

Borough of Haddon Heights

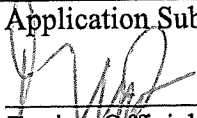
Case No. 24-3-4P

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

PLANNING BOARD APPLICATION

File: Michael M. Carty
 Applicants Name

Date Application Received: 2/22/24

Application Submitted:	
	<u>2/22/24</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 type="checkbox"/>	Bulk Variance	_____	<input type="checkbox"/>	Preliminary Site Plan	_____
<input checked="" type="checkbox"/>	Use Variance Duplex cert.	_____	<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	_____

Form No. 11 – Applicants Disclosure Statement (Corporation or Partnership):

It is necessary for a corporation or a partnership to disclose the names and addresses of all persons, stockholders, or individual partners owning at least a ten (10%) percent interest in the project.

Form No. 12 – Affidavit of Ownership:

This form identifies the owner of the property and provides for legal authorization to make the application.

Form No. 13 – Certified Copy of Tax Lists:

This information will be provided by the Planning Board Secretary to identify those property owners who must be served this notice of the application and meeting date.

NOTE: If your property is located adjacent to another municipality, you must obtain a list of those property owners from the adjacent municipality. Those property owners in the adjacent municipality within 200 feet of your property must be served with notice. In addition, The Borough Clerk of the adjacent municipality must also be provided notice of your application.

Form No. 14 – Affidavit of Proof of Service:

The applicant shall prepare, and sign before a Notary Public; one copy of the Affidavit of Proof of Service provided and submits it together with a copy of all required notices to the Planning Board Secretary at least two (2) days prior to the date of the hearing.

Form No. 15 – Historic District Application for Review:

The completion of this form by the applicant permits complete review of applications submitted to the Historic Preservation Review Commission. (Separate paperwork not included)

Form No. 16 – Minor Subdivision of Minor Site Plan Checklist:

This list identifies items that must be submitted and included on plans.

Form No. 17 – Preliminary Major Subdivision or Preliminary Major Site Plan Checklist:

This list identifies items that must be submitted and included on plans.

Form No. 18 – Final Major Subdivision or Final Major Site Plan Checklist:

This list identifies items that must be submitted and included on plans.

Form No. 19 – Use & Bulk Variance Checklist:

This list identifies items that must be submitted and included on plans.

- II. Application Form No. 1 was filled out on 2/20, 2024 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: Michael M. Carty

Mailing Address: 825 Linwood Ave

Town: Collingswood State: MO Zip: 63102 Phone: (856) 628-6142

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

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: 27 8th Ave Tax Map Sheet: _____

Block: 40 Lot(s): 23 Date filed with County Recorder: _____

Situated on the side of _____ Street/Avenue distant _____ feet in
a _____ direction from the corner of the _____ side of
_____ 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: _____ acres or _____ square feet. Frontage on an improved Street _____ feet. The dimensions of the property are: _____.

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

Present Use of Property: Duplex

Proposed Use of Property: Duplex

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

Description of all present structures: _____

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: _____

Percentage of coverage by all buildings: _____ By total impervious coverage: _____

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: _____ and provided: _____

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:

Duplex certification.

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.

Michael M. Anty
(Signature of Owner)

2/20/24
(Date)

Michael M. Anty
(Signature of Applicant)

2/20/24
(Title)

Sworn to & subscribed before me this 20th day of February, 2024.

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

[Signature]
(NOTARY)



Name: _____
Phone Number: _____

Borough of Haddon Heights

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

Case No. _____

Planning Board
Affidavit of Ownership

STATE OF NEW JERSEY

ss.

COUNTY OF CAMDEN

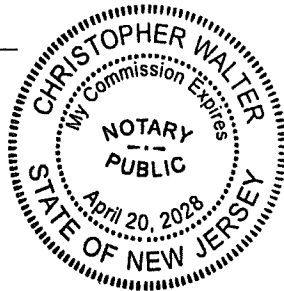
Michael M. Carty, of full age, being duly sworn according to law on oath
deposes and says that the deponent resides at ~~████████████████████~~ 27 8th Ave. in the
Borough of Haddon Heights in the County of Camden
And the state of New Jersey; that Michael Carty is the
owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Borough of Haddon
Heights, New Jersey, and known and designated as Block 40, Lot 23.

Sworn to and subscribed before me this

20th day of February, 2024.

