

Borough of Haddon Heights


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

Case No. 24-3-2P

PLANNING BOARD APPLICATION

File: Sean Carney
 Applicants Name

Date Application Received: 2/7/24

Application Submitted: 	<u>2/8/24</u>
Zoning Official Signature	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	<u>110.00</u> <u>875.00</u>	<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 February 1, 20 24 by [Signature]
(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: Sean Michael Carney

Mailing Address: 612 W High Street

Town: Haddon Heights State: NJ Zip: 08035 Phone: 609425-8806

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: 612 W High Street Tax Map Sheet: _____

Block: 50 Lot(s): 6 Date filed with County Recorder: _____

Situated on the side of Lippincott Ln. Street/Avenue distant 50 feet in a _____ direction from the corner of the 500 7th Avenue side of W. High St 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: 0.128 acres or 5,590 square feet. Frontage on an improved

Street _____ feet. The dimensions of the property are: _____.

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

Present Use of Property: Primary Residence

Proposed Use of Property: Primary Residence (adding Master Bed + Bath)

Describe proposed machinery, operation and products, if applicable: _____

_____ w/a _____

Description of all present structures: 2 story home, driveway, walkway to back, shed in back

Name, Profession, and License No. of Person Preparing Plat: _____

Does this constitute a: New Application Expansion Alteration

Size of proposed buildings: _____ height in feet, _____ height in stories

Number of proposed buildings _____ Floor area of all structures: _____ square feet

Use of existing buildings and premises: Home (single family)

Percentage of coverage by all buildings: 43% By total impervious coverage: 43%

Estimated costs: Proposed Buildings \$ _____ 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: 1 and provided: 1

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:

Seeking to build Master Bedroom + Bathroom above back living room
Seeking relief on:
- ~~45032~~ - 45032(D)
- 45032(B) - over 30%
- Any additional ordinances that come up

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.

[Signature]
(Signature of Owner)

02/01/2024
(Date)

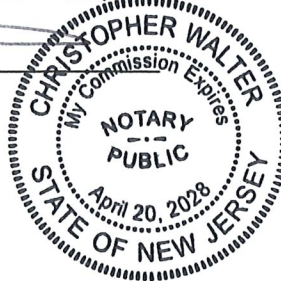
[Signature]
(Signature of Applicant)

(Title)

Sworn to & subscribed before me this 1st day of February, 2024

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

[Signature]
(NOTARY)



Name: Lacey Carney
Phone Number: 609-506-5281

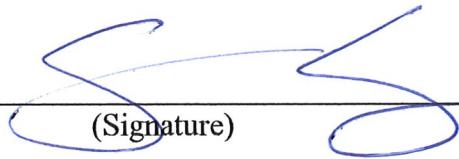
AGREEMENT TO PAY FOR PROFESSIONAL REVIEW

Date: 02/01/2024

Applicants Address: 612 W High Street, Heddont^{MS}, Block: 50 Lot: 6
08035

N/A, agrees to pay for any professional review necessary for
(Name of Developer)

the above construction.


(Signature)

(Title)

Borough of Haddon Heights

514 W. Atlantic Avenue
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Case No. _____

Planning Board
Use & Bulk Variance Application Checklist

Applicant: Sean Carney Phone: 609-425-8806

Address: 612 W High St., HaddonHts, 08035 Site Location: _____


Signature of Applicant: [Signature] Date: 02/01/2024

- Application form and plans for completeness review (3 copies).
- Application form (^{1 copy}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 & Title of person who completed checklist

02/07/2024

 Date

Borough of Haddon Heights

514 W. Atlantic Avenue
Haddon Heights, NJ 08035
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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 Feb. 1, 2024, for a variance from the strict application of the following provisions of the Land Development Ordinance (check applicable boxes & specify parts of Ordinance involved):

- | | |
|---|--|
| <input type="checkbox"/> Lot area – Section _____ | <input type="checkbox"/> Side yard setback – Section _____ |
| <input type="checkbox"/> Lot width – Section _____ | <input type="checkbox"/> Rear yard setback – Section _____ |
| <input type="checkbox"/> Building coverage – Section _____ | <input type="checkbox"/> Building height – Section _____ |
| <input type="checkbox"/> Lot coverage – Section _____ | <input type="checkbox"/> Other – Section _____ |
| <input type="checkbox"/> Front yard setback – Section _____ | |

2. The applicant requests a variance to the following extent (set forth specific variances requested):

Building Master Bathroom and Bedroom above existing back living room
- Due to family expansion - 3 children

