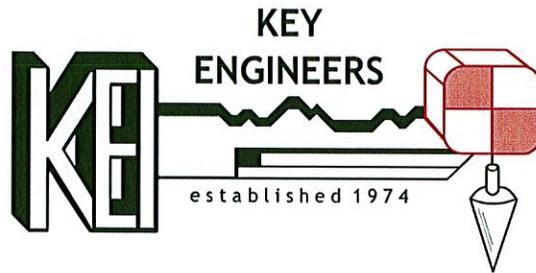


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March 11, 2020

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

ATTN: Debbie Simone Land Use Administrator

RE: BULK VARIANCE APPLICATION FOR JEFFREY WEAVER

Zoning: R-1
2351 Clifford Avenue
Block 1605, Lot 11
Waterford Township, Camden County, New Jersey
(KEI#41-5WT0320)

Dear Ms. Simone and Planning Board Members,

We are in receipt of a bulk variance application for a vacant lot located at 2351 Clifford Avenue in the Township's Atco section. The applicant ultimately intends to build a single family dwelling on the property pending receipt of the requested variance. We are in receipt of the following in support to the application:

1. Township Variance Application package completed by the applicant's attorney Mark Rinaldi.
2. "Survey of Property" prepared by V&I Associates dated July 11, 2019.
3. Pinelands Commission Application For Development

Upon initial receipt of the application from Mr. Rinaldi, I noticed that the package did not include a Certificate of Filing from the Pinelands Commission. The Certificate of Filing is an authorization to any outside agency or municipal body to perform further review of development proposals within those areas under the jurisdiction of the Pinelands Commission. I contacted the Pinelands Commission and spoke with Keith Carter. Mr. Carter informed me that there was no active application on file for this property but he did see an inactive, incomplete application in their database. I notified Mr. Rinaldi and he then prepared an application to the Pinelands Commission for the construction of a single family home. A copy of that application cited in item 3. above was provided to us on March 9, 2020.



The Board Solicitor and Mr. Rinaldi should discuss the ability of the Board to take action on the application given the absence of a Certificate of Filing. Any approval issued by the Board would have to be conditioned on receipt of a Certificate of Filing from the Commission.

I DEVELOPMENT PROPOSAL AND SITE CONDITIONS

1. The applicant proposes to construct a single family home on the subject property and is first seeking a variance for a non-compliant, existing lot width of 100.00'. In the R-1 zone, a minimum lot width of 125.00' is required. We note that there are several other homes on Clifford and Bartram Avenues in the block between Fifth Street and Fourth Street that are constructed on lots having less than 125' of frontage. The applicant must provide the appropriate testimony addressing NJSA 40:55D-70 c. (1) regarding why the requested variance can be granted by the Board.
2. The property is 21,000 s.f./0.48 acres in size where a minimum of 15,000 s.f. is required in the R-1 District. While the lot conforms to the minimum area requirement, the property will require a public sewer connection in order to be considered developable for the construction of a home. Construction of an onsite, conventional septic system is not an option since the minimum lot area is 3.2 acres for a single family dwelling under the rules of the Pinelands Commission. There is no existing public sewer in Clifford Avenue. The nearest sewer is on Bartram Avenue about 440' to the north of Clifford.
3. In support of the sewer issue, Mr. Rinaldi provided a copy of an executed but unrecorded easement agreement between Millicent Johnston (Grantor) and the applicant Jeffrey Weaver. Ms. Johnston is the owner of adjoining Lot 3 which fronts Bartram Avenue. She has agreed to grant the sanitary sewer easement to the applicant and contract purchaser of Lot 11, Jeffrey Weaver. The physical location of the easement and detailed information regarding the depth and location of the actual sewer main has not yet been determined according to Mr. Rinaldi. Mr. Rinaldi indicated to me in a telephone conversation that the applicant would retain an engineer to determine the detailed sewer information and finalize the easement document if the necessary variance for lot frontage is granted. The Board should make securing a sanitary sewer connection permit a condition of any approval that is granted.
4. I visited and photographed the site on March 2, 2020 and noted that the property is at the physical end of Clifford Avenue. A "NO OUTLET" sign is placed on Clifford at its intersection with Fifth Street.

