

# APPLICATION

## PLANNING BOARD

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

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.

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### This Section to be completed by Planning Board Staff Only

Date File (Received): 1/28/2022 Application No.: V-02-2022  
Application Fee: \$ 100- Date of Check: 468 Check No.: 1/28  
Escrow Deposit: \$ 350- Date of Check: 469 Check No.: 1/28  
Review for Completeness Completed: \_\_\_\_\_ Hearing Date Set For: \_\_\_\_\_

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### TO BE COMPLETED BY THE APPLICANT

#### 1. SUBJECT PROPERTY:

Location (Street Address): 1 Fourth Street, Riverton, NJ

Tax Map: Block 701 Lot(s) 16

Dimensions: Frontage 83 feet Depth 152.45'-116.89' Total Area .23 acres

Zoning District (See Zoning Map): R 8

#### 2. APPLICANT INFORMATION:

Name: Matthew E Spataro and Laura M. Spataro

Address 1 Fourth Street, Riverton, NJ 08077

Telephone Number(s): DAY (609) 432-3909 EVENING ( ) \_\_\_\_\_

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: \_\_\_\_\_ NA \_\_\_\_\_ 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:

\_\_\_\_\_ NA \_\_\_\_\_

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: Residence

\_\_\_\_\_

**6. APPLICANT'S EXPERTS/REPRESENTATIVES:**

**Applicant's Attorney**    **Alan H. Ettenson**

\_\_\_\_\_  
(Name)

Address 123 N. Church Street, PO Box 237, Moorestown, NJ 08057

\_\_\_\_\_  
(Street)

\_\_\_\_\_  
(City)

\_\_\_\_\_  
(State)

\_\_\_\_\_  
(Zip Code)

Telephone Number ( 609 ) 417-3338

Fax Number ( 856 ) 235-1911

**Applicant's Engineer**    **Don Sapio; JTS Engineers & Land Surveyors**

Address 19 Stratford Ave., Stratford, NJ 08084

(

Telephone Number ( 856 ) 783-0055

Fax Number (    )

**Applicant's Architect** (Name) Michael Delellis of Vissi Architecture and Design

Address 601 Chapel Ave East, Cherry Hill, NJ 08034

Telephone Number ( 609 ) 320-1353

Fax Number (    )

**Applicant's Traffic Engineer**

\_\_\_\_\_  
NA

\_\_\_\_\_  
(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

☐ Minor Subdivision Approval

☐ Subdivision Approval (Preliminary)

☐ Subdivision Approval (Final)

Number of Lots to be created \_\_\_\_\_

Number of proposed dwelling units \_\_\_\_\_

### **SITE PLAN:**

☐ Major Site Plan Approval

☐ Minor 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:

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

The applicant is adding an addition to their house because of the needs of the family. The addition will slightly increase the impervious cover from the existing condition which is in excess of the coverage permitted by the ordinance and so a variance is needed. Although the increase is minimal, the applicant plans to install a dry well on the property and this will alleviate runoff. The addition of the dry well outweighs any detriment caused by the small increase in impervious cover.

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

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☐ 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: \_\_\_\_\_

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☐ Direct issuance of a permit for a lot lacking street frontage (N.J.S.A. 40:55D-35) Blk \_\_\_\_\_ Lot \_\_\_\_\_  
Reason for request: \_\_\_\_\_

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

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

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## 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 applicants seek to construct a 12' X 24' addition to the westerly side of their residence. The addition will slightly increase the impervious cover to the property and that applicant seeks a variance to the permissible impervious coverage allowed by the ordinance . The calculations are attached to this application.

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?

☐ NA Does the applicant propose a well and septic system?

☐ NA 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: \_NA\_

☐ NA 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	_____
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): \_\_\_\_\_



## 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

24 day of January, 2022

AMANDA MARROCCO  
COMMISSION # 2411432  
NOTARY PUBLIC-NEW JERSEY  
Comm Expires Aug. 15, 2026

NOTARY PUBLIC

Laura M Spataro  
Matthew E Spataro

SIGNATURE OF APPLICANT

**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 \_\_\_\_\_, 2022

NA

NOTARY PUBLIC

SIGNATURE OF OWNER

# ACKNOWLEDGEMENT OF ESCROW

I understand that the sum of \$ 350 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: Jan 28, 2022

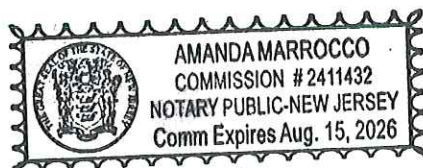
Matthew E Spataro Laura M Spataro  
Signature of Applicant