3. The strict application of said provisions would result in (complete one or both of the following in detail):

A. The following peculiar and exceptional practical difficulties:

Hardship - Home too small for our 3 kids

B. The following exceptional and undue hardship

Growing family

4. Said difficulties or hardship are by reason of:

Growing family - welcomed our 3rd and last child

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:

u

6. The requested variance is the minimum reasonably needed because:

~~Reas~~ Building on existing home
w/ mudroom (pending approval) I would remove
patio to improve impervious coverage from 43%
to approx 40%

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:

8. The variance requested will not result in substantial detriment to the public good because:

Street facing side of house will not be impacted
(House appearance to structure will not change) and
it will not increase impervious coverage of property

9. The variance will not substantially impair the intent and purpose of the Land Development Ordinance and Master Plan because:

By doing this construction, we will remove our patio
and ultimately decrease our impervious coverage %

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Case No. _____

**PUBLIC NOTICE
(Newspaper)**

Take notice that Sean Carney has applied to the Planning Board of the Borough of Haddon
Name of Applicant

Heights for approval of a bulk variance
Type of Application

For: (Briefly Describe Application)

Seeking ~~relief~~ relief from 45032(D) + 45032(B) Ordinances to build a master Bedroom + Bathroom in back of house - We love our home, love the area, and have just welcomed our third baby into our family. We would like to remain in this home as they grow up

at premises located on Block 50 Lot 6, at 612 W. High Street
Address

A hearing on said application will be held by the Planning Board on _____, 20____, at the regularly scheduled meeting place of the Planning Board, at which time any interested person may be heard concerning said application, or you may appear either in person or by attorney to present any comments or objections concerning the application.

Meeting Information:

[Empty box for Meeting Information]

All documents relating to this application may be inspected by the public and are on file in the Service Operations Facility in the office of the Secretary of the Planning Board located at 514 W. Atlantic Avenue Haddon Heights, NJ 08035. The documents may be inspected between the hours of 8:00am and 12:00pm Monday – Friday, at least ten (10) days before the date of the hearing.

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Case No. _____

**Planning Board
Affidavit of Ownership**

STATE OF NEW JERSEY

ss.

COUNTY OF CAMDEN

Sean Carney, of full age, being duly sworn according to law on oath
deposes and says that the deponent resides at 612 W. High Street in the
Borough of Haddon of Haddon Heights in the County of Camden
And the state of New Jersey; that Sean M. Carney 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 50, Lot 6.

Sworn to and subscribed before me this

1st day of February, 2024.

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

Borough of Haddon Heights

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

Case No. _____

NOTICE OF HEARING TO PROPERTY OWNERS
(Cross out inapplicable sections)

TO WHOM IT MAY CONCERN:

In compliance with Section 450-149 of the Land Development Ordinance of the Borough of Haddon Heights, NJ, notice is hereby served upon you to the effect that (I) (We) _____

Do hereby propose to (give detailed information)

Seek relief from ordinances 45032(B) + 45032(D) -> to build a master
Bedroom and Bedroom to support our growing family. We welcomed our
3rd Baby, and would like our home to support a family of 5 for years
to come.

Location 612 W High Street, Haddon Hts, NJ 08035

The Zoning Enforcement Officer of the Borough of Haddon Heights, New Jersey refused this request by Reason of its being in violation of Section _____ of the Land Development Ordinance, from which decision (I) (We) hereby appeal. (I) (We) have applied to the Planning Board for a: Hardship, Use Variance, Subdivision, Site Plan, Conditional Use Approval. Any person or persons Affected by this (appeal) (application) may have an opportunity to be heard at the meeting to be held on _____, 20____, at _____ P.M.

