

**TABLE OF
CONTENTS**

Index

Borough of Haddonfield, New Jersey

**Subject Property Address: 424 Loucroft Road;
Haddonfield, NJ**

Owner of Subject Property: Mr. Andrew Weiner

1.	Application
2.	Zoning Worksheet
3.	Proposal and Reasons for Relief
4.	Resolution – Variance from 2006
5.	Survey
6.	Elevations/Floor Plan
7.	Stormwater Assessment Report



Borough of Haddonfield
New Jersey

Application Current As Of 4/16/2013

FOR OFFICE USE ONLY: (DO NOT WRITE IN THIS SPACE)

APPLICATION TO: _____ PLANNING BOARD
_____ ZONING BOARD OF ADJUSTMENT

DATE APPLICATION FILED: _____

DATE DEEMED COMPLETE: _____

TIME PERIOD EXPIRES: _____

DIGITAL COPIES ARE REQUIRED

SECTION 1 - GENERAL INFORMATION

- (A) SUBJECT PROPERTY ADDRESS: 424 Loucroft Road, Haddonfield
- (B) OWNER OF SUBJECT PROPERTY: Mr. Andrew Weiner
- (C) OWNER'S MAILING ADDRESS: _____ LISTED _____ UNLISTED
- (D) OWNER'S TELEPHONE NUMBER: 609-685-4444 (cell)
- OWNER'S TELEPHONE NUMBER: _____ LISTED _____ UNLISTED
- (D) OWNER'S FAX NUMBER: _____
- OWNER'S FAX NUMBER: _____
- (F) APPLICANT'S FULL LEGAL NAME: Mr. Andrew Weiner
- (G) APPLICANT'S MAILING ADDRESS _____ LISTED _____ UNLISTED
- (H) APPLICANT'S TELEPHONE NUMBER: same
- APPLICANT'S TELE. NUMBER: _____
- (I) APPLICANT'S EMAIL ADDRESS: andy@wbresorts.com
- APP CORPORATION: _____ PARTNERSHIP: _____ INDIVIDUAL: X
- (J) APPL OTHER (Specify): _____

NOTE: IF APPLICANT IS A CORPORATION OR PARTNERSHIP, APPLICANT MUST ATTACH A LIST OF THE NAMES AND ADDRESSES OF ALL PERSONS HAVING A 10% INTEREST OR GREATER IN THE CORPORATION OR PARTNERSHIP

(K) THE RELATIONSHIP OF APPLICANT TO PROPERTY-OWNER IS: _____

NOTE: IF OWNER: _____ TENANT OR LESSEE: _____ CONTRACT PURCHASER: _____

(L) THE OTHER (Specify): _____

NOTE: IF APPLICANT IS NOT THE OWNER OF THE SUBJECT PROPERTY, APPLICANT MUST OBTAIN AND SUBMIT A COPY OF THIS APPLICATION SIGNED BY THE OWNER IN THE SPACE PROVIDED IN SECTION 7.

(M) CONTACT'S FULL LEGAL NAME: _____

(N) CONTACT'S MAILING ADDRESS: _____ LISTED _____ UNLISTED

(O) CONTACT'S TELEPHONE NUMBER: _____ LISTED _____ UNLISTED

CONTACT'S TELE. NUMBER: _____

CONTACT'S FAX NUMBER: _____

(P) THE RELATIONSHIP OF CONTACT TO PROPERTY-OWNER IS: _____

(Q) THE RELATIONSHIP OF CONTACT TO APPLICANT IS: _____

NOTE: IF NECESSARY, PLEASE ATTACH ADDITIONAL SHEETS HERETO.

SECTION 2 - SUBJECT PROPERTY INFORMATION

(A) SUBJECT PROPERTY'S ADDRESS: 424 Loucroft Road, Haddonfield
(B) SUBJECT PROPERTY'S BLOCK: 89 LOT(S): 3.04
(C) SUBJECT PROPERTY'S ZONE: R-2
(D) THE SUBJECT PROPERTY IS APPROXIMATELY 380 FEET FROM THE INTERSECTION OF Loucroft Road AND Hinchman
(E) DIMENSIONS OF THE SUBJECT PROPERTY: 100' by 180'
(F) AREA (G) (1) WITHIN 200 HUNDRED FEET OF ANOTHER MUNICIPALITY: _____
(G) THE (G) (2) ADJACENT TO AN EXISTING OR PROPOSED COUNTY ROAD: _____
(G) (3) ADJACENT TO OTHER COUNTY LAND: _____
(G) (4) ADJACENT TO STATE HIGHWAY: _____

(H) HAS THE SUBJECT PROPERTY BEEN THE SUBJECT OF A PLANNING BOARD HEARING, OR ZONING BOARD OF ADJUSTMENT HEARING? YES X NO _____

NOTE: IF THE ANSWER TO THE PREVIOUS QUESTION IS YES, APPLICANT MUST ATTACH A COPY OF THE WRITTEN DECISION OF THE PLANNING BOARD, ZONING BOARD OF ADJUSTMENT OR HISTORIC PRESERVATION COMMISSION HERETO.

SECTION 3 - INFORMATION ABOUT REQUESTED RELIEF FOR A VARIANCE

(A) PROPOSAL: APPLICANT MUST ATTACH A STATEMENT HERETO ENTITLED "PROPOSAL" SETTING FORTH THE PROPOSED PHYSICAL CHANGES, IF ANY, TO THE SUBJECT PROPERTY. APPLICANT MUST ALSO SET FORTH THE CURRENT USE AND PROPOSED USE OF THE SUBJECT PROPERTY. **ONE** DIGITAL COPY OF APPLICATION AND OF ALL PLANS SHALL BE SUBMITTED.

(B) REASON(S) FOR RELIEF: APPLICANT MUST ATTACH A STATEMENT HERETO ENTITLED "REASON(S) FOR RELIEF" SETTING FORTH THE GROUNDS UPON WHICH RELIEF FROM THE ORDINANCE IN QUESTION IS REQUESTED AND WHICH MUST SHOW COMPLIANCE WITH "BURDEN OF PROOF" REQUIREMENTS.

(C) NATURE OF APPLICATION - CHECK APPROPRIATE ITEMS:

- (1) APPEAL OF ACTION OF ADMINISTRATIVE OFFICER _____
- (2) INTERPRETATION OF ZONING ORDINANCE OR MAP _____
- (3) CONDITIONAL USE APPROVAL OR VARIANCE _____
- (4) VARIANCE: "C" - VARIANCE _____ **X**
"D" - USE VARIANCE _____
"D" - NON-USE VARIANCE _____
- (5) (a) SUB DIVISION _____
- (5) (b) SUB DIVISION APPLICATION TO FOLLOW _____
- (6) (a) SITE PLAN _____
- (6) (b) SITE PLAN WAIVER _____
- (7) WAIVER OF LOT TO ABUT STREET REQUIREMENTS _____
- (8) EXCEPTION TO THE OFFICIAL MAP _____
- (9) CERTIFICATE OF NONCONFORMITY _____

(D) THE PROPOSED DEVELOPMENT IS CONTRARY TO:

SECTION: <u>135-27</u>	SUB-SECTION: <u>D(2)(d)</u>	REQUIRED: <u>60'</u>	PROPOSED: <u>35.2'</u>
SECTION: <u>135-27</u>	SUB-SECTION: <u>D(4)(a)</u>	REQUIRED: <u>15%</u>	PROPOSED: <u>19.54%</u>
SECTION: <u>135-27</u>	SUB-SECTION: <u>D(4)(b)</u>	REQUIRED: <u>25%</u>	PROPOSED: <u>34.43%</u>
SECTION: _____	SUB-SECTION: _____	REQUIRED: _____	PROPOSED: _____

NOTE: IF ADDITIONAL SPACE IS REQUIRED, APPLICANT MUST ATTACH A LIST OF THE ADDITIONAL VARIANCES REQUESTED HERETO.

SECTION 4 - INFORMATION ABOUT PROFESSIONALS/EXPERTS

THE FOLLOWING PROFESSIONALS AND/OR EXPERTS WILL ASSIST AND/OR REPRESENT THE APPLICANT IN CONNECTION WITH THIS APPLICATION:

- (A) ATTORNEY: Peter M. Rhodes, Esquire, 89 N. Haddon Avenue, Haddonfield, NJ 856-428-2100
- (B) ENGINEER: Stantec Engineering (see attached report)
- (C) ARCHITECT: Thomas Wagner Architect
- (D) PLANNER: _____
- (E) OTHER (Specify): _____

NOTE: ALTHOUGH NOT REQUIRED, THE BOARD RESPECTFULLY REQUESTS THAT THE APPLICANT ATTACH HERETO A LIST OF THE NAMES, ADDRESSES AND PHONE NUMBERS OF ANY PROFESSIONALS AND/OR EXPERTS LISTED ABOVE.

SECTION 5 - INFORMATION ABOUT REQUESTED EXHIBITS

NOTE: A ALL TWENTY (20) SETS NEED TO BE COLLATED.

- (A) TWENTY (20) COPIES OF THIS APPLICATION;
- (B) TWENTY (20) COPIES OF STATEMENT ENTITLED "PROPOSAL";
- (C) TWENTY (20) COPIES OF STATEMENT ENTITLED "REASON(S) FOR RELIEF";
- (D) TWENTY (20) SETS OF PLANS:

11X17 PLANS ARE PREFERRED

- (B) (1) TWENTY (20) SETS OF CURRENT AND PROPOSED SURVEYS;
- (B) (2) TWENTY (20) SETS OF CURRENT AND PROPOSED FLOOR PLANS;
- (B) (3) TWENTY (20) SETS OF CURRENT ELEVATION DRAWINGS OR PHOTOGRAPHS;
- (B) (4) TWENTY (20) SETS OF PROPOSED ELEVATION DRAWINGS.

NOTE: EVERY PAGE OF EVERY PLAN MUST HAVE THE NAME OF THE APPLICANT AND THE ADDRESS OF THE SUBJECT-PROPERTY NOTED THEREON.

SECTION 6 - APPLICANT'S VERIFICATION

I HEREBY CERTIFY THAT THE ABOVE STATEMENTS MADE BY ME AND THE STATEMENTS AND INFORMATION CONTAINED IN THE PAPERS SUBMITTED IN CONNECTION WITH THIS APPLICATION ARE TRUE. I AM AWARE THAT IF ANY OF THE FOREGOING STATEMENTS ARE WILLFULLY FALSE, I AM SUBJECT TO PUNISHMENT.



