

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

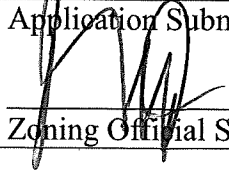
Borough of Haddon Heights

Case No. 24-4-4P

PLANNING BOARD APPLICATION

File: William Keeney
 Applicants Name

Date Application Received: 3/19/24

Application Submitted: 	<u>3/20/24</u> Date
Zoning Official Signature	

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	_____	<input type="checkbox"/>	Preliminary Site Plan	_____
<input checked="" 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 FEB 24, 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: William H. & Veronica KENNEY

Mailing Address: 1944 So. PARK AVE

Town: Haddon Hts State: NJ Zip: 08035 Phone: (856) 296-4223

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: 1944 So PARK AVE Tax Map Sheet: _____

Block: 141 Lot(s): 1 Date filed with County Recorder: _____

Situated on the side of Wynwood Ave Street/Avenue distant _____ feet in a _____ direction from the corner of the Wynwood Ave 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 6,250 square feet. Frontage on an improved

Street 50 feet. The dimensions of the property are: 125 x 50'

Number of Proposed lots: 1 Present Zoning of Property: R-5 corner

Present Use of Property: RESIDENTIAL

Proposed Use of Property: RESIDENTIAL

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

Description of all present structures: A single family home

1 a shed 8'x10'

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

Does this constitute a: New Application Expansion Alteration

Size of proposed buildings: 10 height in feet, 1 height in stories

Number of proposed buildings 1 Floor area of all structures: 140 square feet

Use of existing buildings and premises: living, outside storage

Percentage of coverage by all buildings: 27% By total impervious coverage: 42%

Estimated costs: Proposed Buildings \$ 4,000⁰⁰ Proposed Site Work \$ 250⁰⁰

Has a building permit been refused? Yes No Date: 9/13/2021

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: 0 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: _____

§ 450-40 B bulk variance 40% lot coverage
F outbuilding set back < 5 feet
D sideyard less than 20' (19')
E rear yard less than 30' (5')

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)

3/27/2024
(Date)

(Signature of Applicant)

OWNER
(Title)

Sworn to & subscribed before me this 18 day of March, 2024.

[Signature]
(NOTARY)

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

Name: BILL KENNEY

Phone Number: (956) 296-4223

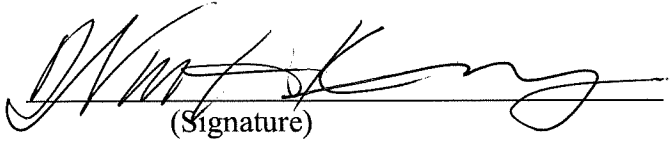
AGREEMENT TO PAY FOR PROFESSIONAL REVIEW

Date: 3/07/2024

Applicants Address: 1944 S. Park Ave Block: 141 Lot: 1.

William H. Kenney, agrees to pay for any professional review necessary for
(Name of Developer)

the above construction.


(Signature)

Owner
(Title)

Borough of Haddon Heights

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

Case No. _____

Planning Board
Use & Bulk Variance Application Checklist

Applicant: KENNEY, William & Veronica Phone: 856 296 4223

Address: 1944 SO PARK AVE Site Location: _____

Signature of Applicant: [Signature] Date: 3/4/2024

- Application form and plans for completeness review (3 copies).
- Application form (^{7 copies}~~14 copies~~).
- Plat of plans (^{7 copies}~~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,

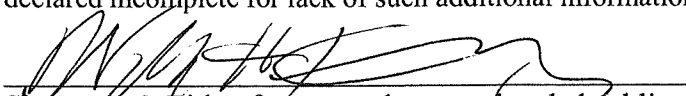
Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.

- 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

3/27/2024

 Date

If requesting a waiver, please explain:

Existing 8x10' Shed needs replacing. It is located where it was when we purchased home 40 yrs. ago. There is no where else on property where it could go w/out variances. Its location is consistent w/ neighbor's sheds/garages and w/ sheds throughout this entire section of Borough.

Borough of Haddon Heights

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

Case No. _____

Planning Board
Use & Bulk Variance Application Checklist

Applicant: KENNEY, William & Veronica Phone: 856 296 4223

Address: 1944 SO PARK AVE Site Location: _____

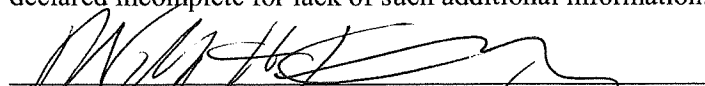
Signature of Applicant: [Signature] Date: 3/4/2024

- Application form and plans for completeness review (3 copies).
- Application form (~~14~~⁷ copies).
- Plat of plans (~~14~~⁷ 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

3/27/2024
 Date

If requesting a waiver, please explain:

Existing 8x10' Shed needs replacing. It is located where it was when we purchased home 40 yrs. ago. There is no where else on property where it could go w/out variances. Its location is consistent w/ neighbor's sheds/garages and w/ sheds throughout this entire section of Borough.

