



**SECTION 2 - SUBJECT PROPERTY INFORMATION**

- (A) SUBJECT PROPERTY'S ADDRESS: 640 Coles Mill Road (C.R. 758)
- (B) SUBJECT PROPERTY'S BLOCK: 1.04 LOT(S): 9
- (C) SUBJECT PROPERTY'S ZONE: R-5A Residential Zone
- (D) THE SUBJECT PROPERTY IS APPROXIMATELY 508 FEET FROM THE INTERSECTION OF Grove Street (C.R. 644) AND East Coles Mill Road (C.R. 758)
- (E) DIMENSIONS OF THE SUBJECT PROPERTY: Irregular
- (F) AREA (G) (1) WITHIN 200 HUNDRED FEET OF ANOTHER MUNICIPALITY: Yes
- (G) THE (G) (2) ADJACENT TO AN EXISTING OR PROPOSED COUNTY ROAD: Yes
- (G) (3) ADJACENT TO OTHER COUNTY LAND: Yes
- (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 N/A
- (2) INTERPRETATION OF ZONING ORDINANCE OR MAP N/A
- (3) CONDITIONAL USE APPROVAL OR VARIANCE N/A
- (4) VARIANCE: "C" - VARIANCE X
- "D" - USE VARIANCE N/A
- "D" - NON-USE VARIANCE N/A
- (5) (a) SUB DIVISION N/A
- (5) (b) SUB DIVISION APPLICATION TO FOLLOW N/A
- (6) (a) SITE PLAN N/A
- (6) (b) SITE PLAN WAIVER N/A
- (7) WAIVER OF LOT TO ABUT STREET REQUIREMENTS N/A
- (8) EXCEPTION TO THE OFFICIAL MAP N/A
- (9) CERTIFICATE OF NONCONFORMITY N/A

(D) THE PROPOSED DEVELOPMENT IS CONTRARY TO:

SECTION: <u>135-30.1</u>	SUB-SECTION: <u>D.2.a</u>	REQUIRED: <u>34.6'</u>	PROPOSED: <u>11.4'/19'</u>
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: Laura D'Allesandro, Esq./21 E. Euclid Avenue, Suite 100, Haddonfield (856.427.4200)
- (B) ENGINEER: Charles J. Chelotti, PE/201 Market Street, Camden (856.203.7447)
- (C) ARCHITECT: Jefferson Moon, AIA/326 Beechwood Avenue, Haddonfield (856.428.1688)
- (D) PLANNER: N/A
- (E) OTHER (Specify): N/A

**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:

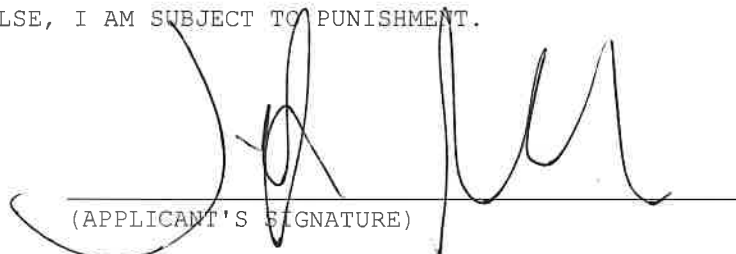
**11X17 PLANS ARE PREFERRED**

- (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.**

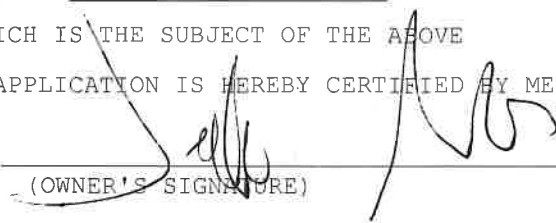
**SECTION 6 - APPLICANT'S VERIFICATION**

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)

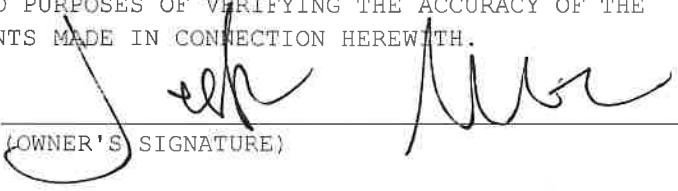
**SECTION 7 - OWNER'S AUTHORIZATION**

I HEREBY CERTIFY THAT I RESIDE AT 640 East Coles Mill Road (C.R. 758)  
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 640 East Coles Mill Road (C.R. 758)  
BLOCK(S) 1.04 LOT(S) 9 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)