(APPLICANT'S SIGNATURE)
Andrew Weiner

SECTION 7 - OWNER'S AUTHORIZATION

I HEREBY CERTIFY THAT I RESIDE AT 424 Loucroft Road
IN THE COUNTY OF Camden AND THE STATE OF NJ
AND THAT I AM THE OWNER OF THAT CERTAIN LOT, PLAT OR PARCEL OF LAND KNOWN
AS 424 Loucroft Road
BLOCK(S) 89 LOT(S) 3.04 ON THE TAX MAP OF
THE BOROUGH OF HADDONFIELD, WHICH IS THE SUBJECT OF THE ABOVE
APPLICATION, AND THAT THE SAID APPLICATION IS HEREBY CERTIFIED BY ME.

(OWNER'S SIGNATURE)
Andrew Weiner

SECTION 8 - OWNER'S CONSENT TO SITE VISIT

I HEREBY CONSENT TO A SITE VISIT AT THE PROPERTY WHICH IS THE SUBJECT OF
THIS APPLICATION FOR THE LIMITED PURPOSES OF VERIFYING THE ACCURACY OF THE
PLANS SUBMITTED AND THE STATEMENTS MADE IN CONNECTION HEREWITH.

(OWNER'S SIGNATURE)
Andrew Weiner

SECTION 9 - OWNER'S CERTIFICATION OF ACCURACY OF SURVEY


I HEREBY CERTIFY THAT THE SURVEY SUBMITTED FOR THIS APPLICATION IS
CORRECT AND SHOWS THE CURRENT EXISTING CONDITIONS AND IMPROVEMENTS OF THE
PROPERTY INCLUDING ALL, PATIOS, WALKWAYS, DRIVEWAYS AND ANY OTHER
IMPROVEMENTS ON THE PROPERTY.

(OWNER'S SIGNATURE)
Andrew Weiner

REQUEST FOR CERTIFIED LIST OF PROPERTY OWNERS

I, Peter M. Rhodes, Esquire, attorney for applicant, HEREBY REQUEST A
CERTIFIED LIST OF ALL OWNERS OF REAL PROPERTY LOCATED WITHIN 200 (TWO HUNDRED)
FEET OF BLOCK 89 AND LOT(S) 3.04.

SINCERELY,



(Signature of Person Requesting List)

Peter M. Rhodes, Esquire pmr@cahill-law.com
(PRINT name of Person Requesting List)

ZONING WORKSHEET

PROPERTY ADDRESS: 424 Loucroft Raod, Haddonfield, NJ

PROPERTY OWNER: Mr. Andrew Weiner PHONE: _____

BLOCK: 89 LOT: 3.04 ZONE: R-2

DESCRIPTION OF PROPOSAL: variances to construct an addition to the rear of the home which requires variances for building coverage, impervious coverage and rear yard setback (any any others deemed necessary by the board).

	EXISTING SURVEY INFORMATION	PROPOSED SURVEY INFORMATION	ZONING ORDINANCE REQUIREMENTS	ZONING VAR REQ.
PROPERTY USE	<u>residential</u>	<u>residential</u>	<u>residential</u>	<u>No</u>
LOT AREA/SQ FEET	<u>18,000 sf</u>	<u>18,000 sf</u>	Min <u>20,000 sf</u>	<u>pre-existing</u>
LOT FRONTAGE	<u>100 feet</u>	<u>100 feet</u>	Min <u>125 feet</u>	<u>pre-existing</u>
% OF ALL BUILDING TO LOT AREA	<u>17.86%</u>	<u>19.54%</u>	Max <u>15%</u>	<u>Yes</u>
% OF ALL IMPERVIOUS SURFACE TO LOT	<u>33.73%</u> EIC	<u>34.43%</u> PIC	Max <u>25%</u>	<u>Yes</u>
INCREASE IN IMPERVIOUS COVERAGE	<u>PIC minus EIC</u> EIC	<u>(6,197)-(6,071)</u> (6,071)	<u>2.1%</u> if over 25% storm water system required	
FRONT YARD SETBACK	<u>63.40 feet</u>	<u>63.40 feet</u>	Min <u>40</u>	<u>No</u>
SIDE YARD-SINGLE	<u>17.00 feet</u>	<u>17.00 feet</u>	Min <u>18 feet</u>	<u>Pre-Existing</u>
TWO SIDE YARD - TOTAL(AGGREGATE)	<u>36.70 feet</u>	<u>36.70 feet</u>	Min <u>40 feet</u>	<u>Pre-Existing</u>
REAR YARD	<u>56.70 feet</u>	<u>35.20 feet</u>	Min <u>60 feet</u>	<u>Yes</u>
LOT DEPTH	<u>180 feet</u>	<u>180 feet</u>	Min <u>150 feet</u>	<u>No</u>
ACCESSORY BUILDING HEIGHT	<u>N/A</u>		Max _____	
ACCESSORY SETBACKS	<u>N/A</u>		Max _____	
PARKING SPACES	<u>4</u>	<u>4</u>	Required <u>3</u>	<u>No</u>

SUBMITTED BY: applicant/architect/engineer

ZONING OFFICERS COMMENTS: _____

Proposal and Reasons for Relief

Andrew Weiner

424 Loucroft Road, Block 89, Lot 3.04
Haddonfield, NJ 08033

The applicant is proposing to construct a small room/conservatory at the rear of his existing two-story residential dwelling on this lot. The proposed addition will not be visible from the street, will not rise above the existing height of the house and will be centered generally in the middle of the rear of the house thus not having any impact of side yards. The proposed addition will however have a minor increase in impervious of approximately 0.5% due to its proposed location sitting atop existing hardscape. It will increase "building" coverage by approximately 1.7%.

While there is a slight increase in impervious cover, that increase is more than offset by the existing underground stormwater detention system on the property that effectively reduces the storm water runoff to that of a lot having only 19.4% impervious coverage, well below the allowed 25%. See Stantec Report attached to application for detail thereon. This was also acknowledged previously by the Borough of Haddonfield Zoning Board in Resolution 2006-17 (copy attached to application) under "Findings and Conclusions" #6.

The minor increase in building coverage on this lot is minimized by the fact that it is not visible from the street and both side yards are substantial as applied to the proposed addition, thus it should have no impact from the side yard view from either side of the property. Further, Loucroft Road in general has unusually large homes most of which do exceed the percentage of building coverage. The addition in no way makes the structure on this property look out of place on the street.

The proposed addition will have a final rear yard setback of 35.2 feet, which is necessitated by the fact that the house itself is set back from the street by 63.4 feet when only 40 feet is required. Almost universally the homes on Loucroft Road are set back by at least 60 feet, which results in a beautiful streetscape but smaller rear yard availability. The proposed addition is only 14 feet wide (and 18 feet deep) thus it will have side yards of 42.5 feet on either side.

The lot itself is undersized in that it is only 18,000 square feet where 20,000 is required by ordinance. If the lot were conforming by being 200 feet deep (an additional 2,000 square feet) the rear yard setback would be approximately 55 feet as proposed bringing it much closer to compliance.

**A RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF THE BOROUGH
OF HADDONFIELD GRANTING VARIANCE APPROVAL TO
ANDREW WEINER
VARIANCE 2006-17**

A public hearing on this matter was conducted by the Haddonfield Zoning Board of Adjustment on May 16, 2006.

APPEARANCES

Andrew Weiner, Applicant
Peter M. Rhodes, Applicant's Attorney
Albert Masullo, Applicant's Landscape Architect

PROPERTY IDENTIFICATION

STREET ADDRESS: 424 Loucroft Road
BLOCK & LOT: Block 89, Lot 3.04
ZONING DISTRICT: R-2

PROPERTY DESCRIPTION

LOT DIMENSIONS: 100' x 180'
LOT AREA: 18,000 square feet
STREET FRONTAGE: 100' along Loucroft Road
STRUCTURES LOCATED
ON LOT: 2½ story dwelling

DEVELOPMENT PROPOSAL

1. In 2003, the Applicant received development approval providing for demolition of the existing dwelling and the construction of a 2½ story masonry and frame dwelling with usual appurtenances. The approval included variances with regard to building coverage and impervious surface coverage. The subject lot was approved for building coverage of 16.7% and impervious surface coverage of 31%. As constructed, the impervious surface coverage is 33.73% and the building coverage is 17.87%. The applicant now applies for additional variances to approve the already constructed development.
-

VARIANCE(S) REQUESTED

1. A variance from Section 135-27D4a of the Land Development Ordinance (LDO) which limits the percentage of lot covered by building to 15%. The as constructed building coverage is 17.87%.
2. A variance from Section 135-27D4b of the Land Development Ordinance (LDO) which limits the percentage of lot covered by impervious surface to 25%. The as constructed impervious surface coverage is 33.73%

FINDINGS AND CONCLUSIONS

1. On September 16, 2003 applicant was granted variances which allowed the applicant to exceed the 15% limitation on the percentage of lot covered by building to 16.7% and the 25% limitation on the percentage of lot covered by impervious surface to 31%.
2. The applicant submitted the plans to a professional builder to make the improvements. After the improvements were completed, the building inspector determined that the actual percentage of the lot covered by building was 17.87% and the percentage covered by impervious surface was 33.73%.
3. It is unclear exactly how the discrepancy in the building coverage percentage occurred. As for the discrepancy with regard to the impervious surface coverage, it is partly attributable to the fact that the driveway had to be slightly extended so a car could get into the garage.
4. The applicant contends that the additional variances sought by this application should be granted because the deviations from the prior approval are de minimis and because to demolish the improvements would pose a significant hardship.
5. At the time of the applicant's first request for variances in 2003, the percentage of lot covered by impervious surface was 40%. The approvals granted in 2003 resulted in a planned reduction of that percentage to 31%. Even if the current request for a variance is granted to 33.73%, there will still be a net reduction of 6.27% of impervious surface on the lot since 2003.
6. In connection with the development of the lot, the applicant installed a Stormtech Subsurface Stormwater Management System in the rear yard. The system installed can store approximately 4,600 cubic feet of storm water runoff. This is sufficient to offset the slight increases in impervious surface and building coverage with regard to storm water runoff.
7. The applicant testified that there were no current problems with storm water

runoff.

