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**Remington &  
Vernick Engineers**  
232 Kings Highway East  
Haddonfield, NJ 08033  
(856) 795-9595  
(856) 795-1882 (fax)

15-33 Halsted Street, Suite 204  
East Orange, NJ 07018  
(973) 323-3065  
(973) 323-3068 (fax)

**Remington, Vernick  
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9 Allen Street  
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(732) 286-9220  
(732) 505-8416 (fax)

3 Jocama Boulevard, Suite 2  
Old Bridge, NJ 08857  
(732) 955-8000  
(732) 591-2815 (fax)

**Remington, Vernick  
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845 North Main Street  
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(609) 645-7110  
(609) 645-7076 (fax)

4907 New Jersey Avenue  
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(609) 522-5150  
(609) 522-5313 (fax)

**Remington, Vernick  
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922 Fayette Street  
Conshohocken, PA 19428  
(610) 940-1050  
(610) 940-1161 (fax)

5010 East Trindle Road, Suite 203  
Mechanicsburg, PA 17050  
(717) 766-1775  
(717) 766-0232 (fax)

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600 Grant Street, Suite 1251  
Pittsburgh, PA 15219  
(412) 263-2200  
(412) 263-2210 (fax)

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262 Chapman Road, Suite 105  
Newark, DE 19702  
(302) 266-0212  
(302) 266-6208 (fax)

**Remington, Vernick  
& Arango Engineers**  
243 Route 130, Suite 200  
Bordentown, NJ 08505  
(609) 298-6017  
(609) 298-8257 (fax)

October 15, 2009

Zoning Board of Adjustment  
Borough of Haddonfield  
242 King's Highway East  
P.O. Box 3005  
Haddonfield, NJ 08033-0969

**Re: Use Variance  
Health Resources of New Jersey, LLC  
65 North Haddon Avenue  
Block 11, Lot 3  
Our file #04-17-Z-051**

Dear Board Members:

We have reviewed a Use Variance submission, received August 19, 2009, along with a Traffic Engineering Assessment, received October 14, 2009, consisting of the following:

Sheet	Title	Date	Latest Revision Date
A-1	Site Plan	08-11-09	
A-2	Basement Floor Plan	08-11-09	
A-3	First Floor ALF Plan	08-11-09	
A-4	Second Floor ALF Plan	08-11-09	
A-5	Elevation	08-18-09	08-17-09
1 of 1	Use Variance Plan	08-17-09	
---	Traffic Engineering Assessment	10-09-09	

Sheets A-1 through A-5 were prepared by Richard E. Borglund, R.A., Borglund Associates, LLC, 1106 West Indiantown Road, Suite 1, Jupiter, Florida 33458, (561) 747-9234. The plans should be signed and sealed.

Sheet 1 of 1 was prepared by John M. Pettit, P.E., P.P., C.M.E., Pettit Associates, LLC, 900 Route 168, Suite H, Turnersville, New Jersey 08012, (856) 374-1440. The plan should be signed and sealed.

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The Traffic Engineering Assessment was prepared and signed by David R. Shropshire, P.E., P.P., Shropshire Associates LLC, 662 Main Street, Suite B, Lumberton, New Jersey 08048, (609) 714-0400. It should be noted that our office did not receive this report in time to provide sufficient review and comment for inclusion in this letter.

## I. GENERAL INFORMATION

**Applicant:** Health Resources of New Jersey, LLC  
1 East Main Street  
Moorestown, NJ 08057

**Owner:** Haddonfield Monthly Meeting of the Religious Society of Friends  
47 North Haddon Avenue  
Haddonfield, NJ 08033  
(856) 429-6786

**Proposal:** The applicant is proposing to construct a 15,819 square foot, two story assisted living facility. The building will contain 51 assisted living units with associated common areas, facilities and parking areas. Additionally, the applicant has proposed to convert the two (2) existing historic structures located on the property to office use.

**Zoning:** R-2(O) Residential Office Overlay District

## II. ZONING REQUIREMENTS

### A. Use:

1. The applicant's proposed use for the assisted living facility is not in conformance with the permitted principal uses of the R-2(O) district. The applicant has the burden of demonstrating "Special Reasons" for granting the use variances and demonstrating that the requested relief can be granted without detriment to the public good and will not impair the intent and purpose of the zone plan and zoning ordinance (Negative Criteria).
2. Additionally, we question whether the applicant's proposed use of the existing historic structures for offices would result in two (2) primary uses on the same property.

3. It should also be noted that no zoning district in the Borough of Haddonfield allows assisted living facilities. Along with "Special Reasons" as stated previously, the applicant should provide proof, which reconciles the proposed use variance with the zoning ordinance omission of the use.

