

**SECTION I: LAND USE BOARD APPLICATION FORM**

*(THIS SECTION TO BE COMPLETED BY OFFICE ONLY)*

Date Received: 9/9/20 Application No.: 2020-04

The Zoning Officer of the Township of Waterford refused this request by reason of its being in violation of section(s)

CHAPTER 176-118 PROPOSED GARAGE 16' SIDE SETBACK, 1080 SQ ft.  
of the Waterford Township Land Use Ordinance.

Forty-Five (45) Day Completeness Date: \_\_\_\_\_

Application Fees: 140

Escrow Deposit: 800

Review for Completeness: \_\_\_\_\_

Completeness Review Letter Sent: \_\_\_\_\_

Supporting Documents Sent: \_\_\_\_\_

Application Sent To Solicitor: 9/11/20

Application Sent To Engineer: 9/11/20

Scheduled Date of Hearing: \_\_\_\_\_

Date Deed/Sub-division is to be filed: \_\_\_\_\_



# Waterford Township

PROUD PAST, PROMISING FUTURE • NEW JERSEY • EST. 1694

## SECTION II: APPLICANT TO COMPLETE

**LOCATION:** Street Address: 346 Front St, Atco, NJ 08004

Block: 1014 Lot(s): 10 Zone: \_\_\_\_\_

**APPLICANT:** Designation: ( Individual) ( Partnership) ( Corporation)

Name: ERIC HUFFMAN

Address: 346 Front St, Atco, NJ 08004

Telephone: \_\_\_\_\_ Cell# 215 370 2761

E-Mail: echhuffe.comcast.net

Date property acquired: 5/31/18

Current Use of Property: Single Family Dwellings

**Note:** Pursuant to N.J.S.A. 40:55D-48.1, the names, addresses and interest of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S.A. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criteria have been disclosed [attach pages as necessary to fully comply].

## REPRESENTATION: Law Firm:

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell# \_\_\_\_\_

E-Mail: \_\_\_\_\_ Fax#: \_\_\_\_\_

**Engineer:** \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell# \_\_\_\_\_

E-Mail: \_\_\_\_\_ Fax#: \_\_\_\_\_

**List any other expert who will submit a report or who will testify for the applicant:**

Name: \_\_\_\_\_  
Field of Expertise: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Cell#: \_\_\_\_\_  
E-Mail: \_\_\_\_\_ Fax#: \_\_\_\_\_

Name: \_\_\_\_\_  
Field of Expertise: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Cell#: \_\_\_\_\_  
E-Mail: \_\_\_\_\_ Fax#: \_\_\_\_\_

**\*\*\*IMPORTANT NOTICE\*\*\***

A non-corporate applicant may represent his/her own matter. Corporate applicants must be represented by an attorney-at-law admitted to practice in the state of New Jersey. No case on behalf of any applicant may be presented by an engineer or an attorney not licensed to law practice in the State of New Jersey.

Applicants are cautioned that the burden of proof of showing justification for the requested development is upon the applicant under the Laws of the State of New Jersey. Applicants are further cautioned that particularly with applications involving requests for variances and conditional use permits, that there are specific legal requirements imposed by law of the State of New Jersey and applicants are, therefore, cautioned to consider seeking adequate legal advice.



# Waterford Township

PROUD PAST, PROMISING FUTURE • NEW JERSEY • EST. 1694

## SECTION III: APPLICANT TO COMPLETE

PROPERTY INFORMATION: Block: 1014 Lot: 10 Tax Sheet: \_\_\_\_\_

Location: 346 FRONT ST ATCO, NJ 08004 Zone: \_\_\_\_\_

Lot Dimensions: Frontage: 200.00 Depth: 150.00 Total Area: \_\_\_\_\_

Principal Bldg. Dimensions: First Floor: 50 x 30 Total Area: 3000 sq ft

Number of Stories: 1 Height at peak: \_\_\_\_\_

Present Use: Single Family Dwelling Proposed Use: \_\_\_\_\_

Existing Accessory Structures (list use and size of each): shed

Restrictions, Covenants, easements, association by-laws, existing and proposed on the property:

Yes (attach copies)  No  Proposed (attach copies)

**NOTE:** All deed restrictions, covenants, easements, association by-laws, existing and proposed must be submitted for review in order to be approved.

