

APPLICATION

PLANNING BOARD
BOROUGH OF RIVERTON
505A HOWARD STREET
RIVERTON, NJ 08077
TELEPHONE: (856) 829-0120

RECEIVED

JUL 29 2021

BORO OF RIVERTON

This application, with supporting documentation, must be filed with the Secretary of the Planning Board at the above referenced address, for a review and determination as to completeness **prior** to a hearing date being set or an applicant advertising for, or mailing notices regarding a hearing date. Hearing dates are only set by the Board Secretary and/or Chairman.

This Section to be completed by Planning Board Staff Only

Date File (Received): 7/30/2021 Application No.: V-05-2021
Application Fee: \$ 100- Date of Check: 7/29 Check No.: 466
Escrow Deposit: \$ 700- Date of Check: 7/29 Check No.: 467
Review for Completeness Completed: 8/13/21 Hearing Date Set For: 9/28/2021

TO BE COMPLETED BY THE APPLICANT

1. SUBJECT PROPERTY:

Location (Street Address): 708 Thomas Ave

Tax Map: Block 1203 Lot(s) 1

Dimensions: Frontage 85.98' (Thomas Ave.) & 150.00' (Midway Ave.) Depth 150.00' (Thomas Ave. to Lot 6) & 85.98' (Midway Ave. to Lot 2) Total Area 12,897.0 SF

Zoning District (See Zoning Map): R-8

2. APPLICANT INFORMATION:

Name: Richard Crane

Address 708 Thomas Ave., Riverton, NJ 08077

Telephone Number(s): DAY 856-366-5322 EVENING 856-366-5322

Applicant is a (please check one): Corporation ____ Partnership ____ Sole Proprietor ____
Resident __X__

3. DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% or more of the stock in a corporation that is an applicant, or 10% or greater interest in a partnership that is an applicant, must be disclosed. In accordance with N.J.S. 40:55D-48.2, that disclosure requirement applies to any stockholder in a corporation that is the applicant, or partner in a partnership that is an applicant, who owns or holds 10% or more of its stock, or 10% or greater interest in the partnership, until the names and addresses of the non-corporate stockholders and individual partners, at or exceeding the 10% ownership criterion, have been listed. [Attach pages as necessary to fully comply with the following information requested for each individual.]

Name: ____n/a____ Percentage of Interest Held: ____%

Address: _____
(Street) (City) (State) (Zip Code)

4. OWNER IF DIFFERENT FROM THE APPLICANT ☒ Check here if same

If the owner of the property is someone different from the Applicant, then please complete the following:

Owner's Name: _____

Address: _____
(Street) (City) (State) (Zip Code)

Telephone Number: DAY (____) _____ EVENING: (____) _____

5. PROPERTY INFORMATION

Restrictions, covenants, easements, association by-laws, either existing or proposed on the property:

[] YES (Attach copies) [X] NO [] PROPOSED (Attach Description)

NOTE: All deed restrictions, covenants, easements, association by-laws, either existing or proposed, must be submitted for review, and must be written in easily understandable English in order to be approved.

Present use of the premises: Single family home

6. APPLICANT'S EXPERTS/REPRESENTATIVES:

Applicant's Attorney Thomas H. Ehrhardt, Esq.

Address 524 Main St., Riverton, NJ 08077

Telephone Number (856) 786-1886 Fax Number (856) 786-1889 Email tehrhardt@thelclaw.com

Applicant's Engineer Federici & Akin, P.A.

Address 307 Greentree Rd., Sewell, NJ 08080

Telephone Number (856) 589-1400 Fax Number (856) 582-7976

Applicant's Planning Consultant _____
(Name)

Address _____
(Street) (City) (State) (Zip Code)

Telephone Number (____) _____ Fax Number (____) _____

Applicant's Traffic Engineer _____
(Name)

Address _____
(Street) (City) (State) (Zip Code)

Telephone Number (____) _____ Fax Number (____) _____

7. OTHER EXPERTS

List any other expert who will submit a report or who will testify for the Applicant: (Attach additional sheets, as may be necessary, with the following information):

Name _____ Field of Expertise _____

Address _____
(Street) (City) (State) (Zip Code)

Telephone Number (____) _____ Fax Number (____) _____

8. **RELIEF BEING REQUESTED**

The applicant is requesting the following relief from the Planning Board; (List as many forms of relief that are applicable):

SUBDIVISION:

- ☐ Major Subdivision Approval
- ☐ Subdivision Approval (Preliminary)
- Number of Lots to be created _____
- ☐ Minor Subdivision Approval
- ☐ Subdivision Approval (Final)
- Number of proposed dwelling units _____

SITE PLAN:

- ☐ Major Site Plan Approval
- ☐ Preliminary Site Plan Approval (phases- if applicable) _____
- ☐ Final Site Plan Approval (phases- if applicable) _____
- ☐ Amendment of Revision to an Approved Site Plan (Area to be disturbed-square feet)

Total number of proposed dwelling units _____

- ☐ Request for Waiver from Site Plan Review and Approval

Reason for request: _____

- ☐ Informal Review of _____

- ☐ Appeal decision of an Administrative Officer (N.J.S.A. 40:55D-70a); Describe nature of appeal:

- ☐ Map or Ordinance Interpretation of Special Question (N.J.S.A. 40:55D-70b); Description:

- ☒ Variance Relief – “Hardship” (N.J.S.A. 40:55d-70c(1)); Provide Reasons:

Applicant seeks relief from Ordinance 114-8, restricting a pool from intruding beyond the front building line; and Ordinance 128-58C, restricting a fence from placement beyond the front foundation line of the main house structure. With property location as corner lot and beneath electric service cable running over backyard, applicant was limited in placement of pool and safety regulations require fence which could not fit within bulk regulations.

[X] Variance Relief – “Substantial Benefit” (N.J.S.A. 40:55D-70c(2); Provide Reasons:

Same relief as above. In the alternative, the property and the installed pool are within the character of the zone, promote safety as the pool is away from the power line and fenced in, a desirable visual environment in the pool itself which lines up with the home and garage, and proposed plantings; and detriments are minimal as the pool and fence encroach only toward the right of way and not the line of another property owner, would be screened by the plantings, and thus the benefits outweigh detriments.

