

**Borough of Haddon Heights**

514 W. Atlantic Avenue  
Haddon Heights, NJ 08035  
(856) 546-2580

Case No. 24-22P

**PLANNING BOARD APPLICATION**

File: George & Maria Gallara  
Applicants Name

Date Application Received: 1/16/24

Application Submitted:	
Zoning Official Signature	<u>1/17/24</u> Date

Disposition:

{ } Approved

{ } Approved with Conditions

{ } Disapproved

Date of Public Hearing: \_\_\_\_\_

Time Required for Action: \_\_\_\_\_

Extension of Time Granted: \_\_\_\_\_

Fee Collected: \_\_\_\_\_ Date Collected: \_\_\_\_\_

Date Decision Published: \_\_\_\_\_

(DO NOT WRITE ABOVE THIS LINE)

I. Pursuant to the Borough of Haddon Heights Municipal Code & applicable New Jersey State Law, application is made to the Borough of Haddon Heights for the following:

<u>Check Application(s) Requested</u>	<u>Type of Application</u>	<u>Fee \$</u>	<u>Check Application(s) Requested</u>	<u>Type of Application</u>	<u>Fee \$</u>
<input type="checkbox"/>	Appeal of Admin. Decision	_____	<input type="checkbox"/>	Preliminary/Major Subdivision	_____
<input type="checkbox"/>	Interpretation	_____	<input type="checkbox"/>	Final Major Subdivision	_____
<input checked="" type="checkbox"/>	Bulk Variance	_____	<input type="checkbox"/>	Preliminary Site Plan	_____
<input type="checkbox"/>	Use Variance	_____	<input type="checkbox"/>	Final Site Plan	_____
<input type="checkbox"/>	Conditional Use	_____	<input type="checkbox"/>	Minor Site Plan	_____
<input type="checkbox"/>	Minor Subdivision	_____	<input type="checkbox"/>	Concept Plan	_____
				Total Fee	_____

II. Application Form No. 1 was filled out on Jan. 3, 2024 by \_\_\_\_\_ (Applicants Signature)

III. Check Forms No. 3 through 19 for your appropriate application forms.

IV. A "complete application" requires the following submissions; please check items submitted with this form:

- Copies of this application
- Plot Plans
- Copies of 200 foot radius map
- Copy of "authorized" application form if applicant is not the property owner
- List of property owners within 200 feet of the property
- List of owner's notice and newspaper notice
- List other required submissions, e.g. payment of taxes, payment of fees, etc.

V. Full legal name of Applicant: George Gallara and Maria Gallara

Mailing Address: 30 Eighth Avenue

Town: Haddon Heights State: NJ Zip: 08035 Phone: 856-520-4126

Applicant interest in property (owner, tenant, lessee, purchaser under contract, other: \_\_\_\_\_)

**Owner**

Applicant is a:  Corporation ;  Partnership ;  Individual(s) ;  Other (specify) \_\_\_\_\_

If the applicant is a corporation or a partnership, please attach a list of the names and addresses of persons have a 10% interest or more in the corporation or partnership (Form No. 11).

If the applicant is not the owner of the property in question, the applicant must obtain and submit a copy of this application signed by the owner.

The applicant must also submit a list of witnesses and others working on behalf of the applicant to include the attorney, engineer, architect, planner, and others, identifying their mailing address, City, State, zip code, and telephone number.

Street Address of Property: 30 Eighth Avenue Tax Map Sheet: \_\_\_\_\_

Block: 42 Lot(s): 8 Date filed with County Recorder: \_\_\_\_\_

Situated on the side of Green Street Street/Avenue distant 65 feet in

a North-westerly direction from the corner of the \_\_\_\_\_ side of

Eighth Street/Avenue.

Is the property served by public sewer system?  Yes  No; Public Water System  Yes  No

Is the applicant willing to dedicate land for the widening of roads in compliance with the Borough or County Master Plan?  Yes  No

Is the proposed use located on a  Municipal  County or  State road?

