

Borough of Haddon Heights

Case No. CS^H 24-5-1P

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

PLANNING BOARD APPLICATION

File: CHARLES McLESTER
Applicants Name

Date Application Received: 4/3/24

Application Submitted: 	Date <u>4/4/24</u>
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>
{ }	Appeal of Admin. Decision	_____	{ }	Preliminary/Major Subdivision	_____
{ }	Interpretation	_____	{ }	Final Major Subdivision	_____
<input checked="" type="checkbox"/>	Bulk Variance	<u>875 ✓</u> <u>110 ✓</u>	{ }	Preliminary Site Plan	_____
{ }	Use Variance	_____	{ }	Final Site Plan	_____
{ }	Conditional Use	_____	{ }	Minor Site Plan	_____
{ }	Minor Subdivision	_____	{ }	Concept Plan	_____
				Total Fee	_____

Area of property: _____ acres or 10,000 square feet. Frontage on an improved Street 50 feet. The dimensions of the property are: 50 x 200 ft.
Number of Proposed lots: N/A Present Zoning of Property: R-2.
Present Use of Property: MAIN RESIDENCE
Proposed Use of Property: SAME
Describe proposed machinery, operation and products, if applicable: _____

Description of all present structures: 2 1/2 story house, 1 story garage

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: 5131 sq ft 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: _____

II. Application Form No. 1 was filled out on APRIL 2, 2024 by Charles McLeester
(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: CHARLES R McLEESTER / ELIZABETH T. McLEESTER

Mailing Address: 210 8TH AVE

Town: HADDON HTS State: NJ Zip: 08035 Phone: 856-547-1379

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

Applicant is a: { } Corporation ; { } Partnership ; {X} 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: _____ Tax Map Sheet: PLATE 6

Block: 54 Lot(s): 5 Date filed with County Recorder: _____

Situated on the side of SEATION AVE Street/Avenue distant 300 feet in a EASTELY direction from the corner of the Southwest side of 8th Street/Avenue.

Is the property served by public sewer system? {X} Yes { } No; Public Water System {X} Yes { } No

Is the applicant willing to dedicate land for the widening of roads in compliance with the Borough or County Master Plan? { } Yes {X} No

Is the proposed use located on a {X} Municipal { } County or { } State road?

AGREEMENT TO PAY FOR PROFESSIONAL REVIEW

Date: 4/3/2024

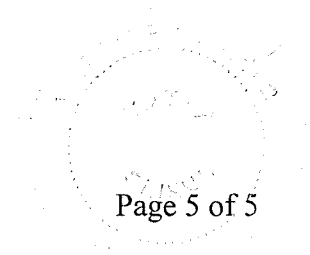
Applicants Address: 20 5th Ave Haddon Heights Block: 54 Lot: 5.

CHARLES McLESTER, agrees to pay for any professional review necessary for
(Name of Developer)

the above construction.

Charles R Mc Lester
(Signature)

OWNER
(Title)



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

Ordinance from which the applicant seeks relief: Lot coverage - Current coverage is 51.3%. Proposed coverage will be 49.5%. Additional coverage from a new back porch and an expanded front porch will be offset by replacing existing concrete walks with pervious pavers

450-28 B

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.

Charles R McGeester
(Signature of Owner)

4/3/2024
(Date)

Charles R McGeester APRM
(Signature of Applicant)

4/3/2024
(Title)

Sworn to & subscribed before me this 3 day of April, 2024.

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

Sophia Scardino
(NOTARY)

Name: _____

Sophia A Scardino
Notary Public of New Jersey
My Commission Expires 5/2/2027

Phone Number: _____

Proposal for 210 8th Avenue, Haddon Heights, NJ

Our plan involves adding a back porch to improve accessibility to the back door and replacing the current concrete front porch with a wood porch that resembles the original front porch. The new porch will be consistent with many of the other houses on the block.

We are seeking a variance for lot coverage. Our current lot coverage is 51.3%; our proposed plan will actually reduce the lot coverage to 49.5% by replacing the existing concrete walks with pervious pavers.