[] Variance Relief – “Use” (N.J.S. 40:55d-70d); Provide Reasons:

[] Conditional Use Approval (N.J.S. 40:55D-67). Site applicable section of the Riverton Land Use Ordinance: _____

[] Direct issuance of a permit for a structure in a bed of mapped street, public drainage way, or flood control basin (N.J.S. 40:55D-34). Describe: _____

[] Direct issuance of a permit for a lot lacking street frontage (N.J.S.A. 40:55D-35) Blk ____ Lot ____

Reason for request: _____

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

Waivers Requested of Development Standards and/or Submission Requirements (attach additional pages as needed): _____

9. SUBMISSION REQUIREMENTS

Attach a copy of the Notice to appear in the official newspaper of the Borough of Riverton (*Burlington County Times*) – see **Form #2**, and the Notice to be mailed to the owners of all real property, as shown on the current tax duplicate, located within 200 feet in all directions of the property which is the subject of this application- see **Form #1**. **NOTE:** Both notices must specify the sections of the Ordinance from which relief is sought, if applicable. Attach a Certification from the Riverton Tax Collector that all taxes on the subject property have been paid up to date- see **Form #4**. Also, attach hereto (or provide at least five days prior to the hearing date) an Affidavit of Service- see **Form #3**. **The publication and the service on the affected owners must be accomplished at least ten (10) days prior to the date scheduled for the hearing. Only an official notice from the Secretary of the Planning Board shall be relied on as to the scheduled hearing date.**

Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises, *if applicable*: (attach pages as needed)

The applicant applied for permits to install a fenced-in in-ground pool, which were granted. Much effort and consideration were given to aesthetics, safety and placement; for example, the PES&G electric service line traverses over much of the rear yard, preventing installation deeper into the yard; thus, the applicant sought to place the pool safely away from the service and in line with the house. At time of installation, in response to a suggestion by the contractor to widen the pool deck, the applicant agreed and proceeded. However, this departed from submitted and approved plan, in which the deck and pool were rear of the Midway Avenue front yard building line and the fence forward of same. As constructed, the widened deck extends beyond the front yard building line, the pool remains rear of the line and the fence was is further forward than depicted in the approved plan, at a height and placement intended to minimize visual impacts given the contour of the land. This caused a variance as to the fence's placement, and possibly also the pool (because of the deck's protrusion), requiring this application to request relief after the fact. Applicant apologizes for this error and notes that he already would have proceeded with seeding and planting to improve the yard's appearance, but did not wish to disturb the site further before pursuing approvals. If approved, plantings would be in the nature of tall shrubs, e.g. arborvitaes, which would provide a tall and attractive natural screen.

Please check each of the following that are applicable to this application:

☒ Check here if NONE

☐ Is a public water line available? ☐ Is public sanitary sewer available?

☐ Does the applicant propose a well and septic system?

☐ Have any proposed new lots been reviewed by the Tax Assessor to determine appropriate lot & block numbers? ☐ YES ☐ NO

☐ Are any off-tract improvements required or proposed? Explain: _____

☐ Is the subdivision to be filed by Deed or Plat? Deed: _____ Plat: _____

☐ What form of security does the applicant propose to provide as performance and maintenance guarantees? Explain: _____

☐ Other approvals which may be required, and the dates that plans were submitted:

<u>AGENCY OR PERMIT</u>	<u>DECISION</u>		<u>DATE PLANS SUBMITTED</u>
Burlington County Health Department	<input type="checkbox"/> YES	<input type="checkbox"/> NO	_____
Burlington County Planning Board	<input type="checkbox"/> YES	<input type="checkbox"/> NO	_____
Burlington County Soil Conservation	<input type="checkbox"/> YES	<input type="checkbox"/> NO	_____
NJ Department of Environmental Protection	<input type="checkbox"/> YES	<input type="checkbox"/> NO	_____
PSE&G	<input type="checkbox"/> YES	<input type="checkbox"/> NO	pending
Other _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	_____

Check nature of approvals needed:

- ☐ Sewer extension permit;
☐ Sanitary Sewer Connection Permit;
☐ Stream Encroachment Permit;
☐ Wetlands Permit; ☐ Tidal Wetlands Permit;
☐ Potable Water Construction Permit;

☒ List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing): Permitted plans of proposed pool and accessory construction including fence and planting; as-built plans of actual construction (current conditions for which relief is requested); photos of property.


10. CERTIFICATIONS

APPLICANT

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 as indicated in a resolution of the corporation which must be attached hereto. If the applicant is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this

23rd day of July, 2021


Thomas H. Ehrhardt, Esq.
Attorney at Law, State of New Jersey


SIGNATURE OF APPLICANT- Richard Crane

OWNER (IF DIFFERENT FROM APPLICANT) ☒ Check here if not applicable

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(s). (If the owner is a corporation, this must be signed by an authorized corporate officer as indicated in a corporate resolution which must be attached hereto. If the owner is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this

_____ day of _____, 20____

NOTARY PUBLIC

SIGNATURE OF OWNER

ACKNOWLEDGEMENT OF ESCROW

I understand that the sum of \$700 (2 variances) has been deposited in an escrow account specifically maintained by the Borough of Riverton for applications before the Planning Board. I have read and understand Riverton Borough Chapter 128, as amended, governing the required fees, escrow deposits and procedures regarding this application. I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials, and publication of the decision of the Board with regard to the application. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days. I ALSO UNDERSTAND, ACKNOWLEDGE AND AGREE THAT ANY DECISION MADE REGARDING MY APPLICATION SHALL BE SUBJECT TO THE PAYMENT OF ALL ESCROWS DUE AND OWING UPON A FINAL DETERMINATION OF THIS APPLICATION, AND THAT A FAILURE TO PAY ALL ESCROW SUMS DUE WILL RESULT IN LEGAL ACTION BEING TAKEN AGAINST ME, INCLUDING LIENS AGAINST ANY PROPERTY THAT I MAY OWN (IF PERMISSABLE), AND THAT I WILL BE FURTHER RESPONSIBLE FOR THE PAYMENT OF ALL LEGAL FEES OR OTHER COSTS OF COLLECTION INCURRED BY THE BOROUGH OF RIVERTON ASSOCIATED WITH THE BOROUGH'S EFFORTS TO OBTAIN ALL SUCH AMOUNTS OWED BY ME.

Date: 07/23/2021


Signature of Applicant- Richard Crane

Sworn to and subscribed before me this

23rd day of July, 2021



Thomas H. Ehrhardt, Esq.
Attorney at Law, State of New Jersey

PLEASE TAKE NOTICE that Richard Crane has filed an application with the Planning Board of the Borough of Riverton for the following development, appeal, or form of relief:

- from Ordinance 114-8, restricting a pool (previously installed) from intruding beyond the front building line; and
- Ordinance 128-58C, restricting a fence (previously installed) from placement beyond the front foundation line of the main house structure;
- Together with such other variances, design waivers and other relief as may be required

On the premises at 708 Thomas Ave in the Borough of Riverton, also known as Block 1203, Lot 1 on the tax maps of the Borough.

