

Borough of Haddon Heights

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

Case No. _____

PLANNING BOARD APPLICATION

File: _____ Date Application Received: _____

Applicants Name

Application Submitted:	
_____	_____
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 & GRADING PLAN	<u>150</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	<u>\$150</u>

II. Application Form No. 1 was filled out on 3-19-, 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 PLEASE PROVIDE
- 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: GREGORY + CHARREN BOSSONG

Mailing Address: 411 SECOND AVENUE

Town: HADDON HEIGHTS State: NJ Zip: 08035 Phone: 856-796-3275

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: 411 SECOND AVENUE Tax Map Sheet: 2

Block: 15 Lot(s): 16 Date filed with County Recorder: 4/23/2008

Situated on the side of SECOND Street/Avenue distant 250 feet in

a SOUTHEASTWARDLY direction from the corner of the SOUTHEASTERLY side of

HIGH 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: 0.2295 acres or 10,000 square feet. Frontage on an improved

Street 50 feet. The dimensions of the property are: 50' x 200'

Number of Proposed lots: 1 Present Zoning of Property: R-2

Present Use of Property: SINGLE FAMILY RESIDENTIAL

Proposed Use of Property: SAME

Describe proposed machinery, operation and products, if applicable: N/A

Description of all present structures: SINGLE FAMILY HOME, SHED

Name, Profession, and License No. of Person Preparing Plat: MARTIN IRVING, L.L.A., PP
NJ LANDSCAPE ARCH. LIC# 21A00079700

Does this constitute a: New Application Expansion Alteration

Size of proposed buildings: 17.9 height in feet, 1 1/2 height in stories

Number of proposed buildings 1 Floor area of all structures: 2,058 square feet

Use of existing buildings and premises: SINGLE FAMILY RESIDENTIAL

Percentage of coverage by all buildings: 20.19% By total impervious coverage: 40.44%

Estimated costs: Proposed Buildings \$ 120,000 Proposed Site Work \$ 20,000

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: 2.5 and provided: 8

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

If yes, please explain: N/A

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

Ordinance from which the applicant seeks relief: _____

450-28B MAX. LOT COVERAGE

450-28C MIN. SIDEYARD

450-28C AL. SIDEYARD

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)

2024/03/19
(Date)

[Signature]
(Signature of Applicant)

OWNER
(Title)

Sworn to & subscribed before me this 19 day of March, 2024.

[Signature]
(NOTARY)

PATRICIA SWEENEY
NOTARY PUBLIC
STATE OF NEW JERSEY

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

Name: MARTIN IRVING

Phone Number: 856-310-9200


AGREEMENT TO PAY FOR PROFESSIONAL REVIEW

Date: 3-19-24

Applicants Address: 411 SECOND AVENUE Block: 15 Lot: 16

GREG BOSSONCA, agrees to pay for any professional review necessary for
(Name of Developer)

the above construction.



(Signature)

OWNER

(Title)

Borough of Haddon Heights

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Case No. _____

Planning Board
Use & Bulk Variance Application Checklist

Applicant: GREGORY+CHARRON BOSSONG Phone: 856-796-3275

Address: 411 SECOND AVE, HADDON HGTS Site Location: SAME

Signature of Applicant: *Mary Bury* Date: 3-19-24

- 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'. KEYMAP PROVIDED AT 1"=100'

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.

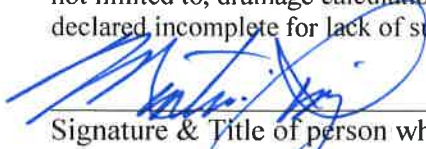
- Acreage figures (both with and without areas within public rights-of-way), to the nearest tenth of an acre.
- North arrow.
- Approval signature lines.
- Existing block and lot number(s) of the lot(s) to be subdivided or developed as they appear on the Borough Tax Map.

N/A 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.
- N/A 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.
- N/A All adopted master plan proposals affecting the proposed development.
- N/A Proposed buffer and landscaped areas.
- N/A Delineation of wetlands and wetland buffers.
- Contours as shown on the U.S.G.S topographic sheets.
- N/A 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.
- N/A Concerning minor subdivisions only, existing and proposed monuments.
- N/A Road right-of-way dedication and improvements, as applicable.
- N/A Sight triangle easements, as applicable.
- N/A 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

3-19-24
 Date

If requesting a waiver, please explain:

THE ITEMS ARE NOT APPLICABLE TO THE PROJECT.

(SEE ATTACHED NARRATIVE WITH LIST.

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

1. Application is hereby made on 3-19, 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):

- Lot area – Section _____ Side yard setback – Section 450-28D
- Lot width – Section _____ Rear yard setback – Section _____
- Building coverage – Section _____ Building height – Section _____
- Lot coverage – Section 450-28B Other – Section _____
- Front yard setback – Section _____

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

MIN. SIDE YARD WHERE 10' IS REQUIRED, 6.9' IS PROPOSED
AG. SIDE YARD WHERE 25' IS REQUIRED, 18.1' IS PROPOSED
BLDG. COVERAGE MAX. 30% REQUIRED, 40.44% IS PROPOSED

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: LENGTH OF DRIVEWAY FOR DETACHED GARAGE. WHEELCHAIR PARKING & RAMP ACCESS CAUSE BUILDING COVERAGE TO EXCEED MAXIMUM.

B. The following exceptional and undue hardship: UNDERSIZED LOT AREA
1/2 EXCEPTIONALLY NARROW LOT

4. Said difficulties or hardship are by reason of: EXCEPTIONALLY NARROW AND UNDERSIZED LOT AREA.

N/A

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: _____

THE SURROUNDING NEIGHBORHOOD ARE 50' WIDE, 10,000 SF. LOTS AS WELL. IT IS PECULIAR THAT 60' IS, 12,000 SF. REQUIRED

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

CONFORMANCES IMPACT THE SITE. IMPROVEMENTS ARE NEEDED FOR WHEELCHAIR ACCESS.

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: APPROPRIATE USE IN APPROPRIATE LOCATION.

DEVIATION OCCURS IN THE REAR OF THE PROPERTY AND HAS NO NEGATIVE IMPACTS.

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

THERE ARE NO NEGATIVE IMPACTS TO THE PUBLIC.

9. The variance will not substantially impair the intent and purpose of the Land Development Ordinance and Master Plan because: IT IS THE APPROPRIATE USE IN AN

APPROPRIATE LOCATION.

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**PUBLIC NOTICE
(Newspaper)**

Take notice that GREGORY + CHARRON BOSSONG has applied to the Planning Board of the Borough of Haddon
Name of Applicant

Heights for approval of a BULK VARIANCE for HOUSE ADDITION, GARAGE
Type of Application Briefly Describe Application

EXPANDED DRIVEWAY, WHEEL CHAIR ACCESS RAMP AND DECK

at premises located on Block 15 Lot 16, at 411 SECOND AVENUE
Address

A hearing on said application will be held by the Planning Board on _____,
2024, 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.

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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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) GREGORY + CHARRON BOSSONG

Do hereby propose to (give detailed information) _____

PROPOSED HOUSE ADDITION, 2 CAR GARAGE, EXPANDED DRIVEWAY AND WHEELCHAIR ACCESS RAMP

Location 411 SECOND AVENUE

The Zoning Enforcement Officer of the Borough of Haddon Heights, New Jersey refused this request by Reason of its being in violation of Section 450-28 B & C 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 _____, 2024, at 7:00 P.M. in the Municipal Building, 625 Station Ave,

Haddon Heights, New Jersey 08035.


Signature of Applicant

3-19-24
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.