**TYPE OF APPLICATION: (\*) APPLICATIONS REQUIRE A PUBLIC HEARING WITH NOTICE AND LEGAL ADVERTISEMENT.**

**Check as many items as apply:**

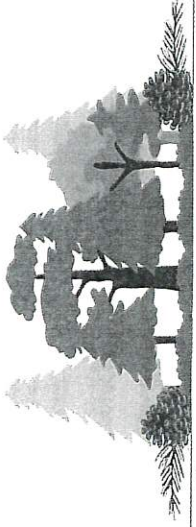
Minor Subdivision  \* Major Subdivision (preliminary)  Major Subdivision (final)

# of lots to be created: \_\_\_\_\_ #of proposed dwelling units \_\_\_\_\_

Minor Site Plan  \*Major Site Plan (preliminary)  Major Site Plan (final)

Administrative Site Plan Area to be disturbed (square feet) 1080

\*Amendment to prior approval  Informal review  Extension of time on approval



# Waterford Township

PROUD PAST, PROMISING FUTURE • NEW JERSEY • EST. 1694

## TAX COLLECTOR'S CERTIFICATION

Property Owner: Eric Huffman

Property Address: 346 FRONT ST

ATCO N.J. 08004

Block: 1014 Lot(s): 10

I, Nancy Shendek Rohlf, Tax Collector of the Township of Waterford do hereby certify and affirm that no taxes or assessments for local improvements are due or delinquent on above referenced block and lot(s) are paid thru 3/12/2020.

Delinquent amount: \$                     

Year:                     

Quarters:                     

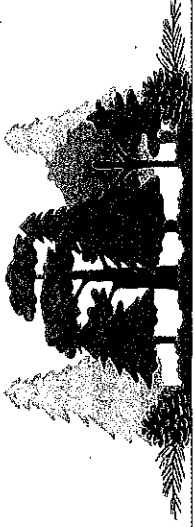
Authorized Signature: Nancy Shendek Rohlf

Title: Tax Clerk

Date: 3/12/20

Please return to the Director of Community Development Office

Application # 2020-4



# Waterford Township

PROUD PAST, PROMISING FUTURE • NEW JERSEY • EST. 1694

## LAND USE BOARD CONSENT FORM

Application Number: 2020-4 Date: \_\_\_\_\_

Applicant Name: ERIC HUFFMAN Received By: \_\_\_\_\_

Address: 346 FRONT ST ATCO, NJ. 08004

I (we), as owners(s) of lot(s) 10 in block(s) 1014 as shown on the Waterford Township tax map, which is the subject of an application for development before the Waterford Township Joint Land Use Board under the referenced application number, do hereby consent to have said premises inspected by members of the Land Use Board, its consultants and other Township Officials pertaining to this application. This shall include the privilege of entering into upon and over the premises.

Date: 8/1/2020

ERIC HUFFMAN  
Owner (print)

*Eric Huffman*  
Owner (Signature)

\_\_\_\_\_  
Owner (print)

\_\_\_\_\_  
Owner (Signature)

- Temporary use permit
- Variance (USE) (N.J.S.A.40:55D-70d)
- Variance (Hardship) (N.J.S.A.40:55D-70c(1))
- Variance (Substantial benefit) (N.J.S.A.40:55D-70c(2))

Section(s) of Ordinance from which a variance is requested:

ABATIMENTS - SETBACK  
 CHAPTER 176-118 PROPOSED GARAGE 16' SIDEYARD  
 SETBACK, PROPOSED GARAGE 1080 SQ. FT.

- Appeal of Administrative Officer's decision [N.J.S.A. 40:55D-70a]
- Zoning Map or Ordinance interpretation of special question [N.J.S.A. 40:55D-70b]
- Direct issuance of permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S.A. 40:55D-34]
- Direct issuance of permit for a lot lacking street frontage [N.J.S.A. 40:55D-35]

Waivers requested for development standards and/or submission requirements on checklist: [put section numbers and descriptions, attach additional sheet if required]

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OTHER APPROVALS:	YES	NO	DATE SUBMIT	APPROVED
Pinelands Commission		/		
NJ DEP		/		
Potable water Const. permit		/		
Sewer Ext. Permit		/		
Sanitary Sewer Connection Permit		/		
Camden County Utilities Dept.		/		
Camden County Health Dept.		/		
Camden County Planning Board		/		
Camden County Soil Conservation		/		

	YES	NO	DATE SUBMIT	APPROVED
New Jersey Dept. of Transportation		/		
Utilities Extension		/		
Electric				
Gas		/		
Waterford Township Tax Assessor	/		3/12/2020	/

**CERTIFICATIONS**

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an officer of the corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant.

[If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner].

*J. R. Patel*  
 Signature of Applicant  
 Sworn to and subscribed before me this 1 day of AUGUST 2020

*J.R. Patel*

Jigar R Patel  
 Notary Public  
 New Jersey  
 My Commission Expires 1-8-2025  
 No. 50119693

Commission expires: 1-8-2025

I certify that I am the owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

[If the owner is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner].