The roadway is approximately 20' wide and is in fair condition. It is paved for just a few feet past the subject property and ends at an abandoned driveway previously serving Block 1606 Lot 1. The area is now vegetated with brush. The roadway then bends to the southwest, becoming a private driveway serving a home on Block 1606 Lot 1. There is no signage indicating that the private driveway is in fact a private driveway. There is monolithic concrete gutter along the private driveway and there is a mailbox at the commencement of the driveway. There is very limited ability to turn a vehicle around at the end of the Clifford Avenue because the road simply ends in brush and trees. Once a home is constructed, the applicant would have

the ability to turn around in his own driveway. However, trash trucks, fire trucks, delivery trucks and emergency vehicles and any other similarly large vehicles would be forced to back out of or into the area for a distance of about 500' to Fifth Street to exit the area. This is the existing situation for the homes currently existing on this section of Clifford. A Google Street View image and (1) of our site visit photos are attached to illustrate this issue.

We recommend that an area be constructed at the physical end of Clifford, within the municipal right-of-way to provide the ability for a vehicle to turn around as is required by the Residential Site Improvement Standards, specifically NJAC 5:21-4.2 m. This section provides criteria for either cul-de-sacs or hammerhead type turn-arounds. Since the road sees very little traffic volume, serving only (4) existing homes, the turn-around area could be surfaced with a dense graded aggregate material. The final cross section and grading could be determined by the applicant's engineer and be subject to review and approval of the Township Engineer. The provision to address this situation should be made a condition of any approval.

4. I reviewed the New Jersey Geoweb environmental mapping tools and it appears that there may be an area of freshwater wetlands located on Block 1606 Lot 1. These wetlands are mapped starting at the southerly edge of Clifford Avenue. The mapping identifies it as a deciduous wooded wetland. The Geoweb mappings are not a definitive confirmation of the presence of wetlands and a field inspection would still be required. The Pinelands Commission in their review of this application may require this offsite area to be investigated further by the applicant's professionals to determine whether or not the wetlands exist and to determine any there are associated buffers that would possibly impact the subject property.

5. The Township Code at Chapter 155-1 and 2 establishes that development disturbances of more than 1,000 s.f. on lots over 0.25 acres shall require a Grading Plan. We recommend that if the variance is approved, that a Grading Plan for the home be submitted as a condition of the approval. Furthermore, the recommended turn-around area should be incorporated into this Grading Plan.

II OUTSIDE AGENCY AND MUNICIPAL AGENT REVIEW

1. The Pinelands Commission must issue a Certificate of Filing for this applicant before he can make application for any other municipal or other governmental agency permits. The applicant will require at a minimum, a Camden County Municipal Utilities Authority Sewer Connection Permit, Camden County Health Department and NJDEP potable well construction permits, Waterford Township sewer connection permit and Waterford Township construction permits.

A copy of the Certificate of Filing must be submitted to the Township and this office as soon as it is in hand.

2. Approval of this application for a variance should be conditioned upon the receipt of any additional comments or directives received from the following Departments or Representatives of Waterford Township :

- A. Waterford Township Fire Official
- B. Waterford Township Fire Department
- C. Waterford Township EMS
- D. Waterford Township Public Works Director
- E. Waterford Township Police Department
- F. Mayor and Township Committee Members
- G. Planning Board Solicitor