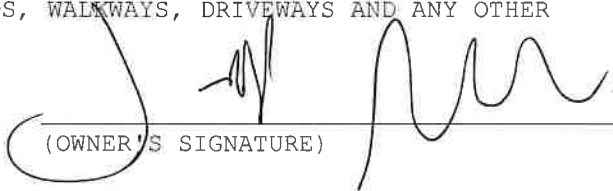
**SECTION 8 - OWNER'S CONSENT TO SITE VISIT**

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, Jeffrey Moon, HEREBY REQUEST A  
CERTIFIED LIST OF ALL OWNERS OF REAL PROPERTY LOCATED WITHIN 200 (TWO HUNDRED)  
FEET OF BLOCK 1.04 AND LOT(S) 9.

SINCERELY,

  
\_\_\_\_\_  
(Signature of Person Requesting List)

**Jeffrey Moon**

\_\_\_\_\_  
(PRINT name of Person Requesting List)

## ZONING WORKSHEET

PROPERTY ADDRESS: 640 East Coles Mill Road (C.R. 758)  
 PROPERTY OWNER: Jeffrey and Amanda Moon PHONE: (856) 577-4295  
 BLOCK: 1.04 LOT: 9 ZONE: R-5A  
 DESCRIPTION OF PROPOSAL: New Front Porch and Kitchen Addition and Home Renovations

	EXISTING SURVEY INFORMATION	PROPOSED SURVEY INFORMATION	ZONING ORDINANCE REQUIREMENTS	ZONING VAR REQ.
PROPERTY USE	<u>Residential</u>	<u>No Change</u>	<u>Residential</u>	<u>No</u>
LOT AREA/SQ FEET	<u>10,374</u>	<u>No Change</u>	<u>7,500</u> Min	<u>No</u>
LOT FRONTAGE	<u>108'</u>	<u>108'</u>	<u>75'</u> Min	<u>No</u>
% OF ALL BUILDING TO LOT AREA	<u>13.1%</u>	<u>19.4%</u>	<u>20%</u> Max	<u>No</u>
% OF ALL IMPERVIOUS SURFACE TO LOT	<u>29.7%</u>	<u>32%</u>	<u>32%</u> Max	<u>No</u>
	EIC	PIC		
INCREASE IN IMPERVIOUS COVERAGE	<u>PIC minus EIC</u>	<u>( 32 ) - ( 29.7 )</u>	<u>7.7%</u>	<u>No</u>
	EIC	( 29.7 )	<u>if over 25% storm water system required</u>	
FRONT YARD SETBACK	<u>19'/27.7'</u>	<u>19'/18.6'</u>	<u>36.4'</u> Min	<u>Yes</u>
SIDE YARD-SINGLE	<u>25.4'</u>	<u>15.9'</u>	<u>12'</u> Min	<u>No</u>
TWO SIDE YARD - TOTAL (AGGREGATE)	<u>56.1'</u>	<u>46.6'</u>	<u>30'</u> Min	<u>No</u>
REAR YARD	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> Min	<u>N/A</u>
LOT DEPTH	<u>101'</u>	<u>No Change</u>	<u>100'</u> Min	<u>No</u>
ACCESSORY BUILDING HEIGHT	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> Max	<u>N/A</u>
ACCESSORY SETBACKS	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> Max	<u>N/A</u>
PARKING SPACES	<u>4</u>	<u>4</u>	<u>3</u> Required	<u>No</u>

SUBMITTED BY: Charles J. Chelotti, PE

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

**JEFFREY C MOON**  
640 COLES MILL RD  
HADDONFIELD, NJ 08033-1018

372  
55-760/0312  
307

5/14/21

Date

Pay to the Order of Borough of Haddonfield \$ 600.00

Six hundred Dollars

Dollars



**PNC BANK**

PNC Bank, N.A. 060

For Zoning board

MP

⑆031207607⑆ 8061734928⑆ 0372

Harland Clarke

**AMANDA T MOON**  
640 COLES MILL RD  
HADDONFIELD, NJ 08033-1018

414  
55-760/0312  
307

5/14/21

Date

Pay to the Order of Borough of Haddonfield \$ 210.00

Two Hundred & Ten Dollars

Dollars



**PNC BANK**

PNC Bank, N.A. 060

For Zoning Board

MP

⑆031207607⑆ 8061734944⑆ 0414

Harland Clarke



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

May 14, 2021

**via hand delivery**

Tavis A. Karrow  
Community Development Director / Zoning Officer  
Borough of Haddonfield  
242 Kings Highway East  
Haddonfield, NJ 08033