8. No neighbors appeared to oppose this application or to indicate any problem with storm water runoff or drainage issues.
9. The houses on the street in this neighborhood are set far back from the front property line. This often causes excess impervious coverage issues due to the length of required driveways.
10. The subject lot is slightly undersized for the zone.
11. Strict application of the provisions of the Land Development Ordinance would result in peculiar and exceptional practical difficulties which justify the granting of the requested variance(s).
12. The purposes of the Municipal Land Use Law will be advanced by the proposed development and any detriment from the requested deviations from the zoning ordinance (LDO) will be outweighed by the benefits of the proposed development.
13. The relief requested can be granted without violating the spirit and intent of the zoning ordinance (Land Development Ordinance) and the zone plan.
14. The relief requested can be granted without substantial detriment to the public good.
15. Due notice has been given in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.) and the rules of the Board of Adjustment.

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED, by the Board of Adjustment of the Borough of Haddonfield, that subject to the conditions noted below, a variance be granted, pursuant to N.J.S.A. 40:55D-70(c) to allow the proposed development.

CONDITIONS OF APPROVAL

1. The development approved by this resolution must comply with the plans and specifications submitted with this application; and
 2. The development approved by this resolution must comply with all applicable municipal, county and state codes and regulations, including but not limited to the approval from the following where required: Historic Preservation Commission, County Planning Board and Soil Conservation District.
-

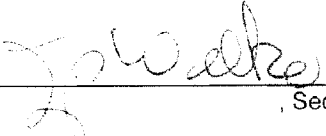
Motion by: Branton and Squadrito

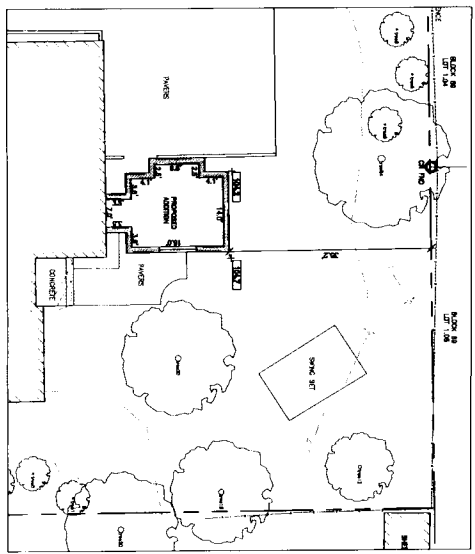
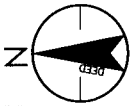
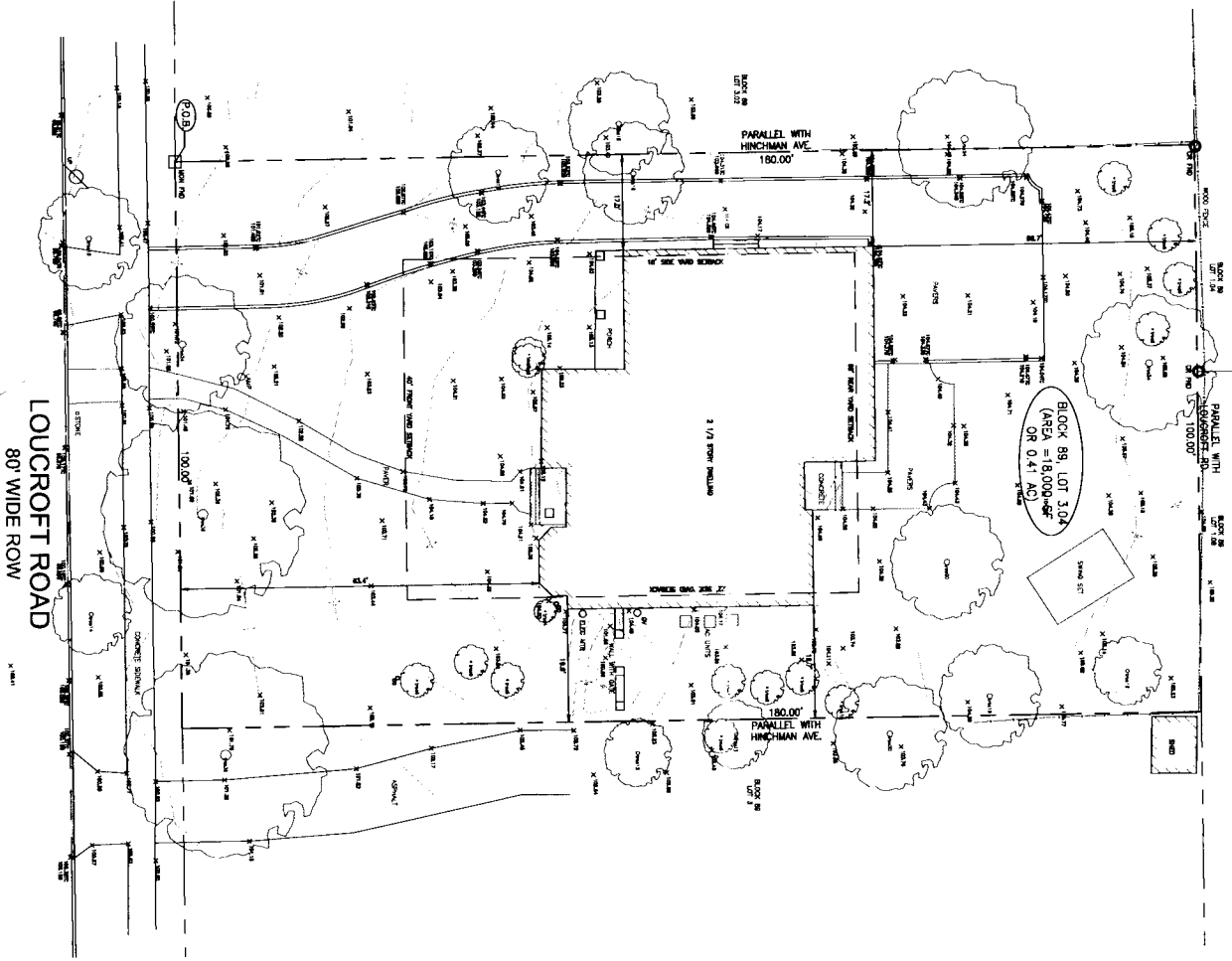
Board members voting to grant the requested variance: Cohn, Baltake, Burns, Squadrito, Wondrasch, Branton and Haag

Board members voting to deny the requested variance: None

CERTIFICATION

I hereby certify that the foregoing is a true, accurate, and complete copy of the resolution of memorialization adopted by the Zoning Board at its regular monthly meeting on the 20 day of February, ~~2006~~, 2007, memorializing action taken by the Zoning Board on May 16, 2006.


Secretary



ZONING DATA
 ZONE: R2 (RESIDENTIAL DISTRICT)
 HADDONFIELD BOROUGH, CAMDEN COUNTY, NEW JERSEY

ZONING SCHEDULE

EXISTING	REQUIRED	EXISTING	PROPOSED	COMMENTS
1. MAX. AREA	30,000 SQ FT	18,000 SQ FT	18,000 SQ FT	COMMENTS: R2
2. MIN. SETBACK	100 FEET	100 FEET	100 FEET	COMMENTS: R2
3. MAX. HEIGHT	35 FEET	35 FEET	35 FEET	COMMENTS: R2
4. MIN. LOT FRONTAGE	100 FEET	100 FEET	100 FEET	COMMENTS: R2
5. MAX. BUILDING COVERAGE	100 PERCENT	100 PERCENT	100 PERCENT	COMMENTS: R2
6. MIN. LOT DEPTH	175 FEET (MIN. 50 FEET)	175 FEET (MIN. 50 FEET)	175 FEET (MIN. 50 FEET)	COMMENTS: R2
7. MAX. BALANCE COVERAGE	100 PERCENT	100 PERCENT	100 PERCENT	COMMENTS: R2
8. MIN. DRIVEWAY WIDTH	10 FEET	10 FEET	10 FEET	COMMENTS: R2
9. MAX. DRIVEWAY DEPTH	10 FEET	10 FEET	10 FEET	COMMENTS: R2
10. MIN. DRIVEWAY SETBACK	10 FEET	10 FEET	10 FEET	COMMENTS: R2
11. MAX. DRIVEWAY DEPTH	10 FEET	10 FEET	10 FEET	COMMENTS: R2
12. MIN. DRIVEWAY SETBACK	10 FEET	10 FEET	10 FEET	COMMENTS: R2
13. MAX. DRIVEWAY DEPTH	10 FEET	10 FEET	10 FEET	COMMENTS: R2
14. MIN. DRIVEWAY SETBACK	10 FEET	10 FEET	10 FEET	COMMENTS: R2
15. MAX. DRIVEWAY DEPTH	10 FEET	10 FEET	10 FEET	COMMENTS: R2
16. MIN. DRIVEWAY SETBACK	10 FEET	10 FEET	10 FEET	COMMENTS: R2
17. MAX. DRIVEWAY DEPTH	10 FEET	10 FEET	10 FEET	COMMENTS: R2
18. MIN. DRIVEWAY SETBACK	10 FEET	10 FEET	10 FEET	COMMENTS: R2
19. MAX. DRIVEWAY DEPTH	10 FEET	10 FEET	10 FEET	COMMENTS: R2
20. MIN. DRIVEWAY SETBACK	10 FEET	10 FEET	10 FEET	COMMENTS: R2

EXISTING LOT COVERSAGES: 18%
 1. MAX. COVERAGE (BY LOT AREA)
 2. MIN. COVERAGE (BY LOT AREA)
 3. MAX. COVERAGE (BY LOT AREA)
 4. MIN. COVERAGE (BY LOT AREA)

GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

LEGEND:

- PROPOSED BUILDING
- PROPOSED CONCRETE CURB
- PROPOSED CURBED DRIVE
- ADJACENT PAVING
- ADJACENT PAVING DETAILS
- CONCRETE FINISH

GRAPHIC SCALE:
 0 1 2 3 4 5 6 7 8 9 10 FEET

Project: 42A LOUCROFT ROAD
 BLOCK 88 LOT 3.04
 BOROUGH OF HADDONFIELD, CAMDEN COUNTY, NEW JERSEY

Client: ANDY WEINER

Title: EXISTING CONDITIONS/SITE PLAN

Prepared By: JOSEPH R. ODENSEN
 JOSEPH R. ODENSEN
 1011 LINDEN DRIVE
 HADDONFIELD, NJ 08034

Scale: 1" = 10'