Borough of Haddon Heights

Case No. _____

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

PLANNING BOARD
APPLICATION FOR BULK VARIANCE

(See N.J.S.A. 40:55D-70c and Land Development Ordinance)

1. Application is hereby made on MARCH 07, 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 450-40 D
- Lot width – Section _____
- Rear yard setback – Section 450.40 E
- Building coverage – Section 450-40 B
- Building height – Section _____
- Lot coverage – Section 450-40 B
- Other – Section _____
- Front yard setback – Section _____

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

To locate 10x14' storage shed with a 3' rear yard setback ; a 1' side yard set back, and to exceed permitted ground coverage percentages.

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: Existing shed must come down (near 40 yrs old) replacing it requires variances - nowhere on property. Proposed shed adds 80 sq ft. we have no garage.

B. The following exceptional and undue hardship: No place to put stuff we have stored for 4 decades. (Yard/Garden equip, some hand tools), bicycles, sports equip, beach gear).

4. Said difficulties or hardship are by reason of: typical lot size ; location of residence leaves little room for accessory bldgs.

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: _____

corner property puts residential bldg in center of lot leaving no suitable location for shed other than as shown in application.

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

for shed calls for fewest & least ~~motative~~ number of variance requests. Avoids front of property location

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: _____

placing the shed in rear corner advances the MLUL purpose of maintaining a desired visual environment

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

would be consistent with shed locations on lots throughout town. Is least obvious location on lot.

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

typically given for similar sheds on similarily situated lots in Borough

Permit # 21-130

BOROUGH OF HADDON HEIGHTS

Office of Planning and Construction

514 W. Atlantic Ave, Haddon Heights, NJ 08035

Phone: 856-546-2580

www.haddonheights.com

email: zoning@haddonheights.com

APPLICATION FOR ZONING/LAND USE

Block: 141 Lot: 1 Zoning Classification: R-5-CORNER

Address: 1944 So Park Ave

Owner: William & Veronica Kenney Phone: 156-~~296~~ 4023

Owner address: SAME Email: WilKenney@aol.com

Contractor: N/A WilKenney@aol.com Phone: _____

Proposed construction or use: Remove 8'x10' Shed

Replace with 8'x14' shed or 8'x12' shed

Setbacks for the proposed construction:
Front _____ feet Rear 2' feet Right Side 2' feet Left Side 2' feet

Percentage of ground coverage: 22% Height: 10'

Frontage of Lot 50 lineal ft. Corner Lot 6250 sq. ft. Inside Lot _____ sq. ft.

A survey or plot plan must be submitted with application showing all existing buildings, sheds, pools, driveways, etc. along with the proposed construction. There is a \$25 fee for the zoning application and review from the Zoning Officer.

William Kenney Date: 8/15/21

- DO NOT WRITE BELOW THIS LINE
- This application has been examined and found to be in compliance with the Zoning Ordinance for the Borough of Haddon Heights.
 - Permits/Approvals are required: U.C.C. Municipal Historic P.B.
 - Other _____
 - This application has been rejected because of non-compliance with the Zoning Ordinance for the Borough of Haddon Heights _____

Rejected applications can be revised to comply with the Zoning Ordinance or you may apply to the Planning Board for relief by contacting the Zoning Official.

Dave Taraschi, Zoning Official Date: 9/13/21

51
Minimum
Setbacks
STERY
480 400 B

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

William H. KENNEY, of full age, being duly sworn according to law on oath

deposes and says that the deponent resides at 1944 South Park Ave in the

Borough of Haddon Hts in the County of Camden

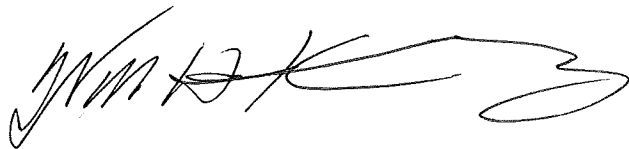
And the state of New Jersey; that HE is the

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 141, Lot 1.

Sworn to and subscribed before me this

19 day of March, 2024.

Julie Yuhaze
Notary



Julie Yuhaze

Notary Public of New Jersey

My Commission Expires 6/6/2024

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