This notice is being sent to you because you are a property owner within 200 feet of the property that is the subject of the application, or a utility or governmental authority to whom the Planning Board requires notice. A public hearing has been set for this application on August 24, 2021 at 7:00 PM.

Join Zoom Meeting:

<https://zoom.us/j/99667220214?pwd=eGMyc1NCM0tMTWRUajB6b29Dak9ZUT09>

Meeting ID: 996 6722 0214

Passcode: 813512

Dial in:

+1 646 558 8656 US (New York)

Meeting ID: 996 6722 0214

Passcode: 813512

The application, maps and supporting documents are on file in the Office of the Planning Board Secretary at Borough Hall, 505A Howard Street Riverton, NJ 08077 (856) 829-0120. They can be inspected online the Borough website www.riverton-nj.com.

Under the guidance of the Governor's Executive Order 107, the Division of Local Government Services of New Jersey has strongly encouraged all municipalities to conduct public meetings with communications equipment to avoid a public gathering. N.J.S.A 10:4-8(b) authorizes local units to conduct public meetings through use of streaming services and other online meeting platforms. No one except the Board Secretary and the Board Solicitor shall be present at the Borough Hall.

Thomas H. Ehrhardt, LLC
By: Thomas H. Ehrhardt, Esq.
Counsel for Applicant

TAX PAYMENT CERTIFICATION

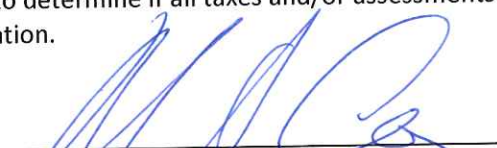
Pursuant to the New Jersey State Law, Chapter 174 or 1987, N.J.S. 40:55D-39c and N.J.S. 40:55D-65-h, an applicant may be required to furnish proof that no taxes or assessments for local improvements are due or delinquent on the property for which any relief is being sought through the Planning Board. An applicant must complete Section I of this form and request the Riverton Tax Office to Complete Section II, which verifies that no taxes or assessments are due. When completed, the applicant should attach this form to the application that is to be submitted to the Planning Board.

SECTION I (To be Completed by Applicant):

I Richard Crane, residing at 708 Thomas Ave., Riverton, NJ 08077, am making an application for the following relief before the Planning Board of the Borough of Riverton: relief from Ordinance 114-8, restricting a pool from intruding beyond the front building line; and Ordinance 128-58C, restricting a fence from placement beyond the front foundation line of the main house structure, regarding property known as Block 1203, Lot(s) 1 on the Tax Maps of the Borough of Riverton, located at: 708 Thomas Ave., Riverton, NJ 08077, whose owners of record are myself, Richard Crane and my wife, Camille Crane, who reside at the property.

. I request the Tax Collector of the Borough of Riverton to determine if all taxes and/or assessments are paid on the property that is the subject of my application.

DATE OF REQUEST: 7-23-2021

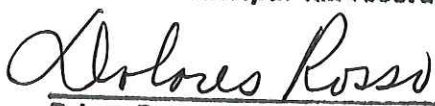

(Applicant's signature)- Richard Crane

SECTION II (To be completed by Tax Collector)

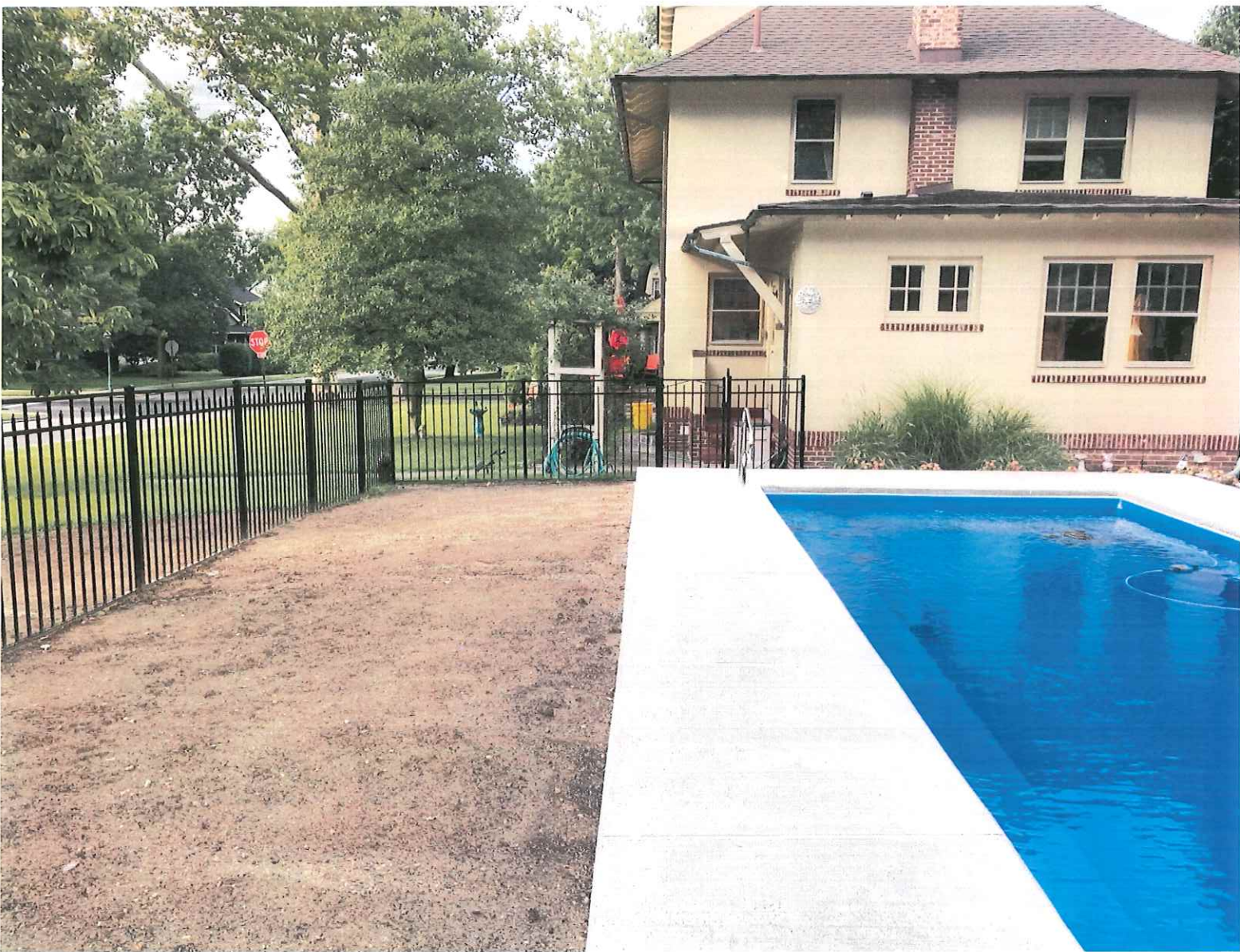
I certify that : ☒ All taxes are paid up to date on the above referenced property
[] All assessments due have been paid
[] The following are delinquent and past due: _____