Drawing No: C102

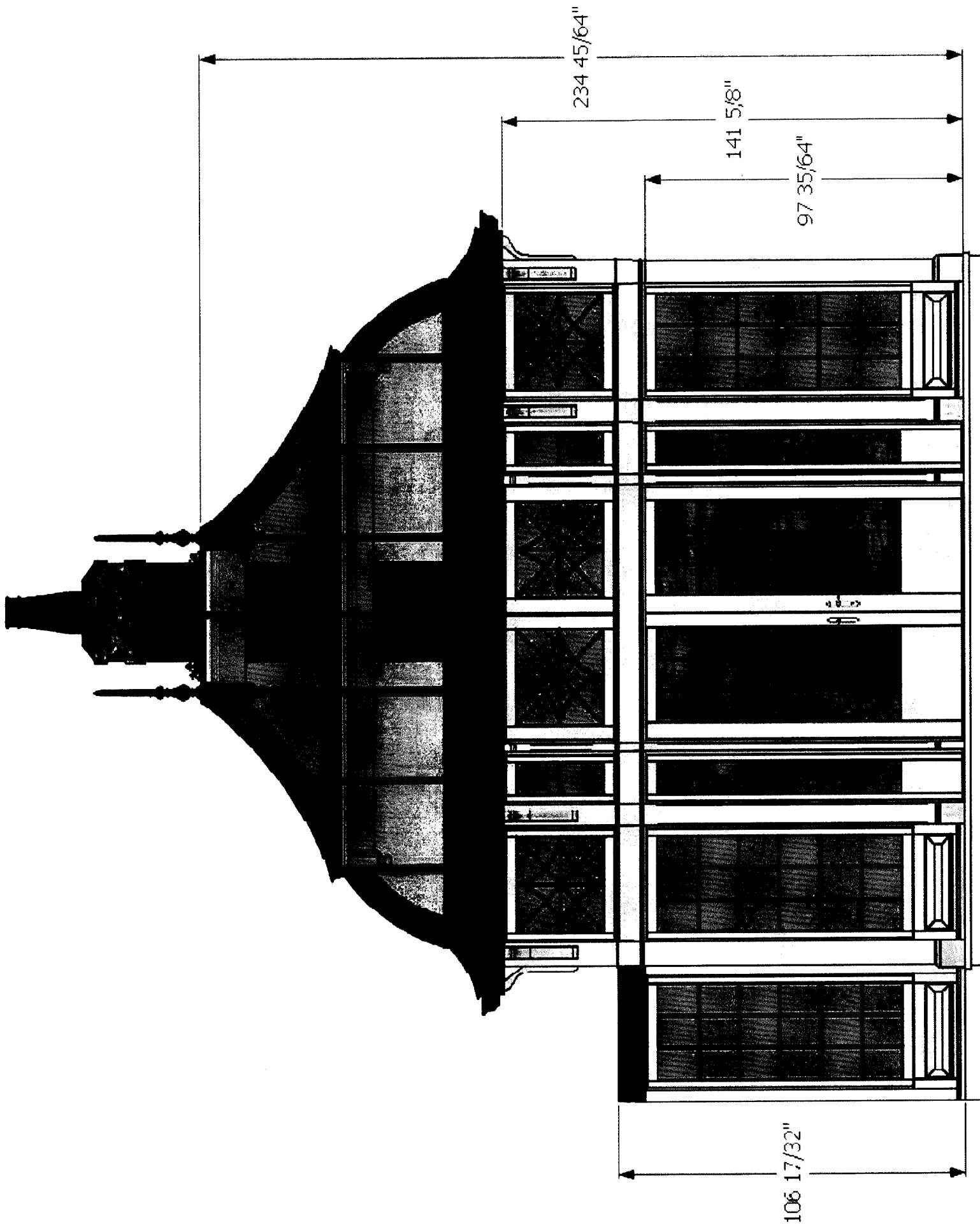
Revision: 0

Date: 10/11/2016

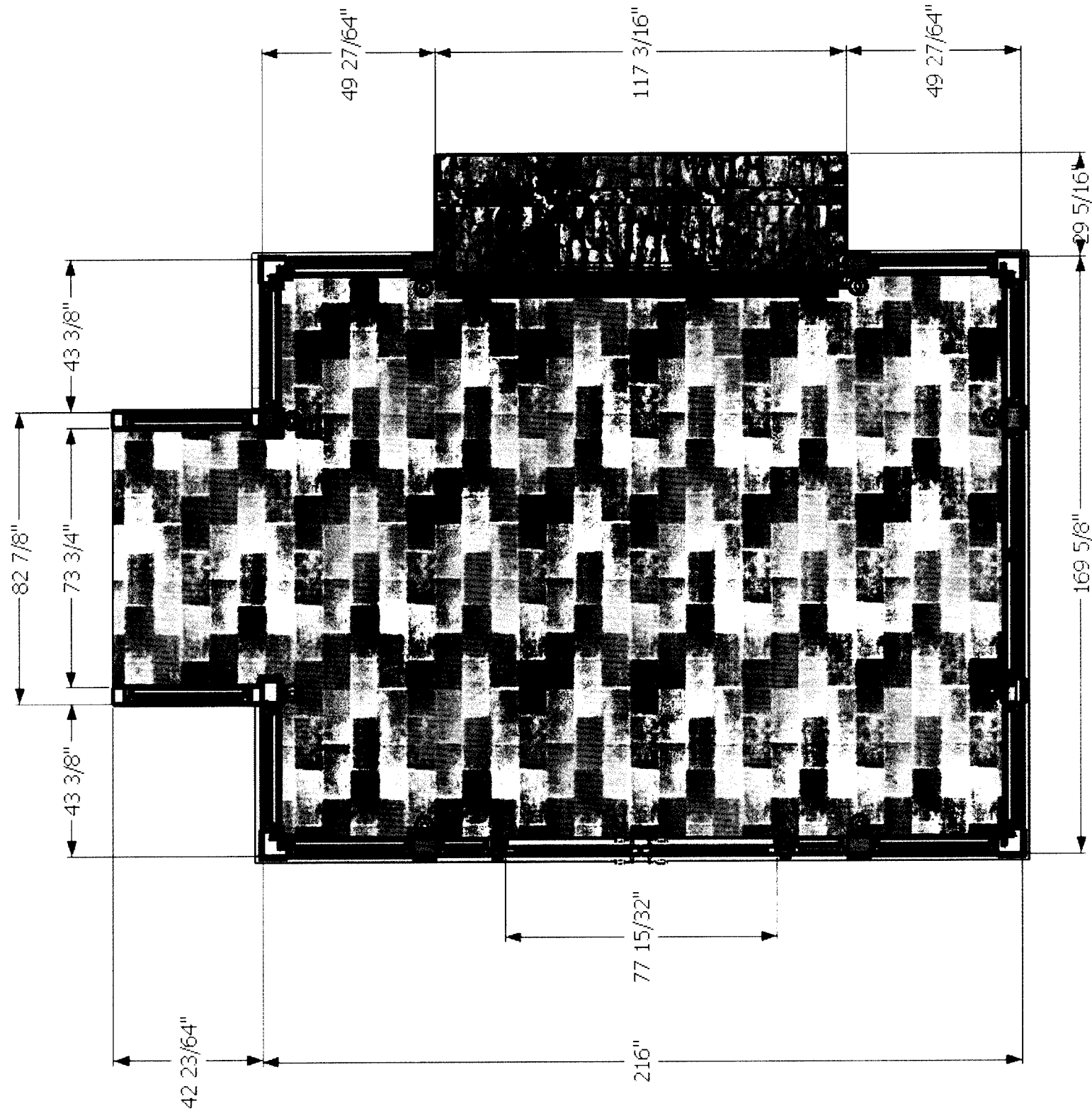
Sheet: SWM



10000 Ardmore Drive, Suite 300 W. Tel: 856.234.2800
 10000 Ardmore Drive, Suite 300 W. Tel: 856.234.2800
 10000 Ardmore Drive, Suite 300 W. Tel: 856.234.2800
 10000 Ardmore Drive, Suite 300 W. Tel: 856.234.2800







1.0 Chapter 1 – STORMWATER ASSESSMENT

1.1 DESIGN OVERVIEW

1.1.1 EXISTING CONDITIONS

The existing site consists of a single family residential dwelling and associated driveway and hardscape improvements. The site is bounded to the north by Loucroft Road and to all other sides by residential properties.

When the house was built, it received variance approvals for both building coverage and lot coverage. The building coverage was constructed at 17.87% where a maximum of 15% is permitted. The impervious coverage was constructed at 33.73% where a maximum of 25% is permitted.

As part of the house construction, the homeowner constructed an underground stormwater system within the front yard of the lot. This system takes the roof runoff from the house into the 3-chamber underground system. The design calculations for this system are included in this report. The calculations indicate a total storage of 460 CF within the system, however, based on the including the surrounding stone bed (assuming 30% void ratio), the actual storage in the system is 656 CF.

1.1.2 PROPOSED CONDITIONS

The homeowner proposes to construct an addition to the rear of the existing house. The 302 SF addition will primarily be located within an impervious patio area at the rear of the house. The proposed development will result in an increase of impervious coverage of approximately 126 SF.

The existing stormwater system collects roof runoff from the existing house. Assuming an infiltration rate of 2 inches per hour, the existing stormwater system can contain the stormwater runoff from 2,700 SF of the roof area during the 100-year storm. The attached calculations depict the routing of the 2,700 SF (0.062 acres) of roof area using the modified rational method.

The proposed impervious cover on site totals 6,197 SF. With the 2,700 SF of stormwater runoff contained within the existing stormwater management system, the effective impervious coverage from a stormwater standpoint totals 3,497 SF, which equates to a 19.4% impervious coverage.

Stormwater Management Analysis

424 Loucroft Road

Block 89, Lot 3.04
Borough of Haddonfield,
Camden County, New Jersey



Prepared for:
Andy Weiner
424 Loucroft Road
Haddonfield, NJ 08033

Prepared by:
Stantec Consulting Services Inc.
10000 Midlantic Drive, Suite 300W
Mount Laurel, NJ 08054
Phone: (856) 234-0800
Fax: (856) 234-5928

Stantec No. 1925-19-06

A handwritten signature in black ink that reads "Joseph R. Odenheimer".

Joseph R. Odenheimer, PE
NJ P.E. License #44787

February 12, 2019

Table of Contents

1.0 CHAPTER 1 – STORMWATER ASSESSMENT.....	1.2
1.1 DESIGN OVERVIEW.....	1.2
1.1.1 EXISTING CONDITIONS.....	1.2
1.1.2 PROPOSED CONDITIONS.....	1.2

2.0 CHAPTER 2 – EXISTING BASIN CALCULATIONS	2.3
APPENDIX A – REFERENCE DOCUMENTS.....	2.4

1.0 Chapter 1 – STORMWATER ASSESSMENT

1.1 DESIGN OVERVIEW

1.1.1 EXISTING CONDITIONS

The existing site consists of a single family residential dwelling and associated driveway and hardscape improvements. The site is bounded to the north by Loucroft Road and to all other sides by residential properties.

