

Damien O. Del Duca, Esquire
dod@delducalewis.com

June 21, 2021

VIA HAND DELIVERY

Mr. Tavis Karrow
Borough of Haddonfield
242 Kings Highway East
Haddonfield, New Jersey 08033

**RE: BRUCE AND TERRI RAPHELSON
429 WESTMINSTER AVENUE, BLOCK 88.02, LOT 1.02, HADDONFIELD, NEW JERSEY**

Dear Tavis:

This firm represents Bruce and Terri Raphelson, owners of property located at 429 Westminster Avenue and designated as block 88.02, lot 1.02 on the current tax map. The applicants seek variance approval to add a two-story addition in the rear of their property, which will result in an additional 103 s.f. of building coverage. The applicants shall build this addition over existing impervious coverage, therefore, no additional impervious coverage will be added.

I enclose the following:

1. Twenty (20) copies the land development application, including application summary;
2. Two (2) full size copies of floor plans & elevations prepared by Holliday Architects, dated April 7, 2021, last revised June 14, 2021 (2 sheets);
3. Eighteen (18) half size copies of floor plans & elevations prepared by Holliday Architects, dated April 7, 2021, last revised June 14, 2021 (2 sheets);
4. Twenty (20) copies of a survey prepared by REL Survey, LLC, dated May 21, 2021, last revised June 21, 2021;
5. Twenty (20) sets of 5 photographs;
6. Proof of current taxes;
7. An electronic copy of the entire application; and
8. Two (2) checks in the following amount: \$210.00 (application fee and 200 ft list) and \$600.00 (escrow fee) (200' list).

Mr. Tavis Karrow
Borough of Haddonfield
June 21, 2021
Page 2

Please place this application on the Zoning Board's July 20, 2021 agenda. Thank you.

Very truly yours,
DEL DUCA LEWIS, LLC

Damien O. Del Duca

Damien O. Del Duca, Esquire

DOD:gml
Enclosures

cc: Bruce and Terri Raphelson (via e-mail)





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 Westminster Avenue
(B) OWNER OF SUBJECT PROPERTY: Bruce and Terri Raphelson
(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: Bruce and Terri Raphelson
(G) APPLICANT'S MAILING ADDRESS LISTED UNLISTED
(H) APPLICANT'S TELEPHONE NUMBER: _____
APPLICANT'S TELE. NUMBER: _____
(I) APPLICANT'S EMAIL ADDRESS: braphelson@comcast.net
APP CORPORATION: _____ PARTNERSHIP: _____ INDIVIDUAL: X
(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: Self

NOTE: IF OWNER: X 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: Damien O. Del Duca, Esquire/Del Duca Lewis, LLC

(N) CONTACT'S MAILING ADDRESS: X LISTED UNLISTED

(O) CONTACT'S TELEPHONE NUMBER: X LISTED UNLISTED

CONTACT'S TELE. NUMBER: _____

CONTACT'S FAX NUMBER: _____

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

(Q) THE RELATIONSHIP OF CONTACT TO APPLICANT IS: Attorney

NOTE: IF NECESSARY, PLEASE ATTACH ADDITIONAL SHEETS HERETO.

SECTION 2 - SUBJECT PROPERTY INFORMATION

(A) SUBJECT PROPERTY'S ADDRESS: 429 Westminster Avenue
(B) SUBJECT PROPERTY'S BLOCK: 88.02 LOT(S): 1.02
(C) SUBJECT PROPERTY'S ZONE: R-3 Residential Single Family Home
(D) THE SUBJECT PROPERTY IS APPROXIMATELY _____ FEET FROM THE
INTERSECTION OF Westminster Avenue AND Hinchman Avenue
(E) DIMENSIONS OF THE SUBJECT PROPERTY: 75' x 140'
(F) AREA (S.F.) 10,500

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

(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: 135-28 SUB-SECTION: D.4.b REQUIRED: 28% PROPOSED: 43.38%
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.

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: Damien O. Del Duca, Esquire/Del Duca Lewis, LLC
- (B) ENGINEER: _____
- (C) ARCHITECT: John Dinisio /Holliday Architects
- (D) PLANNER: _____
- (E) OTHER (Specify): Robert E. Lee/Rel Survey, LLC (surveyor)

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:

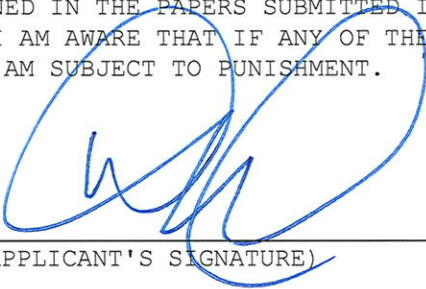
11X17 PLANS ARE PREFERRED

- (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 479 Westminster Avenue
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 479 Westminster Avenue
BLOCK(S) 88.02 LOT(S) 1.02 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, Damien O. Del Duca, HEREBY REQUEST A
CERTIFIED LIST OF ALL OWNERS OF REAL PROPERTY LOCATED WITHIN 200 (TWO HUNDRED)
FEET OF BLOCK 88.02 AND LOT(S) 1.02

SINCERELY,



(Signature of Person Requesting List)

D. Del Duca

(PRINT name of Person Requesting List)