We plan to age in place in our home. The current concrete back steps are steep, and they are becoming more hazardous for us as we age. The new porch will step down two steps from the house, and then down two more steps on either side of the porch: to the driveway on one side, and to the walkway to the side entrance on the other. This improvement will make it easier to get in and out the back door. The porch will also provide shade for the back of the house. The southwest exposure has been heating up the back door and windows excessively in the summer months due to the loss of several large shade trees from the nearby and adjacent properties on 9th Avenue and Station Avenue. We anticipate reduced energy usage during the summer as a result.

By replacing the existing concrete front porch with a traditional wood porch that spans the width of the house we will restore the house to its original appearance. The new front porch will be more esthetically pleasing than the existing concrete porch and will be consistent with the look of most houses on the 200 block of 8th Avenue.

We hope that the Zoning Board will see the value in these proposed improvements to our lifestyle and to the esthetics of the neighborhood and grant the appropriate approvals.

Respectfully,

Chuck & Betsi McLeester

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: CHARLES R & ELIZABETH McLESTER Phone: 856-547-1379

Address: 210 8th Ave Haddon Hts NJ 08035 Site Location: same

Signature of Applicant: Charles R Mc Lester Date: 4/3/2024

- { } Application form and plans for completeness review (3 copies).
- { } Application form (~~16 copies~~ ^{5 copies}).
- { } Plat of plans (16 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 sub divider 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

Date

Borough of Haddon Heights

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

Case No. _____

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

1. Application is hereby made on _____, 20____, 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 _____
- Lot width – Section _____ Rear yard setback – Section _____
- Building coverage – Section _____ Building height – Section _____
- Lot coverage – Section _____ Other – Section _____
- Front yard setback – Section _____

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

*Current lot coverage is 51.3%. Proposed lot coverage is 49.5%.
Previous pavers replacing existing concrete walks will offset
coverage from a new back porch and expanded front porch (replacement)*

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: _____

B. The following exceptional and undue hardship: *Need better access to back*

door as we age in place

4. Said difficulties or hardship are by reason of: *steep concrete back steps*

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: _____

6. The requested variance is the minimum reasonably needed because: Current lot coverage is 51.3%. After improvements lot coverage will be 49.5%

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: _____

lot coverage is being reduced with installation of pervious pavers to replace existing concrete walks

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

Overall lot coverage is reduced. New front porch will be more aesthetically pleasing and consistent with the original porch on the house and neighboring houses

9. The variance will not substantially impair the intent and purpose of the Land Development Ordinance and Master Plan because: _____

Overall lot coverage is reduced

Borough of Haddon Heights

Case No. _____

514 W. Atlantic Avenue
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**Planning Board
Affidavit of Ownership**

STATE OF NEW JERSEY

ss.

COUNTY OF CAMDEN

CHARLES McLEESTER, of full age, being duly sworn according to law on oath

deposes and says that the deponent resides at 210 8th Ave in the

Borough of Haddon Hts in the County of CAMDEN

And the state of New Jersey; that _____ 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 54, Lot 5.

Sworn to and subscribed before me this

3 day of April, 2024.

Sophia Scardino
Notary

Sophia A Scardino
Notary Public of New Jersey
My Commission Expires 5/2/2027

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.

Charles McLeester
Signature of Applicant

[Signature]

4/3/2024
Date

Borough of Haddon Heights

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

Case No. _____

**PUBLIC NOTICE
(Newspaper)**

Take notice that CHARLES McLEESTER has applied to the Planning Board of the Borough of Haddon
Name of Applicant

Heights for approval of a BULK VARIANCE for INSTALLING NEW BACK PORCH
Type of Application Briefly Describe Application

and replacing front porch Code 450-28B

at premises located on Block 54 Lot 5, at 210 8th Avenue Haddon Hts NJ
Address

A hearing on said application will be held by the Planning Board on 5/16 @ 7pm,
20 24, 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.

Borough of Haddon Heights

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

Case No. _____

NOTICE OF HEARING TO CLERK OF ADJACENT MUNICIPALITY

To: Municipal Clerk _____ of _____ NJ

PLEASE TAKE NOTICE:

That _____, the undersigned, has appealed to the Planning Board of the
Borough of Haddon Heights for relief from _____

to permit _____

at _____ Block _____, Lot _____,

of _____ which property is within two hundred (200) feet of your municipality.