When the house was built, it received variance approvals for both building coverage and lot coverage. The building coverage was constructed at 17.87% where a maximum of 15% is permitted. The impervious coverage was constructed at 33.73% where a maximum of 25% is permitted.

As part of the house construction, the homeowner constructed an underground stormwater system within the front yard of the lot. This system takes the roof runoff from the house into the 3-chamber underground system. The design calculations for this system are included in this report. The calculations indicate a total storage of 460 CF within the system, however, based on the including the surrounding stone bed (assuming 30% void ratio), the actual storage in the system is 656 CF.

1.1.2 PROPOSED CONDITIONS

The homeowner proposes to construct an addition to the rear of the existing house. The 302 SF addition will primarily be located within an impervious patio area at the rear of the house. The proposed development will result in an increase of impervious coverage of approximately 126 SF.

The existing stormwater system collects roof runoff from the existing house. Assuming an infiltration rate of 2 inches per hour, the existing stormwater system can contain the stormwater runoff from 2,700 SF of the roof area during the 100-year storm. The attached calculations depict the routing of the 2,700 SF (0.062 acres) of roof area using the modified rational method.

The proposed impervious cover on site totals 6,197 SF. With the 2,700 SF of stormwater runoff contained within the existing stormwater management system, the effective impervious coverage from a stormwater standpoint totals 3,497 SF, which equates to a 19.4% impervious coverage.

Stantec

424 Loucroft Road
Chapter 2 – EXISTING BASIN CALCULATIONS
February 12, 2019

2.0 Chapter 2 – EXISTING BASIN CALCULATIONS

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

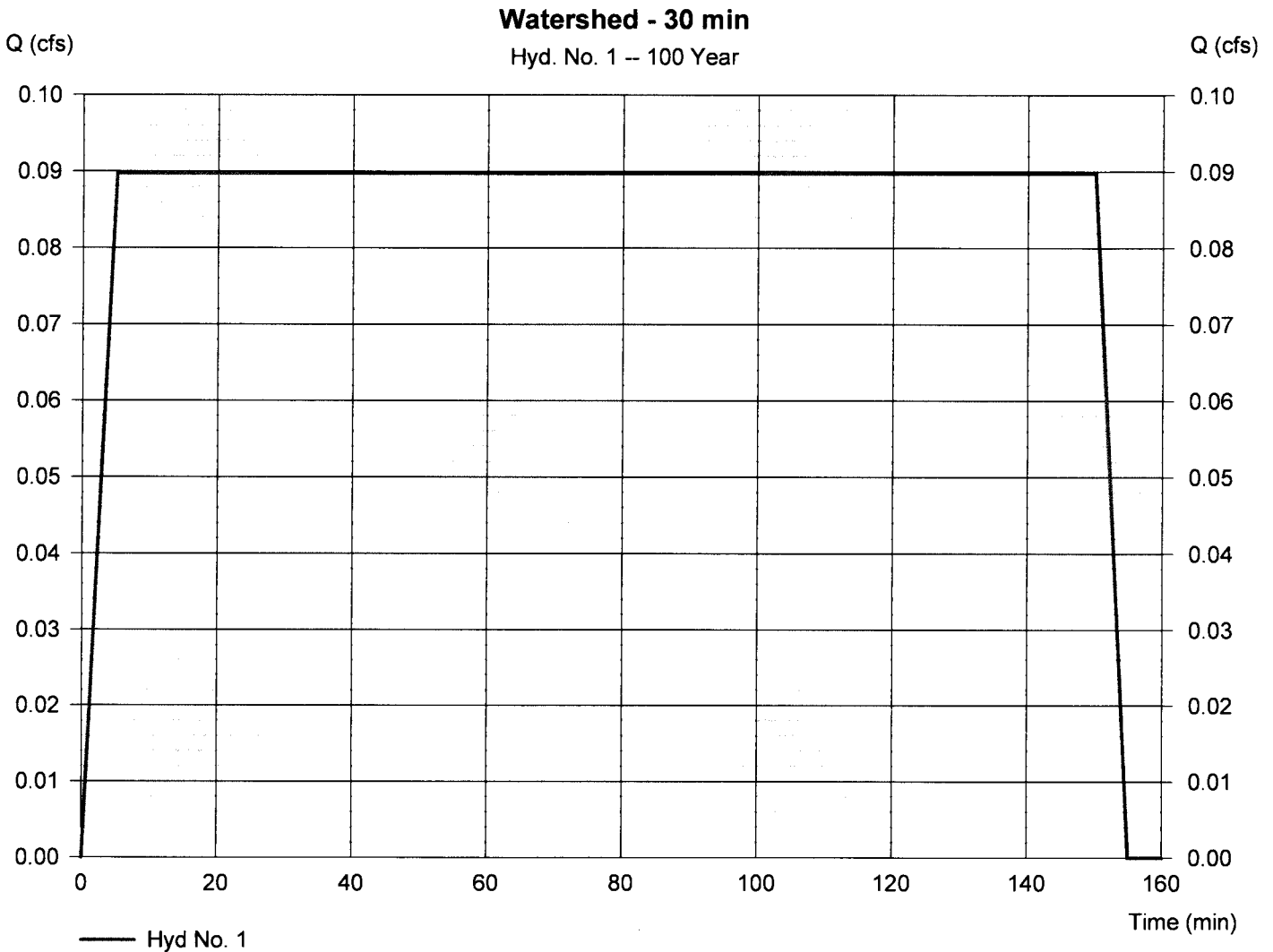
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	Mod. Rational	0.090	1	5	808	-----	-----	-----	Watershed - 30 min	
2	Reservoir	0.000	1	734	0	1	98.37	641	Basin Routing - 30 min	
3	Mod. Rational	0.085	1	5	819	-----	-----	-----	Watershed - 32 mins	
4	Reservoir	0.000	1	745	0	3	98.38	641	Basin Routing - 32 min	
5	Mod. Rational	0.081	1	5	830	-----	-----	-----	Watershed - 34 mins	
6	Reservoir	0.000	1	755	0	5	98.37	641	Basin Routing - 34 min	
storm.gpw					Return Period: 100 Year			Tuesday, 02 / 12 / 2019		

Hydrograph Report

Hyd. No. 1

Watershed - 30 min

Hydrograph type	= Mod. Rational	Peak discharge	= 0.090 cfs
Storm frequency	= 100 yrs	Time to peak	= 5 min
Time interval	= 1 min	Hyd. volume	= 808 cuft
Drainage area	= 0.062 ac	Runoff coeff.	= 0.95
Intensity	= 1.524 in/hr	Tc by User	= 5.00 min
IDF Curve	= njidf 03-23-06.idf	Storm duration	= 30.0 x Tc
Target Q	=n/a	Est. Req'd Storage	=n/a



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

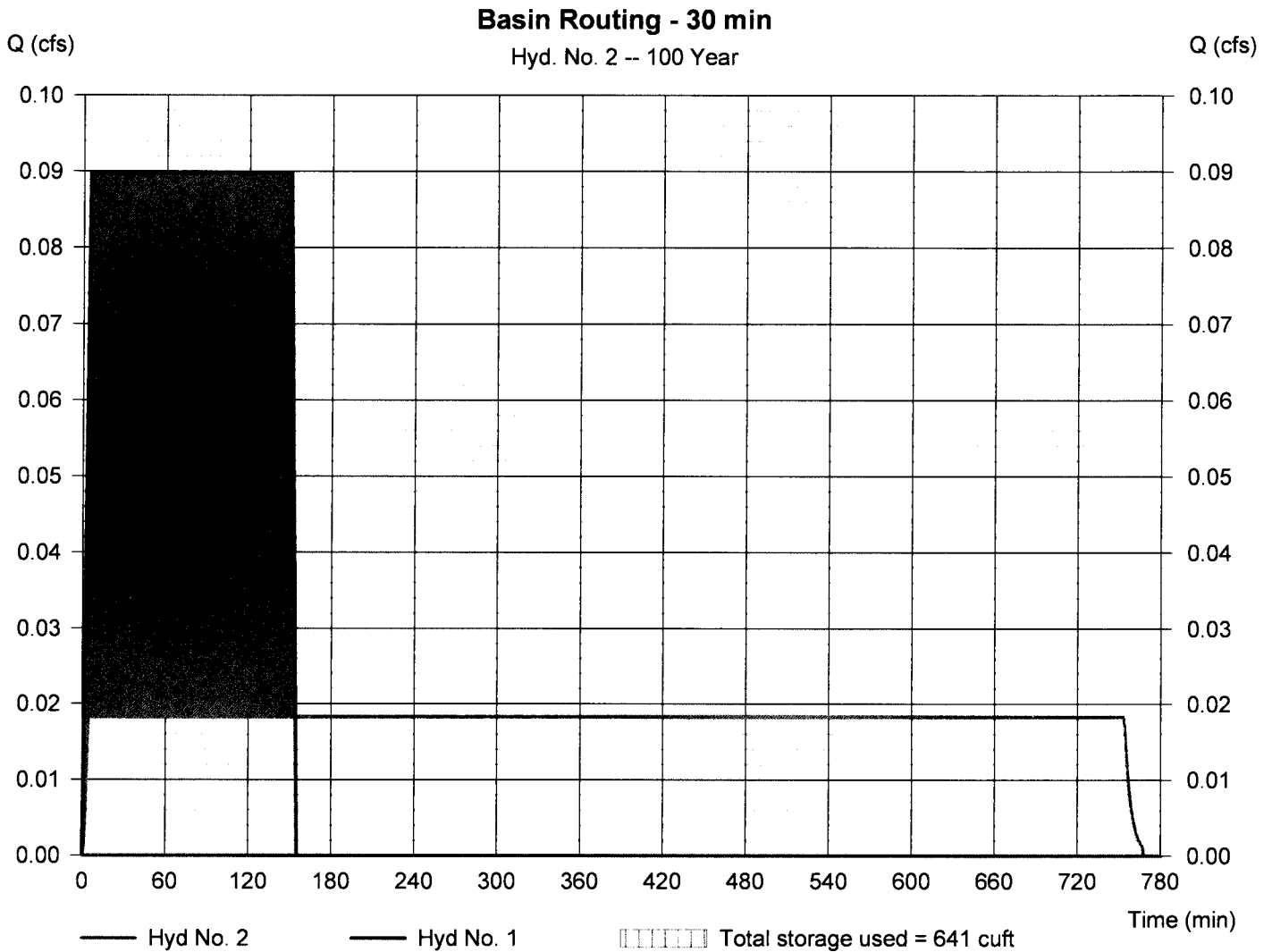
Tuesday, 02 / 12 / 2019

Hyd. No. 2

Basin Routing - 30 min

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 100 yrs	Time to peak	= 734 min
Time interval	= 1 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 1 - Watershed - 30 min	Max. Elevation	= 98.37 ft
Reservoir name	= UG Basin	Max. Storage	= 641 cuft

Storage Indication method used. Exfiltration extracted from Outflow.