**BOROUGH OF HADDONFIELD
ZONING WORKSHEET**

BLOCK	<u>88.02</u>	ADDRESS	<u>479 Westminster Avenue</u>
LOT	<u>1.02</u>	OWNER	<u>Bruce and Terri Raphelson</u>
ZONE	<u>R-3</u>	PROPOSAL	<u></u>

	EXISTING	PROPOSED	REQUIREMENTS	VAR. REQUIRED
PROPERTY USE	<u>Single family home</u>	<u>Single family home</u>	<u>Single family home</u>	<u>N</u>
LOT AREA / SQTF	<u>10,499 sf</u>	<u>10,499 sf</u>	<u>12,500 sf</u>	<u>ENC</u>
BUILDING AREA, %	<u>15.27%</u>	<u>16.26%</u>	<u>18%</u>	<u>N</u>
IMPERVIOUS AREA, %	<u>41.89%</u>	<u>41.89%</u>	<u>28%</u>	<u>Y</u>
LOT FRONTAGE	<u>75'</u>	<u>75'</u>	<u>100'</u>	<u>ENC</u>
LOT DEPTH	<u>140'</u>	<u>140'</u>	<u>125'</u>	<u>N</u>
FRONT YARD SETBACK	<u>31.54'</u>	<u>31.54'</u>	<u>(35' min per ord.)</u>	<u>ENC</u>
(135 ATTACHMENT 7)				
SIDE YARD - SINGLE	<u>12.95'</u>	<u>12.95'</u>	<u>18'</u>	<u>ENC</u>
AGGREGATE SIDE YARD	<u>29.44'</u>	<u>29.44'</u>	<u>40'</u>	<u>ENC</u>
REAR YARD SETBACK	<u>56.44'</u>	<u>51.73'</u>	<u>45'</u>	<u>N</u>
NEW STRUCT. HEIGHT	<u><33.5'</u>	<u><33.5'</u>	<u>33.5'</u>	<u>N</u>
ACC. BUILDING HEIGHT	<u><18'</u>	<u><18'</u>	<u>18'</u>	<u>N</u>
ACC. SETBACKS	<u>3.43'</u>	<u>3.43'</u>	<u>5'</u>	<u>ENC</u>
PARKING SPACES	<u>>2</u>	<u>>2</u>	<u>2</u>	<u>N</u>

OTHER ITEMS REQ'D:

SEASONAL HIGH WATER INSPECTION	<u>No</u>
GRADING PLAN REVIEW	<u>No</u>

ZONING OFFICERS COMMENTS: _____

BOROUGH OF HADDONFIELD ZONING BOARD OF ADJUSTMENT

Proposal and Reasons for Relief

Bruce and Terri Raphelson

429 Westminster Avenue

Block 88.02, Lot 1.02

Bruce and Terri Raphelson reside at property located at 429 Westminster Avenue and designated as block 88.02, lot 1.02 on the municipal tax map. The applicants propose to add a two-story addition in the rear of their property, which will result in an additional 103 s.f. of building coverage. The applicants shall build this addition over existing impervious coverage, therefore, no additional impervious coverage will be added.

