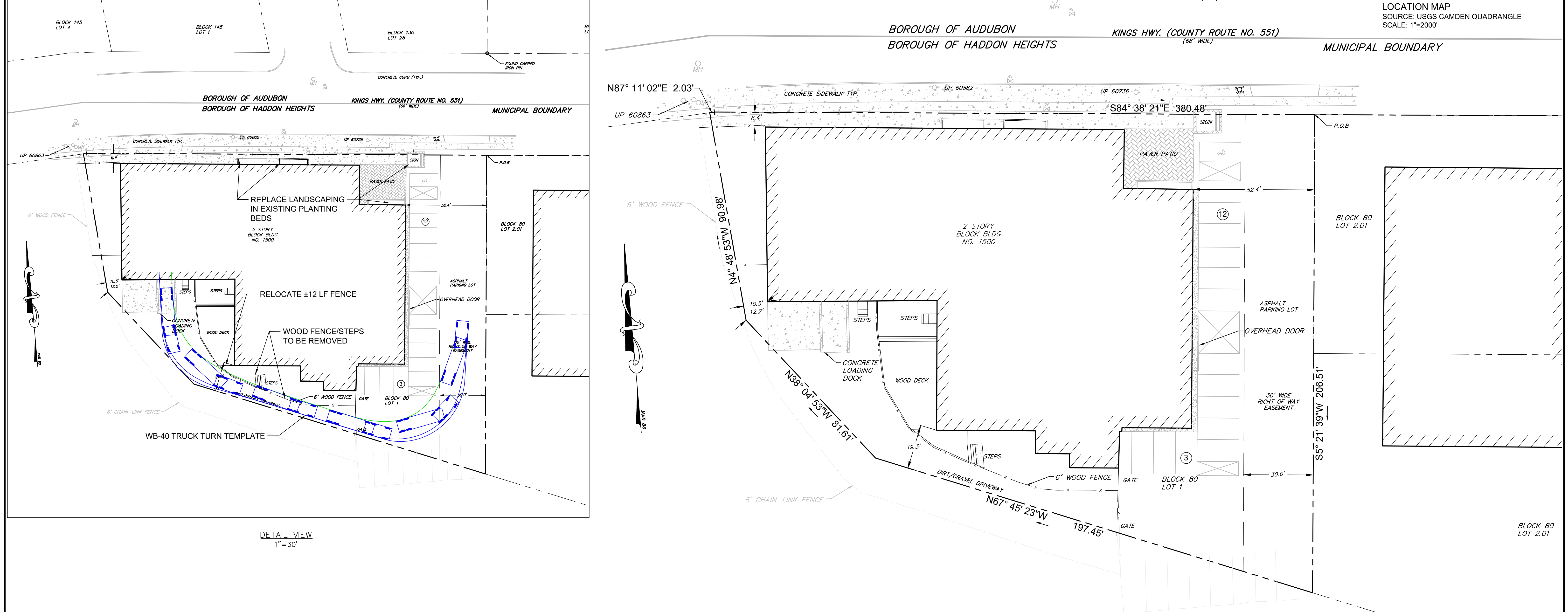


LOCATION MAP  
SOURCE: USGS CAMDEN QUADRANGLE  
SCALE: 1"=2000'



DETAIL VIEW  
1" = 30'

NOTES:  
1. TRACT KNOWN AS LOT 1, BLOCK 80 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF HADDON HEIGHTS. TOTAL AREA IS 0.941 ACRES ±.  
2. BLOCK AND LOT NUMBERS TAKEN FROM THE OFFICIAL TAX MAPS OF THE BOROUGH OF HADDON HEIGHTS.  
3. PLANIMETRIC FEATURES SHOWN ON "SURVEY OF PROPERTY" BY TRI-STATE ENGINEERING & SURVEYING, PC DATED JULY 28, 2023.