[Signature]

Notary



AUTHORIZATION

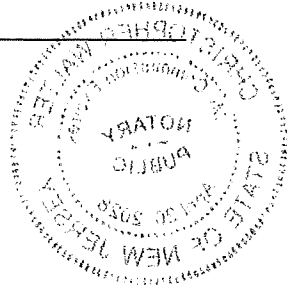
(If anyone other than above owner is making this application, the following authorization must be executed.)

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. _____

PUBLIC NOTICE
(Newspaper)

Take notice that Michael Carty has applied to the Planning Board of the Borough of Haddon
Name of Applicant

Heights for approval of a Duplex Certification
Type of Application

For: (Briefly Describe Application)

at premises located on Block 40 Lot 23, at 27 8th Ave.
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:

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.

Borough of Haddon Heights

Case No. _____

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

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)

Duplex cert.

Location 27 8th Ave Haddon Heights

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 Duplex 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

Date

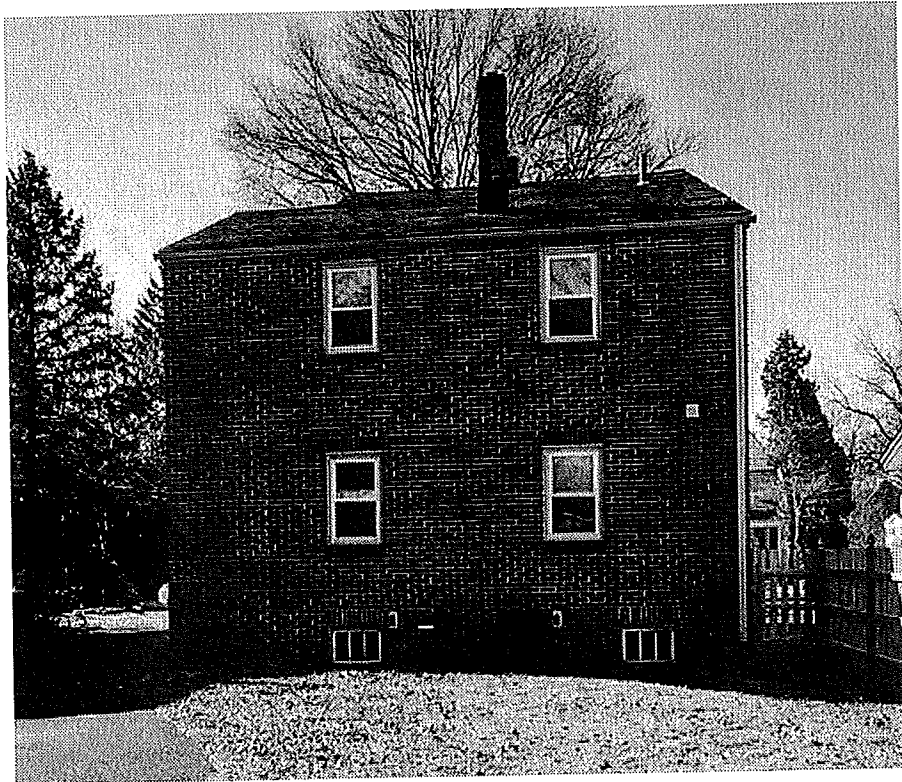
NOTE: This notice must be personally served or sent by certified or registered mail at least ten (10) days before the day of the hearing, and proof of service to the Secretary of the Haddon heights Planning Board at least two (2) days before the day of the hearing.