Date: 7/30/21

{Affix Stamp Here & Sign}

I verify that this information accurately reflects municipal tax records.

Dolores Rosso, CTC
Tax Collector, Riverton Borough
County of Burlington

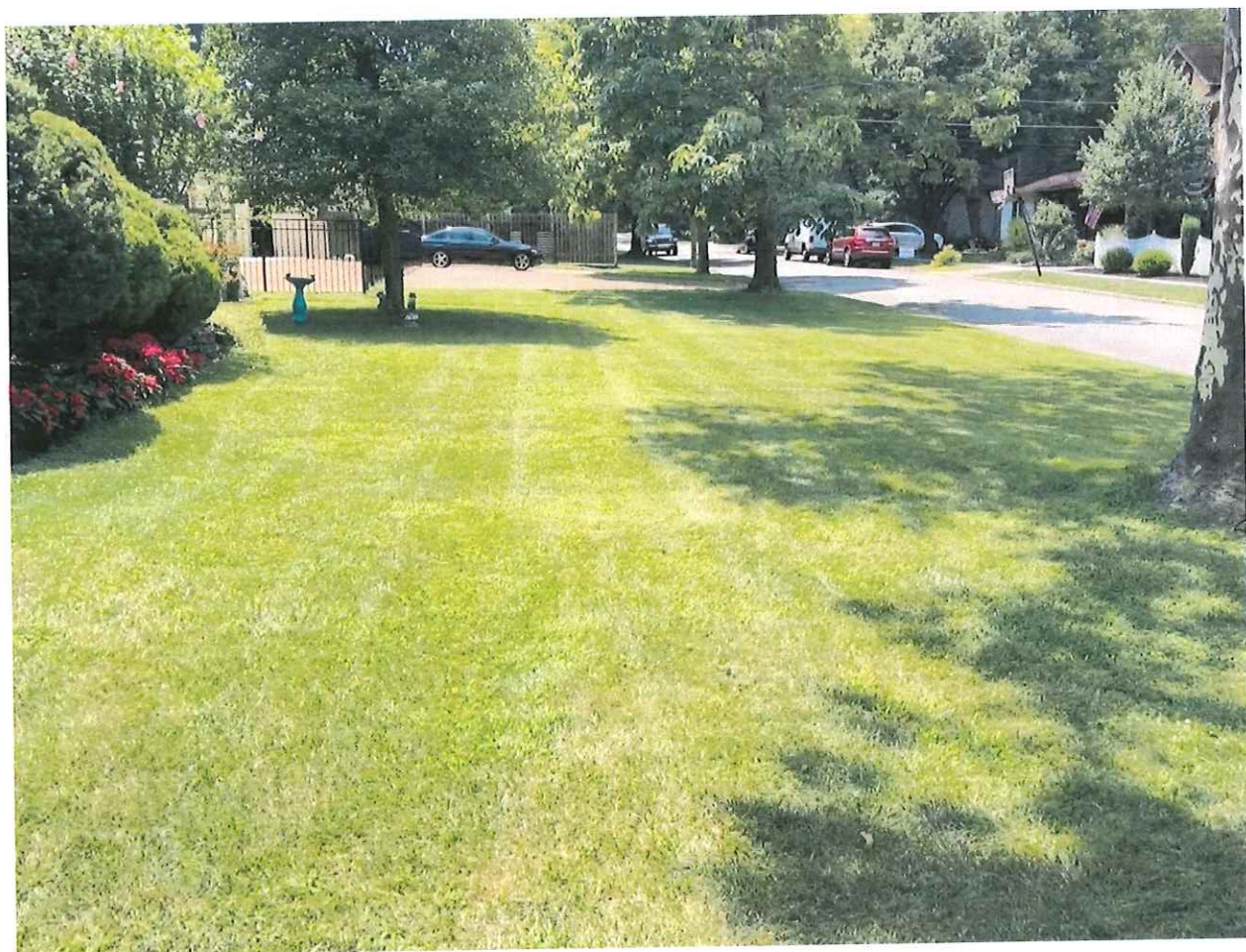




View along pool deck facing Thomas Ave.



View of service line over portion of yard
adjacent to Lot 2



View along front building line from Thomas Ave.



THOMAS H. EHRHARDT, LLC

ATTORNEYS AT LAW

Thomas H. Ehrhardt*
*Also Member NY Bar

July 23, 2021

VIA HAND DELIVERY

Borough of Riverton Planning Board
Attn: Ms. Michelle Hack, RMC, Board Secretary
505 A Howard St.
Riverton, NJ 08077

**Re: Application for Variance
Block 1203, Lot 1, 708 Thomas Ave., Riverton**

Dear Michelle:

This office represents Richard Crane, the applicant on the above-referenced Application and property. Enclosed please find an original plus sixteen (16) copies of the following:

- Borough of Riverton- Planning Board Application for Variances, signed and notarized;
- Pool Grading Plan and As-Built Plan of Property by Federici & Akin, P.A. Consulting Engineers, James A. Spratt, P.E.
- Photographs of Property

together with the Applicant's two (2) checks for payment of the Application fee (\$100.00) and Escrow (\$700.00).

Thank you for your attention to this matter. If you have any questions, please do not hesitate to contact me.

Very truly yours,



THOMAS H. EHRHARDT

THE:em

Enclosures

Cc: Client
Federici & Akin, P.A.

W:\1-Clients\THELLC\Cra003.201\Corr\Riverton-PB-App.tm.docx July 23, 2021

OFFICE: 524 Main Street, Riverton, NJ 08077
PHONE: 856-786-1886 FAX: 856-786-1889
E-MAIL: tehrhardt@thellclaw.com WEB: www.thellclaw.com

7-30-2024

Dear Ms. Hack:

As of 2:00 PM this afternoon, I have not as yet received the as-built survey of my pool project from Federici & Akin PA Consulting Engineers.