Sworn to and subscribed before me this

28th day of January, 2022

[Signature]

NOTARY PUBLIC



## CHECKLIST FOR SUBMISSION

Please call for Deadlines  
PUBLIC NOTICES DEPARTMENT  
Burlington County Times (NJ)  
215-949-4112  
Fax: 215-259-0603  
EMAIL: [legals@thebct.com](mailto:legals@thebct.com)

17 Copies of application and plan with the original being certified and notarized 20 days prior to hearing

200 Ft List Request form completed

Application Fee CHECK NUMBER 468

(check all that apply)

- ☒ \$100 Variance Application
- ☐ \$50 Change of Use for Non-Residential
- ☐ \$350 Site Plan Application
- ☐ \$200 Minor Subdivision
- ☐ \$500 Major Subdivision

Escrow Paid (amount) CHECK NUMBER 469

(check all that apply)

- ☒ \$350 PER Variance
- ☐ \$500 Minor Subdivision
- ☐ \$4,000 Major Subdivision
- ☐ \$1,000 floor area less than 1,000 sq. feet Site Plan
- ☐ \$3,000 floor area between 1,000 – 9,999 sq. feet Site Plan
- ☐ \$5,000 floor area 10,000 sq. feet and over Site Plan

Board Secretary confirm date for application hearing

Secretary  
Initials

Publication in Official Newspaper MUST BE DONE AT LEAST 10 DAYS

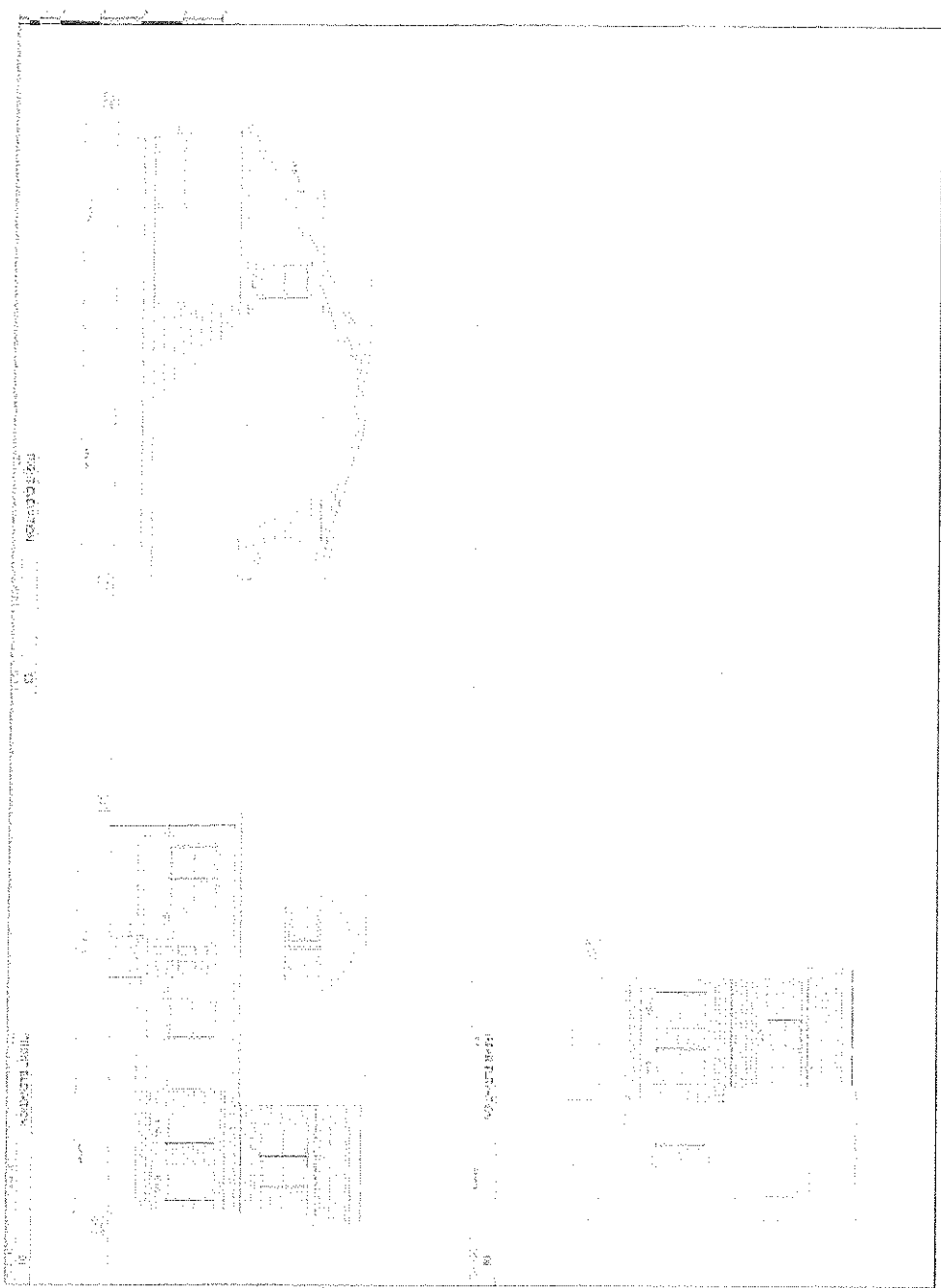
PRIOR TO HEARING DATE

Form 2

Public Notice to 200 foot list with Affidavit Form 3

Tax Certification Form 4

**48 HOURS PRIOR TO THE HEARING BRING FORMS 2, 3, 4 with all receipts, proof of mailing, and Affidavits.**



SP-3

RECEIVED  
FEDERAL BUREAU OF INVESTIGATION  
U.S. DEPARTMENT OF JUSTICE  
WASHINGTON, D.C. 20535

**Logan Lumis**  
FBI  
2025-2026

*Law Offices*  
**Taenzer & Ettenson**  
A Professional Corporation

Uri Hugo Taenzer  
Alan H. Ettenson

*Of Counsel*  
Joshua Friedman, Judge of Workers Compensation (Ret.)  
Kevin Aberant

123 N. Church Street  
PO Box 237  
Moorestown, NJ 08057

TELE: (856) 235-1234  
FAX: (856) 235-1911  
EMAIL: ettenson@tesalaw.com

January 28, 2022

**VIA HAND DELIVERY**

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

**Re: Matthew and Laura Spataro  
1 4<sup>th</sup> Street, Riverton, NJ  