Area of property: 3.5325 acres or 13,300 square feet. Frontage on an improved Street 60 feet. The dimensions of the property are: 60'x200'x125'x180'

Number of Proposed lots: 1 Present Zoning of Property: 1

Present Use of Property: Residential

Proposed Use of Property: Residential

Describe proposed machinery, operation and products, if applicable: \_\_\_\_\_

Description of all present structures: 2.5 story single family home, attached wood deck, two small sheds

Name, Profession, and License No. of Person Preparing Plat: Philip J. Schaeffer, Professional Land Surveyor, N.J. Lic. 34498

Does this constitute a:  New Application  Expansion  Alteration

Size of proposed buildings: 20 ft height in feet, 2 height in stories

Number of proposed buildings 1 Floor area of all structures: 676 square feet

Use of existing buildings and premises: One shed to be removed, the other to remain for storage, main residence

Percentage of coverage by all buildings: \_\_\_\_\_ By total impervious coverage: about 37%

Estimated costs: Proposed Buildings \$ 40,000 Proposed Site Work \$ \_\_\_\_\_

Has a building permit been refused?  Yes  No Date: \_\_\_\_\_

Has a subdivision previously been granted?  Yes  No Date: \_\_\_\_\_

Has a use variance previously been granted?  Yes  No Date: \_\_\_\_\_

Has a bulk variance previously been granted?  Yes  No Date: \_\_\_\_\_

Has a site plan previously been granted?  Yes  No Date: \_\_\_\_\_

Parking spaces required: 0 and provided: 0

Are there any existing or proposed covenants or deed restrictions on the property?  Yes  No

If yes, please explain: \_\_\_\_\_

Is a variance requested?  Yes  No If yes, describe in detail the section of the Land Development

Ordinance from which the applicant seeks relief: \_\_\_\_\_

Section 450-26 (D) Accessory Uses (detached garage)  
Section 450-28 Area + Bulk Regulations  
Section 450-91 Accessory Buildings

If this application has arisen as the result of a denial of a zoning permit, please secure from the Zoning Enforcement Officer a letter giving reasons for denying the zoning permit and submit it with this application.

Have there been any previous Planning Board hearings involving this property? { } Yes { } No  
If the answer is yes, please attach a copy of the written decision(s) adopted by the applicable board.

Attach a brief statement entitled "Proposal" setting forth the particulars of the proposed use of the property (if other than single family residential) and a description of the proposed physical changes to the property. (Include all physical improvements, such as structures, additions, landscaping, etc.)

Applicant is responsible to publish and serve notice of this application in accordance with the Borough's Land Development Ordinance; however, notice may not be affected until this application is certified by a notary.

VI. Attach a list of all plans, calculations, data and other exhibits submitted, by title and date, indicating names, addresses, license number, and phone number(s) of preparer.

VII. I - hereby certify that the above statements, information, and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the above authorization. I further authorize Borough officials to inspect the site noted above.

George Gallone  
(Signature of Owner)

03 JAN 24  
(Date)

George Gallone  
(Signature of Applicant)

03 JAN 24  
(Title)

Sworn to & subscribed before me this 3rd day of January, 2024.

Person to be contacted regarding matters Pertaining to this application, if other than myself:

Name: Siciliano & Associates, LLC

Phone Number: 856-795-0500

[Signature]  
(NOTARY)  
LYANN M CRUZ  
Notary Public, State of New Jersey  
My Commission Expires Aug 8, 2028  
Haddon Heights Form No. 1

**AGREEMENT TO PAY FOR PROFESSIONAL REVIEW**

Date: January 4, 2024

Applicants Address: 30 Eighth Ave Block: 42 Lot: 8.

George and Maria Gallara, agrees to pay for any professional review necessary for  
(Name of Developer)

the above construction.

