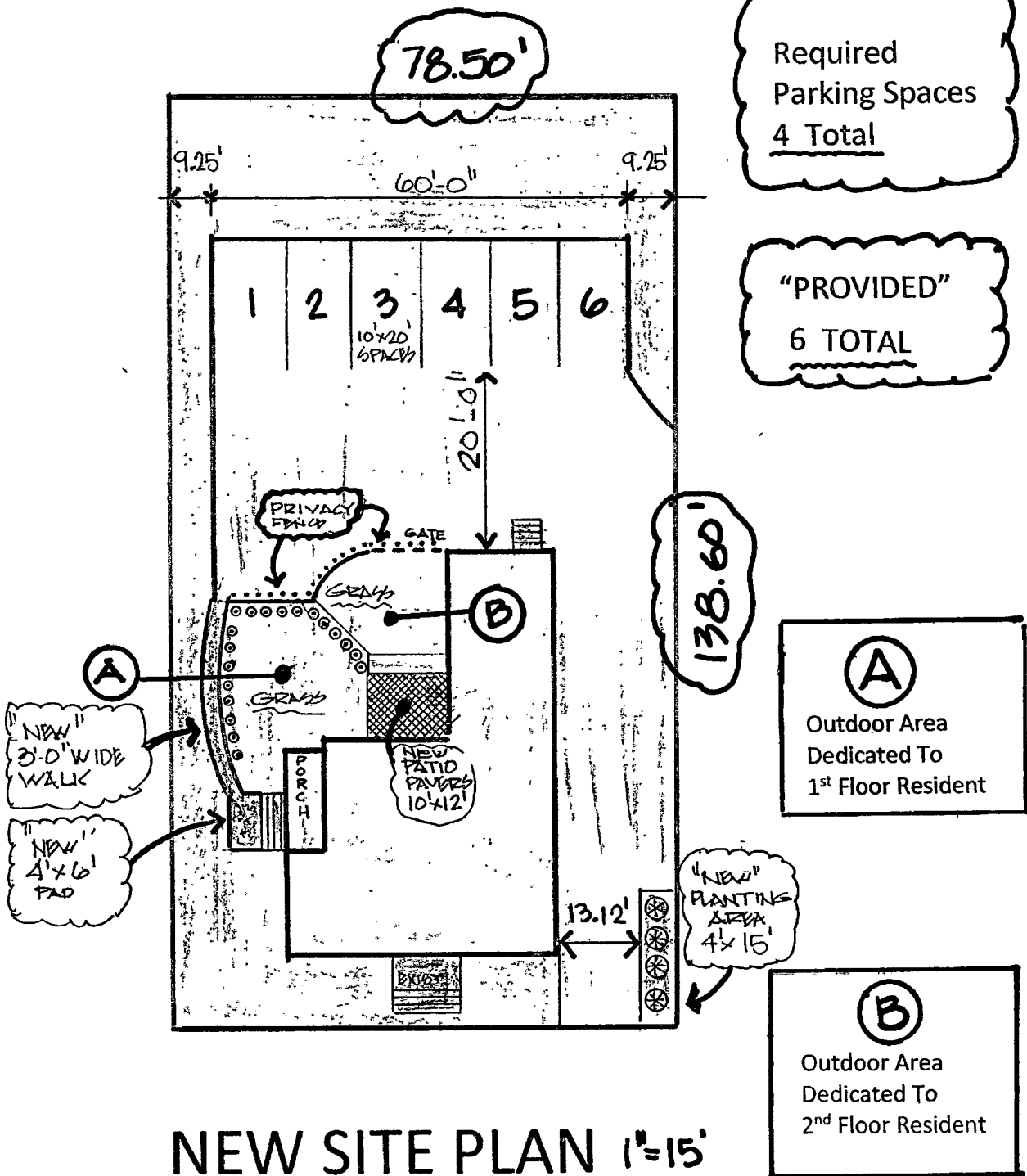
EXISTING SITE PLAN 1" = 15'

Edwin J. Jesiolowski
ARCHITECT
136 Merion Ave.
Haddonfield, N.J.
856 429 3486

PROJECT
"SITE WORK"
15 Potter St.
Haddonfield, N.J.