*J. R. Patel*  
 Signature of Owner  
 Sworn to and subscribed before me this 1 day of AUGUST 2020

*J.R. Patel*

Jigar R Patel  
 Notary Public  
 New Jersey  
 My Commission Expires 1-8-2025  
 No. 50119693

Commission expires: 1-8-2025



Bill Ackley  
Zoning Official

WaterfordZoning@waterfordtwp.org



# Waterford Township

PROUD PAST, PROMISING FUTURE • NEW JERSEY • EST. 1694

2131 Auburn Avenue  
Atco, NJ 08004-1900

Phone: (856)768-2300  
Fax: (856)768-1703

Eric Huffman  
346 Front Street  
Atco, NJ 08004

10 January 2020

RE: Zoning Application 20 – 001, 346 Front Street; Block 1014, Lot: 10

Dear Mr. Huffman,

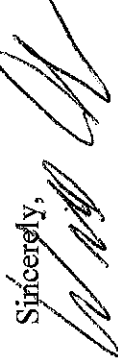
The referenced zoning application for a 30 ft. x 36 ft. x 29 ft. garage cannot be approved due to the setbacks, square footage, and height proposed in your application. The proposed garage on the application is 1,080 sq. ft. Due to its size, the garage must conform to the principle structure setbacks of the zoning district in accordance with the Land Use, Development and Zoning Ordinance chapter 176 – 118. The property is located in the R3; therefore, setback requirements for the proposed garage are 30 ft. for the front yard and 25 ft. for the rear yard of the property. The setback shown for the front yard that runs parallel to Bellevue Avenue is only 16 ft.

Additionally, the Land Use, Development and Zoning Ordinance chapter 176 – 118, section D.(13) requires “The proposed height of any accessory structure shall be no greater than 75% of the principal structure, unless otherwise restricted within the current code.” The height of #346 Front Street is not specified on your application.

Also, the Land Use, Development and Zoning Ordinance chapter 176 – 118, section D.(17) requires “Any increase over the 865 square feet shall be accompanied by a narrative justification and shall only be considered if situated within the rear yard of the associated principal structure.”

Accordingly, a **C – Variance would be required to be obtained from the Planning Board for relief from the front yard setback requirements. Approval is required for the square footage of 1,080 and proposed location of the proposed garage and may be required for the 29 ft. height.**

Please contact [Planning@Waterfordtwp.org](mailto:Planning@Waterfordtwp.org) for application information.

Sincerely,  


William Ackley  
Waterford Township Zoning Official

Cc: Planning Board  
Stephanie McNeil

20-001

# Township of Waterford

Department of Zoning & Construction  
2131 Auburn Ave, Atco, New Jersey, 08004  
(856) 768-2300 ext 5

## Application for Zoning Permit

- 1. Property Owner: ERIC HUFFMAN
- Address: 346 FRONT ST ATCO, NJ
- Telephone: 267-228-7433
- 2. Work Site Address: 346 FRONT ST ATCO, NJ
- Block: 1014 Lot: 10 Zone: R3
- 3. Type of work proposed: GARAGE 30X36

No application will be reviewed unless this application is complete and the following attachments are present:

- 1. 2 copies of a current survey, prepared by a licensed surveyor, showing the location of all existing and proposed buildings and fences. Also showing the location of well and septic system or sewer and water lines, deed restrictions and easements, minimum yard area requirements and wetland buffer areas if any exist.
- 2. Application review fee of \$35.00

### Work Description:

#### 1. Set Back Requirements:

This would be the distance from the property line to edge of the proposed building, fence or structure.

BELLUVE AVE      HOUSE      FRONT ST  
 Front Yard 16'-0"      Right Side Yard 15'-0"  
 Left Side Yard ↓      Rear Yard 26'-0"

2. Type of fence proposed: \_\_\_\_\_ Height of fence: \_\_\_\_\_

3. Size of shed proposed: \_\_\_\_\_ Height of shed: \_\_\_\_\_

4. Size of Accessory Structure in SQ FT 1080 Height: 29'-0"

Date: 1/7/2020

  
Signature of Property Owner

\_\_\_\_\_  
Official Use only

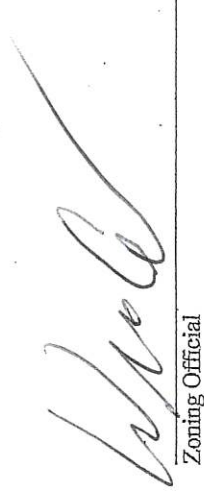
Permit # \_\_\_\_\_

Comments:

Review Date 1/12/20

Denial Date \_\_\_\_\_

Approval Date \_\_\_\_\_

  
Zoning Official

TOWNSHIP OF WATERFORD  
2131 AUBURN AVENUE, ATCO, NEW JERSEY 08004

AFFIDAVIT

I am the property owner of Block 1014 Lot 10

The address for this property is 346 FRONT ST. ATCO, NJ

As part of an application for a Zoning Permit, I have submitted a survey prepared by

Penwell Land Surveying, Inc dated 11/9/18

This survey has been altered by me to show where the

- ( ) fencing
- ( ) shed
- ( ) pool
- ( ) deck
- ( ) addition
- (    ) garage
- ( ) other

will be located to provide the Zoning Official with information to make a determination that bulk requirements are being met.

Dated: 1/9/2020

Bhumika P Makhiya  
Signature of Property Owner

Sworn to and subscribed before me

this 09 day of January 2020

Bhumika P Makhiya

Signature of Notary Public

BHUMIKA P MAKHIYA  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
ID # 50095479

MY COMMISSION EXPIRES DEC. 14, 2023