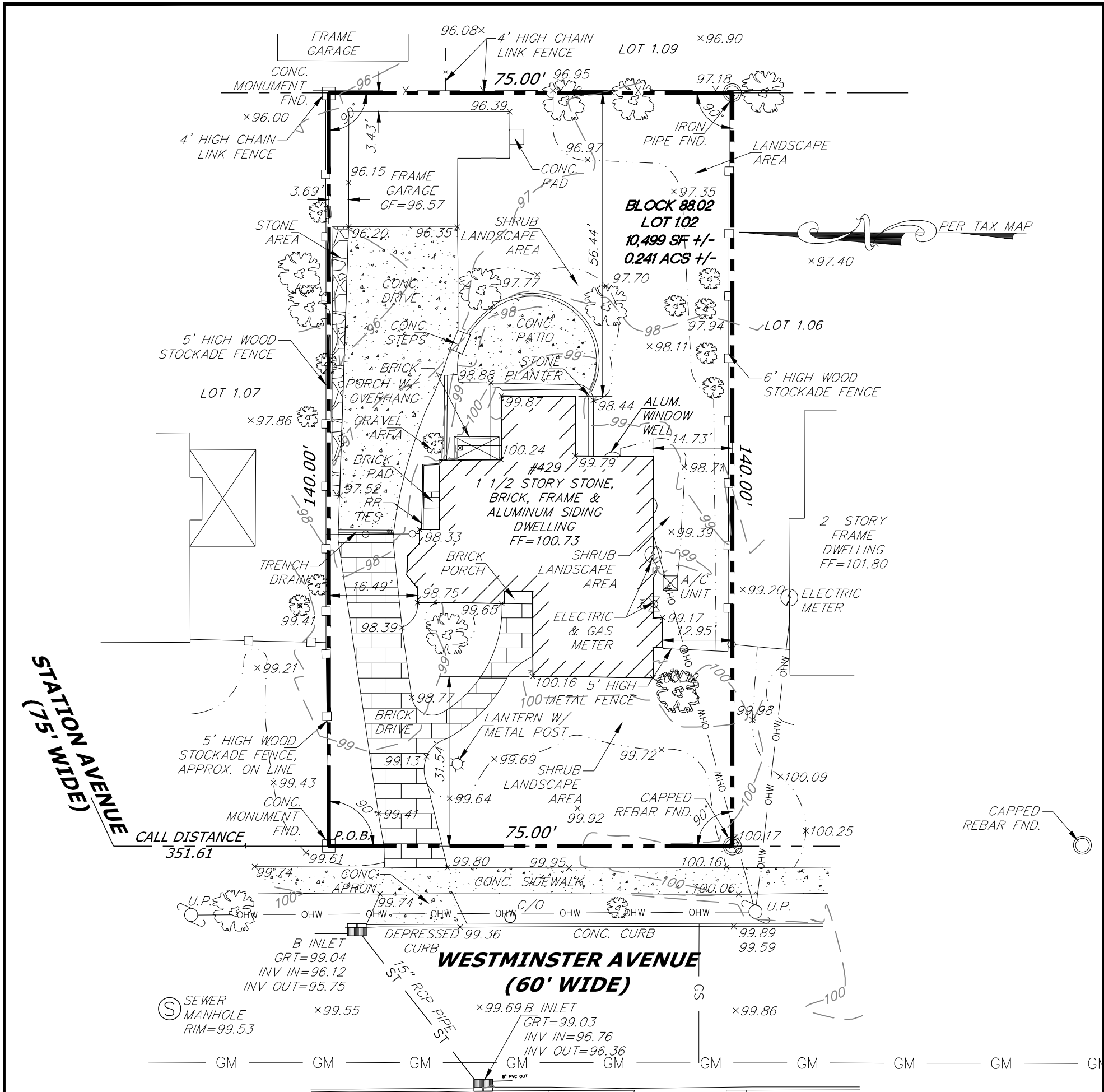
The property currently has 41.89% impervious coverage, which exceeds the ordinance limit of 28% in the R-3 zoning district. The lot is undersized. The lot area is 10,499 s.f. but 12,500 s.f. is required. The applicants propose to remove coverage in the patio area in order to construct the addition, and then replace that coverage so that the net result is that the impervious coverage shall remain at 41.89%. A variance for impervious coverage is required because the applicants propose to voluntarily remove coverage temporarily and then replace it, which the Borough has interpreted as a voluntary destruction of an existing nonconformity.

The applicants seek the following variances:

1. Section 135-28(D)(4)(b) – Maximum impervious coverage – 28% permitted, 41.89% existing and proposed;
2. Section 135-28(D)(1)(c) – Minimum frontage – 100 feet required; 75 feet existing and proposed (existing non-conformity);
3. Section 135-28(D)(2)(b) – Minimum side yard single – 18 feet required; 12.95 feet existing and proposed (existing non-conformity);
4. Section 135-28(D)(2)(c) – Minimum side yard combined – 40 feet required; 29.44 feet existing and proposed (existing non-conformity);

The applicant also seeks all other variances, waivers and other approvals that may be required.

The variances can be granted under N.J.S.A. 40:55D-70(c)(1). The lot is undersized and narrower than the ordinance requires. The applicants are not adding any impervious coverage. The building coverage is increasing by approximately 1% but the building coverage meets the ordinance limit of 18% even though the lot is 2,000 s.f. smaller than the ordinance requires. Therefore, the house is in scale with the lot. There will be no additional stormwater runoff because impervious coverage will remain the same.



GENERAL NOTES:

1. THE SITE IS KNOWN AS BLOCK 88.02, LOT 1.02 PER HADDONFIELD BOROUGH TAX MAP.
2. FIELD SURVEY PERFORMED 05/18/2021.
3. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE USE OF THIS DOCUMENT FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO THE USE OF THE SURVEY FOR A SURVEY AFFIDAVIT, FUTURE RESALE OF PROPERTY, CONSTRUCTION OF FENCES OR OTHER MATERIAL ITEMS, OR TO ANY OTHER PERSON NOT LISTED DIRECTLY OR INDIRECTLY.
4. PHYSICAL FEATURES OUTSIDE OF THE SITE MAY HAVE NOT BEEN COMPLETELY SHOWN.
5. THE LOCATIONS AND/OR EXISTENCE OF ANY UNDERGROUND UTILITY SERVICE LINES NOT SHOWN WERE NOT VISIBLE AT THE TIME OF SURVEY AND ARE UNKNOWN.
6. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO COVENANTS, RESTRICTIONS, AGREEMENTS OR EASEMENTS OF RECORD THAT MAY BE REVEALED BY A CURRENT TITLE REPORT.
7. IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.
8. LOCATION OF EXISTING UTILITIES AS SHOWN HEREIN HAVE BEEN DEVELOPED FROM ABOVE GROUND EXAMINATION OF SITE. THE COMPLETENESS OR ACCURACY OF THE LOCATIONS ARE NOT GUARANTEED. SHOULD ANY NEW CONSTRUCTION OR WORK OF ANY KIND BE PROPOSED, THE CONTRACTOR MUST VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES BEFORE START OF WORK.