Pond Report

Pond No. 1 - UG Basin

Pond Data

UG Chambers -Invert elev. = 95.00 ft, Rise x Span = 2.50 x 4.17 ft, Barrel Len = 7.12 ft, No. Barrels = 3, Slope = 0.00%, Headers = No
Encasement -Invert elev. = 94.00 ft, Width = 18.50 ft, Height = 4.50 ft, Voids = 30.00%

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	94.00	n/a	0	0
0.45	94.45	n/a	53	53
0.90	94.90	n/a	53	107
1.35	95.35	n/a	75	182
1.80	95.80	n/a	81	262
2.25	96.25	n/a	79	341
2.70	96.70	n/a	76	417
3.15	97.15	n/a	71	488
3.60	97.60	n/a	61	549
4.05	98.05	n/a	53	603
4.50	98.50	n/a	53	656

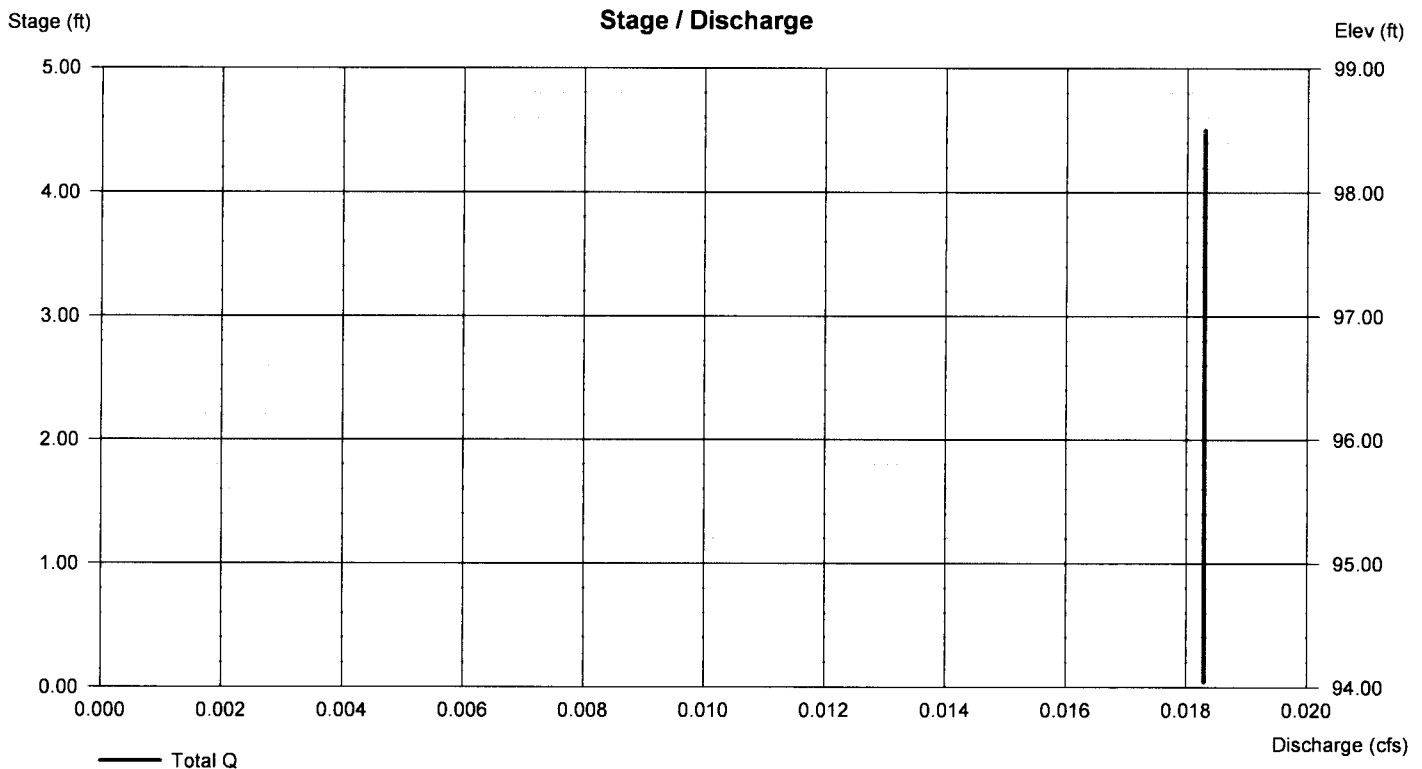
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 2.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

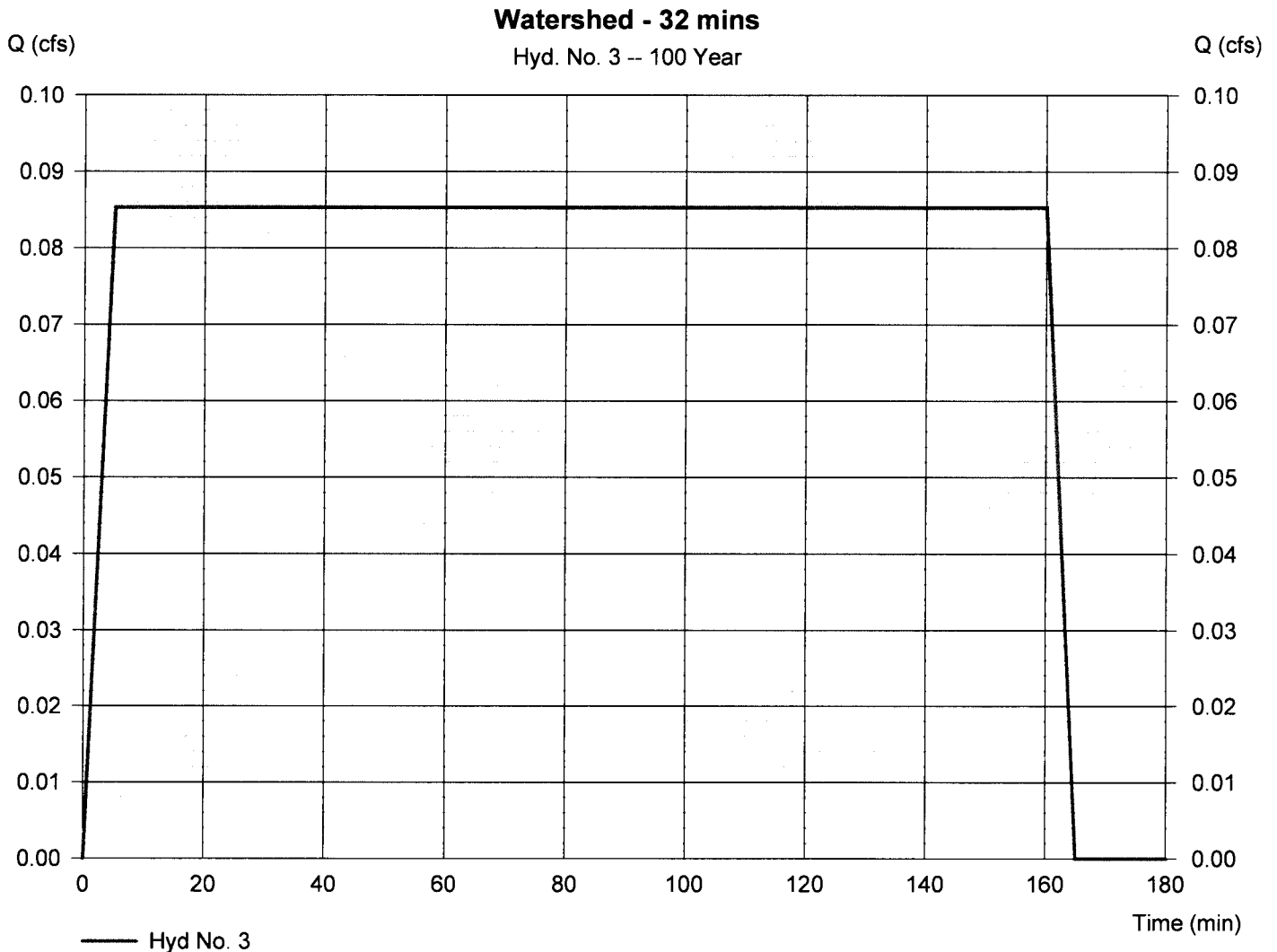


Hydrograph Report

Hyd. No. 3

Watershed - 32 mins

Hydrograph type	= Mod. Rational	Peak discharge	= 0.085 cfs
Storm frequency	= 100 yrs	Time to peak	= 5 min
Time interval	= 1 min	Hyd. volume	= 819 cuft
Drainage area	= 0.062 ac	Runoff coeff.	= 0.95
Intensity	= 1.449 in/hr	Tc by User	= 5.00 min
IDF Curve	= njidf 03-23-06.idf	Storm duration	= 32.0 x Tc
Target Q	=n/a	Est. Req'd Storage	=n/a