[Handwritten Signature]  
(Signature)

Attorney for Applicant/owner  
(Title)

**Borough of Haddon Heights**

Case No. \_\_\_\_\_

514 W. Atlantic Avenue  
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**Planning Board  
Use & Bulk Variance Application Checklist**

Applicant: George and Maria Gallara Phone: 856-520-4126

Address: 30 Eighth Avenue Site Location: 30 Eighth Ave

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

- Application form and plans for completeness review (3 copies).
- Application form (14 copies).
- Plat of plans (14 copies) signed and sealed by a N.J.P.L.S. or N.J.P.E., as required, and folded into eighths with title block revealed.
- Scale of not less than 1" = 30' on one of the following standard sheet sizes:  
(8 1/2' x 13"; 15" x 21"; 24" x 36" or 30" x 42")
- Key map no less than 1" = 30'.
- Title block:
  - Name of subdivision or development, Borough of Haddon Heights, Camden County;
  - Name, title, address and telephone number of subdivider or developer;
  - Name, title, address and license number of the professional(s) who prepared the plot or plan;
  - Name, title, and address of the owner(s) of record;
  - Scale; and,
  - Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.
- Acreage figures (both with and without areas within public rights-of-way), to the nearest tenth of an acre.
- North arrow.
- Approval signature lines.
- Existing block and lot number(s) of the lot(s) to be subdivided or developed as they appear on the Borough Tax Map.
- Subdivision or redevelopment boundary line (heavy solid line).

- The location of existing and proposed property lines (with bearings & distances), streets, structures (with their numerical dimensions and an indication as to whether existing structures will be retained or removed), parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts, drain pipes, any natural features such as wetlands and treed areas, both within the tract and within two hundred (200') of its boundary.
- Owner certification.
- The location and width of all existing and proposed utility easements, the use(s) for which they are intended to be limited, and the manner in which the easements will be controlled.
- Zoning districts affecting the tract, including district names and requirements.
- All adopted master plan proposals affecting the proposed development.
- Proposed buffer and landscaped areas.
- Delineation of wetlands and wetland buffers.
- Contours as shown on the U.S.G.S topographic sheets.
- Marshes, ponds and land subject to flooding within the tract and within one hundred feet (100') thereof.
- The names of all adjacent property owners as they appear on the most recent tax list prepared by the Board Secretary.
- Certification from the Borough Tax Collector that all taxes and assessments are paid to date.
- Concerning minor subdivisions only, existing and proposed monuments.
- Road right-of-way dedication and improvements, as applicable.
- Sight triangle easements, as applicable.
- Deed descriptions, including metes and bounds, easements, covenants, restrictions,, and roadway and sight triangle dedications.
- Photographs of site and neighboring properties.

Key: (X) Complete (W) Request Waiver (N/A) Non Applicable

The Planning Board may waive submission of any required exhibits in appropriate cases and for specific reasons. Requests for such waivers shall accompany a variance application, stating the reasons that such a waiver is being requested. The Planning Board reserves the right to acquire additional information before granting variance approval when unique circumstances affect the tract and/or when the application for development poses special problems for the tract and the surrounding area. Such information may include, but not limited to, drainage calculations and traffic analyses, provided, however, that no application shall be declared incomplete for lack of such additional information.

*[Signature]*  
 Signature & Title of person who completed checklist

*January 4, 2024*  
 Date

If requesting a waiver, please explain:

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514 W. Atlantic Avenue  
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Case No. \_\_\_\_\_

**PLANNING BOARD**  
**APPLICATION FOR BULK VARIANCE**  
(See N.J.S.A. 40:55D-70c and Land Development Ordinance)

1. Application is hereby made on \_\_\_\_\_, 20\_\_\_\_, for a variance from the strict application of the following provisions of the Land Development Ordinance (check applicable boxes & specify parts of Ordinance involved):

- Lot area – Section \_\_\_\_\_
- Side yard setback – Section 450-28(D)
- Lot width – Section \_\_\_\_\_
- Rear yard setback – Section \_\_\_\_\_
- Building coverage – Section 450-28(B)
- Building height – Section 450-28(D)
- Lot coverage – Section 450-28
- Other – Section 450-44.4  
450-91
- Front yard setback – Section \_\_\_\_\_

2. The applicant requests a variance to the following extent (set forth specific variances requested):  
Side yard setback variance for the new pole barn/garage more than 10 feet.  
Building coverage variance as the structures on property will exceed 30% of the gross lot area, at 37%.

The detached garage/pole barn structure shall be attached to the rear driveway off the side of Applicant's property, not the traditional front driveway.