Duplex @ 27 8th Ave



Unit 1
Entrance

Unit 2
Entrance



Back of
property

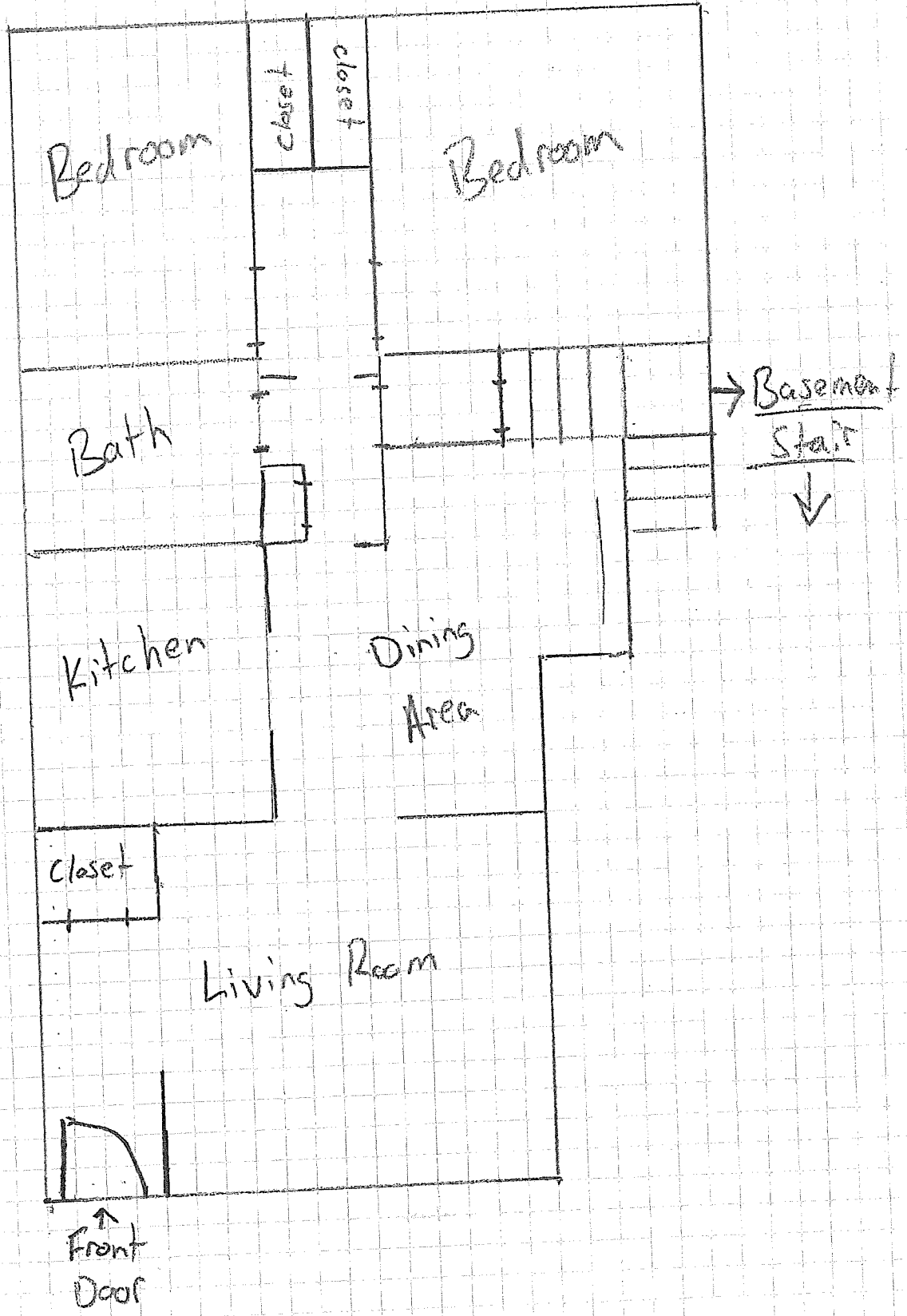


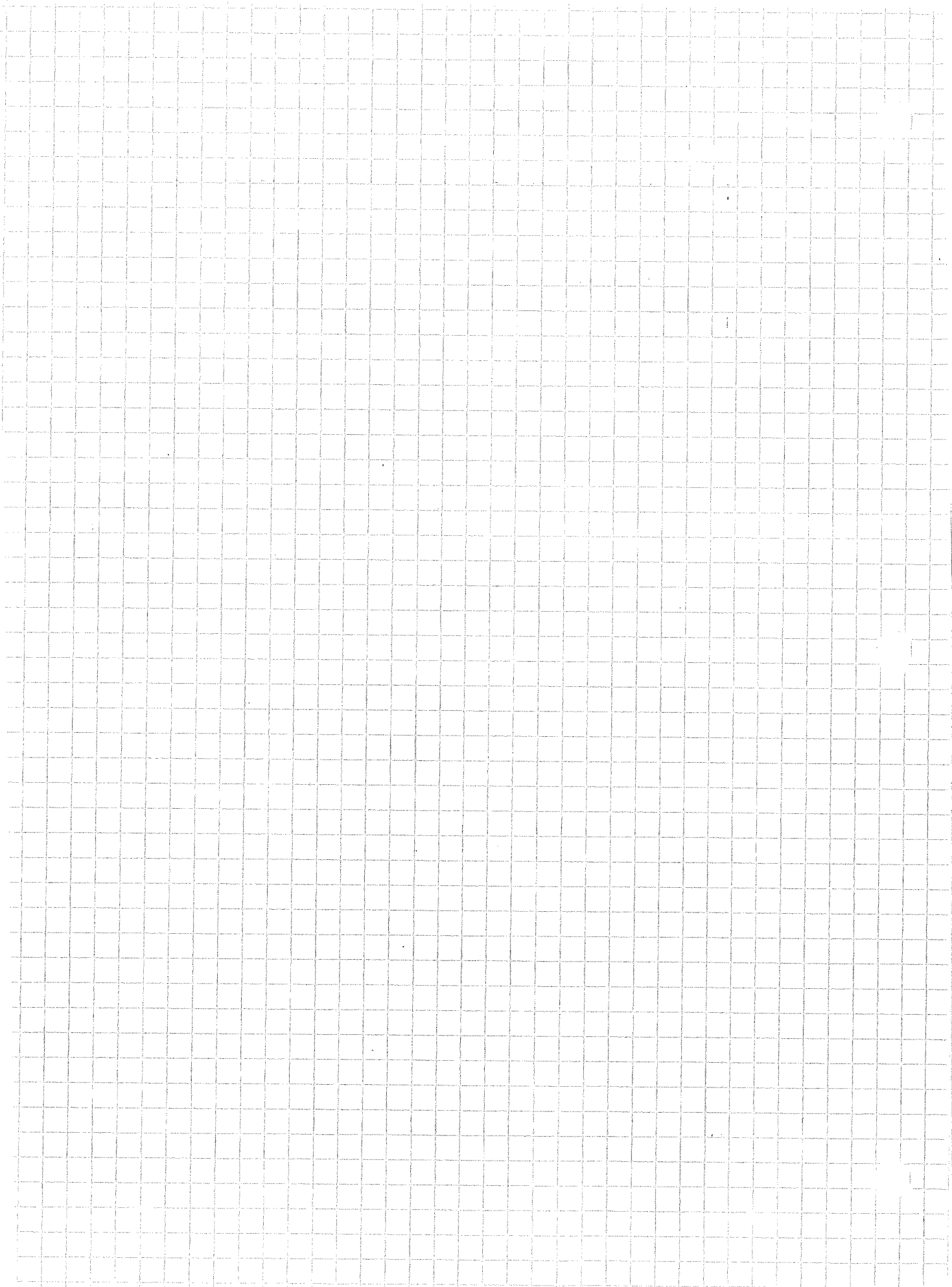
25 8th Ave



29 8th Ave

Floor 1
(27)





Floor 2
(27' 1/2)



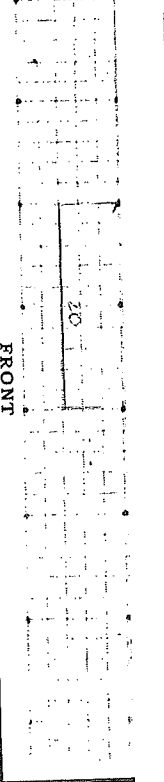
Occupant and Property Address Henry Kuestner (02)
Good (dwn)

PRINCIPAL BUILDING DESCRIPTION

BUILDING CLASS B-2-D OBSERVED PHYSICAL CONDITION Good Normal Fair Poor Date 8/28 Year