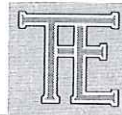
I anticipate receiving the survey no later than Monday, August 2.

I will deliver it to town hall and ask that it be included with my variance application.

Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Neil A. Chan". The signature is fluid and cursive, with a long horizontal stroke at the end.



THOMAS H. EHRHARDT, LLC

ATTORNEYS AT LAW

Thomas H. Ehrhardt*
*Also Member NY Bar

August 11, 2021

VIA HAND DELIVERY

Borough of Riverton Planning Board
Attn: Ms. Michelle Hack, RMC, Board Secretary
505 A Howard St. .
Riverton, NJ 08077

RECEIVED
AUG 12 2021
BORO OF RIVERTON

Re: Application for Variance
Block 1203, Lot 1, 708 Thomas Ave., Riverton

Dear Michelle:

This office represents Richard Crane, the applicant on the above-referenced Application and property. Enclosed in connection with the above-referenced application, please find seventeen (17) of the following:

- Application for Permit to construct pool on premises (17 copies)
- Initial Plans (17 originals)
- Borough notification of variance from ordinance and requirement to file application (17 copies)
- As-Built Plans (17 originals)

Please advise at your earliest opportunity regarding completeness and whether the Application can be heard on the August agenda (I would need to send notices and publish immediately to be timely).

Thank you for your attention to this matter. If you have any questions, please do not hesitate to contact me.

Very truly yours,

THOMAS H. EHRHARDT

THE:em

Enclosures

Cc: Client

Federici & Akin, P.A.

W:\1-Clients.THE\LLC\Cra003.201\Corr\Riverton-supp docs to PB-App-trn.docx August 11, 2021

OFFICE: 524 Main Street, Riverton, NJ 08077
PHONE: 856-786-1886 FAX: 856-786-1889
E-MAIL: tehrhardt@thellclaw.com WEB: www.thellclaw.com

Date Rec'd: 2/9/21 Due Date: _____ (For Boro Use Only)

BOROUGH OF RIVERON
505A Howard Street
Riverton, NJ 08077 856-829-9559 x 5

RECEIVED
AUG 12 2021
BORO OF RIVERTON

ZONING PERMIT #: _____

"Per 40:55D-18, the Administrative Officer shall issue or deny a zoning permit within 10 Business Days"

Applicant RICK CRANE (RICHARD CRANE) PHONE# 856-366-5322

Applicant Address 708 THOMAS AVENUE
Address for permit to be issued
(If different from the applicant)

E-Mail Address: RC1ZME02@GMAIL.COM

BLOCK 1203 LOT 1 ZONE _____

☐ Commercial ☒ Residential

Type of work:

☐ Addition ☐ Deck/Patio ☒ Fence ☒ In Ground Pool ☐ Above Ground Pool
☐ Fit Out ☐ Single Family Home ☐ Shed ☐ Accessory Use ☐ Other
☐ Change of Occupant Previous Occupant BACKYARD New Occupant INSTALL INGROUND FIBERGLASS POOL
☐ Change of Use Previous Use POOL New Use + POOL CODE FENCE

☐ Sign: ☒ New ☐ Replacement ☐ Temporary ☐ Banner

Submit two (2) copies of your survey/plot plan which shall show the layout of the property with existing and proposed improvements and setbacks

*****SIGNS MUST INCLUDE A COLOR RENDITION AND DIMENSIONS WITH APPLICATION*****

Description of work and use: INSTALL 12'6" X 32'11" Fiberglass Inground Pool. 3' WALK DECK ALL SIDES.
NO DIVE. 410 SQ. FT. ADDITIONAL POOL PATIO AREA. 54" ALUMINUM POOL CODE FENCE.
Estimated Cost of Work at Market Value: 28720.00

Has the property received prior approval from the Planning Board?

☒ NO ☐ YES Resolution # _____ Approval date _____

I certify that the above described building will be built in accordance with the specifications and plans submitted with this application and that all information is correct.

OWNER/AGENT SIGNATURE REQUIRED

PRINT NAME

Date

BOROUGH USE ONLY BELOW THIS LINE

APPROVED ☒

DENIED ☐

Permit Fee: _____ Check # _____

Remarks/Conditions:

Construction Review YES
ARC Review _____

POOL MEETS ZONING REQ - THIS APPROVED PERMIT
MUST ACCOMPANY THE REQ UCC PERMIT FOR
POOL CODES

NOTE: If work is not started within 90 days, this permit is void.

Prior to issuance of Zoning Permit, the applicant must have any and all real property taxes for property owned by the applicant in Riverton Borough current as of the date that the Zoning Permit application is filed. Applicant is advised to obtain necessary permits from the Construction Official prior to construction.

ZONING OFFICER

DATE

Thomas H. Ehrhardt, Esq.

From: Richard Crane <rcizme02@gmail.com>
Sent: Wednesday, July 14, 2021 9:40 AM
To: tehrhardt@thellclaw.com
Subject: Fwd: FW: Pool Installation at 708 Thomas Ave.

----- Forwarded message -----

From: **Richard Crane** <rcizme02@gmail.com>
Date: Wed, Jul 14, 2021 at 8:11 AM
Subject: Re: FW: Pool Installation at 708 Thomas Ave.
To: Pete Clifford <pclifford@riverton-nj.com>
Cc: tehrhardt@thellc.law.com <tehrhardt@thellc.law.com>

Mr. Clifford:

I do intend to request a variance from the Board for my pool.

I have hired Thomas H. Ehrhardt Esq. to handle the appeal.

Mr. Ehrhardt will be filling the paperwork for the appeal.

Thank you .

Richard S. Crane

On Wed, Jul 7, 2021 at 7:39 PM Pete Clifford <pclifford@riverton-nj.com> wrote:

Good Evening Mr. Crane,

Here is an excerpt email (below) on the pool and pool fence not being permitted in the front yard area. In our conversation this evening you indicated at the advice of your pool company you moved the pool decking and fence past the foundation of your home and violating your permit and the Borough ordinances. You will need to make application to the Planning Board to allow the pool decking and fence to remain as you have installed them.

Please make application within 30 days to the Board so further enforcement by the Borough will be necessary.

You may contact me here via email or leave me a voicemail and I will return the message when I return to Borough Hall.

