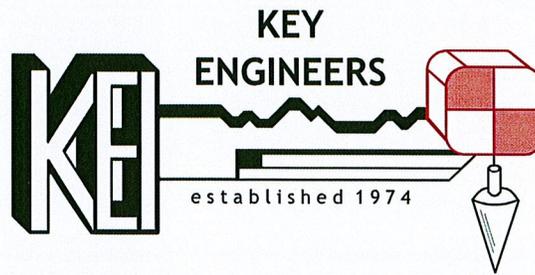


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September 16, 2020

Township of Waterford Planning Board
2131 Auburn Avenue
Atco, New Jersey 08004

ATTN: Debbie Simone, Land Use Administrator

RE: BULK VARIANCE APPLICATION FOR PAUL LITTEN
Zoning: RR, Proposed Construction of an Accessory Building
967 Lincoln Avenue
Block 6201, Lot 10
Waterford Township, Camden County, New Jersey
(KEI#41-11WT0920)

Dear Ms. Simone and Planning Board Members,

We are in receipt of a bulk variance application and other documents for the construction of a 1,500 S.F. pole barn accessory structure. The structure is proposed to be constructed in the rear yard area of a 5.16 acre residential property located in the Rural Residential Zoning District at the southwest corner of the intersection of Lincoln and Tremont Avenues. The property is bound by Raritan Avenue to the south. The existing home faces Lincoln Avenue and has 967 Lincoln as a street address.

We are in receipt of the following in support to the application:

1. Township Variance Application package completed by the applicant.
2. Copy of a marked July 25, 2018 Plan of Survey from Federici and Akin. We note that this survey is not current and does not depict all of the improvements on the property at the present time.
3. Architectural plans prepared by the building manufacturer showing a 30' x 50' x 16'-3" high post frame (pole barn) type structure.



I. DEVELOPMENT PROPOSAL AND PLAN REVIEW

The applicant proposes to construct a 1,500 s.f. pole barn accessory structure at his residence. The property is in the RR Zoning District. The applicant's Plan of Survey mark-up inadequately depicts the locations of an existing 10' x 20' shed and the proposed location of the pole barn. The locations of the existing and proposed structures are indicated by a handwritten blue "x" at those locations. No building footprint or setback distances are provided.

On Wednesday September 16, 2020 I personally inspected the property from the Tremont Avenue frontage and viewed the (estimated) proposed location of the pole barn structure and the overall setting and surroundings. It was immediately noted that there is an in-ground pool in the rear yard and a beach volleyball sand court. Neither of these improvements are shown on the Survey. The estimated area selected for the barn appears that it could be located into the wooded area of the property but it is impossible to tell because of the inadequate plan.

The applicant must provide an adequately dimensioned, scalable survey showing the exact footprint of the existing shed and the proposed pole barn. The plan must include the dimensions of the relationships of the structures to the property lines and indicate all required setbacks for the RR District. This is important information that allows the Board to make an informed review of the proposed construction and determine whether or not the work will be in compliance with the setback requirements for accessory structures. All rear yard improvements, including the pool, must be shown on the plan. The ordinance also requires at 176-118 (15) that an unimpeded, stable means of access is to be provided to the pole barn structure. The plan must include this information.

II. ZONING COMMENTS

1. The parcel is zoned RR which permits new homes on lot sizes of 5.7 acres. The existing home is located on a 5.16 acre+/- parcel. Residential accessory buildings are permitted. The existing property contains a single family home, paved driveway and parking bump-outs, a small shed and an in-ground pool. The RR District regulations allow 10% impervious coverage which is 22,476 s.f. The existing and proposed improvements would appear to satisfy the standard.
2. With regard to accessory structures, the ordinance indicates at Ch.176-118 E (4) that the maximum size for a residential accessory structure is 865 s.f.. The applicant proposes a building size of 1,500 s.f. Therefore, a variance is required and has been requested. The applicant is required by the ordinance to include a complete, narrative regarding his specific needs for the pole barn structure for the Board's consideration.