9. CORNERS NOT SET BY CONTRACTURAL AGREEMENT.

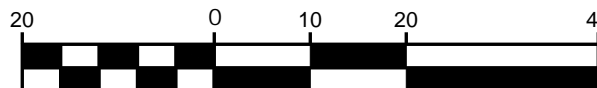
REFERENCES

10. PLAN OF SURVEY PREPARED BY QUAY ASSOCIATES INC, DATED 05/31/2000.
11. SURVEY BASED ON ASSUMED DATUM.

IMPERVIOUS COVERAGE	EXISTING
BUILDING COVERAGE	15.27%
LOT COVERAGE	41.89%

DRAWING DISCLAIMER

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED AND TO WHOM IT IS CERTIFIED. THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF REL SURVEY, LLC.



I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS THE RESULT OF A FIELD SURVEY BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF ENGINEERS AND LAND SURVEYORS." THE INFORMATION SHOWN HEREON CORRECTLY AND ACCURATELY REPRESENTS THE CONDITIONS FOUND AT THE PROPERTY IN QUESTION ON THE DATE OF THE FIELD SURVEY, EXCEPT ANY IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE OF THE GROUND AND NOT CLEARLY VISIBLE.

SURVEYOR:



REL SURVEY, LLC
 COMPLETE SITE DEVELOPMENT NEEDS
 303 EUGENIA DRIVE
 MEDFORD, NJ 08055
 PH: (609) 774-6806
 EMAIL: Robert@relsurvey.com
 WEBSITE: www.Relsurvey.com

SIGNATURE & SEAL

Robert E. Lee
ROBERT E. LEE

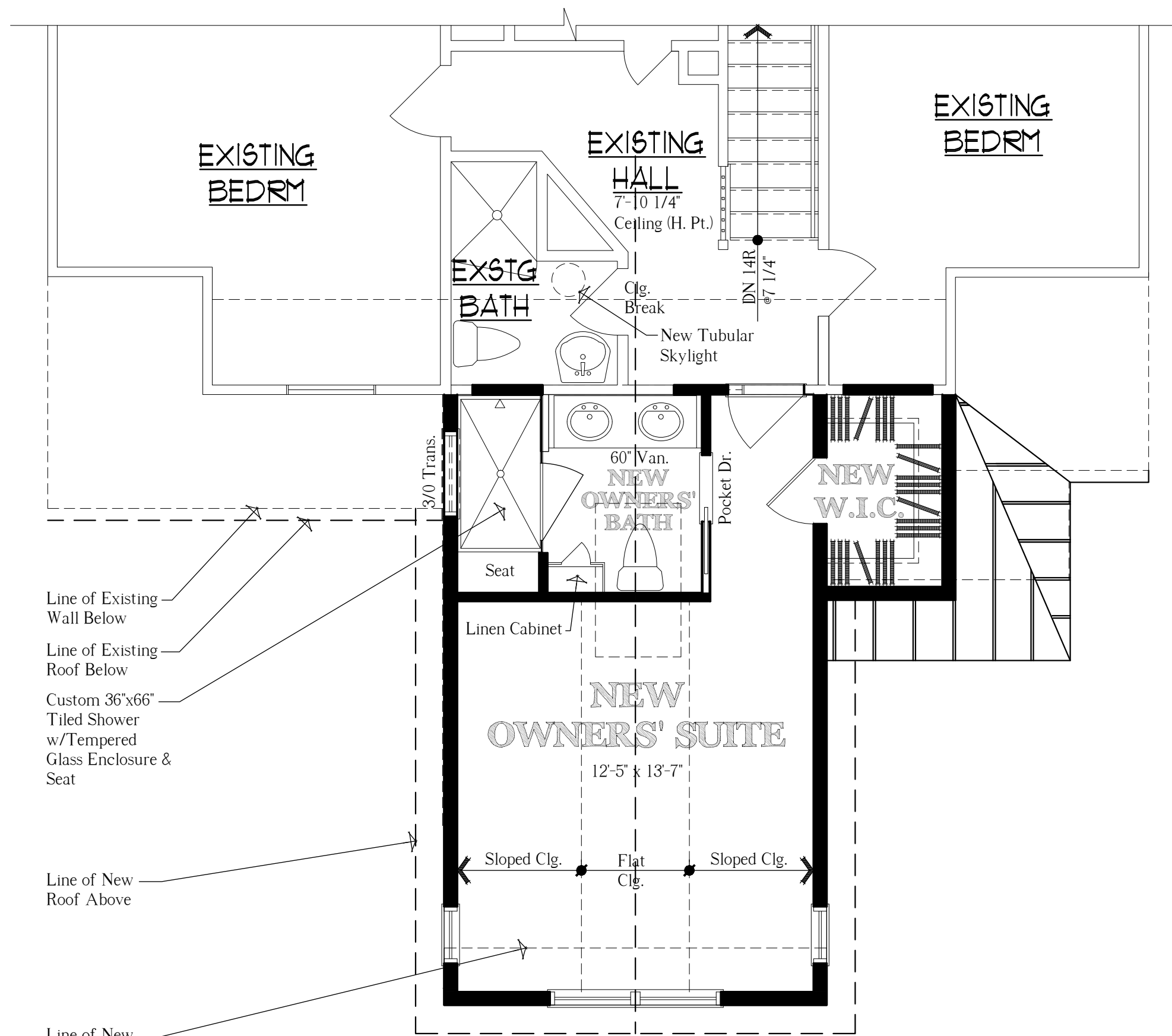
PROFESSIONAL LAND SURVEYOR
 NJ LICENSE # 24GS03674100
 CERTIFICATE OF AUTHORIZATION # 24GA28296900