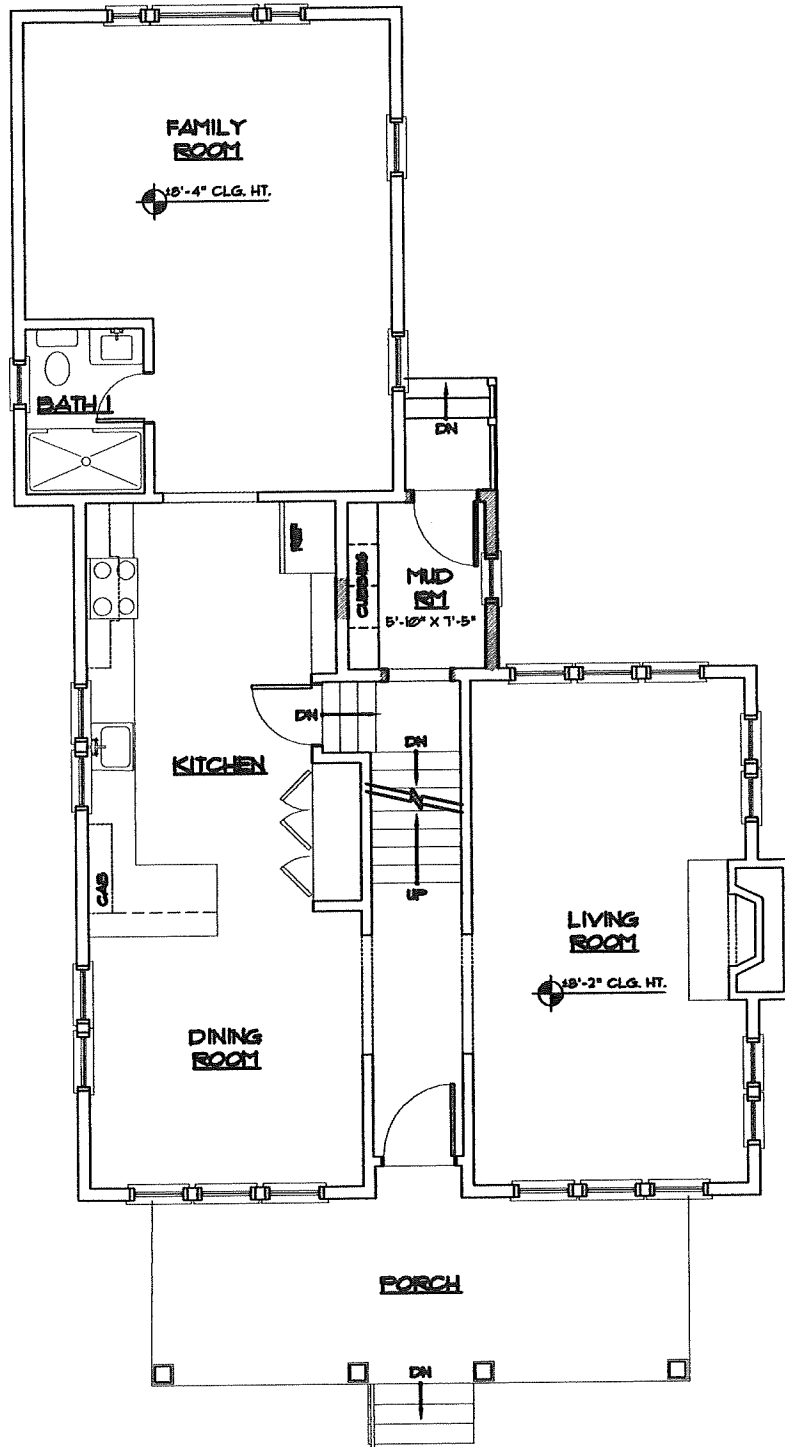
{ } At Municipal Building, 625 Station Avenue, Haddon Heights, NJ 08035

{ } Via the ZOOM Meeting Platform:

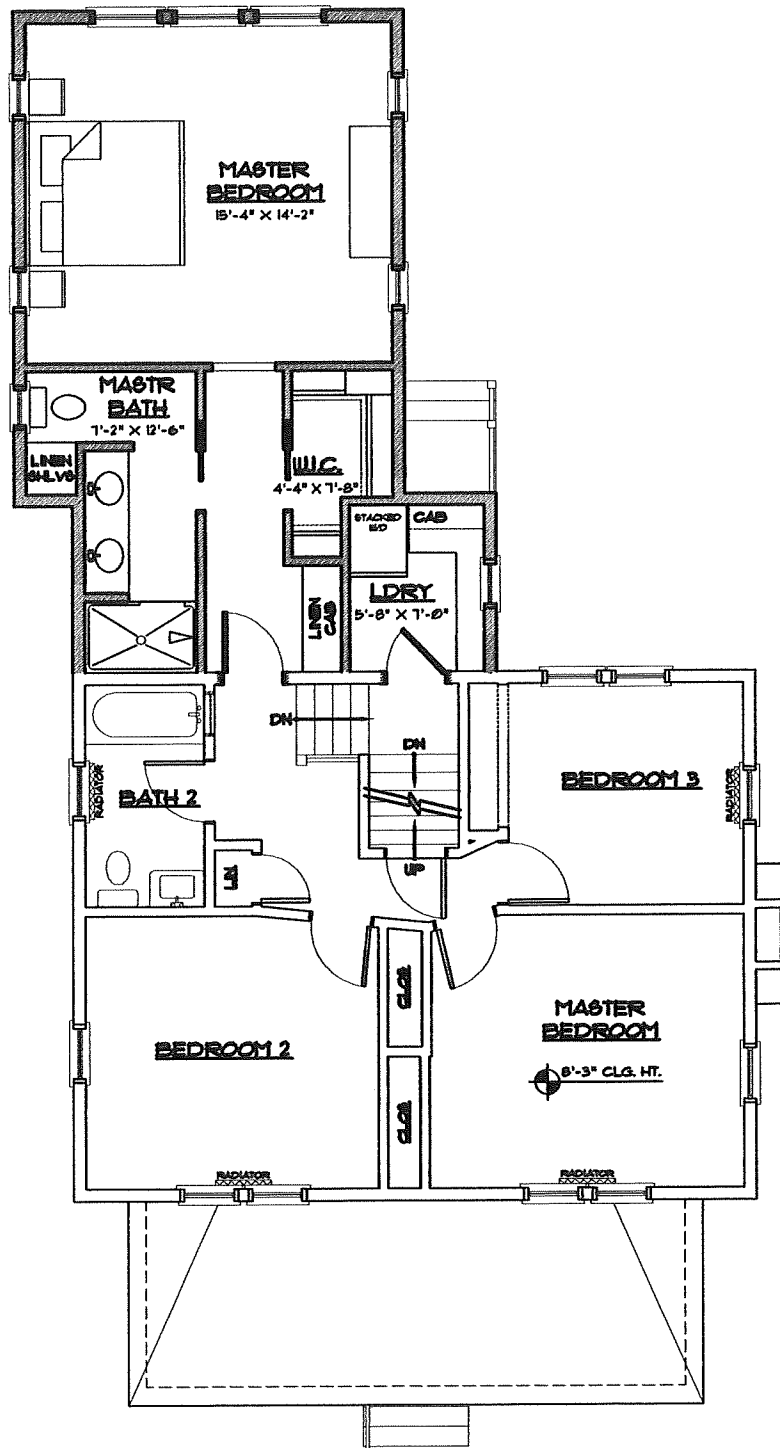

Signature of Applicant

02/01/2024
Date

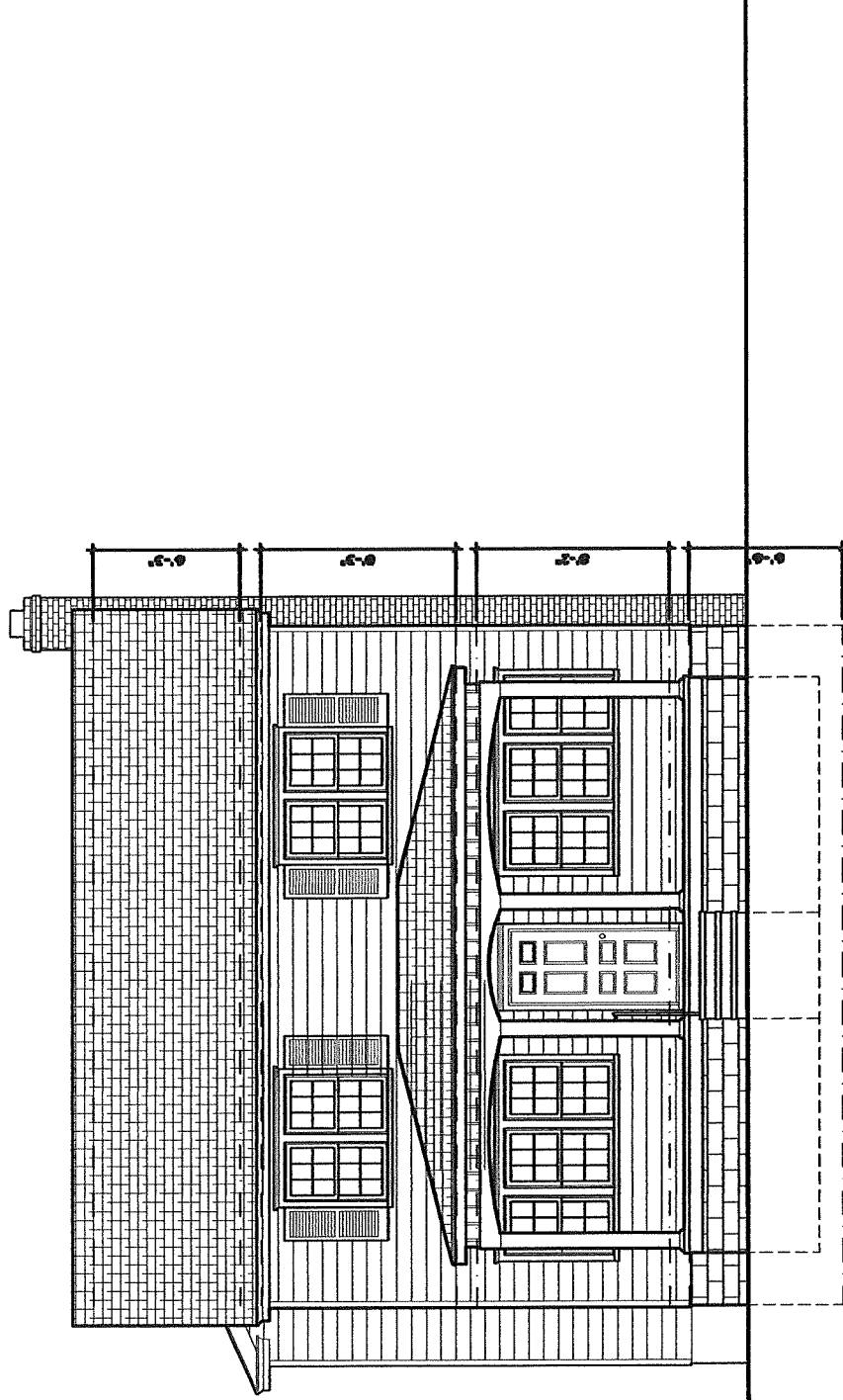
NOTE: This notice must be personally served or sent by certified or registered mail at least ten (10) days before the day of the hearing, and proof of service to the Secretary of the Haddon heights Planning Board at least two (2) days before the day of the hearing.