**Re: Zoning Plan Submission  
Proposed Residential Addition  
640 East Coles Mill Road  
Block 1.04, Lot 9  
Haddonfield, New Jersey 08033**

Dear Mr. Karrow:

Enclosed, please find the following documents, which are being submitted on behalf of the above referenced application:

One (1) Original Zoning Application with full-sized drawings  
Nineteen (18) Copies of Zoning Application with reduced-sized drawings  
One (1) Legal Fee (Check No. 372) in the amount of \$600.00  
One (1) Application Fee (Check No. 414) in the amount of \$210.00  
One (1) Flash Drive of Submission

If you have questions or need additional information about the amended appeal, please contact me.

Sincerely,

Gilmore & Associates, Inc.

A handwritten signature in black ink that reads "C. Chelotti".

Charles J. Chelotti, P.E., CME

cc: Jeffrey and Amanda Moon, Laura M. D'Allesandro, Esq., Jefferson Moon, AIA



# BOROUGH OF HADDONFIELD ZONING BOARD OF ADJUSTMENT

## Proposal and Reasons for Relief

Jeffrey and Amanda Moon

640 Coles Mill Road

Block 1.04, Lot 9

Jeffrey and Amanda Moon own real property located at 640 Coles Mill Road, which is designated as block 1.04, lot 9 on the Borough tax map. A single-family dwelling exists on the property currently. The property is located in the R-5A zoning district.

The applicants propose to renovate the existing single-family dwelling and construct an addition in the rear of the home for a new kitchen and an addition in the front of the home for a new entryway, mudroom and wrap-around covered porch. This is a very unique and irregular pie-shaped lot as it located on the hairpin corner where Coles Mill Road meets Pardee Lane. As it is a corner property, it has two front yards and two side yards.

The applicants seek the following variances:

1. Section 135-30.1.D.2.a– minimum front yard setback – 34.6 feet required; 19 feet (Pardee) and 27.7 feet (Coles Mill) existing; 19 feet (Pardee) and 18.6 feet (Coles Mill Road) proposed.

The applicants also seek any other variances, waivers and other approvals that may be required. The bulk (c) variance can be granted under both N.J.S.A. 40:55D-70(c)(1) (hardship) and (c)(2) (where a deviation from the zoning ordinance advances a purpose of zoning and the benefits of the deviation substantially outweigh the detriments). The requested front yard setback variance for Pardee Lane is an existing nonconformity that is not proposed to change. The requested front yard setback variance for Coles Mill Road is related to the unique and somewhat restricting shape of this property.

Deviations from the ordinance requirements will advance the purposes of zoning, namely by promoting a desirable visual environment through creative development techniques and good civic design and arrangements. The benefits of granting the variances substantially outweigh any detriments.

Granting the variance relief will not change the nature and character of this neighborhood nor result in any material adverse impact on any neighbors. The variances will not substantially impair the intent and the purpose of the zone plan or zoning ordinance. The proposed renovations and additions are consistent with other dwellings throughout the neighborhood. This home will not stand out in any negative way.



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

**View of site looking from Pardee Lane.**



**View of existing 1-story addition to be removed and replaced with a 2-story addition.**



**640 Coles Mill Road (C.R. 758) Zoning Submission**  
201 Market Street | Camden, NJ 08102 | Phone: 856-203-7447 | Fax: 856-379-3567  
**Building on a Foundation of Excellence**



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

**View of existing front porch to be removed for new front porch addition.**



**View of site looking along Coles Mill Road.**



**640 Coles Mill Road (C.R. 758) Zoning Submission**  
201 Market Street | Camden, NJ 08102 | Phone: 856-203-7447 | Fax: 856-379-3567  
**Building on a Foundation of Excellence**