PROPOSED 54' HIGH ALUMINUM
POOL CODE FENCE, 75± L.F.
UTILITY POLE

NORTHWESTWARDLY
85.98'

LOT 6

PROPOSED LIMIT
OF DISTURBANCE
2,300± S.F.

PROPOSED POOL EQUIPMENT

LARGE TREE TO
BE REMOVED

PROPOSED POOL,
412 S.F.±
TOP ELEV.=33.40

PROPOSED CONC. PATIO,
410 S.F.±

PROPOSED RETAINING WALL 30 L.F.
TOP OF WALL ELEV.=33.50
BOTTOM OF WALL=32.50

OVERHEAD WIRES APPROX
11'± ABOVE GROUND
20'± TO WATERS EDGE

EXISTING BRICK PATIO & WALK
TO BE REMOVED AND RELOCATED
AROUND THE POOL BY OWNER.
APPROXIMATE 600± S.F.
(HATCHED AREA)

APPROXIMATE 436± S.F.
EXISTING BRICK PATIO TO REMAIN

LOT 2

SOUTHWESTWARDLY
150.00'

TWO STORY
FRAME
DWELLING
FF=34.1±

BLOCK 1203
LOT 1
12,897 SF±

NORTHEASTWARDLY
150.00'

PROPOSED 54'
HIGH ALUMINUM
POOL CODE FENCE
70± L.F.

SOUTHEASTWARDLY
85.98'

ZONE: R-8, RESIDENTIAL

EXISTING LOT AREA:	12,897.0 S.F.	
EXISTING IMPERVIOUS AREA	S.F.	%
HOUSE & PORCH	1,443	11.19%
GARAGE	282	2.19%
BRICK PATIO & WALK	1255	9.73%
A/C PAD & BRICK LANDING/WALK	282	2.19%
CONCRETE DRIVEWAY	139	1.08%
TOTAL	3,401	26.37%
PROPOSED IMPERVIOUS AREA	S.F.	%
POOL	412	3.19%
CONC. WALK/PATIO	410	3.18%
TOTAL	822	6.37%
	S.F.	%
TOTAL NEW IMPERVIOUS AREA	4,223	32.74%
	S.F.	%
TOTAL DISTURBANCE	2,300	17.83%

THE FIELD WORK FOR THIS SURVEY WAS PERFORMED ON 12/21/2020
ANY ALTERATIONS, ADDITIONS, ETC. DONE ON THE PROPERTY
AFTER THAT DATE WILL NOT BE SHOWN.

NOTES

- Only copies of the original of this plan bearing the licensed Engineer's embossed seal shall be considered valid copies.
- Do not scale from photo-copied prints of this plan.
- The property lines, easements, physical features etc. shown on this plot plan are based on a survey plan supplied by the owner. This office assumes no liability for errors found in the above information.
- Distances are shown in decimal feet.
- This plot plan does not show the location of any regulated wetlands, wetlands buffers, zoning, floodplains etc., that may exist on the site. It also does not show the location of any underground improvements, restrictions, easements or property line agreements not visible, unknown to the surveyor or that which a correct and current title report or survey of the property would disclose.
- No fill shall be placed so as to interrupt existing drainage patterns, or within 5 feet of any property line.
- All disturbed land within or adjacent to the work area, which is the result of the contractor's operation, shall be stabilized in accordance with the STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
- Stockpiling of material and debris within the right-of-way area shall not be permitted. The roadway shall be swept clean of all earth and debris at all times.
- Soil erosion and sediment control measures shall be provided and shall include silt fences at downslope perimeters of the disturbed area.
- The contractor shall verify that no existing underground structures are in the area of excavation prior to construction.
- The contractor shall not perform any grading that will direct any surface water towards the dwelling or trap any surface water near the dwelling.
- Vertical datum shown on the plot plan is based on NAVD 88.

THE BUILDER/CONTRACTOR SHALL OBTAIN ALL PERMITS AND APPROVALS
NECESSARY TO CONSTRUCT THE PROPOSED PROJECT.

APPLICANT:
RICK CRANE
708 THOMAS AVENUE
RIVERTON BOROUGH, NJ 08077

ELEVATION LEGEND (IF SHOWN)

- X 35.2 DENOTES EXISTING ELEVATION
35.2 DENOTES PROPOSED ELEVATION
→ DENOTES DIRECTION OF FLOW.
FF=35.2 DENOTES FINISH FLOOR ELEVATION
POOLS\DWG\CRANE

NOTE:
CONTRACTOR SHALL PERFORM ALL
GRADING SO NO SURFACE WATER IS
DIRECTED TOWARDS THE EXISTING HOUSE.

COMPUTER DRAWING # N:\LAND_PROJECTS\19059 PRI NIAGARA POOLS\DWG\CRANE

POOL GRADING PLAN

708 THOMAS AVENUE
LOT 1
BLOCK 1203

RIVERTON BOROUGH BURLINGTON COUNTY NEW JERSEY

JAMES A. SPRATT PROFESSIONAL ENGINEER N.J. LIC. NO. 33946

DATE 2/4/2021

FA

FEDERICI & AKIN, P.A.
CONSULTING ENGINEERS
307 Greentree Rd. Sewell New Jersey 856-589-1400

DATE REVISIONS ACTION

DATE 1/29/2021 SCALE 1" = 20' JOB NO. 19059 SHEET NO. 1 OF 1



Michelle M. Taylor, AICP, PP
Scott D. Taylor, AICP, PP, LLA, LEED AP

Steven F. Lennon, LLA, PP

Charles Morris, LLA

Corey S. Wilson, LLA

Holly M. Pasqua, Office Manager

Community Planning

Landscape Architecture

Municipal Consulting

Streetscape Design

Economic Development

Parks and Recreation

September 17, 2021

Ms. Michelle Hack, RMC, CMR, Board Secretary
Planning Board
Borough of Riverton
505A Howard Street
Riverton, New Jersey 08077

Re: Application Number: V-05-2021
Applicant/ Owner: Richard Crane
Block 1203 Lot 1
708 Thomas Avenue
Borough of Riverton, Burlington County, New Jersey
Bulk Variance
Planning Letter #1
TDG Project No. 2020-110.06P

Dear Mr. Chairman and Board Members,

Our office has received and reviewed the following submission items:

- **Application**, submitted by Richard Crane, dated July 23, 2021.
- **Pool As-Built Plan**, prepared by Federici & Akin, PA Consulting Engineers, consisting of 1 sheet, dated July 28, 2021.
- **Pool Grading Plan**, prepared by Federici & Akin, PA Consulting Engineers, consisting of 1 sheet, dated February 4, 2021.