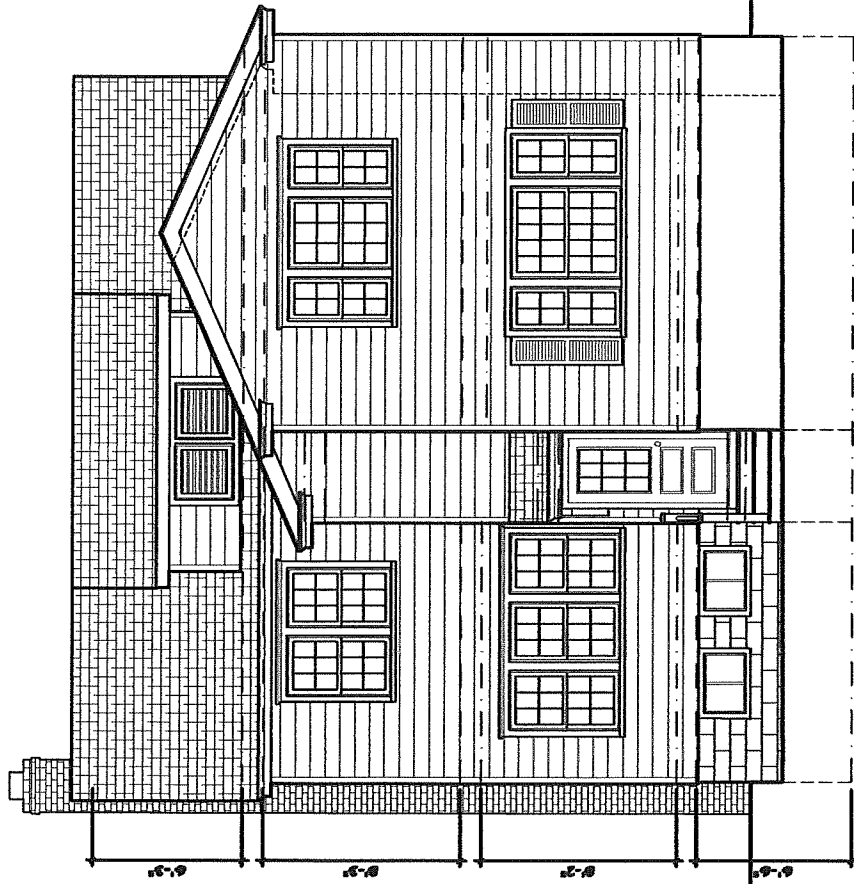
1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



