

**HADDON HEIGHTS BOROUGH LAND USE BOARD  
RESOLUTION NO.: 24-4-1P  
APPROVING THE APPLICATION OF ALEXA GINEVRO FOR A MAXIMUM LOT  
COVERAGE VARIANCE AT THE PROPERTY LOCATED AT 1628 MAPLE  
AVENUE,  
BLOCK 103, LOT 5  
HADDON HEIGHTS, NEW JERSEY**

WHEREAS, Alexa Ginevro (the “Applicant”) filed an application (Application #24-4-1P) for maximum lot coverage variance approval to construct a 176 sf addition at an existing 1 ½ story dwelling, at the property located at Block 103, Lot 5 on the tax maps of the Borough of Haddon Heights, also known as 1628 Maple Avenue, Haddon Heights, New Jersey 08035 (the “Property”); and

WHEREAS, Alexa Ginevro, the Applicant, appeared at the April 18, 2024, regular meeting of the Haddon Heights Land Use Board (the “Board”); and

WHEREAS, the Applicant duly presented appropriate proof of service and service of notice to neighboring property owners and publication in the Retrospect; so that the Board had proper jurisdiction for hearing the application; and

WHEREAS, Ms. Ginevro was duly sworn; and

WHEREAS, Ms. Ginevro explained the application. The Applicant wishes to add a 176 square foot addition off the back of the existing dwelling. The first floor has a master bedroom and secondary bedroom. The addition would contain two (2) walk in closets for storage and a laundry room. The Applicant did not wish to change the façade or front exterior of the Property to maintain consistency with neighboring properties. The Property has pre-existing nonconforming side yard and aggregate side yard setbacks.

WHEREAS, Ms. Ginevro stated that any addition will be consistent with the character of the neighborhood and that other neighboring properties have similarly situated additions; and

WHEREAS, Steven M. Bach, PE, RA, PP, CME, of Bach Associates, PC, the Board's Professional Engineer and Planner reviewed his report dated April 12, 2024 with the Board; and

WHEREAS, Mr. Bach advised that the Property has an existing detached garage with a long driveway, which contributes to the existing lot coverage. It is an existing nonconforming condition at 31%. The aesthetic of the garage and driveway matches the common look and feel of other properties in the Borough. The Application would exacerbate the existing nonconforming condition but it is a de minimis amount and will not warrant an on-site infiltration system; and

WHEREAS, Mr. Bach confirmed that no grading plan was required; and

WHEREAS, the Applicant agreed to consider installing a rain barrel or a similar storage unit to capture excess storm water and agreed that any proposed downspouts will be directed away from the adjacent side yard properties so as to not negatively impact those properties with stormwater from the proposed roof; and

WHEREAS, the Board reviewed the following documents in connection with the Application:

- Borough of Haddon Heights Planning Board Application, dated February 20, 2024.
- Borough of Haddon Heights Application for Zoning/Land Use.
- Borough of Haddon Heights Planning Board Application for Bulk Variance
- Sketches of proposed addition.
- Photographs of the property.
- Survey entitled "Plan of Survey of Block 103, Lot 5, Located in Borough of

Haddon Heights, Camden County, New Jersey" prepared by Avi Luzon  
Professional Land Surveyor, dated 4-20-20, no revision.

WHEREAS, no one from the public appeared in favor of or against the application; and  
WHEREAS, after carefully considering the application and hearing testimony, the  
Board made the following findings of fact and conclusions of law:

1. The Property is located in the R-5 Residential Zone.
2. The application requires the following variances: (1) Section §450-40.B for a maximum lot coverage of 34%, where the maximum lot coverage permitted is 30%. It shall be noted that the existing lot coverage is 31%, which is an existing non-conformance.
3. It should be noted that the Property has the following pre-existing nonconforming conditions: (1) Section §450-40.C for front yard setback, where the Applicant has provided a front yard setback of 20.30 feet, whereas the minimum front yard setback required is twenty-five (25) feet; and (2) §450-40.D, aggregate side yard setback, where the Applicant is providing an aggregate side yard setback of 17.5 feet, whereas the required aggregate side yard setback permitted is twenty (20) feet.
4. 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.
5. 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 must demonstrate that the

proposed variance will not substantially impair the intent of the Master Plan or zoning plan and that there are no potential impacts to the public good.

6. The Board concludes that by reason of the fact that the lot in question has pre-existing nonconformities, including the lot coverage, side yard setback, and aggregate side yard setback, strict application of the zoning requirements would create a hardship to the Applicant. Specifically, the Applicant has established a hardship caused by the existing lot coverage, which is a pre-existing nonconforming condition of 31%. The Property has an existing detached garage with a long driveway, which contributes to the existing lot coverage. This feature is consistent with the common look and feel of the neighborhood, so the benefit outweighs the detriment. Further, the variance requested does not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance of the Borough of Haddon Heights and is not substantially detrimental to the public good. The proposed improvements to the Property are consistent with the neighborhood characteristics and aesthetics. The addition will make the home comparable to other homes in the neighborhood, as they are similar in character and size.

WHEREAS, the Board carefully considered the application as presented, including the reasons stated for the relief as described above; and

WHEREAS, the Board carefully considered the grant of the variances pursuant to N.J.S.A. 40:55D-70(c) and Haddon Heights Ordinance Chapter 450.

WHEREAS, the Board determined that the grant of such variances could be accomplished without substantial detriment to the public good; the benefits of the deviation would substantially outweigh any detriment and the variance will not substantially impair the intent and purpose of the zone plan and zoning ordinances;

NOW THEREFORE BE IT RESOLVED by the members of the Haddon Heights Borough Planning and Zoning Board, County of Camden, and State of New Jersey that the application filed by the Applicant seeking to construct a 176 sf one-story addition to the rear of the Property necessitating bulk c variance approval is hereby granted in accordance with the plans, design and detail submitted by the Applicant, subject to the following conditions:

1. The Applicant shall direct any proposed downspouts not directed to a rain barrel or underground storage unit away from adjacent side yard properties so as to not negatively impact these properties with stormwater from the proposed roof.
2. The Applicant shall obtain the approvals of all other necessary governmental agencies having appropriate jurisdiction.
3. The Applicant shall make prompt payment of all escrows and application fees prior to the issuance of a building permit.
4. Applicant shall comply with all requirements and testimony placed upon the record at the hearing for Resolution of Approval.
5. The Applicant shall comply with the comments in the Board Engineer's review letter.

AND BE IT FINALLY RESOLVED that the secretary shall cause a brief notice of this resolution to be published in the Retrospect and forward a copy thereto to the Applicant within 10 days of the date hereof.

I do hereby certify that the foregoing Resolution was adopted by the Haddon Heights Borough Land Use Board at its regular meeting held on May 16, 2024. The Resolution memorializes the formal action taken by the Board at this regular meeting held on April 18, 2024.

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On the Motion of Michael Madden to approve the application, seconded by Brian Shannon, the Planning Board voted 7-0 to grant the bulk variances set forth above, subject to the condition, that the Applicant comply with the conditions set forth herein and representations made at the meeting.

Jennifer Bonaccorsi	Yes
Jeff Hanson, Chairman	Yes
Kate Harron	Yes
Michael Famular	Yes
Michael Madden	Yes
Brian Shannon	Yes
John Schmidt	Yes

**CERTIFICATION**

I hereby CERTIFY that the foregoing is a true copy of the Resolution adopted by the Haddon Heights Borough Land Use Board at a duly advertised meeting held on May 16, 2024, at which a quorum was present.

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Suzanne Ritter  
Land Use Board Secretary

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