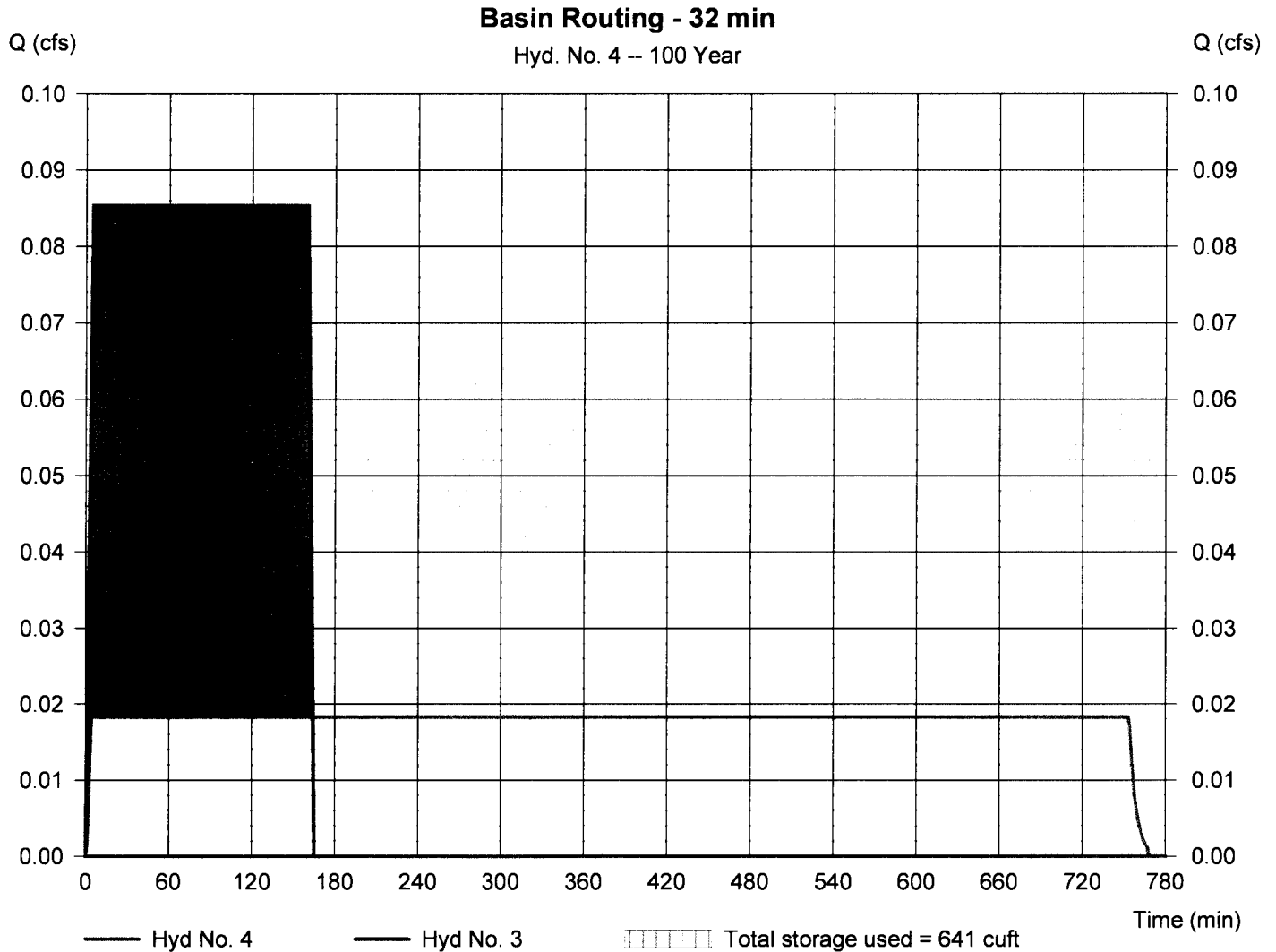
Hydrograph Report

Hyd. No. 4

Basin Routing - 32 min

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 100 yrs	Time to peak	= 745 min
Time interval	= 1 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 3 - Watershed - 32 mins	Max. Elevation	= 98.38 ft
Reservoir name	= UG Basin	Max. Storage	= 641 cuft

Storage Indication method used. Exfiltration extracted from Outflow.



Pond Report

Pond No. 1 - UG Basin

Pond Data

UG Chambers -Invert elev. = 95.00 ft, Rise x Span = 2.50 x 4.17 ft, Barrel Len = 7.12 ft, No. Barrels = 3, Slope = 0.00%, Headers = No
Encasement -Invert elev. = 94.00 ft, Width = 18.50 ft, Height = 4.50 ft, Voids = 30.00%

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	94.00	n/a	0	0
0.45	94.45	n/a	53	53
0.90	94.90	n/a	53	107
1.35	95.35	n/a	75	182
1.80	95.80	n/a	81	262
2.25	96.25	n/a	79	341
2.70	96.70	n/a	76	417
3.15	97.15	n/a	71	488
3.60	97.60	n/a	61	549
4.05	98.05	n/a	53	603
4.50	98.50	n/a	53	656

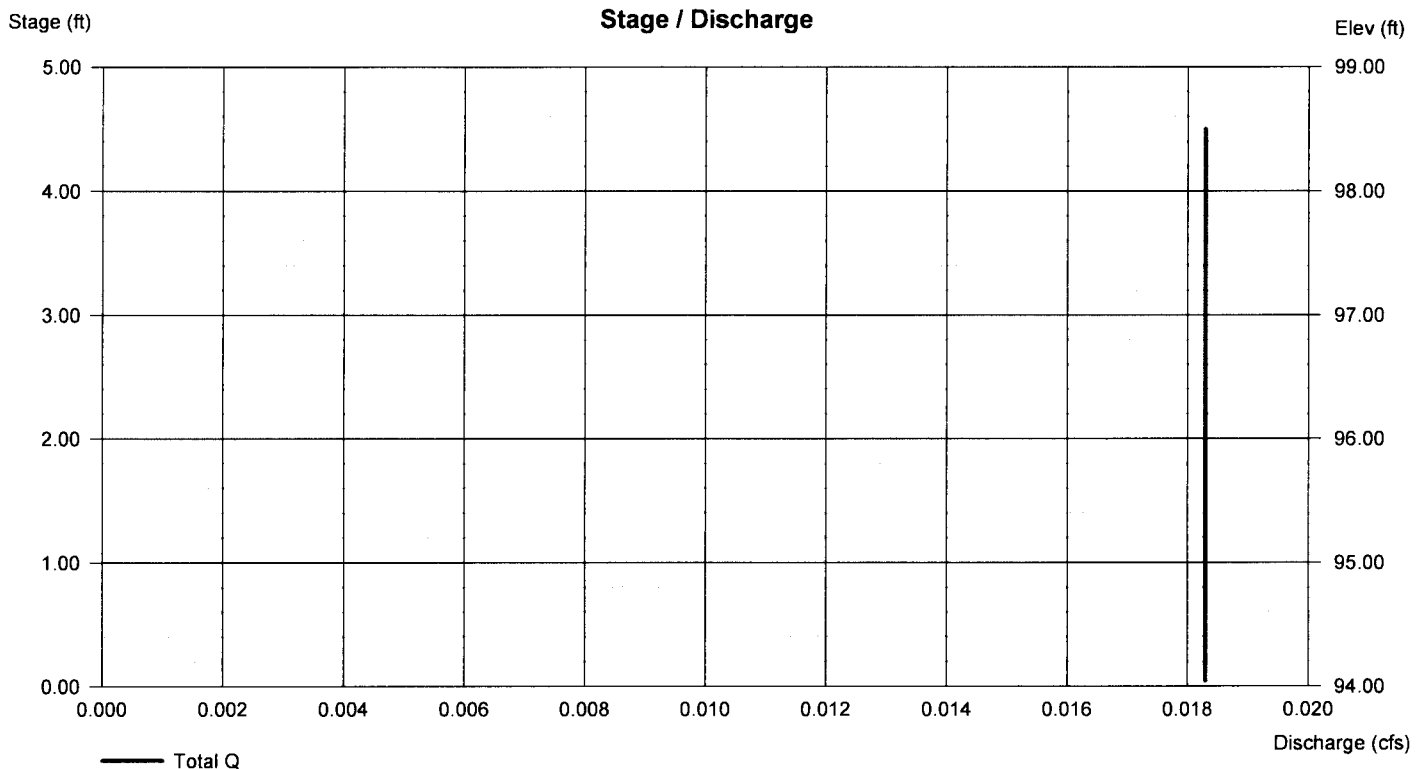
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 2.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