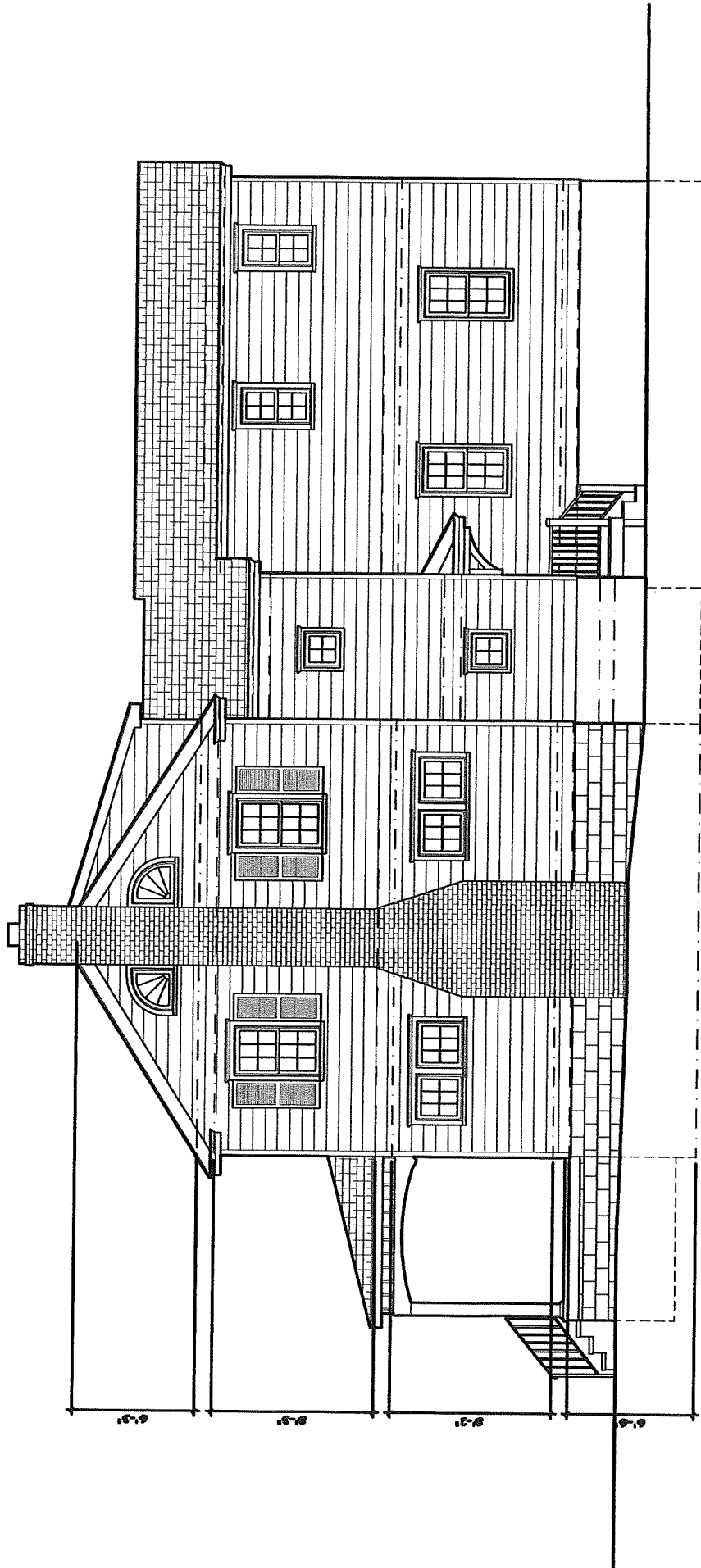
1 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