DRAWING TITLE:

EXISTING CONDITIONS PLAN
 FOR
 BLOCK 88.02, LOT 1.02
 429 WESTMINSTER AVENUE
 HADDONFIELD BOROUGH
 CAMDEN COUNTY, NJ

REV.#	REV. DATE	DESCRIPTION
1	06/21/2021	REV. TO SHOW REAR SETBACKS

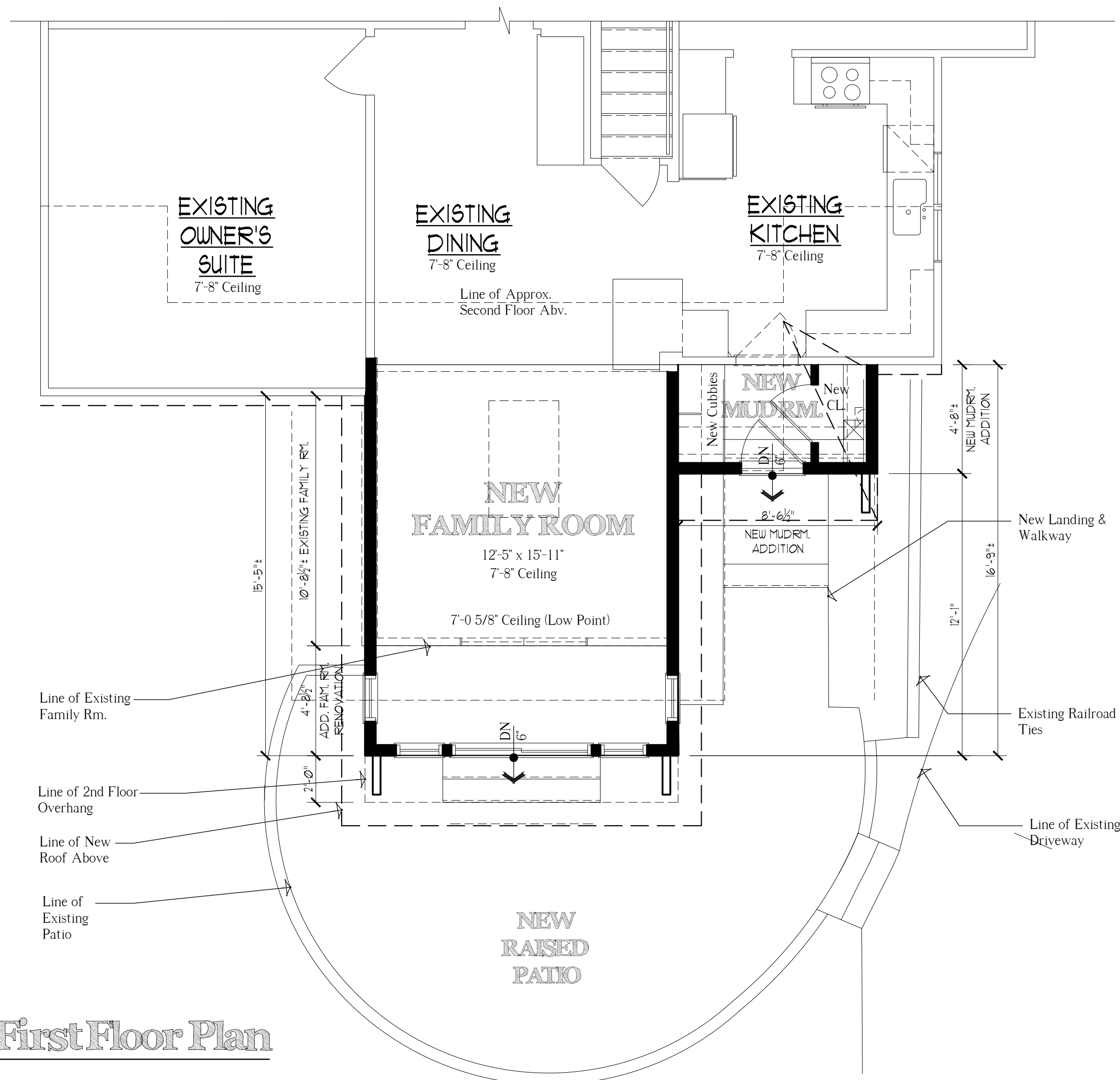
PROJECT OWNER: BRUCE RAPHELSON			
DESIGNED BY:	REL	DATE:	05/21/2021
DWN BY: PPB	CKD BY: REL	SCALE:	1" = 20'
AE PROJECT #:	21-1019	DRAWING #:	01-SURVEY
REL PROJECT #:	2021-52	SHEET #:	1 OF 1



Line of Existing Wall Below
Line of Existing Roof Below
Custom 36"x66" Tiled Shower w/Tempered Glass Enclosure & Seat
Line of New Roof Above
Line of New Wall Below