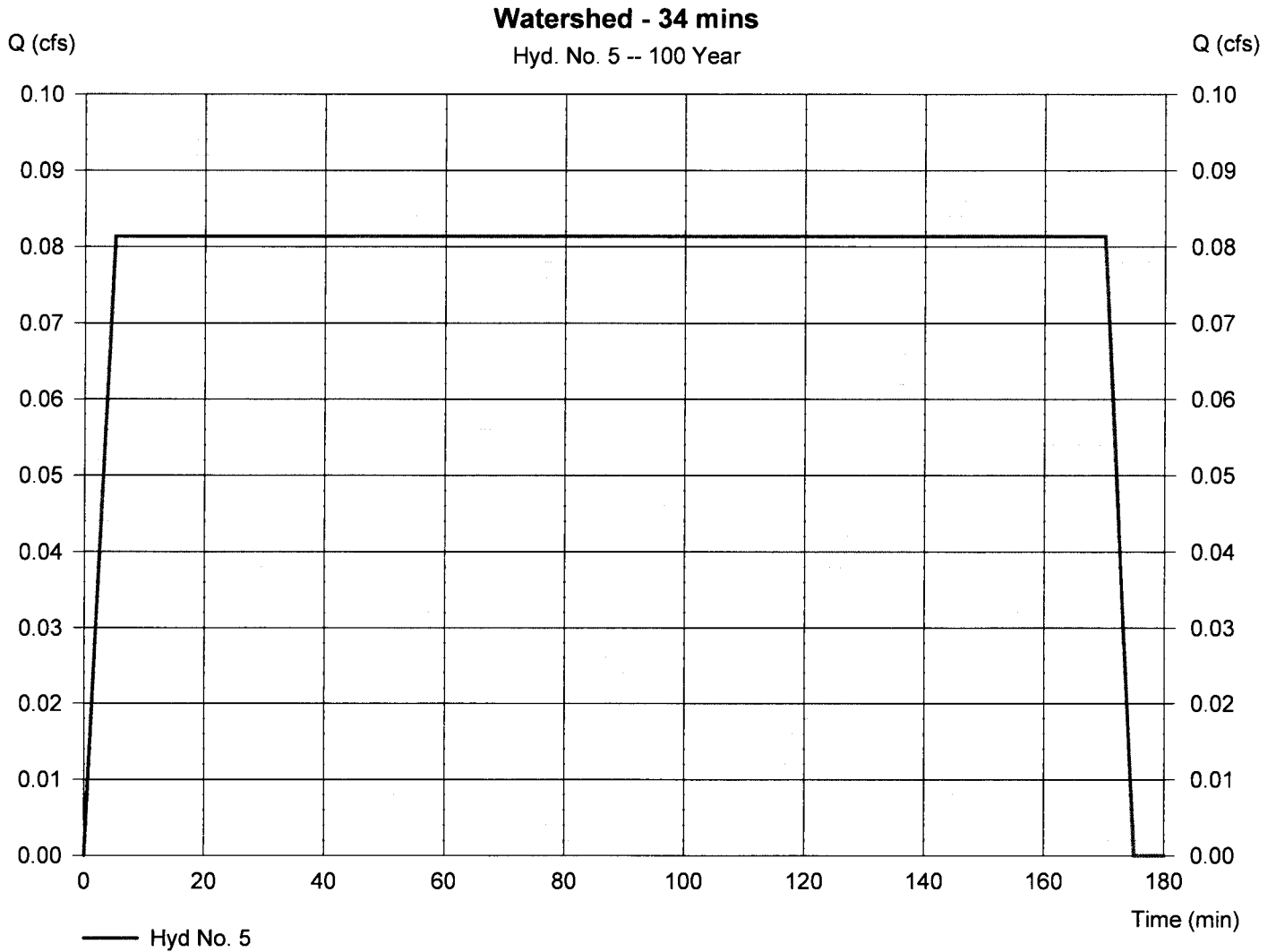


Hydrograph Report

Hyd. No. 5

Watershed - 34 mins

Hydrograph type	= Mod. Rational	Peak discharge	= 0.081 cfs
Storm frequency	= 100 yrs	Time to peak	= 5 min
Time interval	= 1 min	Hyd. volume	= 830 cuft
Drainage area	= 0.062 ac	Runoff coeff.	= 0.95
Intensity	= 1.381 in/hr	Tc by User	= 5.00 min
IDF Curve	= njidf 03-23-06.idf	Storm duration	= 34.0 x Tc
Target Q	=n/a	Est. Req'd Storage	=n/a



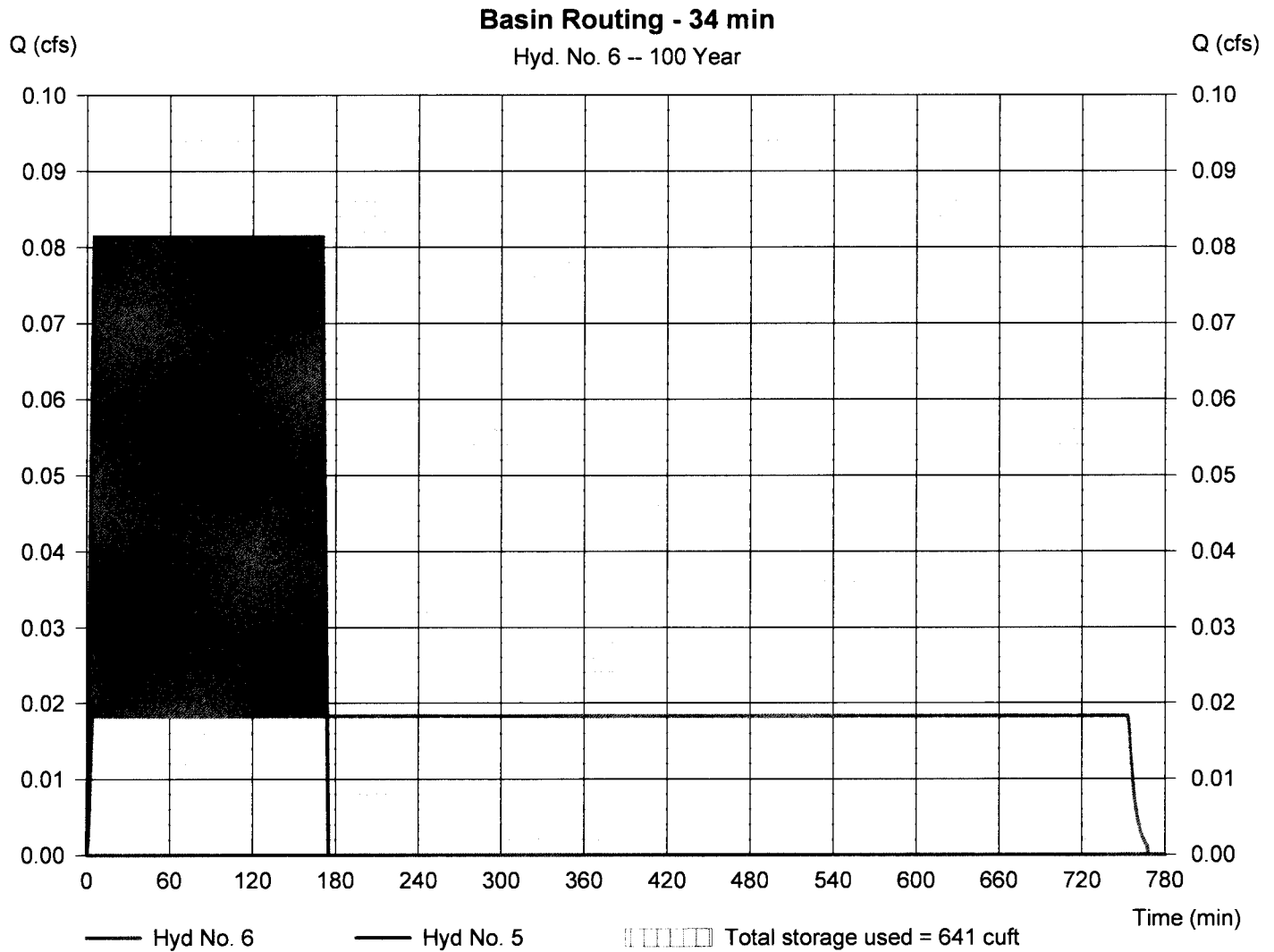
Hydrograph Report

Hyd. No. 6

Basin Routing - 34 min

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 100 yrs	Time to peak	= 755 min
Time interval	= 1 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 5 - Watershed - 34 mins	Max. Elevation	= 98.37 ft
Reservoir name	= UG Basin	Max. Storage	= 641 cuft

Storage Indication method used. Exfiltration extracted from Outflow.



Pond Report

Pond No. 1 - UG Basin

Pond Data

UG Chambers -Invert elev. = 95.00 ft, Rise x Span = 2.50 x 4.17 ft, Barrel Len = 7.12 ft, No. Barrels = 3, Slope = 0.00%, Headers = No
Encasement -Invert elev. = 94.00 ft, Width = 18.50 ft, Height = 4.50 ft, Voids = 30.00%

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	94.00	n/a	0	0
0.45	94.45	n/a	53	53
0.90	94.90	n/a	53	107
1.35	95.35	n/a	75	182
1.80	95.80	n/a	81	262
2.25	96.25	n/a	79	341
2.70	96.70	n/a	76	417
3.15	97.15	n/a	71	488
3.60	97.60	n/a	61	549
4.05	98.05	n/a	53	603
4.50	98.50	n/a	53	656

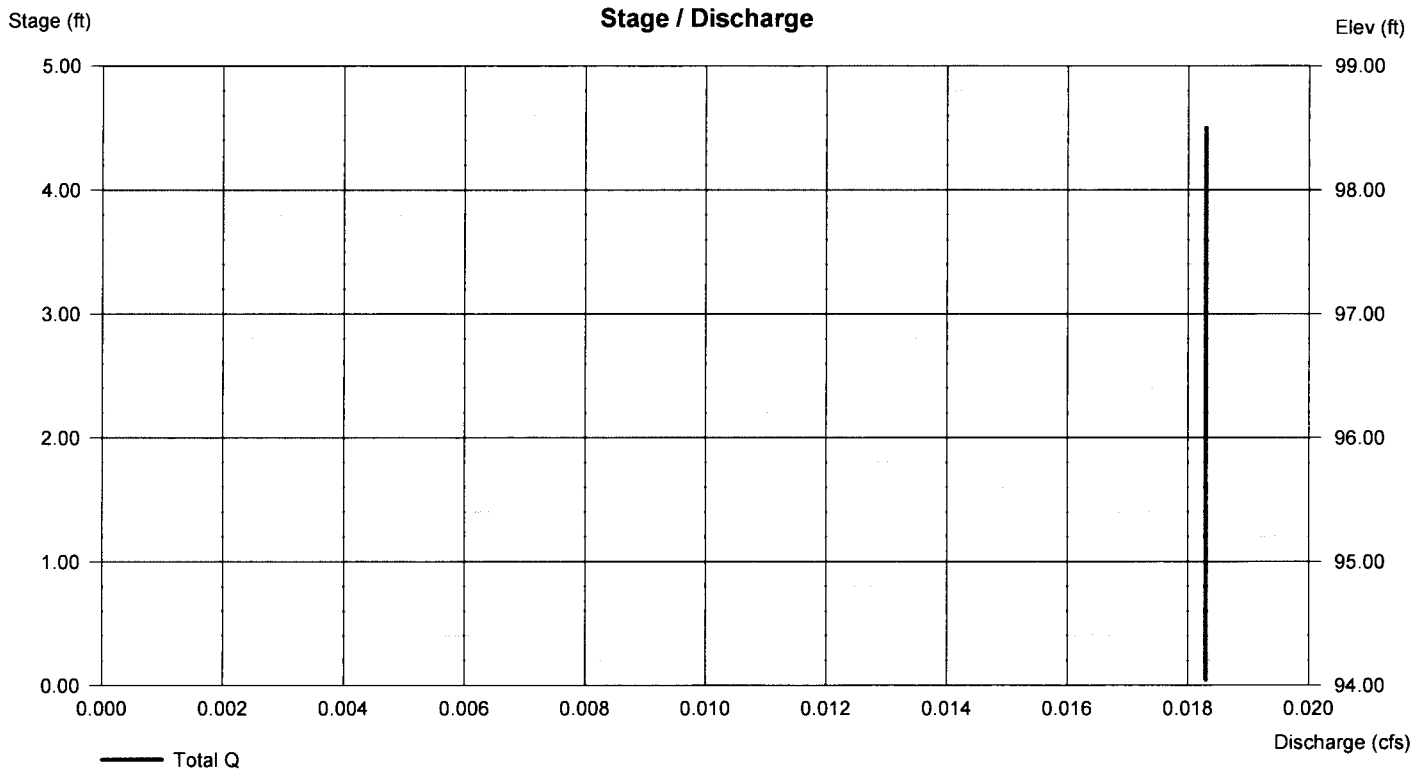
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 2.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Stantec

424 Loucroft Road
Appendix A – REFERENCE DOCUMENTS
February 12, 2019

Appendix A – REFERENCE DOCUMENTS

- Stormwater design for original house construction from Knolltop Nursery LLC