3. The strict application of said provisions would result in (complete one or both of the following in detail):  
Accessory structure square footage + height

A. The following peculiar and exceptional practical difficulties: \_\_\_\_\_  
\_\_\_\_\_

B. The following exceptional and undue hardship: The front driveway does not have appropriate area/space  
for such a structure to be erected here as required. The rear driveway already exists and there is a garage like structure there,  
applicant wishes to increase size of the existing building, but with the building of a new structure.

4. Said difficulties or hardship are by reason of: The shape of the Applicants' lot and the  
preexisting rear driveway off the side of the Property.

5. Said reasons are unique and peculiar to the lands or building for which the variance is sought and do not apply generally to lands or buildings in the neighborhood because: \_\_\_\_\_  
This Property has had two driveways since Applicant purchased the Property. Further, there is no area/space to add such a garage/pole barn where the front driveway is located to fit any additional detached structure.

6. The requested variance is the minimum reasonably needed because: **See No. 5.**  
**Will be addressed by expert planner at hearing**

7. The following purpose(s) of the Municipal Land Use Law would be advanced by a deviation from the zoning requirements; the benefits of the proposed deviation would substantially outweigh any detriment because: \_\_\_\_\_  
**Will be addressed by expert planner at hearing**

8. The variance requested will not result in substantial detriment to the public good because: \_\_\_\_\_  
**Will be addressed by expert planner at hearing**

9. The variance will not substantially impair the intent and purpose of the Land Development Ordinance and Master Plan because: \_\_\_\_\_  
**Will be addressed by expert planner at hearing**

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**Planning Board  
Affidavit of Ownership**

STATE OF NEW JERSEY  
SS.  
COUNTY OF CAMDEN

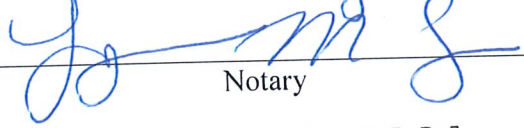
**George Gallara** \_\_\_\_\_, of full age, being duly sworn according to law on oath  
deposes and says that the deponent resides at **30 Eighth Avenue** \_\_\_\_\_ in the

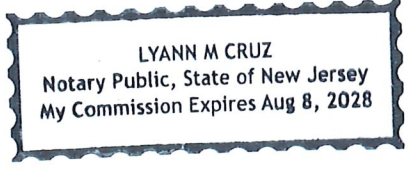
**Borough** \_\_\_\_\_ of **Haddon Heights** \_\_\_\_\_ in the County of **Camden** \_\_\_\_\_

And the state of **New Jersey** \_\_\_\_\_; that **George Gallara** \_\_\_\_\_ is the

owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Borough of Haddon  
Heights, New Jersey, and known and designated as Block **42** \_\_\_\_\_, Lot **8** \_\_\_\_\_.

Sworn to and subscribed before me this  
**3** day of **January**, 20**24**

  
\_\_\_\_\_  
Notary



**AUTHORIZATION**

(If anyone other than above owner is making this application, the following authorization must be executed.)