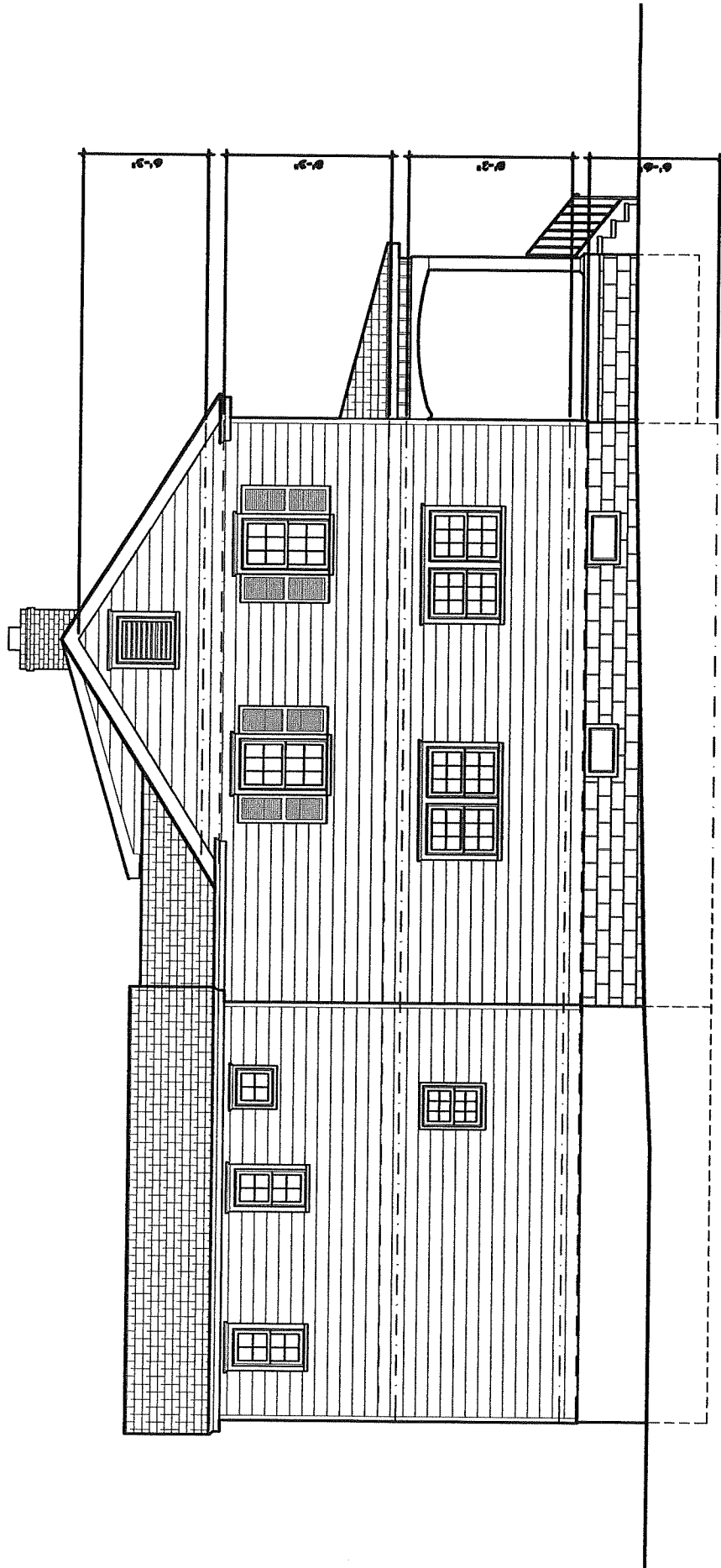
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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