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/rss

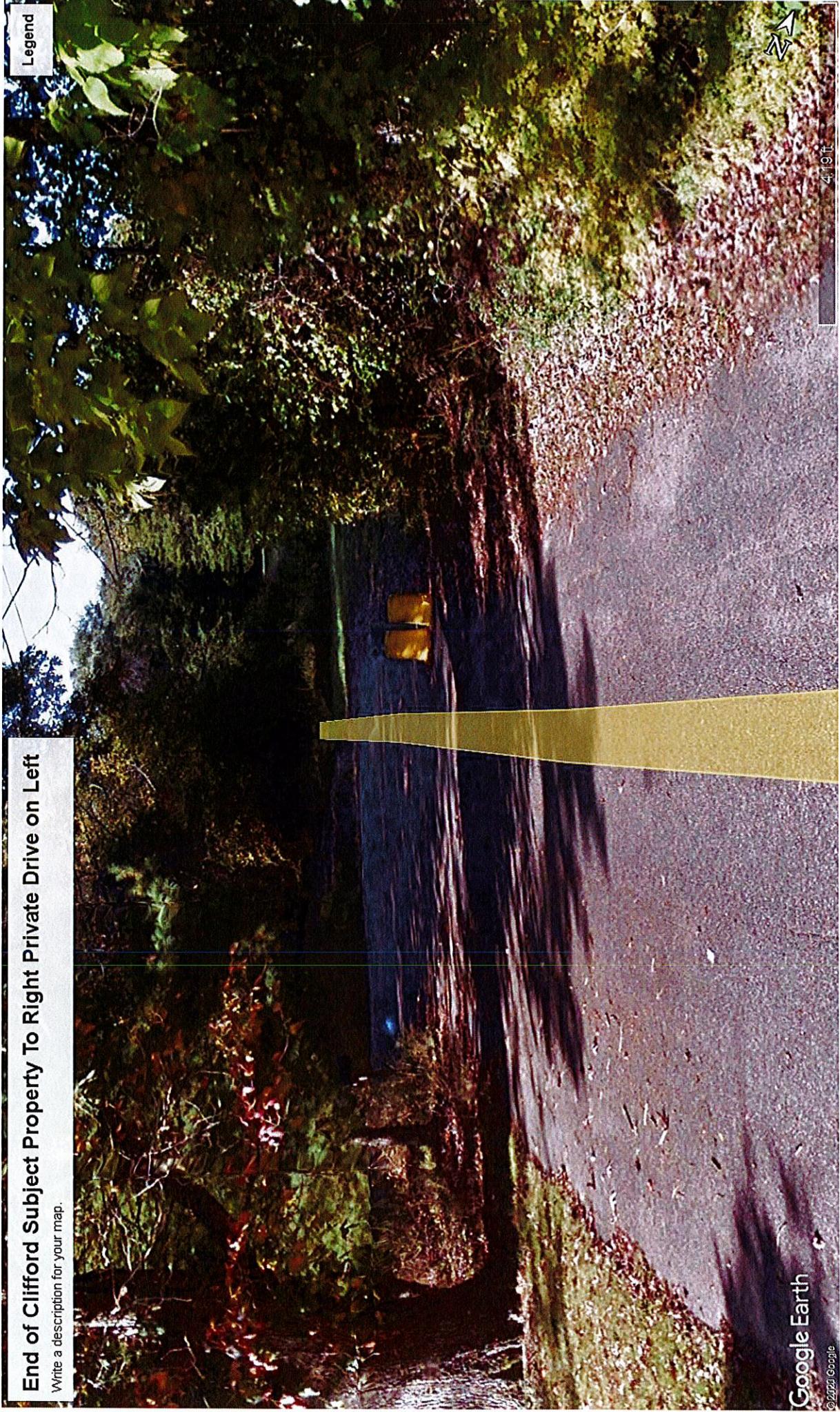
cc: Mr. Stephen Boraske, Esq., Planning Board Solicitor
Mr. Mark Rinaldi Esq.

projects/41/5/docs/PB variance app 3-11-20

End of Clifford Subject Property To Right Private Drive on Left

Write a description for your map.

Legend



Google Earth

© 2020 Google

419 ft



Driveway to private property at left. Truck is parked at physical end of Clifford Avenue.