



December 18, 2023

Haddon Heights Borough
625 Station Avenue
Haddon Heights, New Jersey 08035

Attn: Suzanne Ritter, Planning Board Secretary

Re: Bulk Variance Review
Michael F. Kuzniar
104 9th Avenue Avenue
Block 45, Lot 3
Haddon Heights, N.J. 08035
Bach Project No. HHPB2023-24

Dear Chairman and Members of the Planning Board:

Our office has received the following items submitted for the referenced project:

- Borough of Haddon Heights Planning Board Application, dated October 18, 2023.
- Borough of Haddon Heights Application for Zoning/Land Use.
- Borough of Haddon Heights Planning Board Application for Bulk Variance.
- Proposal letter from applicant, dated October 11, 2023.
- Proposed impervious coverage calculation.
- Architectural rendering of proposed improvements.
- Architectural plan entitled "Kuzniar Residence, 104 Ninth Ave, Haddon Heights, NJ 08035, Kitchen/Bedroom Addition" prepared by David J. Barici, RA, dated 8-31-23 (5 sheets).
- Sketch overlaid on survey entitled "Survey and Plan pf Premises, No. 104 Ninth Avenue Borough of Haddon Heights, Camden County, N.J.", prepared by John McGlinchey, PLS, dated 4-04-11, revised 8-31-23.
- Survey entitled "Survey and Plan pf Premises, No. 104 Ninth Avenue Borough of Haddon Heights, Camden County, N.J.", prepared by John McGlinchey, PLS, dated 4-04-11
- Photographs of the property.

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GENERAL INFORMATION:

Applicant/Owner: Michael F. Kuzniar
 104 9th Avenue
 Haddon Heights, N.J. 08035
 609-304-4245

PROJECT SUMMARY:

This application is for the construction of a two-story addition, a covered deck and covered side porch and existing front porch renovation to an existing two (2) story dwelling at a property on the westerly side of Ninth Avenue between Green Street and Station Avenue. The property is a 10,000 sf parcel and contains an existing two-story residential dwelling, concrete driveway, wood deck, frame garage and miscellaneous site improvements. The application will require variances as listed below.

ZONING ORDINANCE REQUIREMENTS:

The property is located in the R-2 Residential Zone.

The following sets forth the bulk standards for this Zone:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Complies</u>
Minimum Lot Area (SF)	12,000	10,000*	10,000*	No
Minimum Lot Width (Ft)	60	50*	50*	No
Max Lot Coverage (%)	30	34.0*	37.6**	No
Minimum Setbacks (Ft)				
Front	30	21.60*	21.60*	No
Side	10	6.06*	6.06**	No
Side Aggregate	25	27.24	20.64**	No
Rear	50	>50	>50	Yes
Maximum Bldg Ht. (Ft)	35	<35	<35	Yes

Outbuilding Side Yard Setback (Ft)	5	5.53	5.53	Yes
Outbuilding Rear Yard Setback (Ft)	5	>5	>5	Yes
Outbuilding Height (Ft)	16	<16	<16	Yes

* Indicates Existing Non-Conformance

** Indicates Variance Required

VARIANCES:

1. Lot Size – 450-28.A. The applicant has provided a lot area of 10,000 square feet where the minimum lot area permitted is 12,000 square feet. *It shall be noted that this is an existing non-conformance.*
2. Lot Coverage- §450-28.B. The applicant is proposing a lot coverage of 37.6% where the maximum permitted lot coverage is 30%. **A variance is required.**
3. Front Yard Setback- §450-28.C. The applicant has provided a front yard setback of 21.60 feet where the minimum front yard setback permitted is 30 feet. *It shall be noted that “The front setback shall be not less than those setbacks established by the buildings on either side of the lot in question, whichever of those is the greater, and in any event shall not be less than 30 feet”. As our office has not been provided with the front yard setbacks of the adjacent properties, we have held the front yard setback of 30 feet for review purposes. It shall be noted that this is an existing non-conformance.*
4. Side Yard Setback- §450-28.D. The applicant is proposing a side yard setback of 6.06 feet where the minimum side yard setback permitted is 10 feet. *It shall be noted that this is an expansion of an existing non-conformance.* **A variance is required.**
5. Aggregate Side Yard Setback- §450-28.D. The applicant is proposing an aggregate side yard setback of 20.64 feet where the minimum aggregate side yard setback permitted is 25 feet. **A variance is required.**
6. The required variances are considered C bulk variances. The applicant must provide testimony to justify the requested variances.
 - a. For a C(1) variance, the applicant must demonstrate that the strict application of the zoning regulations to the property create a hardship or result in exceptional practical difficulties by reason of the exceptional shape of the property or the exceptional topographic conditions uniquely affecting the property, or the structures lawfully existing upon the property.

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- b. For a C(2) variance the applicant must show that the proposed variance advances the purposes of municipal land use law and that the benefits of the deviation would substantially outweigh any detriments. The applicant should address whether the proposed variance will substantially impair the intent of the Master Plan or zoning plan and whether there are any potential impacts to the public good.

REVIEW COMMENT(S):

1. It shall be noted that although the applicant has indicated the proposed impervious coverage to be 35.1%, our office has calculated the proposed impervious coverage to be 37.6%.
2. The proposed improvements do not result in more than 500 sf of land disturbance and therefore a Grading Plan will not be required.
3. Although the applicant is proposing an impervious coverage increase of 7.6% over the permitted 30%, it is actually an increase of 3.6% over the existing condition of the site. Therefore, it is our opinion that this amount of additional impervious coverage will not warrant the necessity of an on-site infiltration system. However, as the stormwater generated will be from building addition, we do recommend the use of rain barrel(s) or a similar storage unit to capture stormwater from the roof of the proposed addition to compensate for the additional impervious coverage.
4. Our office recommends the installation of silt fence or similar soil erosion control measures be installed along the entirety of the back yard prior to any land disturbance to avoid negatively affecting the adjacent properties during construction.

Should there be any questions or if additional information is required, please contact the undersigned at (856) 546-8611.

Very truly yours,
BACH ASSOCIATES, PC



Steven M. Bach, PE, RA, PP, CME
President

Cc: Michael W. Herbert, Esq. Board Solicitor
Alena Hyatt, Esq., Board Solicitor
Dave Taraschi, Zoning Code Enforcement Officer
Michael F. Kuzniar, Owner/Applicant

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