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

**View of existing garage to remain.**



**640 Coles Mill Road (C.R. 758) Zoning Submission**

201 Market Street | Camden, NJ 08102 | Phone: 856-203-7447 | Fax: 856-379-3567

**Building on a Foundation of Excellence**







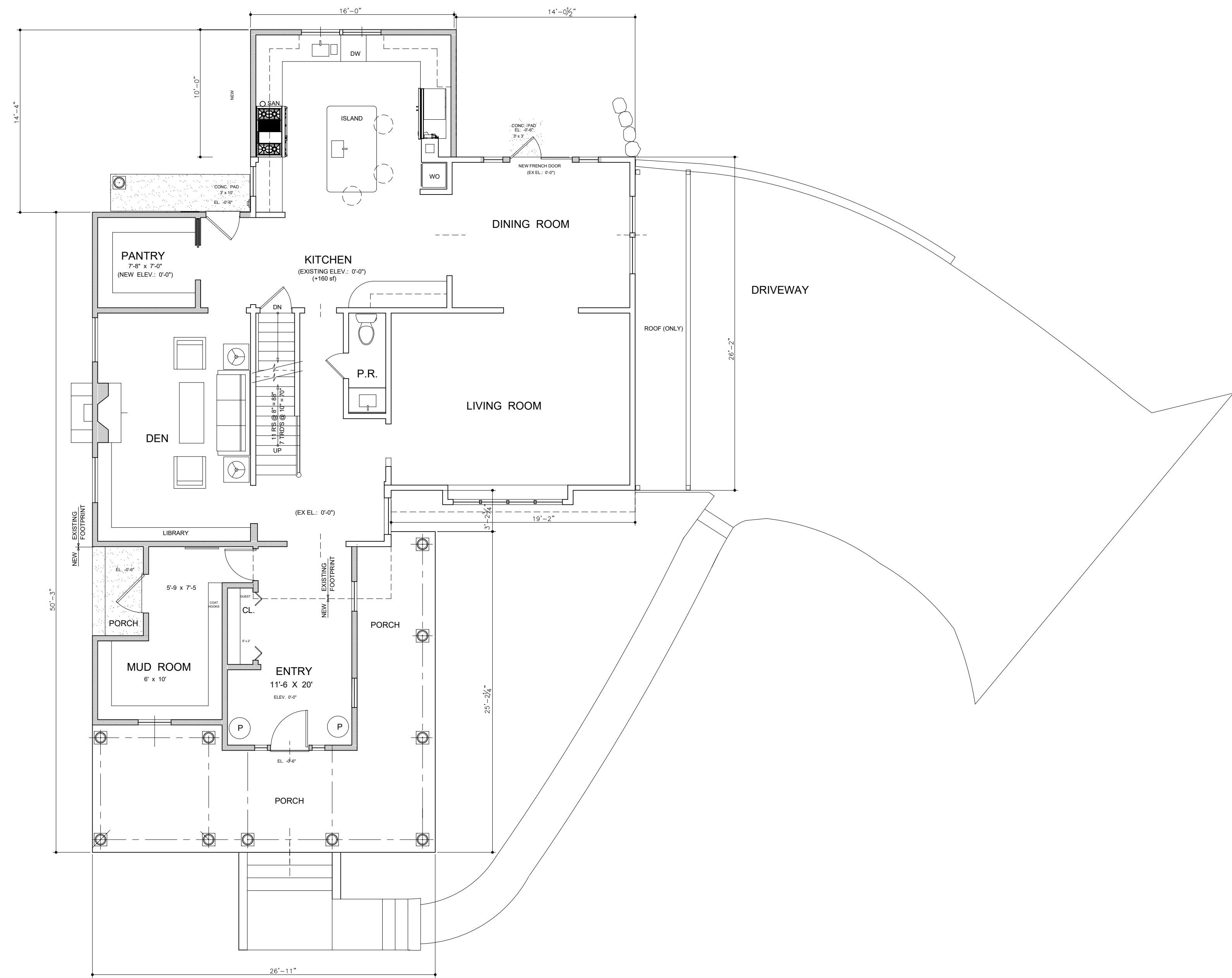
JEFFERSON L. MOON, AIA  
 326 BECHWOOD AVENUE  
 HADDONFIELD, NEW JERSEY 08033  
 PHONE: (609) 314-2888  
 jeffmoon@aia.com