A hearing in this matter will be held on _____, 20____, at the Municipal

Building at 625 Station Avenue, Haddon Heights, NJ 08035. The applicant is seeking a { } Hardship,

{ } Use Variance, { } Subdivision, { } Site Plan, { } Conditional Use Approval. This notice is given

Pursuant to the provisions of N.J.S.A. 40:55D-12d.

Signature of Applicant

Date

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

Borough of Haddon Heights

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

Case No. _____

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) CHARLES MCLEESTER

Do hereby propose to (give detailed information) back porch & front porch 450-28B

Location _____

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 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

May 16, 2024, at 7 P.M. in the Municipal Building, 625 Station Ave,

Haddon Heights, New Jersey 08035.

Charles McLeester
Signature of Applicant

4/3/2024
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.

Borough of Haddon Heights

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

Case No. _____

NOTICE OF HEARING TO COUNTY PLANNING BOARD

To: County Planning Board, Lindenwold, New Jersey 08021

PLEASE TAKE NOTICE:

That _____, the undersigned, has applied to the Haddon Heights Planning Board
for _____

to permit _____

at _____

Block _____, Lot _____, _____

of _____ which property front upon a county road, or adjoins county-owned
property, or is within two hundred (200) feet of a municipal boundary. A hearing in the matter will be held on

_____, 20____ at the Municipal Building at 625 Station Avenue, Haddon Heights, NJ

08035. The applicant is seeking a { } Hardship, { } Use Variance, { } Subdivision, { } Site Plan,

{ } Conditional Use Approval. This notice is given pursuant to the provisions of N.J.S.A. 40:55D-12e.

Signature of Applicant

Date

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

vanmy



March 22, 2024

Reference: **McLeester Residence**
 210 Eighth Ave.
 Haddon Heights, N.J. 07940
 Project # 22043

Area Calculations For New Residence

Zone R-2

Item	Required	Existing	Proposed	Status
Lot Area	12,000 sq. ft	10,000 sq ft	Same	Enc OK
Lot Width @ 30'	60'	50'	Same	Enc OK
Lot Depth	'	200'	Same	OK
Front Setback	30'	44.6'	44.6'	OK
Avg Front left + right	43.3'	44.6'	44.6'	OK
Left Side Setback	10'	14.32'	14.32'	OK
Right Side Setback	10'	9.28'	9.28'	VAR
Side Aggregate	25'	23.6'	23.6'	VAR
Rear Setback	50'	105'	95'	OK
Max. Lot Coverage * (all structures)	30% 3,000 sf	51.3% 5,131 sf	49.5% 4,947 sf	Enc VAR
Building Height	2 1/2 / 35'	2 1/2 / 33'-6"	same	OK

TIMOTHY P. KLESSE, AIA, ASID
 PRINCIPAL

ROBERT W. FORBES, AIA, LEED AP
 ASSOCIATE PRINCIPAL

Lot coverage includes all buildings and impervious surface cover

Zoning official Dave Taraschi 856-546-2580 zoning@haddonhts.com

Average Front setback #208 41.7', #212 44.9'

Made front walk (180 sf) and side walk (240 sf) pervious pavers





Owner: Mulheisen

Address: 210 5th Ave

Lot Area: 10,000 sq ft

EXISTING AREAS:

Existing Building Coverage: ^{can.}
676 + 110 + 871 + 130 = 1803 = %

Existing Impervious Coverage:
304 + 1000 + 600 + 904 + 180 + 240 + 40 = 3328

Existing Lot Coverage: 1803 + 3328 = 5131 = 51.3%

Existing Floor Area:

~~First Floor:~~ _____

~~Second Floor:~~ _____

~~Third Floor:~~ _____

~~Total = = %~~

PROPOSED AREAS:

Proposed Building Coverage: ^{new front new rear.}
676 + 120 + 871 + 212 + 140 = 2019 = %

Proposed Impervious Coverage:
304 + 1000 + 600 + 904 = 2928 #

Proposed Lot Coverage: ^{new front (1000 sq ft)}
2019 + 2928 = 4947 = 49.5%

Proposed Floor Area:

~~First Floor:~~ _____

~~Second Floor:~~ _____

~~Third Floor:~~ _____

~~Total = = %~~

Timothy Klesse AIA, ASID
Klesse Architects
38 Chatham Rd
Short Hills, NJ 07078

front work +
side work changed to
patio/pools