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

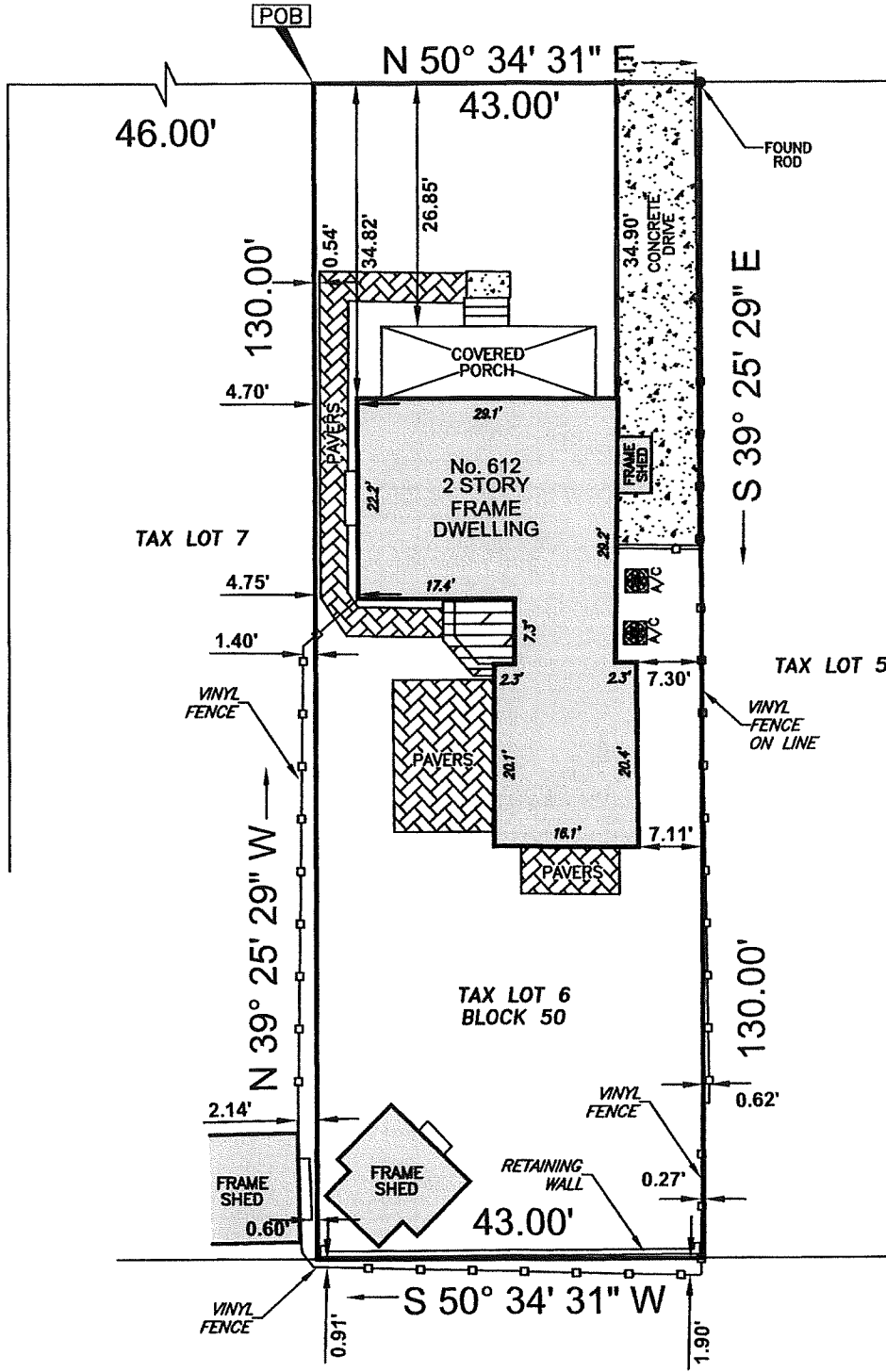


1 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

PROPERTY CORNERS, SERVICE WALKS, CURB, OVERHEAD WIRES, NOT ENCRANCHING, AREA AND DESCRIPTION ARE OMITTED BY CONTRACTUAL AGREEMENT. BUYER MAY ORDER PROPERTY MARKERS AT A COST OF \$60 PER CORNER WITHIN 90 DAYS OF THE DATE OF THIS SURVEY. SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS SURVEY SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF STEVEN R. KELLY, P.L.S. I RESERVE THE RIGHT TO REVISE THIS SURVEY UPON THE RECEIPT OF AN UPDATED TITLE REPORT. IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE. THIS SURVEY IS BASED ON SURVEY CONTROL FOUND AT THE TIME OF THE SURVEY. THIS SURVEY IS A RETRACEMENT OF A DEED DESCRIPTION PROVIDED BY OUR CLIENT AND DOES NOT DENOTE OWNERSHIP. WE ARE NOT EXPERTS IN WETLANDS IDENTIFICATION. WETLANDS, IF ANY, HAVE NOT BEEN IDENTIFIED ON THIS PLAN.

WEST HIGH (50' WIDE) STREET

SEVENTH (70' WIDE) AVENUE

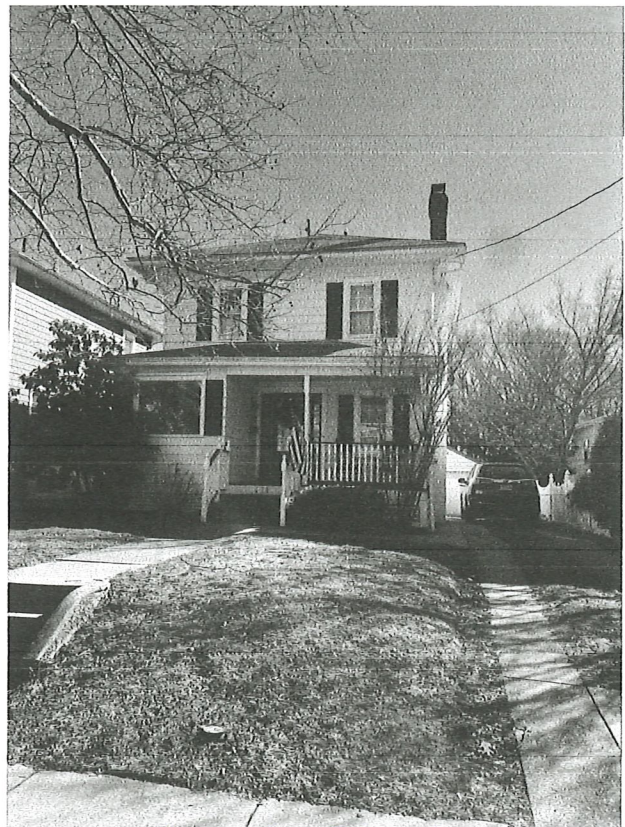


NOTE: NOT TO BE USED WITH A SURVEY AFFIDAVIT.
 CROSS AREA 5,500.00 SQ FT / 0.128 ACRES

Front of house + Neighbors on each side: 612 W. High Street



614 W. High Street



610 W. High Street

Back of house – 612 W. High Street, Haddon Heights, NJ 08035

