



BOROUGH OF HADDONFIELD ZONING SCHEDULE

ZONE R-2 - RESIDENTIAL

ITEM	REQ'D PER ZONE R-2	EXISTING	PROPOSED	ORDINANCE
LOT REQUIREMENTS				
MIN. LOT AREA (SQ)	20,000	63,912	63,912	§135-27.D
MIN. LOT FRONTAGE (FT)	125	253	253	§135-27.D
MIN. LOT WIDTH (FT)	125	253	253	§135-27.D
MIN. LOT DEPTH (FT)	150	116*	116*	§135-27.D
BUILDING SETBACKS & HEIGHT				
MIN. FRONT YARD (FT)	40	37*	37**	§135-27.D
MIN. SIDE YARD (FT)	18	>18	19**	§135-27.D
MIN. REAR YARD (FT)	60	N/A	N/A	§135-27.D
MAX. BLDG. HEIGHT (FT)	2.5 ST / 35	2-STORY	2-STORY / 35	§135-27.D
MAX. BUILDING COVERAGE (%)	15	5.03	29.8**	§135-27.D
MAX. IMPERVIOUS COVERAGE (%)	25	27.4*	47.9**	§135-27.D
PARKING				
MIN. STANDARD SPACE SIZE (FT)		9 x 18	9 x 18	§135-86.C
MIN. NUMBER OF SPACES FOR OFFICE (1 PER 400 SF)		12 (4800 SF)		§135-86.B(2)
MIN. NUMBER OF SPACES FOR ASSISTED LIVING (0.5 PER UNIT)		26 (47 UNITS)		RS3 - TABLE 4
MIN. NUMBER OF SPACES FOR 3 BEDROOM DWELLING (COTTAGE)		2		
TOTAL NUMBER OF SPACES REQUIRED		40	40	

* DENOTES EXISTING NON-CONFORMANCE
 ** DENOTES PROPOSED NON-CONFORMANCE

GENERAL NOTES

- APPLICANT OWNER:
 HEALTH RESOURCES OF NEW JERSEY, LLC
 1 EAST MAIN STREET
 MOORESTOWN, NEW JERSEY 08057
- EXISTING CONDITIONS TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY 65 HADDON AVENUE, LOT 3 BLOCK 11, PLATE 5, BOROUGH OF HADDONFIELD, CAMDEN COUNTY, NEW JERSEY", BY JTS ENGINEERS AND LAND SURVEYORS, INC., DATED MAY 5, 2028.
- APPLICANT SEEKS USE VARIANCE APPROVAL TO ALLOW A FORTY-SEVEN (47) UNIT ASSISTED LIVING COMPLEX. APPLICANT ALSO SEEKS SITE PLAN APPROVAL TO PERMIT CONSTRUCTION OF THE COMPLEX AND ASSOCIATED SITE IMPROVEMENTS. NO ADDITIONS TO THE BUILDING ON SITE ARE PROPOSED.
- NO CHANGES ARE PROPOSED TO EXISTING SITE UTILITIES.
- ACCORDING TO THE NDEP I-MAP WEB TOOL, THERE ARE NO EXISTING WETLANDS ON OR NEIGHBORING THIS SITE.
- ELEVATION DATUM IS CHERRY HILL VERTICAL NGVD 1929.
- REQUIRED OUTSIDE AGENCY APPROVALS:
 A. CAMDEN COUNTY PLANNING BOARD
 B. CAMDEN COUNTY SOIL CONSERVATION DISTRICT
- VARIANCES ARE REQUESTED FROM:
 A. MINIMUM FRONT YARD SETBACK: 40 FT REQUIRED, 37 FT EXISTING AND PROPOSED
 B. MINIMUM LOT DEPTH: 150 FT REQUIRED, 116 FT EXISTING
 C. MINIMUM SIDE YARD SETBACK: 18 FT REQUIRED, 19 FT PROPOSED
 D. MAXIMUM BUILDING COVERAGE: 15% REQUIRED, 29.8% PROPOSED
 E. MAXIMUM IMPERVIOUS COVERAGE: 25% ALLOWED, 27.4% EXISTING, 47.9% PROPOSED

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REVISIONS		
NO.	DESCRIPTION	DATE

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 Engineers • Planners

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New Jersey Certificate of Authorization No. 24GA28131400

**MAJOR SITE PLAN FOR
 HEALTH RESOURCES OF HADDONFIELD
 BLOCK 11, LOT 3, PLATE 5
 BOROUGH OF HADDONFIELD
 CAMDEN COUNTY
 NEW JERSEY**

USE VARIANCE PLAN

DESIGNED BY: JOHN M. PETTIT, P.E., P.L.L.C.
 DRAWN BY: []
 CHECKED BY: []
 SCALE: 1" = 30'

JOB NO.: 1123-1
 DATE: 8/1/2024
 SHEET: 1 OF 1