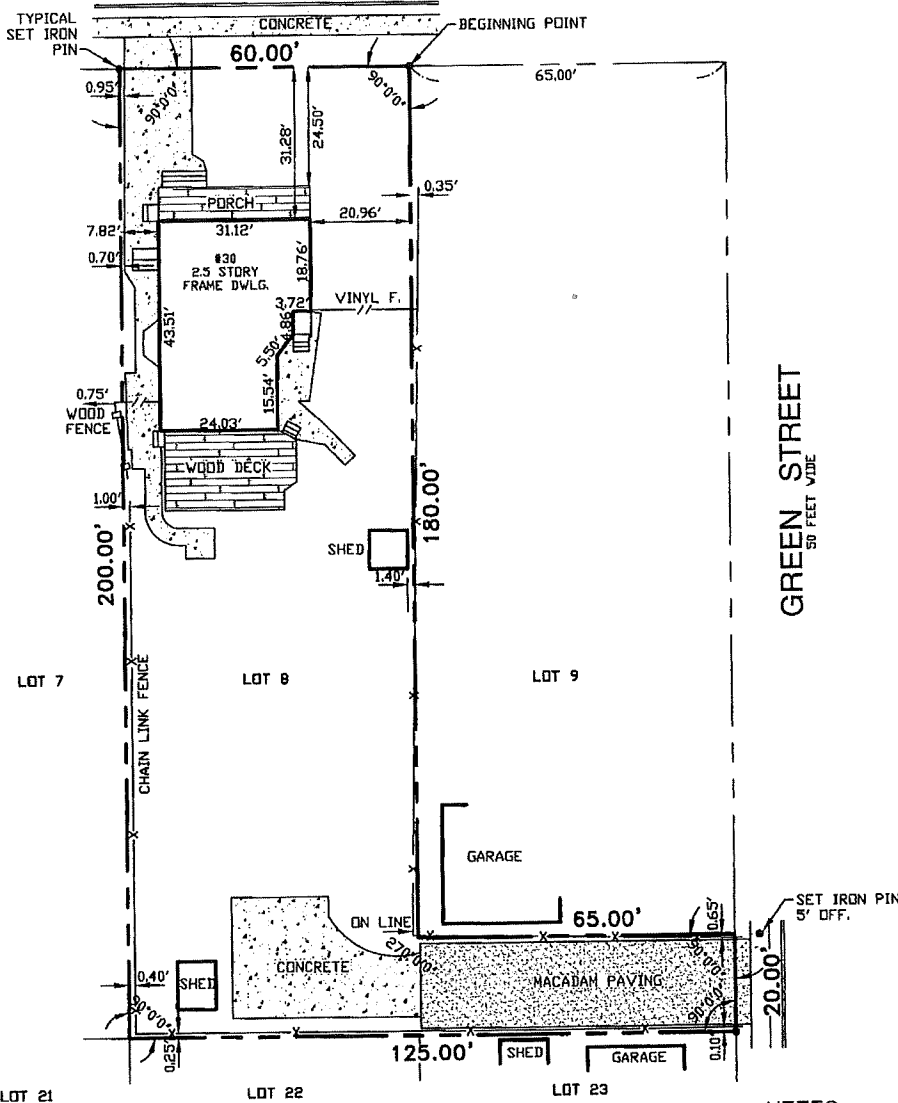
To the Planning Board:

\_\_\_\_\_ is hereby authorized to make the within application.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

**EIGHTH AVENUE**  
70 FEET WIDE



**GREEN STREET**  
50 FEET WIDE

- NOTES:**
- 1.) BEING LOT 8, BLOCK 42, PLATE 5 AS SHOWN ON THE BOROUGH TAX MAP.
  - 2.) CONTAINING 13,300 S.F.
  - 3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
  - 4.) IMPERVIOUS AREA CONTAINING 37% OF ENTIRE AREA.