Partial Second Floor Plan

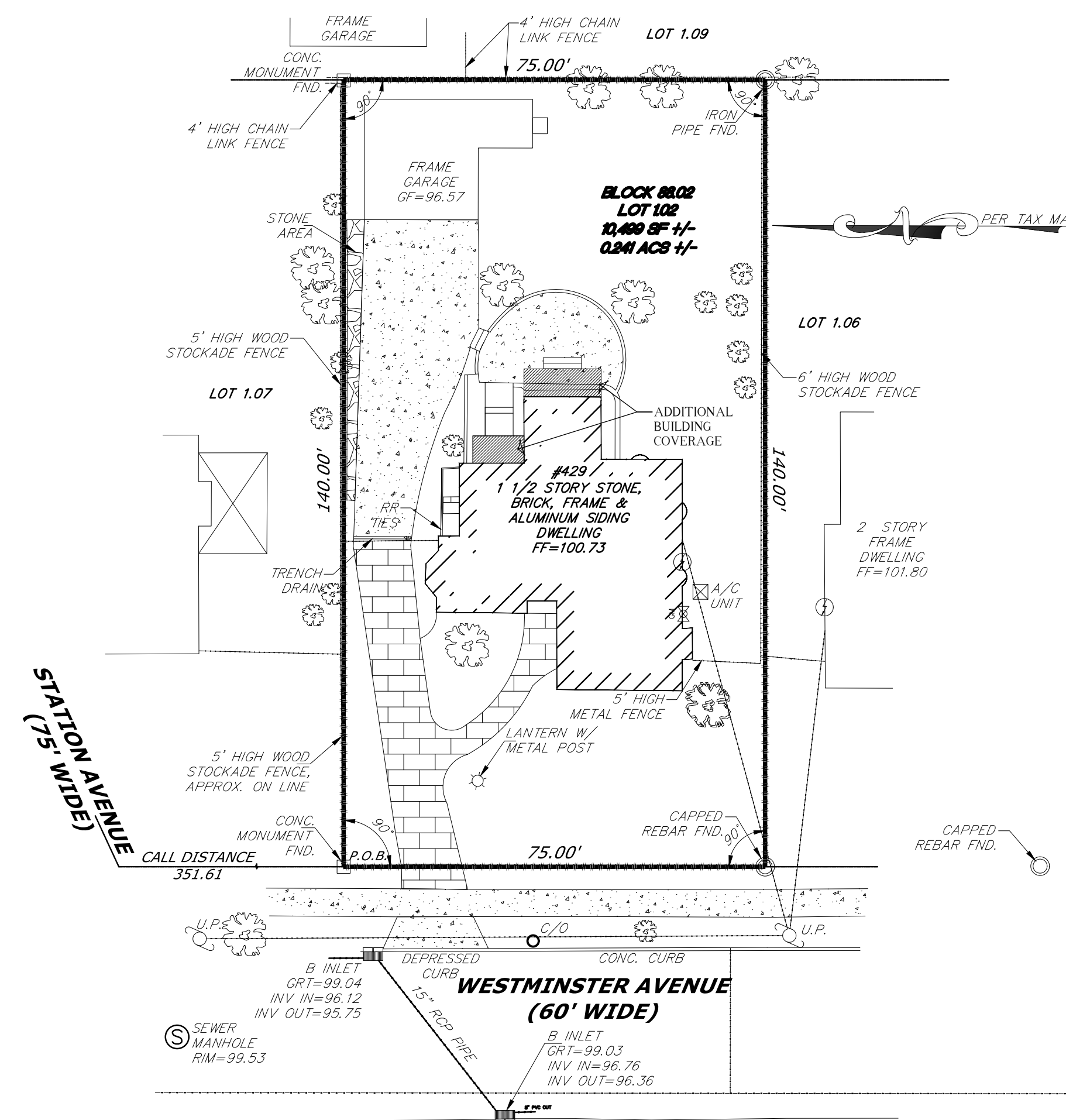
Scale: 1/4" = 1'-0"



Line of Existing Family Rm.
Line of 2nd Floor Overhang
Line of New Roof Above
Line of Existing Patio
Line of Existing Wall Below
Line of Existing Roof Below
Line of Existing Dwyway

Partial First Floor Plan

Scale: 1/4" = 1'-0"



Site Plan
Scale: 1" = 20'