TYPE AND USE	4) PORCHES	8) LIGHTING
1 Family Dwelling <u>apt</u>	Porch # <u>1</u>	Electricity <u>✓</u> No Electric
2 Family Dwelling <u>apt</u>	Own Roof <u>✓</u>	9) HEATING
3-6 Family Apartment	Main Roof <u>✓</u>	Stove or Unit Heaters
Multi-Family Apartment	Open Porch <u>✓</u>	Hot Air: Pipeless <u>✓</u>
Tourist Court	Enclosed & Finished	Piped (Gravity) <u>✓</u>
Farm House	STORIES AND ROOMS	Forced Circulation
Farm Barn	Stories <u>1 1/2</u> 2 3 4 5	Steam
1) FOUNDATION	Number Apts or Tenements <u>10</u>	Hot Water or Vapor
Masonry Walls <u>✓</u>	Number Rooms <u>10</u>	Radiant, Concealed
Wood or Block Piers <u>✓</u>	FLOORS	Fuel: Coal <u>0</u> Gas <u>0</u>
2) EXT. WALL CONSTR.	Stories <u>10</u>	Oil Burner <u>0</u> Coal Stoker <u>0</u>
Frame with Wood, Shingle or Stucco Siding	Hardwood <u>✓</u>	10) BASEMENT
Concrete Block or Tile	Concrete <u>✓</u>	None <u>✓</u> Full <u>0</u>
Stucco on Block or Tile	6) INTERIOR FINISH	Part % <u>0</u>
Brick Solid <u>✓</u>	Walls Unfinished <u>✓</u>	Finished: Recreation % <u>0</u>
Brick, Veneer <u>✓</u>	Wallboard <u>✓</u>	Apartment % <u>0</u>
Stone Solid <u>✓</u>	Plaster <u>✓</u>	Floor: Dirt <u>0</u> Wood <u>✓</u>
Stone Veneer <u>✓</u>	Doors and Trim: <u>✓</u>	Cement <u>0</u>
Other <u>✓</u>	Softwood <u>✓</u> Hardwood <u>✓</u>	11) HALF STORY, ATTIC
ROOF	Tile Walls: Bath <u>2</u> Kitchen <u>2</u>	Unfinished <u>✓</u>
Type: Flat <u>✓</u> Gable <u>0</u>	Fireplace: <u>0</u> Artificial <u>0</u>	Finished % <u>0</u>
Hip <u>0</u> Mansard <u>0</u>	7) PLUMBING	12) OTHER ITEMS
Roofing: Prepared Roll <u>0</u>	Water Only <u>0</u>	Canopy <u>0</u> Type <u>0</u>
Built-up Asphalt or T & G <u>0</u>	No. Bathrooms (3 Fix't) <u>0</u>	Terraces: Area <u>0</u>
Wood or Comp. Shingle <u>0</u>	No. Toilet Kms (2 Fix't) <u>0</u>	Built-in Garage or Porch: <u>0</u>
Metal <u>0</u>	No. Single Fixtures <u>0</u>	Sq. Ft. Ground Area <u>0</u>
Commercial Slate or Tile <u>0</u>	Septic Tank <u>0</u>	

SPECIAL BUILDING NOTES:



MAJOR ALTERATIONS OR ADDITIONS ON PRINCIPAL BUILDING

EXTENT AND COST

SOURCE

DATE OF CONSTRUCTION

DATE	AGE	SOURCE	DATE	AGE
<u>4</u>	<u>10</u>	<u>Quartz</u>		

DESCRIPTORS, REPLACEMENT COST AND APPRAISAL OF FARM BARN AND ACCESSORY BUILDINGS

Bldg. Ident.	Class No.	Width	Depth	Height	Room-dation	Floor	Roof	Walls	Missing Wall	Heat	Light	Pipe.	Age	Area	Unit Cost	Adds and Deducts	Replacement Cost	Net Cond. %	Net Appraisal
<u>641</u>	<u>10</u>	<u>24</u>	<u>24</u>			<u>Conc</u>	<u>Butt</u>	<u>C.S.</u>	<u>N/D</u>	<u>✓</u>	<u>✓</u>	<u>4</u>	<u>514</u>			<u>136595.5</u>	<u>1303</u>		

BUILDING VALUE CALCULATION

FM AREA OR QUAN.	UNIT COST	TOTAL
<u>970</u>		<u>1315</u>

CONDITIONS AND DEDUCTIONS

TOTAL REPLACEMENT COST \$1315

Cost Conversion Factor

Replacement Cost

DEPRECIATION AND OBsolescence

DEPRECIATION 35%

a. Effective Age Depreciation 35%

b. Observed Physical Condition 35%

c. Total Depreciation (a+b) 70%

d. Net Condition (100 - c) 30%

OBsolescence

e. Overimprovement 0%

f. Underimprovement 0%

g. Other 0%

h. Net Condition (100-e+f+g) 30%

i. FINAL NET CONDITION 30% (dch)