Block 701, Lot 16**

Dear Ms. Hack:

Enclosed herein please find the following:

- 1) Application check in the sum of \$100
- 2) Escrow check in the sum of \$350
- 3) 17 copies of application and survey. (The building and lot coverage work sheet will follow )

My Client already has the list of property owners within 200 feet and the tax collector will be giving you the certification of current status.

Please advise if you need any further information and notify me when this matter can be heard so that I can publish and send notices.

Very truly yours,

TAENZER & ETTENSON  
A Professional Corporation

*Alan H. Ettenson*

ALAN H. ETTENSON

AHE/alm  
CC: Client  
Enclosures



BUILDING & LOT COVERAGE WORKSHEET

Please fill out the worksheet as completely as possible. Include any items being removed in the column so that the total square footage accurately reflect the work being done.

PROPOSED

Block: 701

Lot: 16

Zone: R8

Lot Size ( 1 acre = 43,560 square feet): 10,100

sq. ft

ITEM DESCRIPTION	EXISTING AREA (SQUARE FEET)	EXISTING AREA + PROPOSED (SQUARE FEET)	REMARKS (DIMENSIONS, COMMENTS)
1. BUILDING FOOT PRINT (house & attached garage)	1267	1555	include 12'x24' addition
2.DETACHED GARAGE	771	771	
3.OTHER ROOFED STRUCTURES (i.e. sheds, gasebos, covered porches/decks, etc.)	80	80	shed only; porch included with #1
4. OTHER ACCESSORY BUILDINGS (please specify)			
5. OTHER ACCESSORY BUILDINGS (please specify)			
6. DRIVEWAY (including stone)	1530	1530	
7. SIDEWALK	505	340	sidewalk around perimeter will be removed
8. PATIO			
9. DECKING (not roofed)			
10. POOL (including surrounding concrete deck)			
11. OTHER (please specify)			
BUILDING COVERAGE (ADD ITEMS 1 THROUGH 5)	S.F. 2118	S.F. 2406	* DIVIDE THE TOTAL SQUARE FOOT AREA BY THE LOT SIZE TO DETERMINE THE % OF COVERAGE
	%* 20	%* 23	
LOT COVERAGE (ADD ITEMS 1 THROUGH 11)	S.F. 4153	S.F. 4276	
	%* 41	%* 42	

TOTAL % BUILDING COVERAGE PERMITTED:

TOTAL % LOT COVERAGE PERMITTED:

Laura Spataro based on attached survey

Jan 28, 2022

PERSON COMPLETING WORKSHEET

DATE

## 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):

Matthew + Laura Spataro residing at 1 Fourth Street  
 (Name of Applicant-Print) (Street Address)  
Riverton NJ 08077 am making an application for the  
 (City) (State) (Zip Code)

following relief before the Planning Board of the Borough of Riverton: \_\_\_\_\_

Variance for lot coverage

regarding property known as Block 701, Lot(s) 16 on the Tax Maps of the Borough of Riverton, I located at: 1 Fourth Street, Riverton NJ 08077 whose owner of record is  
 (Street Address)  
Matthew + Laura Spataro who resides at 1 Fourth Street  
 (Print Name) (Street Address)

Riverton NJ 08077 I request the Tax Collector of the Borough  
 (City) (State) (Zip Code)

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: 1/12/2022

Laura Spataro  
 (Applicant's signature)

## 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: \_\_\_\_\_

***I verify that this information accurately reflects municipal tax records.***

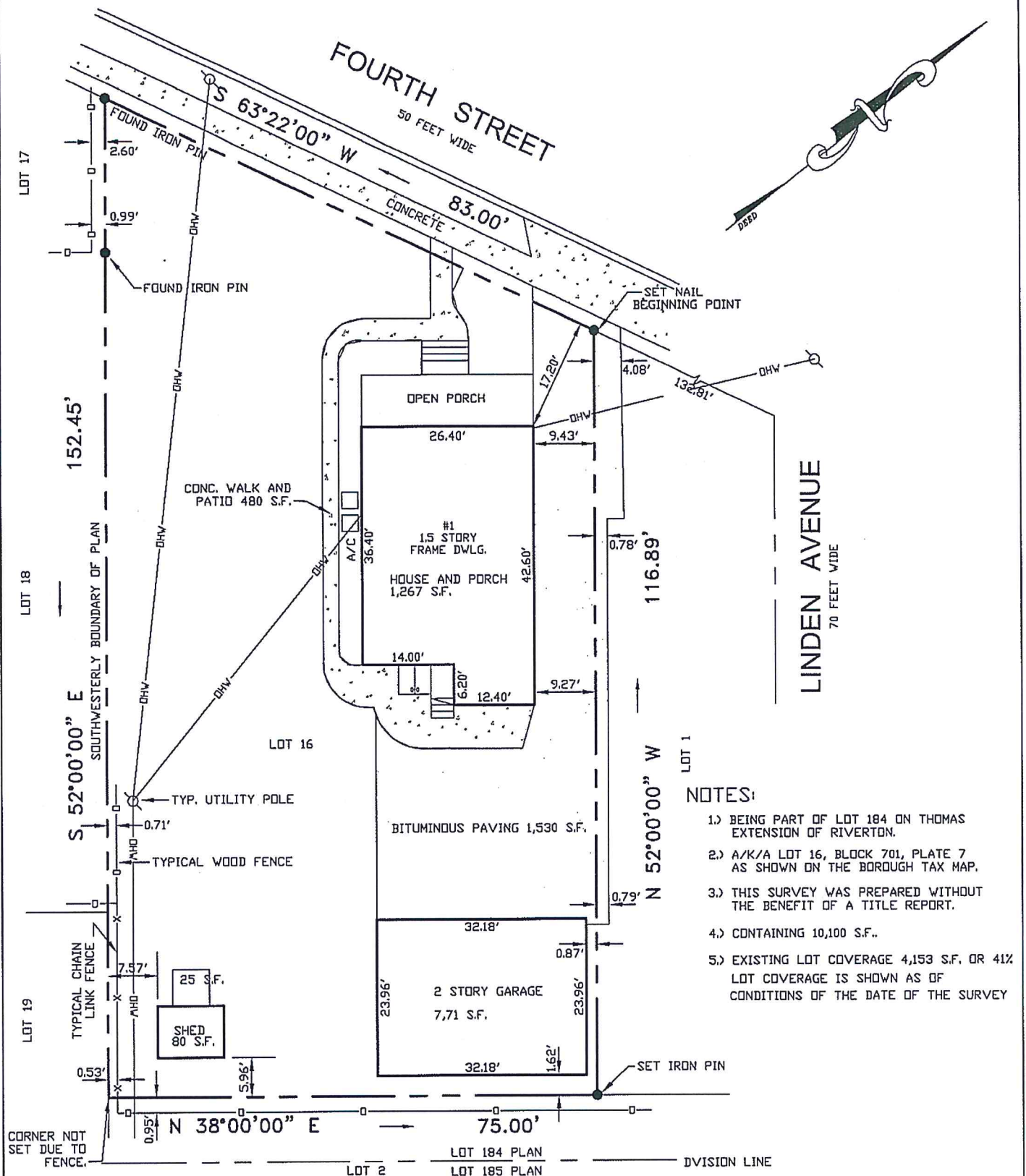
{Affix Stamp Here & Sign}

Date: 1/18/22

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





**CERTIFIED TO:**

FIFTH THIRD MORTGAGE COMPANY, ITS SUCCESSORS AND OR ASSIGNS AS THEIR INTEREST MAY APPEAR.

