

May 1, 2024

Haddon Heights Borough  
625 Station Avenue  
Haddon Heights, New Jersey 08035

Attn: Suzanne Ritter, Planning Board Secretary

Re: Bulk Variance & Grading Plan Review  
Gregory and Charron Bossong  
411 Second Avenue  
Block 15, Lot 16  
Haddon Heights, N.J. 08035  
Bach Project No. HHPB2024-8

Dear Chairman and Members of the Planning Board:

Our office has received the following items submitted for the referenced project:

- Borough of Haddon Heights Planning Board Application.
- Borough of Haddon Heights Planning Board Application for Bulk Variance
- Project Narrative.
- Architectural Plan entitled "Renovation to the Boosong [sic] Residence, 411 2<sup>nd</sup> Avenue, Haddon Heights, NJ", prepared by Thomas B. Wagner, Architect, dated 3-11-24, no revision (4 sheets).
- Survey entitled "Plan of Survey, #411 Second Avenue, Block 15 – Lot 16 – Plate 2, Borough of Haddon Heights, County of Camden, State of New Jersey", prepared by Irving Design Group, LLC, dated 3-18-24, no revision.

**GENERAL INFORMATION:**

Applicant/Owner: Gregory and Charron Bossong  
411 Second Avenue  
Haddon Heights, N.J. 08035  
856-796-3275

**PROJECT SUMMARY:**

This application is for bulk variance approval to construct a two-story addition to an existing dwelling, enclose an existing screen porch on the dwelling, the addition of an attached deck with a handicap access ramp and concrete walk, the addition of a two-car garage, and the repaving and extension of an existing bituminous driveway. The residential property is on the northeasterly side of Second Avenue, between High Street and Highland Avenue. The property currently contains a 1 ½ story frame dwelling, shed, asphalt driveway and associated site improvements. The applicant will need bulk variances as listed below.

**COMPLETENESS:**

Our office has determined that the application is complete and have no objection to any requested variances.

**ZONING ORDINANCE REQUIREMENTS:**

The property is located in the R-2 Residential Zone.

The following sets forth the bulk standards for the R-2 zoning district:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Complies</u>
Minimum Lot Size (SF)	12,000	10,000*	10,000*	No
Minimum Lot Width (Ft) Eighth Avenue	60	50*	50*	No
Maximum Lot Coverage (%)	30	22.05	<b>40.44*</b>	<b>No</b>
Minimum Setbacks (Ft)				
Front	30	35.7*	35.7*	No
Side	10	6.9*	<b>6.9**</b>	<b>No</b>
Side Aggregate	25	18.1*	<b>18.1**</b>	<b>No</b>
Rear	50	117.1	117.1	Yes
Maximum Bldg Ht. (Ft)	35	17.9	<35	Yes
Outbuilding Setback (garage)				
Side	5	N/A	5	Yes
Rear	5	N/A	60	Yes
Max Height (Ft)	16	N/A	16	Yes
Max Size (SF)	450	N/A	400	Yes

- \* Indicates Existing Non-Conformance
- \*\* Indicates Variance Required

Note: Existing Shed indicated on plans to be demolished.

#### VARIANCES:

1. Lot size - § 450-28.A. The applicant has provided a lot area of 10,000 square feet where a minimum lot area of 12,000 square feet is required. *It shall be noted that this is an existing non-conformance.*
2. Lot width - § 450-28.A. The applicant has provided a lot width of 50 feet where a minimum lot width of 60 feet is required. *It shall be noted that this is an existing non-conformance.*
3. Lot Coverage - § 450-28.B. The applicant is proposing an impervious coverage of 40.44% where 30% is the maximum lot coverage permitted. **A variance is required.**
4. Front Yard Setback - § 450-28.C. The applicant has provided a front yard setback of 35.7 feet where the minimum front yard setback permitted is 40.9 feet. *It shall be noted that "The front setback shall be not less than those setbacks established by the buildings on either side of the lot in question, whichever of those is the greater, and in any event shall not be less than 30 feet". As our office has been provided with the front yard setbacks of 40.9 feet for adjacent properties per the zoning plan provided. It shall be noted that this is an existing non-conformance.*
5. Side Yard Setback - § 450-28.D. The applicant is proposing a side yard setback of 6.9 where 10 feet is the minimum side yard setback permitted. *It shall be noted that this is an expansion of an existing non-conformance. A variance is required.*
6. Aggregate Side Yard Setback - § 450-28.D. The applicant is proposing an aggregate side yard setback of 18.1 feet where 25 feet is the minimum aggregate side yard setback permitted. *It shall be noted that this is an expansion of an existing non-conformance. A variance is required.*
7. The required variances are considered C bulk variances. The applicant must provide testimony to justify the requested variances.
  - a. 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.

- b. 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 should address whether the proposed variance will substantially impair the intent of the Master Plan or zoning plan and whether there are any potential impacts to the public good.

**REVIEW COMMENTS:**

1. The applicant shall confirm the proposed height of the second story addition.
2. It shall be noted that no sanitary sewer or water services shall be extended to the proposed garage. The applicant shall provide testimony to confirm.
3. A proposed top and bottom of curb elevation shall be indicated at the southwesterly property corner along the right of way of Second Avenue.
4. As the applicant is proposing to exceed the lot cover allowance of 30% for the site by 10.44%, it is our recommendation that the applicant provide on-site infiltration for the stormwater runoff created by the additional impervious coverage proposed over the permitted 30%. Therefore, it is recommended that the applicant store and infiltrate the stormwater created for the difference between the maximum permitted (30%) and post development impervious coverage (40.44%) generated by the water quality storm event consistent with the New Jersey Department of Environmental Protection Stormwater Best Management Practices manual. It is noted that our office has received a clarification from the NJDEP that wood decking should be considered pervious for calculation of storm water volumes. Calculations and details for the storage / infiltration system shall be provided to our office for review and shall be prepared by a New Jersey licensed professional engineer.
5. Our office does not recommend the use of rain barrels as a form of stormwater storage.
6. Our office recommends the installation of silt fence or similar soil erosion control measures be installed along the southeasterly property line adjacent to Lot 17 prior to any land disturbance to avoid negatively effecting the adjacent property during construction. The location of the silt fence and a silt fence detail shall be shown on the Grading Plan.
7. Any proposed downspouts shall be directed away from adjacent properties or connected to an underground drywell so as not to negatively affect adjacent properties.

When plans are resubmitted, they are to be accompanied with a point-by-point response. We reserve the right to make additional comments pending the receipt of revised application materials.

Bulk Variance & Grading Plan Review  
Gregory and Charron Bossong  
411 Second Avenue  
Block 15, Lot 16  
Haddon Heights, N.J. 08035  
Bach Project No. HHPB2024-8  
May 1, 2024  
Page 5 of 5

Should there be any questions or if additional information is required, please contact the undersigned at (856) 546-8611.

Very truly yours,  
BACH ASSOCIATES, PC



Steven M. Bach, PE, RA, PP, CME  
President

Cc: Michael W. Herbert, Esq. Board Solicitor  
Alena Hyatt, Esq., Board Solicitor  
Dave Taraschi, Zoning Code Enforcement Officer  
Gregory and Charron Bossong, Owner/Applicant

\\Megabach2\Project\HHPB-Haddon Heights Planning Board\2024\8 Bossong Bulk Variance\I-HHPB2024-8 Bossong Bulk Variance Review.doc