SEALS:

NO.	DESCRIPTION	DATE

PROJECT:

Alteration to Residence  
 640 Coles Mill Road  
 Haddonfield, NJ 08033



FIRST FLOOR PLAN - NEW  
 SCALE: 1/4" = 1'-0"

CLIENT:

Drs Jeffrey & Amanda Moon  
 Jack, Luke & Gabie  
 640 Coles Mill Road  
 Haddonfield, NJ 08033

NOTES:

COMPUTER FILE NAME:

DRAWING TITLE:  
**FLOOR PLANS -  
 NEW FIRST FLOOR**

JOB NO: 2020-1	DRAWN BY: jm	DRAWING NUMBER: A - 1
DATE: 05.04.21	SCALE: as shown	



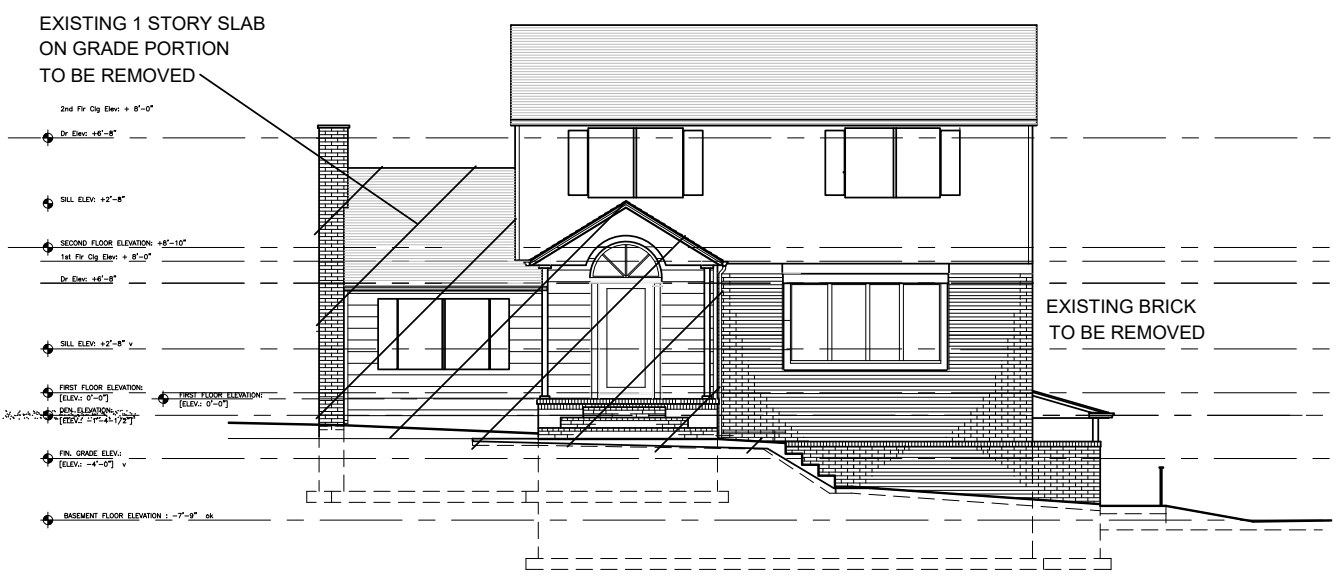
ARCHITECTURE PLANNING  
 JEFFERSON L. MOON, AIA  
 326 BECHWOOD AVENUE  
 HADDONFIELD, NEW JERSEY 08033  
 PHONE: (609) 314-2088  
 jeffmoonmoon@gmail.com

SEALS:

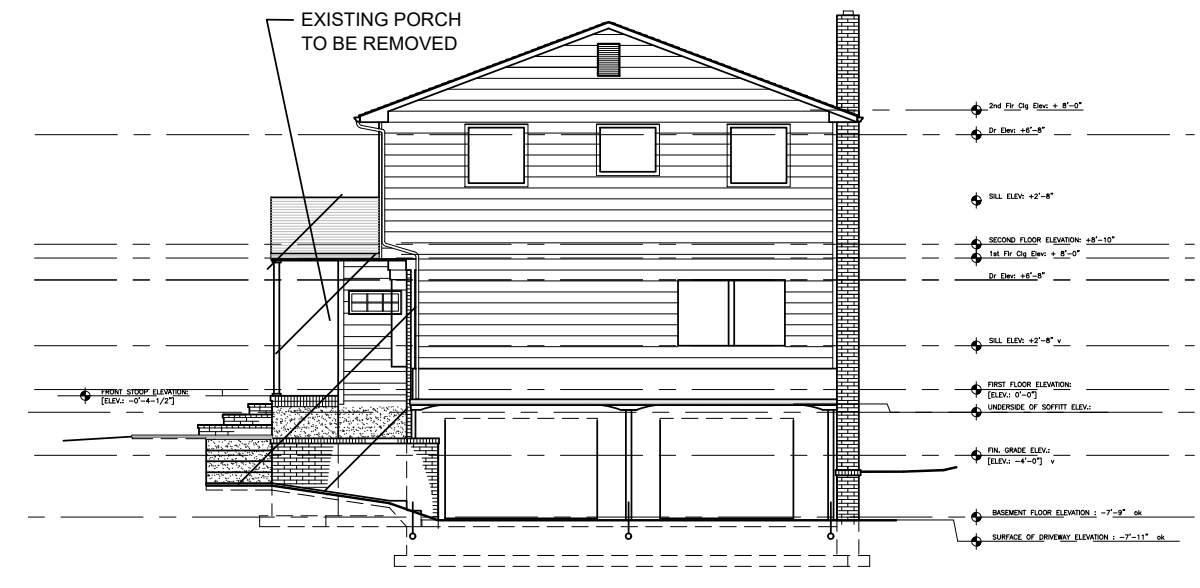
NO.	DESCRIPTION	DATE

PROJECT:

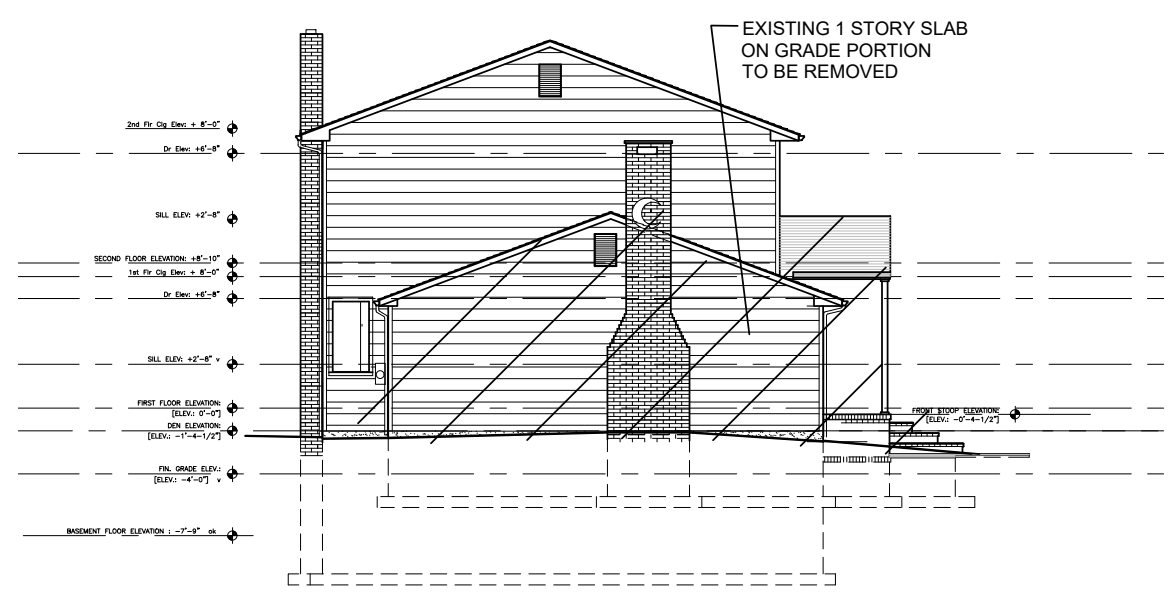
Alteration to Residence  
 640 Coles Mill Road  
 Haddonfield, NJ 08033