Additional Building Coverage
103 sq ft

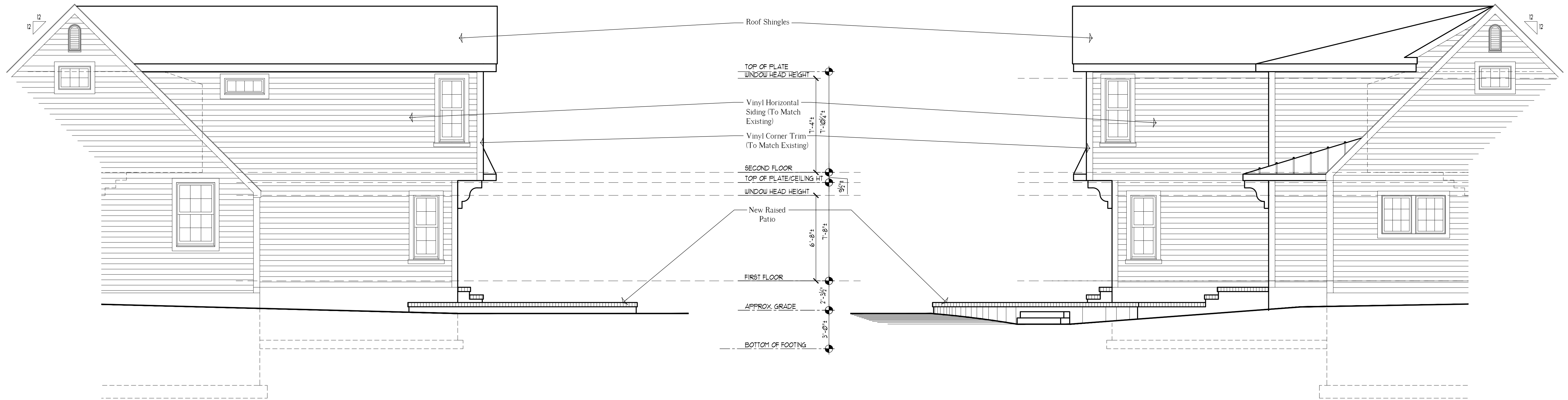
Area Calculations	
New Addition First Floor Living:	264 sq ft
New Addition Second Floor Living:	320 sq ft
New Addition Total Living Space:	584 sq ft

CLIENT:
Raphelson

PROJECT NAME:
Raphelson Addition / Renovation
429 Westminster Avenue
Haddonfield, NJ

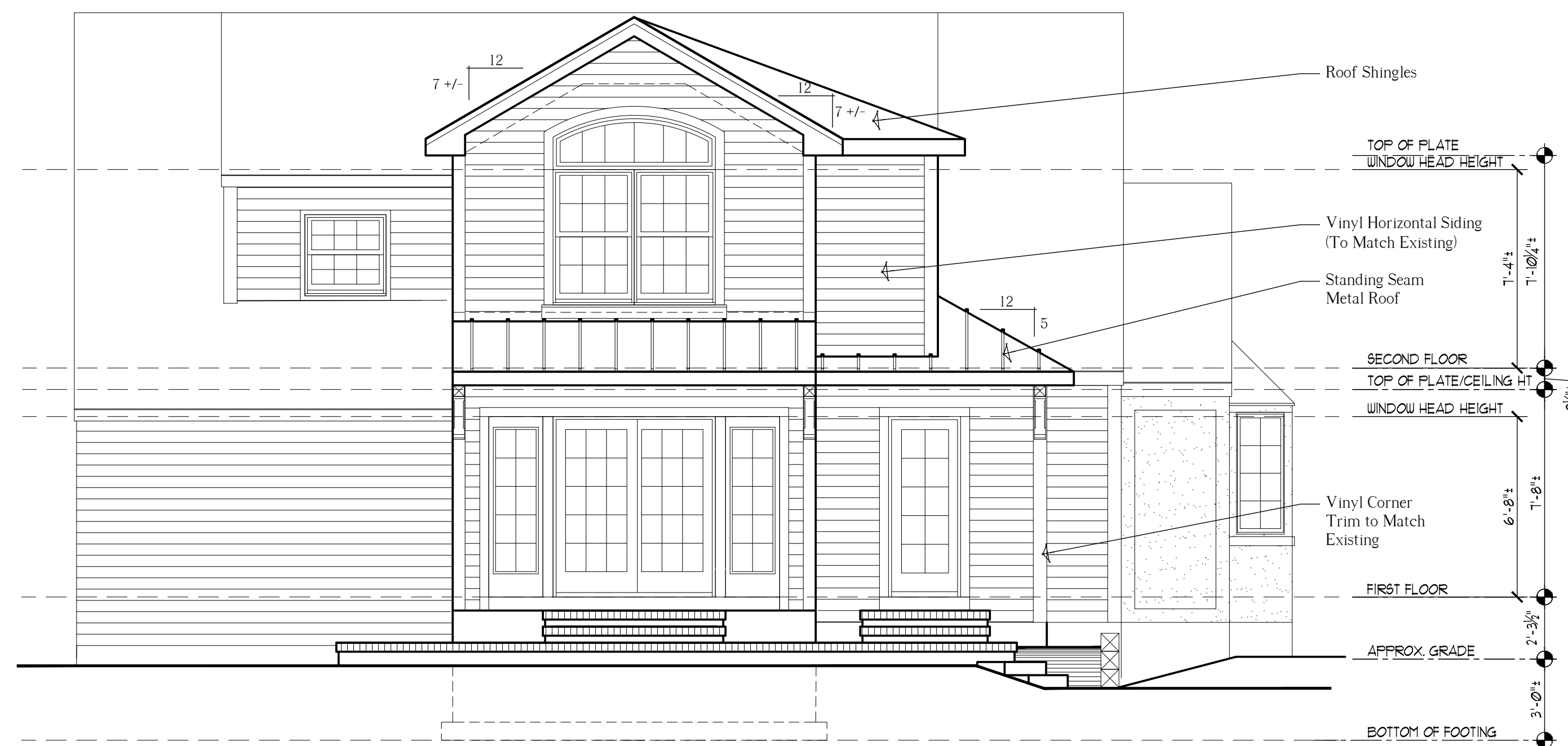
HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055
609.953.5373
FAX: 609.953.5737