Currently, we offer the following comments:

A. Site, Proposal, and Surrounding Area

1. The subject property is 12,897 SF, located at the intersection of Thomas Avenue and Midway Avenue. The home is within the Residential R8 District and the Historic Overlay District.
2. The applicant constructed an inground pool in the rear yard of the property, with 4.5' metal fence surrounding the pool, located in the Midway Avenue Front Yard.
3. The pool equipment is located behind the Wood Framed Garage, also surrounded by the same 4.5' metal fence. An existing wood fence is located on the rear and side lot lines, separating the property from the adjacent residential properties.
4. The surrounding land use is residential in both the R-8 and R-15 Districts. The neighbors to the north, east and west front Thomas Avenue in the R-8 district, and the property to the south fronts Linden Avenue, and is in the R-15 district.
5. Please see an aerial image of the site and surrounding area following page courtesy of Google 2021 ©.

WBE•SBE

Woman Business
Enterprise

Small Business
Enterprise

Taylor Design Group, Inc.
131 Hartford Road
Mount Laurel, NJ 08054

T. 856.810.3443

W. TDGplanning.com



B. Variances and Waivers

1. Per §114-8, a variance is required to allow the pool to be located nearer to the Midway Avenue street line than the established building line.
2. Per §129-58:D, fences shall not project beyond the side building line of the property main structure, on the street side of the corner property. A variance is required to permit the 4.5 feet high metal fence on Midway Avenue to project beyond the building.

R-8 Area & Bulk Regulations		Existing
Min. Lot Area	8,000 SF	12,897 SF
Min. Front Yard Thomas Avenue	25'	25'
Min. Front Yard Midway Avenue	25'	32'
Min. Side Yard	10'	25'
Min. Rear Yard	150' x 25% = 37.5'	72'
Min. Frontage	75'	85.98'
Max. Lot Coverage	35%	32.74%
Accessory Structures		
Accessory Building	3'	3'
§114 Pool Setback	10'	All ≥10'
<i>Pool</i>	<i>Not projecting past building</i>	<i>±1' past building (V)</i>
<i>Fence</i>	<i>Not projecting past building</i>	<i>±13' past building (V)</i>
<i>Existing (E) Variance (V) Waiver (W)</i>		



C. Comments

1. A bulk variance is required pursuant to N.J.S.A. 40:55D-70.c(2) to permit the fence and the pool to project beyond the established building line.

Under the "c(2)" criteria it is the burden of the applicant to show:

- The request relates to a specific piece of property.
- A purpose of Zoning put forth in the Municipal Land Use Law would be advanced by a deviation from the requirements of the ordinance.
- The variance can be granted without substantial detriment to the public good.
- The benefits of the deviation would substantially outweigh any detriment.
- The variance will not substantially impair the intent and purpose of the Master Plan and Zoning Ordinance.

1. The Applicant seeks a variance to permit a pool closer to Midway Avenue than the established building.
2. The Applicant also seeks a variance to permit a (4.5 feet) 54-inch-high metal fence in the front yard of Midway Avenue, projecting approximately 13 feet beyond the existing building line of the property main structure. As the board is aware fences are not permitted in the front yard. The presence of fences in the front yard is not a typical arrangement in the community.
3. Testimony should be provided regarding a compelling reason for a fence to be located within a front yard.
4. The Board may consider softening the appearance of the front yard fence with plant materials. This could range from a low hedge such as Compact Japanese Holly or Dense Yew, or if a higher planting is desired by the Board or Applicant, Schip Laurel could be used, with perhaps a perennial border in front for seasonal color.
5. If any proposed rear yard lighting of the pool is proposed, then testimony should be provided consistent with the ordinance (see §114-9). Lighting is required to be installed, maintained, and operated so that there are no nuisance impacts to adjoining properties.

If you have any questions or require additional information regarding this application, please do not hesitate to contact our office.

Respectfully submitted,
Taylor Design Group, Inc.



Michelle Taylor, AICP, PP
Board Planner

Ec: Charles D. Petrone, Esq., Board Attorney
G. Jeffrey Hanson, PE, CME Board Engineer
Richard Crane, Applicant
Thomas H. Ehrhardt, Esq., Applicant's Attorney, tehrhardt@thellclaw.com
James Spratt, Federici & Akin, PA, Applicant's Engineer, jspratt@federiciandakin.com



***BOROUGH OF RIVERTON
505A HOWARD STREET
RIVERTON, NJ 08077
(856)829-0120***

July 26th, 2021

Thomas Erhardt
524 Main Street
Riverton, NJ 08077

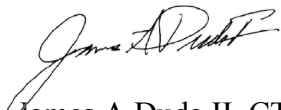
RE: Block: 1104 Lots: 6

Mr. Erhardt:

Pursuant to your request, I hereby certify that the enclosed is a list of property owners within 200 feet of the above property.

Other agencies (governmental, utilities, cable, etc) or municipalities may have to be notified. Contact the Riverton Planning & Board of Adjustments for further information.

Respectively Submitted,

A handwritten signature in black ink, appearing to read "James A. Duda II".

James A Duda II, CTA
Tax Assessor

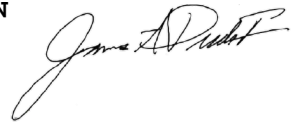
CC: Riverton Planning Board



PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
1104 1	700 MAIN ST	2	DANLEA, LLC 420 LINDEN AVE RIVERTON, NJ	08077
1104 2	702 MAIN ST	2	HARTERY, JASON & NICOLE 702 MAIN ST RIVERTON, NJ	08077
1104 3	702-1/2 MAIN ST	2	WISOTZKEY, MARYBETH 702-1/2 MAIN STREET RIVERTON, NJ	08077
1104 4	704 MAIN ST	2	BREECE, FRANK A & BRIDGETTE 704 MAIN ST RIVERTON, NJ	08077
1104 5	706 MAIN ST	2	KUPPER, ADRIENNE 706 MAIN ST RIVERTON, NJ	08077
1104 8	413 SEVENTH ST	2	MOORHOUSE, THOMAS E & PHYLLIS N 413 SEVENTH ST RIVERTON, NJ	08077
1104 9	411 SEVENTH ST	2	GERNER, JOHN & MAUREEN T 148 BLACK LAKE RUN BENSALEM, PA	19020
1104 10	409 SEVENTH ST	2	DOUGHERTY, PAUL 411 SEVENTH ST RIVERTON, NJ	08077
1104 11	407 SEVENTH ST	2	SAVILLE, PAUL W & HELEN 407 SEVENTH ST RIVERTON, NJ	08077
1104 12	405 SEVENTH ST	2	SHANAHAN, LLOYD T & LINDA E 405 SEVENTH ST RIVERTON, NJ	08077
1104 13	403 SEVENTH ST	2	GUNDERSEN, GODFREY K 403 7TH ST RIVERTON, NJ	08077
1104 14	401 SEVENTH ST	2	HERRON, MICHAEL & KISSLING A 401 SEVENTH ST RIVERTON, N J	08077
1104 15	402 MIDWAY	2	RICHARDSON, JAMES MICHAEL 402 MIDWAY AVE RIVERTON, NJ	08077
1104 16	400 MIDWAY	2	FRANK, JEFFREY A & DEBORAH 400 MIDWAY RIVERTON, N J	08077