No narrative has been provided. The applicant must provide adequate testimony at the hearing to document the need for the oversized structure. Testimony must be based on the Municipal Land Use Law (NJSA 40:55D-1 et. seq. and referenced to either NJSA40:55D-70 c. (1) or c. (2).

NJSA40:55D-70 c. (1) is commonly referred to as a "Hardship variance". The applicant must provide testimony stating that there is an extraordinary and exceptional situation affecting this property resulting in "peculiar and exceptional practical difficulties" or as undue hardship upon the applicant.

Alternatively, testimony provided under NJSA40:55D.70 c. (2) requires proofs from the applicant that the purposes of zoning as outlined in NJSA 40:55D.-2 would be advanced by a deviation from the zoning ordinance and that any benefit of the deviation would substantially outweigh any detriments. In my professional opinion, the c. (2) argument is more applicable in this situation.

The applicant should be prepared to discuss the proposed use of the barn, any proposed electrical or plumbing connections and any proposed landscaping.

3. Ch. 176-118 D. (10) indicates that accessory structures in excess of 500 s.f. must comply with the setback requirements that would be applicable to a principal structure. Therefore, the bulk requirements of the RR zone shall be applied. The minimum side yard in the RR is 35'.

The RR District requires the following: (see Ch.176-122 C. (1) (b) and (e)

Front Yard Setback	200 feet
Side Yard Setback	35 feet
Rear Yard Setback	50 feet

Maximum Impervious Coverage 10%

The revised plan that is to be submitted must demonstrate compliance with the standards outlined above.

4. The maximum accessory building height is dictated by Ch.176-118D. (13) which states that the maximum height of accessory structures shall be limited to 75% of the principal building height. The applicant indicates a ridge height of 16'-4". Using a standard ridge height of a two-story home of 25' the allowable height for the pole barn would be 18'-9". The applicant's structure would comply.

III. SITE ENGINEERING COMMENTS

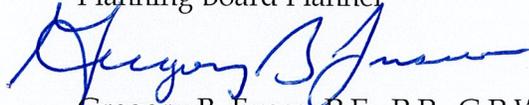
1. We inspected the property on September 16, 2020. The area where the building generally appears to be proposed is relatively flat with little perceptible slope. Soils are extremely sandy and mapped by the USDA Soil Survey as being very permeable and having a water table depth of more than 80". The location of the pole barn structure will not impact the adjoining property to the west as it is adjoined by undisturbed woodlands in that location. Roof drain collectors should be installed and all roof runoff should be directed and retained on the applicant's own property.
2. According to Ch.155 -1, if a property's land area is more than 1 acre in size, a formal grading plan is not required to be submitted. The Zoning Officer or Township Engineer may still require a grading plan to be prepared, if they feel there are special circumstances affecting the property. Based on the size of the property, favorable soils and the distances between improved areas on neighboring properties and the proposed structure, we would not ask for the preparation of a grading plan.
3. We recommend that the applicant provide downspouts with splash pads and crushed stone stabilization and direct the roof drain runoff away from the westerly property line and retain runoff on his own property. No increase in surface runoff from the dwelling or the proposed driveway can be permitted to be directed onto adjacent properties.
4. The applicant has provided manufacturer's renderings of the floor plan verifying the 30'x50' footprint of the building footprint and 16'-4" height.

If you have any questions or comments in this regard, please do not hesitate contact me at this office.

Very Truly Yours,



Robert Scott Smith P.L.S., P.P.
Planning Board Planner



Gregory B. Fusco, P.E., P.P., C.P.W.M.
Planning Board Engineer

RSS/GBF:ke

cc: Mr. Stephen Boraske, Esq., Planning Board Solicitor
Mr. Paul Litten, 967 Lincoln Avenue Atco, NJ 08004 via email
Mark Rinaldi Esq. via email

projects/41/11/docs/PB variance app ltr 9-16-20