REVISIONS:			SHEET TITLE:	
1	4/27/21	ISSUED FOR CLIENT REVIEW	FLOOR PLANS	
2	5/28/21	ISSUED FOR CLIENT REVIEW		
3	6/01/21	ISSUED FOR CLIENT REVIEW		
4	6/02/21	ISSUED FOR CLIENT REVIEW		
5	6/14/21	ISSUED FOR CLIENT REVIEW		
			SCALE:	AS NOTED
			PROJ. NO.:	NRA-21004
			DATE:	APRIL 7, 2021
			SHEET NO. SK-1	



Partial Right Side Elevation
Scale: 1/4" = 1'-0"

Partial Left Side Elevation
Scale: 1/4" = 1'-0"

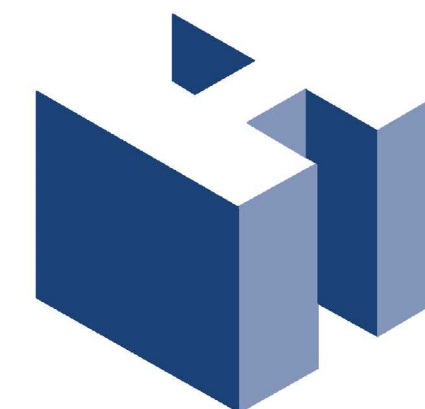


Rear Elevation
Scale: 1/4" = 1'-0"

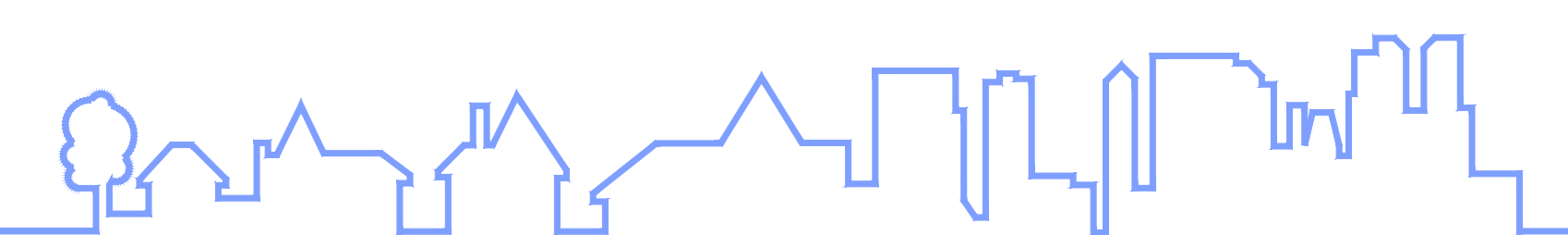
CLIENT:

Raphelson

PROJECT NAME:
Raphelson Addition / Renovation
429 Westminster Avenue
Haddonfield, NJ



HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055
609.953.5373
FAX: 609.953.5373



REVISIONS:			SHEET TITLE:	
1	4/27/21	ISSUED FOR CLIENT REVIEW	ELEVATIONS	
2	5/28/21	ISSUED FOR CLIENT REVIEW		
3	6/01/21	ISSUED FOR CLIENT REVIEW		
4	6/02/21	ISSUED FOR CLIENT REVIEW		
5	6/14/21	ISSUED FOR CLIENT REVIEW		
			SCALE: AS NOTED	SHEET NO.
			PROJ. NO.: NRA-21004	SK-2
			DATE: APRIL 7, 2021	



Online Information & Payments

Block/Lot/Qual:	88.02 1.02	Tax Account Id:	3411
Property Location:	429 WESTMINSTER AVE	Property Class:	2 - Residential
Owner Name/Address:	RAPHELSON, BRUCE J & TERRI LYN 429 WESTMINSTER AVE HADDONFIELD, NJ 08033-4018	Land Value:	328,600
		Improvement Value:	256,400
		Exempt Value:	0
		Total Assessed Value:	585,000
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Taxes **Utilities**

[Make a Payment](#)
 [View Tax Rates](#)
 [View Current Bill](#)
 [Project Interest](#)

Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2021	02/01/2021	Tax	4,570.32	0.00	0.00	0.00	PAID
2021	05/01/2021	Tax	4,570.31	0.00	0.00	0.00	PAID
Total 2021			9,140.63	0.00	0.00	0.00	
2020	02/01/2020	Tax	4,533.75	0.00	0.00	0.00	PAID
2020	05/01/2020	Tax	4,533.75	0.00	0.00	0.00	PAID
2020	08/01/2020	Tax	4,703.40	0.00	0.00	0.00	PAID
2020	11/01/2020	Tax	4,510.35	0.00	0.00	0.00	PAID
Total 2020			18,281.25	0.00	0.00	0.00	
2019	02/01/2019	Tax	4,479.64	0.00	0.00	0.00	PAID
2019	05/01/2019	Tax	4,479.64	0.00	0.00	0.00	PAID
2019	08/01/2019	Tax	4,587.86	0.00	0.00	0.00	PAID
2019	11/01/2019	Tax	4,587.86	0.00	0.00	0.00	PAID
Total 2019			18,135.00	0.00	0.00	0.00	

Last Payment: 04/12/21

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