SUMMARY OF APPRAISED VALUE

Principal Building Appraisal	<u>16699</u>
Other Principal Buildings Appraisal	<u>1303</u>
Accessory Buildings Appraisal	
Total Building Appraisal	<u>18002</u>
Total Land Appraisal	<u>1925</u>
TOTAL APPRAISED VALUE	<u>19927</u>

Measured by W. J. Sullivan Date 12/14/56 Classified by W. J. Sullivan Date 12/28 Extended by W. J. Sullivan Date 12/28 Checked by W. J. Sullivan Date 12/28

RESIDENTIAL AND FARM PROPERTY RECORD CARD

Occupant and Property Address: Henry Knise House (02)
Good (dwn)

BUILDING DESCRIPTION AND VALUE CALCULATION

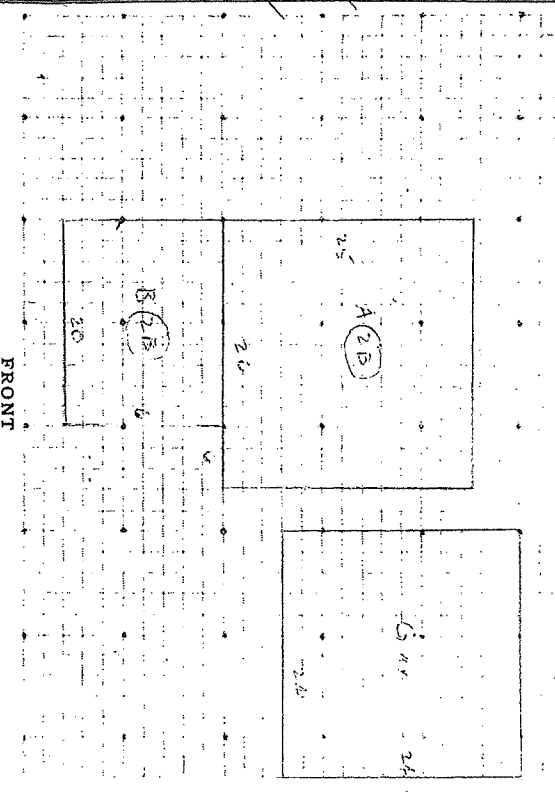
Parcel Number _____ of _____ Cards

PRINCIPAL BUILDING DESCRIPTION

BUILDING CLASS B-2-D OBSERVED PHYSICAL CONDITION EFFECTIVE AGE
 Good Normal Fair Poor Date 58 Years 4

GROUND PLAN SKETCH

1 Square = 1 Foot



BUILDING VALUE CALCULATION

ITEM NO.	AREA OR QUAN.	UNIT COST	TOTAL
Base	970		17315

ADDITIONS AND DEDUCTIONS

DESCRIPTION	AMOUNT
TOTAL REPLACEMENT COST	17315
Cost Conversion Factor Replacement Cost	
DEPRECIATION AND OBsolescence	
a. Effective Age Depreciation	35%
b. Observed Physical Condition	32%
c. Total Depreciation (a+b)	67%
d. Net Condition (100 - c)	33%
OBsolescence	
e. Overimprovement	%
f. Underimprovement	%
g. Other	%
h. Net Condition (100 - e + f + g)	%
i. FINAL NET CONDITION (d x h)	10.5%

DATE OF CONSTRUCTION	SOURCE	DATE AGE	DATE AGE	DESCRIPTIONS, REPLACEMENT COST AND APPRAISAL OF FARM BARN'S AND ACCESSORY BUILDINGS	EXTENT AND COST	MAJOR ALTERATIONS OR ADDITIONS ON PRINCIPAL BUILDING
<u>4</u>	<u>Quartz</u>	<u>58</u>	<u>58</u>			

DESCRIPTION	AMOUNT
Principal Building Appraisal	16699
Other Principal Buildings Appraisal	1303
Accessory Buildings Appraisal	
Total Building Appraisal	18002
Total Land Appraisal	1925
TOTAL APPRAISED VALUE	19927

Measured by: W. J. Smith Date: 11/5/54 Classified by: _____ Date: _____ Extended by: LC Date: 12/28 Checked by: _____

PROPERTY RECORD AND APPRAISAL CARD

5 HARRY & MARY KNOETTNER
 40 27 EIGHTH AVE.
 23 50 X 200 700

725 2900 200 150 3975

1925 - 1925 4175 325 150 3975

OWNERSHIP RECORD
 NAME MAIL ADDRESS DATE REMARKS

SALES AND ASSESSMENT RECORD

Date	Sale Price	Ratio	Year	%	ASSESSMENT		Total
					Land	Building	
			1925	100	990	325	1315
			1922	100	1900	1800	3700