TAXING DISTRICT 31 RIVERTON BORO

COUNTY 03 BURLINGTON



PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
1300 1	710 MAIN ST	2	JENDRZEJEWSKI, MARK J & KAREN J 710 MAIN ST RIVERTON, NJ	08077
1300 2	712 MAIN ST	2	RAMIREZ, DAVID R & KATHLEEN M 712 MAIN ST RIVERTON, NJ	08077
1300 3	712-1/2 MAIN ST	2	CUFFARI, PIERINA P 712 1/2 MAIN ST RIVERTON, NJ	08077
1300 4	714 MAIN ST	2	SHARAPOFF, MITCHELL 714 MAIN ST RIVERTON, N J	08077
1300 7	407 MIDWAY	2	HAYES, LINDA B & CONROY,FRANCE H 407 MIDWAY RIVERTON, NJ	08077
1300 8	405 MIDWAY	2	HAHLE, MARILYN R & KIRKLAND, D A 405 MIDWAY RIVERTON, NJ	08077
1300 9	403 MIDWAY	2	FARIS, SCOTT & KATIE 403 MIDWAY RIVERTON BORO, NJ	08077
1300 10	401 MIDWAY	2	GRAHN,BARRY S & KATHLEEN 401 MIDWAY RIVERTON NJ	08077
1401 2	708 CINNAMINSON ST	2	JOHNSON, DONNELL & TARA 708 CINNAMINSON ST RIVERTON, NJ	08077
1401 3	710 CINNAMINSON ST	2	VAZQUEZ, HERIBERTO 710 CINNAMINSON ST RIVERTON, NJ	08077
1401 4	712 CINNAMINSON ST	2	SMYTH, GLENN JR 201 HOWARD ST RIVERTON, NJ	08077
1401 5	716 CINNAMINSON ST	2	BROOKS,MICAH EL W &SPEZZANO, STACY L 716 CINNAMINSON ST RIVERTON, NJ	08077
1401 6	718 CINNAMINSON ST	2	PIOTROWSKI, ANN MARIE 718 CINNAMINSON ST RIVEROTN, NJ	08077
1401 7	713 MAIN ST	2	BANFER, JAMES R C/O WENDY BERRIER 13127 POPLAR TREE RD FAIRFAX, VA	22033

ADJACENT PROPERTY LISTING

APPLICANT: THOMAS ERHARDT

TAXING DISTRICT 31 RIVERTON BORO

COUNTY 03 BURLINGTON



PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
1401 8	715 MAIN ST	1	SENCINDIVER, MICHAEL & LAURA WAUSAT 717 MAIN ST RIVERTON, NJ 08077
1401 10	701 MAIN ST	2	LONG, WM F 701 MAIN ST RIVERTON, N J 08077
1401 11	703 MAIN ST	2	MERVINE RD & COLLINS PM 3408 STONER AVE READING PA 19606
1401 12	705-7 MAIN ST L13	2	BUCCHI, ALBERT J & LEEANA 705-707 MAIN ST RIVERTON, NJ 08077
1401 14	709 MAIN ST	2	TEICHER, WILLIAM J 709 MAIN ST RIVERTON, NJ 08077
1401 15	711 MAIN ST	2	WAGNER, EARL D & MARGARET P 711 MAIN ST RIVERTON, NJ 08077



**REQUEST FOR
PROPERTY OWNER WITHIN 200 FEET**

PAID

JUL 26 2021

BORO OF RIVERTON

OK
3707

DATE July 23, 2021_

I, Thomas H. Ehrhardt, Esq., attorney for applicant, HEREBY REQUEST A CERTIFIED

LIST OF PROPERTY OWNERS WITHIN 200 FEET OF

BLOCK 123, LOT (S) 1 QUAL _____

ALSO KNOWN AS 708 Main St., Riverton (STREET LOCATION)

<input checked="" type="checkbox"/>	I AM AWARE THAT THERE IS A NON-REFUNDABLE FEE OF \$10.00 FOR THE CERTIFIED LIST THAT MUST BE PAID AT THE TIME OF REQUEST
<input checked="" type="checkbox"/>	I AM AWARE THE TAX ASSESSOR MAY TAKE SEVEN (7) DAYS TO FULFILL THIS REQUEST
<input type="checkbox"/> n/a	IF THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE REQUESTING MUNICIPALITY, A MAP MUST BE PROVIDED OF THE SUBJECT

NOTIFY ME AT:

524 Main Street, Riverton, NJ 08077

PHONE: 856-786-1886 FAX: 856-786-1889

E-MAIL: tehrhardt@thellclaw.com

SIGNATURE



THOMAS H. EHRHARDT, LLC

ATTORNEYS AT LAW

Thomas H. Ehrhardt*
*Also Member NY Bar

July 23, 2021

VIA HAND DELIVERY

Borough of Riverton Planning Board
Attn: Ms. Michelle Hack, RMC, Board Secretary
505 A Howard St.
Riverton, NJ 08077

**Re: Application for Variances
Block 1203, Lot 1, 708 Thomas Ave., Riverton**

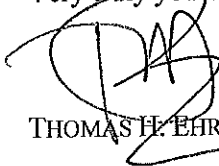
Dear Michelle:

Enclosed please find

- Request for 200-foot list
- My firm's check for \$10.00

Thank you for your attention to this matter. If you have any questions, please do not hesitate to contact me.

Very truly yours,



THOMAS H. EHRHARDT

THE:em
Enclosures
Cc: Client

W:\1-Clients.THE\LLC\Cra003.201\Corr\Riverton-PB-200 req-trn.docx July 23, 2021