B. Area and Bulk Requirements: The applicant has submitted a non-scaled Site Plan. Area and bulk requirements can not be confirmed without a properly dimensioned plan. Although several additional bulk variances may be required, the applicant is specifically requesting these bulk variances:

Reference	Item	Required	Proposed	Status
135-27D.(1)(d)	Minimum Lot Depth	150 ft.	116 ft.	V
135-27D.(2)(a)	Minimum Front Yard	40 ft.	37 ft.	V
135-27D.(2)(b)	Minimum Side Yard	18 ft.	10 ft.	V
135-27D.(4)(b)	Maximum Building Coverage	15%	29.8%	V
135-27D.(4)(b)	Maximum Impervious Coverage	25%	47.9%	V

V - Variance required.

C. Note: We question whether there is sufficient information within the existing application for the Board to evaluate these and any other potential bulk variances.

### III. GENERAL COMMENTS

1. We question if sufficient information has been submitted for the Board to make a determination for granting the use variance. At a minimum, the applicant should address the impact of the application on the following:

- a. Historic nature of the property, which is located within the Borough's Historic District (ID#973);
- b. Surrounding properties, including adjacent residential areas along Lake Street and Friends Avenue;
- c. Surrounding roadway system, including potential increased traffic volume and/or type (i.e., delivery vehicles) on Haddon Avenue (C.R. 644), Lake Street, Friends Avenue and other potentially impacted

roadways. As noted previously, the Traffic Engineering Assessment was not received by our office in time to include in this review. We will provide preliminary comments to the Board and the applicant under separate cover.

- d. Compatibility of the proposed use with surrounding uses; and
  - e. Mitigating factors for the use variance.
2. It appears that several trees will be removed as part of this application. The applicant shall provide testimony regarding the proposed tree removal and other impacts to the loss of "open space" on the property.
  3. The proposed use will require a variety of utility upgrades. These upgrades may include providing sufficient sewer capacity to handle the proposed flows along Lake Street, Grove Street (C.R. 644), and Maple Avenue, and sufficient "looped" fire fighting capacity and potable water service to the site. The applicant should provide testimony and/or the necessary reports to determine the impact this use will have on the Borough's water and sewer system capacity.
  4. The proposed use will require the applicant to meet the Borough's stormwater ordinance, including volume reductions, infiltration requirements and solids removal. Additionally, it may necessary to upgrade and/or relocate the existing storm sewer piping on the property and document adequate capacity of the downstream discharge location.
  5. It is not clear, looking at the submitted Site Plan, whether the applicant is subdividing the proposed office buildings. The applicant should provide testimony regarding any proposed subdivision(s). If any subdivision is proposed, the applicant will need to submit a subdivision plan. Legal descriptions for all proposed lots shall be submitted for review and approval prior to the signing of final plats.
  6. The Board should condition any use variance approval upon the applicant receiving preliminary and final site plan approval.
  7. The site is located within the Haddonfield Historic District. The Board should condition any use variance approval upon review from the Historic Preservation Commission. A certificate of appropriateness, issued by the Planning Board, will be necessary.

8. The applicant must address their impact on the Borough's Council on Affordable Housing obligation. The proposed application should be reviewed by the Borough's COAH Planner for conformance.

#### IV. APPROVAL PROCESS

If the Board should grant final approval to this project, the following is applicable:

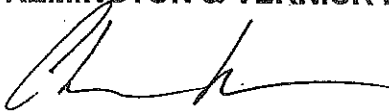
1. The applicant must comply with any and all conditions pursuant to the Board action. These conditions may include, but not be limited to, submission of preliminary and final site plan applications the required certificate of appropriateness issued by the Planning Board and any necessary outside agency approvals.
2. The applicant must contact the Haddonfield Zoning Board office to settle any outstanding review escrow accounts prior to the issuance of future zoning permits.

When plans and/or other documents are resubmitted, they are to be accompanied with a point by point response to all underlined items.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

**REMINGTON & VERNICK ENGINEERS, INC.**



Christopher Brown, P.P.



Charles J. Chelotti, P.E.

CJC/CB/mcb

cc: Health Resources of New Jersey, LLC; Haddonfield Monthly Meeting of the Religious Society of Friends; Richard Borglund, R.A.; John Pettit, P.E., P.P., C.M.E.; David Shropshire, P.E., P.P.; Richard Hluchan, Esq.; William Lundgren, Esq.; Sharon McCullough, Administrator; Steven Walko, Community Development Director/Zoning Officer