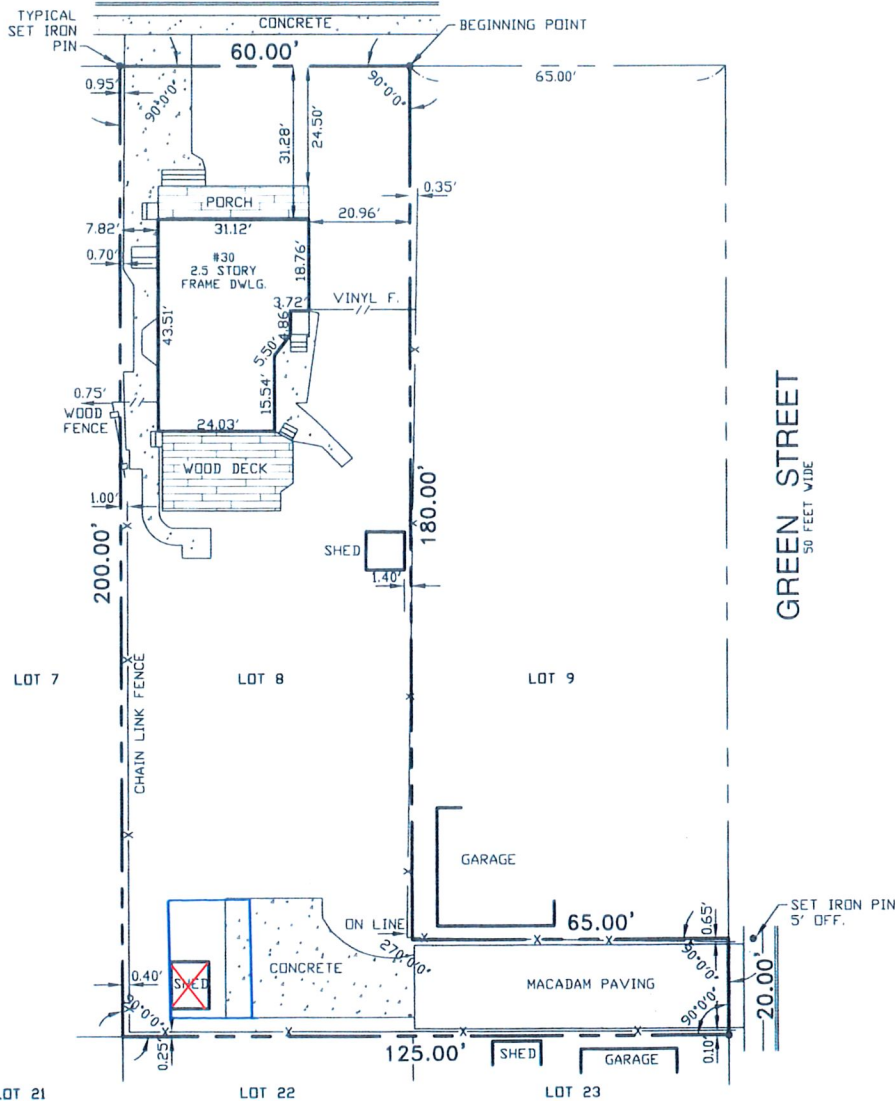
**CERTIFIED TO:**

TO THE OWNER **GEORGE GALLARA AND MARIA GALLARA**  
TO THE INSURER OF TITLE RELYING HEREON, IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY IN ACCORDANCE WITH THE DESCRIPTION FURNISHED, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS NOT VISIBLE) AS AN INDUCEMENT FOR THE INSURER OF TITLE TO THE LANDS AND PREMISES SHOWN HEREON. THIS RESPONSIBILITY LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY.  
NOTE: PROPERTY CORNERS SET PER CONTRACTUAL AGREEMENT.  
CERTIFICATIONS ARE NOT TRANSFERABLE TO SUBSEQUENT OWNERS OR INSTITUTIONS.

**PHILIP J. SCHAEFFER**  
PROFESSIONAL LAND SURVEYOR  
N. J. LIC. 34498  
*Philip J. Schaeffer*  
03-14-2023  
DATE

REV.	DATE	DESCRIPTION	INITIALS ENGINEER/SURVEYOR
<b>SURVEY OF PREMISES</b>			
<b>#30 EIGHTH AVENUE</b>			
<b>LOT: 8 BLOCK: 42 PLATE: 5</b>			
<b>SITUATE:</b>			
<b>BOROUGH OF HADDON HEIGHTS</b>			
<b>COUNTY OF CAMDEN, NEW JERSEY</b>			
DATE: 03-14-2023	DRAWN BY: JS	SHEET No. 1 OF 1	
SCALE: 1"=30'	CHECKED BY: PJS	PROJECT No. 23-084	
<b>JTS ENGINEERS AND LAND SURVEYORS, INC.</b>			
AUTHORIZATION CERT. #24GA28018700 EXP. 08/31/2024			
19 STRATFORD AVENUE STRATFORD, N.J. 08084			
(856) 783-0055			
JTSPLS@VERIZON.NET			

**EIGHTH AVENUE**  
70 FEET WIDE



10 x 10 Shed to be removed  
26 x 26 Proposed Garage (20' High)

**NOTES:**

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N. J. LIC. 34498

*Philip J. Schaeffer*  
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DATE