S2

1/12/21



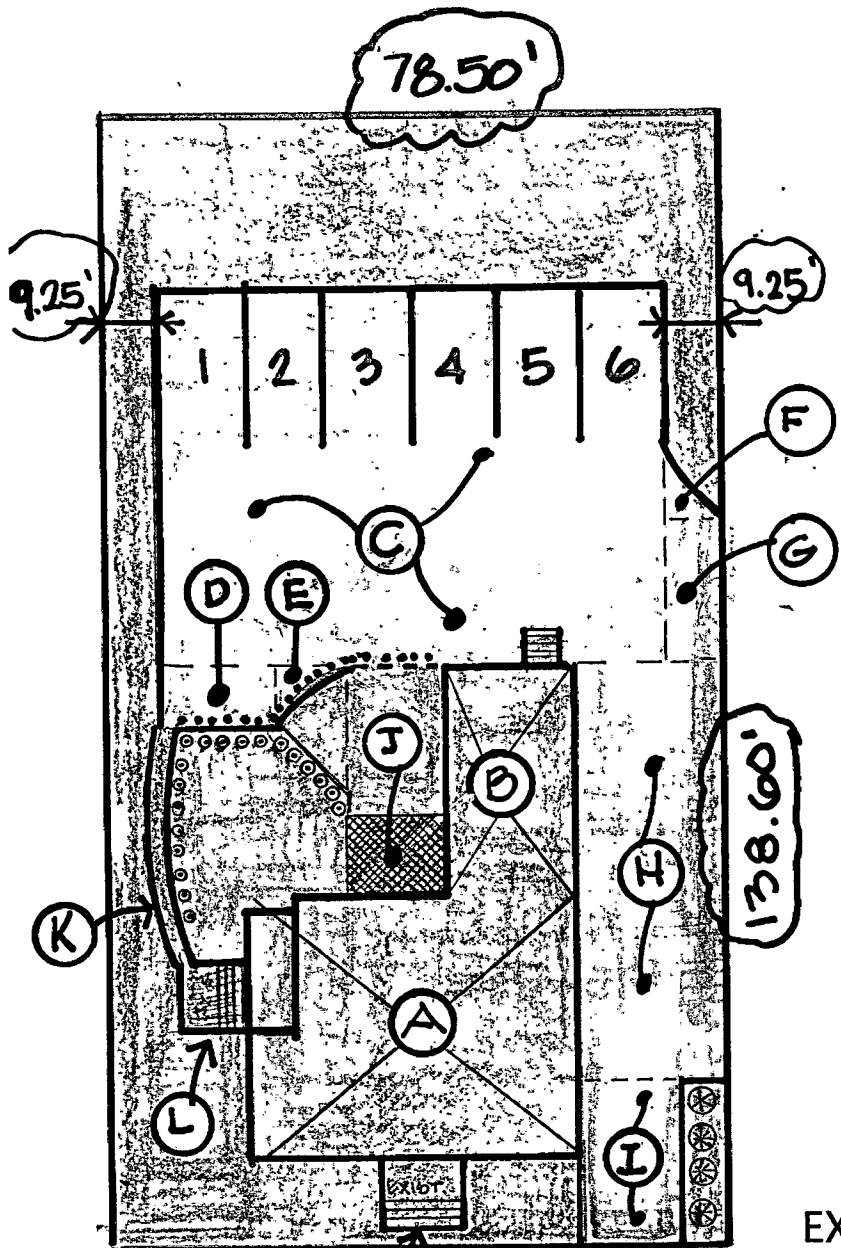
NEW SITE PLAN 1"=15'

Edwin J. Jesiolowski
 ARCHITECT
 136 Merion Ave.
 Haddonfield, N.J.
 856 429 3486

S3

1/12/21

PROJECT
 "SITE WORK"
 15 Potter St.
 Haddonfield, N.J.



IMPERVIOUS COVERAGE

(A)	40'x38' = 1520 s.f.
(B)	16'x28' = 448 s.f.
(C)	40'x60' = 2400 s.f.
(D)	8'x12' = 96 s.f.
(E)	7'x3' = 21 s.f.
(F)	4.75'x10' = 47.5 s.f.
(G)	9.25'x12' = 111 s.f.
(H)	17'x55' = 935 s.f.
(I)	13'x15' = 195 s.f.
(J)	10'x12' = 120 s.f.
(K)	3'x35' = 105 s.f.
(L)	6'x9' = 54 s.f.
(M)	9'x11' = 99 s.f.
<u>TOTAL = 6151.5 s.f.</u>	
<u>PROPOSED</u>	

NEW
SITE PLAN 1"=15'

EXISTING IMPERVIOUS
COVERAGE
7480 s.f.

"PROPOSED"
NEW
IMPERVIOUS COVERAGE = **6151.5 s.f.**

Edwin J. Jesiolowski
ARCHITECT
136 Merion Ave.
Haddonfield, N.J.
856 429 3486

EXISTING IMPERVIOUS
COVERAGE
"REDUCED"
BY **1328.5 s.f.**

(S4)

PROJECT
"SITE WORK"
15 Potter St.
Haddonfield, N.J.

1/12/21