LAND VALUE CALCULATION

TOPOGRAPHY	ZONING OR USE	TOPOGRAPHY	TRADING CTR.	ACRES	Soil Class	Base Unit Value	Depth, Corner, or Other Influence		Adjusted Unit Value	Total Value
							Table	Factor		
Level	Residential	Level	Distance to Trading Center	Cultivable			Table	Factor		
High	Apartment	Rolling	WATER	Pasture						
Low	Commercial	Low	City	Forest Trees						
	Light Indust.		Well	Waste						
	Heavy Indust.	ROAD	Stream	Roads, Streams						
		STREET	DRAINAGE	Total Acres						
		Asphalt	Natural							
		Brick	Artificial							
		Concrete								
		Macadam or Gravel								
		Unpaved Dirt								

ADDITIONAL INFORMATION ON MAJOR ALTERATIONS TO PRINCIPAL BUILDING—OTHER SPECIAL NOTES

ADJUSTMENT FOR RURAL LAND

Total Acres		Total Base Land Value	\$ 1925
Type of Road		Location Adjustment Factor	
Distance to all-weather road		Adjusted Value	
Distance to local trading center		Mineral Value	
Total		Total Lot or Land Value	\$

KENNETH J. KNIGHT & ASSOCIATES Appraisers 6 KINGS HIGHWAY EAST, HADDONFIELD, NEW JERSEY

To the Haddon Heights Zoning Board:

I, BARBARA TROUT, have lived at 25 8th Ave
from 1961 to Present. Throughout this time, I have known the neighboring
property at 27 8th Ave to be in CONTINUOUS USE as a duplex, consisting of two
separate apartment units (first-floor unit, 27 and second-floor unit, 27 1/2). These units
have been occupied separately, by separate tenants.

The tenants include:

Karen Greene & Shawn Gordon (27) from 2018 to Present

Mary Jane D'Antonio (27 1/2) from 2015 to 2023

Gail Cole (27) from 2014 to 2018

Ben & Adrianna Willey (27 1/2) from 2010 to 2015

Carl Hulfish (27) from 2013 to 2014

John & Nancy Canally (27) from 2003 to 2013

Roark Birsner (27 1/2) from 2007 to 2010

Michael Carty (27 1/2) from 2003 to 2007

Jean Hunt (27 1/2) from Approx 1991 to 2003

Ed Costello (27) from Approx 1984 to 1991

Mrs. Dobbs (27) from Approx -- to 1984

Helen Hamilton (27) from Approx 1992 to 1999

Mr. & Mrs Sue Dubois (27 1/2) from 1968 to ---

Harry Kneetner (27 1/2) from Approx 1954 to 1968

George Kneetner (27) 1954-1968
Signature: Barbara Trout 2/21/24

(856) 547-8023

To the Haddon Heights Zoning Board:

I, Diane Hastings, have lived at 29 8TH Ave
from 1981 to Present. Throughout this time, I have known the neighboring
property at 27 8th Ave to be in CONTINUOUS USE as a duplex, consisting of two
separate apartment units (first-floor unit, 27 and second-floor unit, 27 1/2). These units
have been occupied separately, by separate tenants.

The tenants include:

Karen Greene & Shawn Gordon (27) from 2018 to Present
Mary Jane D'Antonio (27 1/2) from 2015 to 2023.
Gail Cole (27) from 2014 to 2018.
Ben & Adrianna Willey (27 1/2) from 2010 to 2015.
Carl Hulfish (27) from 2013 to 2014.
John & Nancy Canally (27) from 2003 to 2013.
Roark Birsner (27 1/2) from 2007 to 2010.
Michael Carty (27 1/2) from 2003 to 2007.
Jean Hunt (27 1/2) from Approx 1998 to 2003.
Ed ~~Maestri~~ ^{Costello} (27) from Approx 1984 to Approx 1991.
Mrs Dobbs (27) from _____ to Approx 1984.
Helen Hamilton (27) from 1992 to Approx 1999.
_____ from _____ to _____.

Signature: Diane Hastings

2/21/24

(856) 546-1281