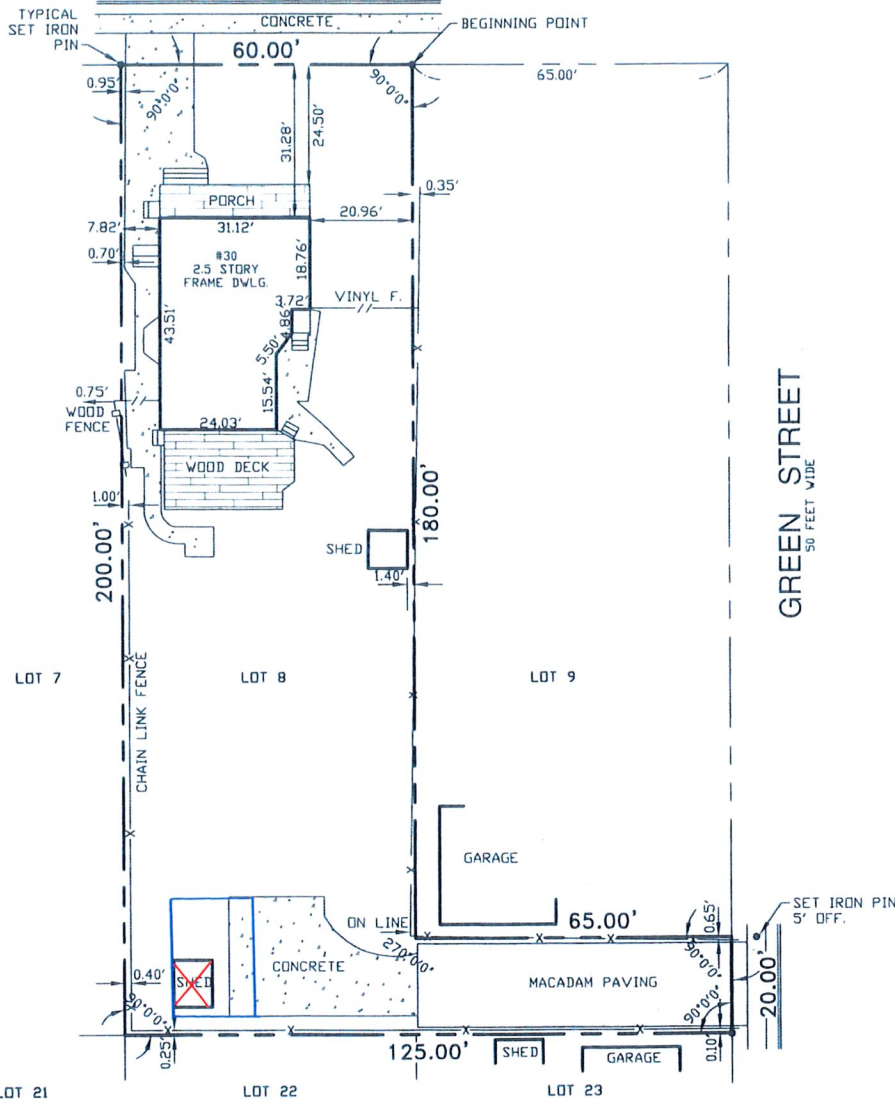
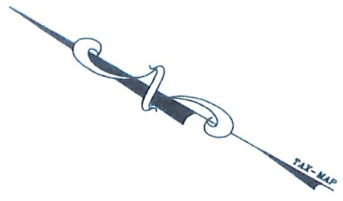
REV.	DATE	DESCRIPTION	INITIALS ENGINEER/SURVEYOR
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**SURVEY OF PREMISES**  
**#30 EIGHTH AVENUE**  
**LOT: 8 BLOCK: 42 PLATE: 5**  
SITUATE:  
**BOROUGH OF HADDON HEIGHTS**  
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DATE: 03-14-2023	DRAWN BY: JS	SHEET No. 1 OF 1
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*Philip J. Schaeffer*  
03-14-2023  
DATE

REV.	DATE	DESCRIPTION	INITIALS ENGINEER/SURVEYOR
<b>SURVEY OF PREMISES</b>			
<b>#30 EIGHTH AVENUE</b>			
<b>LOT: 8 BLOCK: 42 PLATE: 5</b>			
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<b>COUNTY OF CAMDEN, NEW JERSEY</b>			
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