**LEGEND**

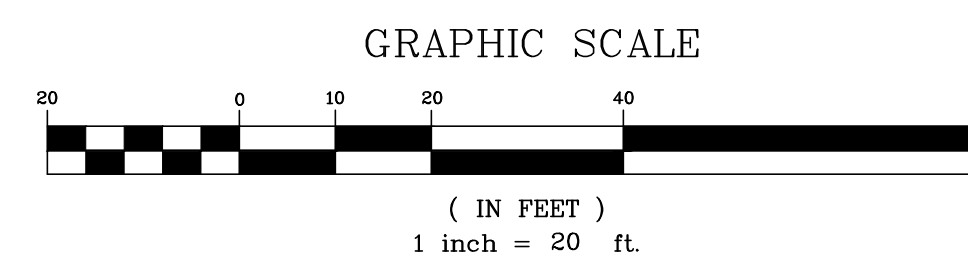
- ELECTRIC TRANSFORMER
- CONCRETE
- MORE OR LESS
- MAILBOX
- BOLLARD LIGHTS
- OVERHEAD ELECTRIC LINES
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- FENCE
- PROPERTY LINE
- P.O.B.
- P.O.C.
- INLET
- SANITARY MANHOLE
- SET REBAR
- FOUND REBAR
- FIRE HYDRANT
- HANDICAP PARKING
- MANHOLE
- TELEPHONE BOX
- UTILITY POLE
- CLEANOUT
- FIRE DEPT. CONNECTION
- ELECTRIC METER
- GAS METER
- WATER METER
- ELECTRIC CONTROL CABINET
- LIGHT POLE
- MEASURED CALL
- RECORD CALL
- TAX MAP

ZONE: R-4 (RESIDENTIAL ZONE)			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	7,500 SF	41,033 SF	41,033 SF
MIN. LOT WIDTH	60.0 FT.	259.1 FT.	259.1 FT.
MAX. LOT COVERAGE	30.0 %	83.4 %*	83.4 %*
MIN. FRONT YARD	30.0 FT.	6.4 FT.*	6.4 FT.*
MIN. SIDE YARD (ONE/BOTH)	10.0 FT./25.0 FT.	10.5 FT./62.9 FT.	10.5 FT./62.9 FT.
MIN. REAR YARD	30.0 FT.	19.3 FT.*	19.3 FT.*
OUTBUILDING SETBACK	5.0 FT.	-	-
MAX. BLDG. HEIGHT	2.5 ST./35.0 FT.	<35.0 FT.	<35.0 FT.

\* EXISTING NON-CONFORMING CONDITION  
VARIANCES / WAIVERS REQUESTED:  
1. A USE VARIANCE IS REQUESTED FROM ORDINANCE SECTION 450-33(A) TO PERMIT AN EXPANSION/CHANGE NON-CONFORMING COMMERCIAL USE.

BOROUGH OF HADDON HEIGHTS PLANNING & ZONING BOARD  
THIS PLAN IS HEREBY APPROVED BY THE ZONING BOARD OF THE BOROUGH OF HADDON HEIGHTS.

BOARD CHAIRPERSON	DATE
BOARD SECRETARY	DATE
BOARD ENGINEER	DATE
MUNICIPAL CLERK	DATE



**VARIANCE PLAN**

1500 KINGS HIGHWAY  
BLOCK 80, LOT 1  
HADDON HEIGHTS BOROUGH  
CAMDEN COUNTY, NEW JERSEY

**TRISTATE ENGINEERING AND SURVEYING, PC**

P.O. BOX 1304 BLACKWOOD, NJ 08012  
OFFICE: (856) 677-8742 FAX: (856) 879-2024  
www.tristatecivil.com

DESIGNED	DRAWN	CHECKED	DATE
JOSEPH A. MANCINI			

SCALE: 1" = 20'    DATE: 7/26/23    PROJECT NO: 23-090 CURIALE    SHEET: 1 of 1