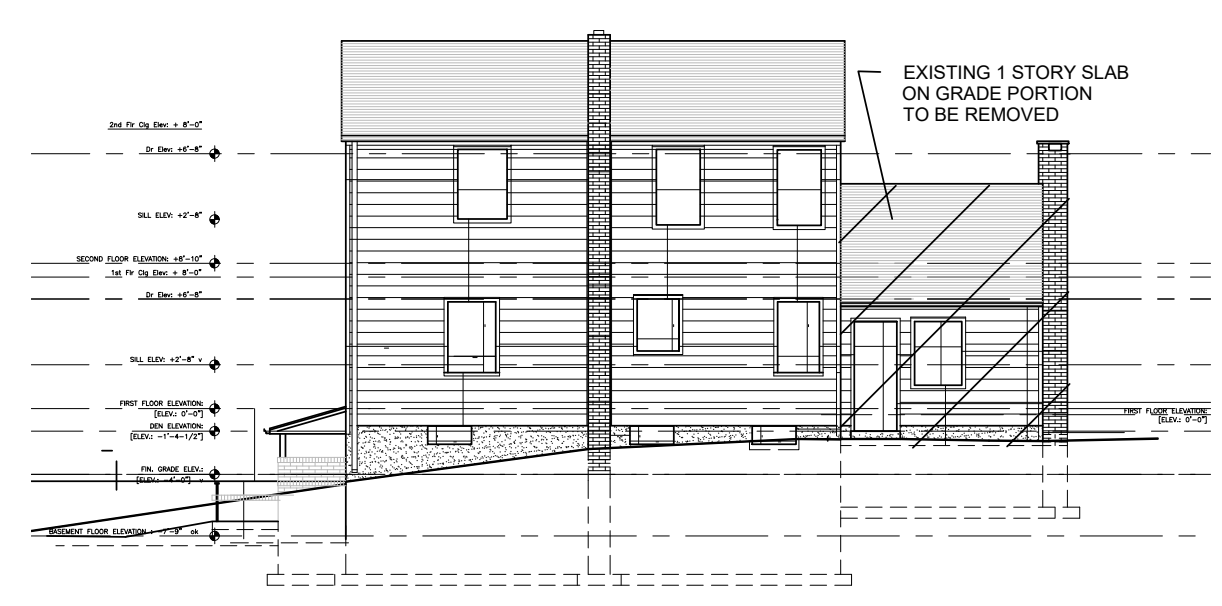
**FRONT ELEVATION - EXISTING**  
 SCALE: 1/8" = 1'-0"



**RIGHT SIDE ELEVATION - EXISTING**  
 SCALE: 1/8" = 1'-0"



**LEFT SIDE ELEVATION - EXISTING**  
 SCALE: 1/8" = 1'-0"



**REAR ELEVATION - EXISTING**  
 SCALE: 1/8" = 1'-0"

CLIENT:  
 Drs Jeffrey & Amanda Moon  
 Jack, Luke & Gabe  
 640 Coles Mill Road  
 Haddonfield, NJ 08033

NOTES:

COMPUTER FILE NAME:

DRAWING TITLE:  
**EXISTING ELEVATIONS**

JOB NO: 2020-1	DRAWN BY: jm	DRAWING NUMBER: A-2
DATE: 05.04.21	SCALE: as shown	





JEFFERSON L. MOON, AIA  
 326 BEACHWOOD AVENUE  
 HADDONFIELD, NEW JERSEY 08033  
 PHONE: (609) 314-2088  
 jeffmoon@aia.com

SEALS:

NO.	DESCRIPTION	DATE

PROJECT:

Alteration to Residence  
 640 Coles Mill Road  
 Haddonfield, NJ 08033

CLIENT:  
 Drs Jeffrey & Amanda Moon  
 Jack, Luke & Gabie  
 640 Coles Mill Road  
 Haddonfield, NJ 08033

NOTES:

COMPUTER FILE NAME:

DRAWING TITLE:  
 NEW ELEVATIONS  
 FRONT, RIGHT SIDE

JOB NO.	DRAWN BY:	DRAWING NUMBER:
2020-1	jm	A-3
DATE:	SCALE:	
05.04.21	as shown	



RIGHT SIDE ELEVATION - NEW



FRONT ELEVATION - NEW

SCALE: 1/8" = 1'-0"



**Jefferson Moon AIA**  
Architecture / Planning

ARCHITECTURE: JEFFERSON L. MOON, AIA  
PLANNING: 326 BECHWOOD AVENUE  
HADDONFIELD, NEW JERSEY 08033  
PHONE: (609) 314-2088  
jeffmoon@aia.com

SEALS:

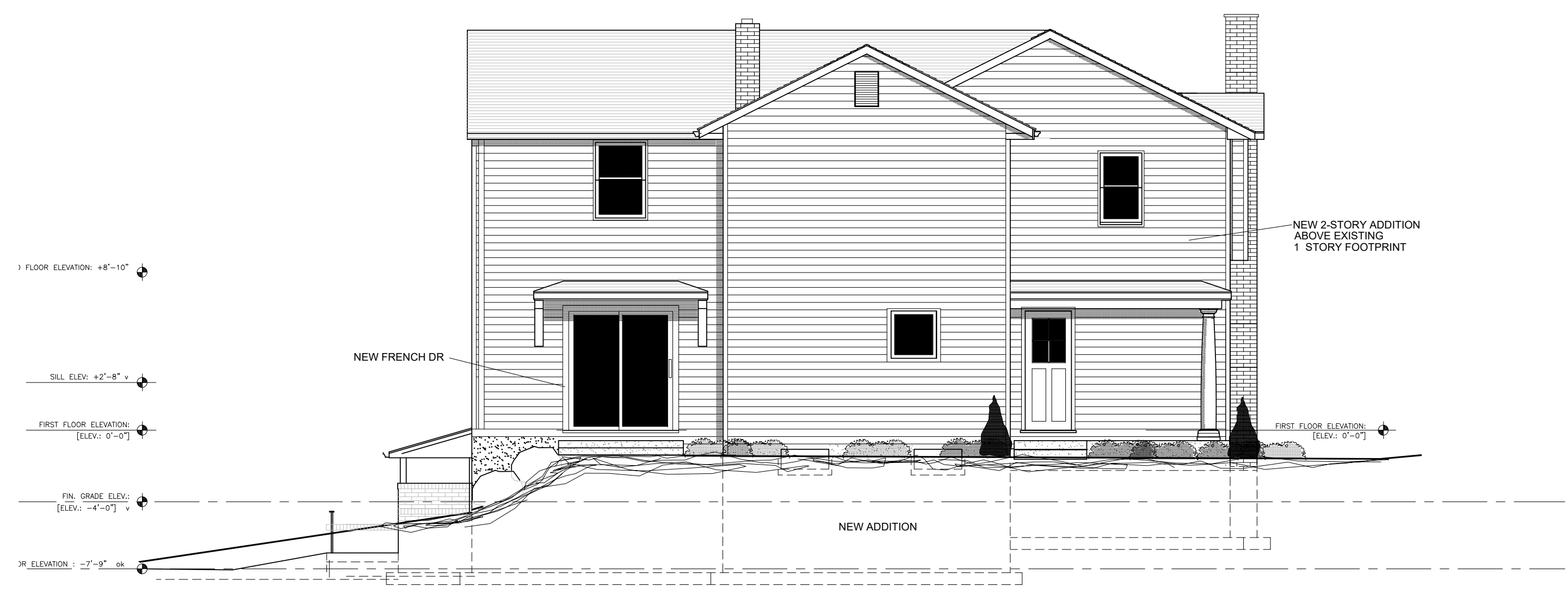
NO.	DESCRIPTION	DATE

PROJECT:

Alteration to Residence  
640 Coles Mill Road  
Haddonfield, NJ 08033



**LEFT SIDE ELEVATION - NEW**  
SCALE: 1/8" = 1'-0"



**REAR ELEVATION - NEW**  
SCALE: 1/8" = 1'-0"

CLIENT:

Drs Jeffrey & Amanda Moon  
Jack, Luke & Gabie  
640 Coles Mill Road  
Haddonfield, NJ 08033

NOTES:

COMPUTER FILE NAME:

DRAWING TITLE:  
**NEW ELEVATIONS  
REAR, LEFT SIDE**

JOB NO.	DRAWN BY:	DRAWING NUMBER:
2020-1	jm	A - 4
DATE:	SCALE:	
05.04.21	as shown	