FIRST AMERICAN TITLE INSURANCE COMPANY AND INFINITY TITLE AGENCY, INC..

TO THE OWNER **MATTHEW E. SPATARD AND LAURA M. SPATARD**

TO THE INSURER OF TITLE RELYING HEREON, IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY IN ACCORDANCE WITH THE DESCRIPTION FURNISHED, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS NOT VISIBLE) AS AN INDUCEMENT FOR THE INSURER OF TITLE TO TO THE LANDS AND PREMISES SHOWN HEREON.

THIS RESPONSIBILITY LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY.

NOTE: PROPERTY CORNERS SET PER CONTRACTUAL AGREEMENT.

**PHILIP J SCHAEFFER**  
PROFESSIONAL LAND SURVEYOR

N. J. LIC. 34498

7-28-2013  
DATE

1	12-28-2022	LOT COVERAGE	
REV.	DATE	DESCRIPTION	INITIALS ENGINEER/SURVEYOR
<b>SURVEY OF PREMISES</b>			
<b>#1 FOURTH STREET</b>			
<b>LOT: 16 BLOCK: 701 PLATE: 7</b>			
<b>SITUATE:</b>			
<b>BOROUGH OF RIVERTON</b>			
<b>COUNTY OF BURLINGTON, NEW JERSEY</b>			
DATE: 7-27-2013	DRAWN BY: JS	SHEET No. 1 OF 1	
SCALE: 1" = 20'	CHECKED BY: JTS	PROJECT No. 13-555	
<b>JTS ENGINEERS AND LAND SURVEYORS, INC.</b>			
AUTHORIZATION CERT. #24GA28018700 EXP. 08/31/2022			
19 STRATFORD AVENUE STRATFORD, N.J. 08084			
(856) 783-0055			
jts@snip.net			

\\Computer\\maxell F\\Survey\\BURLINGTON\\RIVERTON\\701 LOT 16\\dwg\\1 FOURTH STREET (DON v1).dwg



Christopher J. Noll, PE, CME, PP  
*President & CEO*

Barbara J. Fegley, AICP, PP  
*Sec./Treas. & Sr. Vice President*

William H. Kirchner, PE, CME, N-2  
*Vice President*



Rakesh R. Darji, PE, PP, CME, CFM, Vice President  
Harry R. Fox, NICET III, CPSI  
G. Jeffrey Hanson, PE, CME  
Joseph R. Hirsh, PE, CME, CPWM  
C. Jeremy Noll, PE, CME, CPWM  
Joseph P. Orsino, Jr. CET  
Marc H. Selover, LSRP, PG  
Benjamin R. Weller, PE, CME, CPWM, S-3, C-3

February 15, 2022  
38132 00

Re: 1 Fourth Street  
**Bulk Variance**  
**Review #1**  
Block 701, Lot 16  
Riverton Borough  
Application #V-02-2022

Planning Board of the Borough of Riverton  
attn: Michelle Hack, Board Secretary  
Municipal Building  
505A Howard Street  
Riverton, NJ 08077

Dear Board Members:

We have received an Application for a Bulk Variance from Matthew and Laura Spataro for their property at 1 Fourth Street and offer the following for your consideration:

### **Applicant's Proposal**

The Applicant is seeking a bulk variance for impervious coverage for the construction of a 12 feet by 24 feet (288 SF) addition to the south side of their existing single-family dwelling. The property is situated within the R8 Zoning District. The lot is currently improved with a 1,267 SF single-family dwelling, 771 SF two-story garage, a 105 SF shed, bituminous driveway, concrete walk and rear concrete patio. The lot has a total area of 10,100 SF (0.232 Acres). The property is surrounded by similar residential properties on all sides.

The following information has been provided by the Applicant:

1. Borough of Riverton Planning Board Application, complete with associated forms, January 28, 2022.
2. Survey of Premises, prepared by JTS Engineers & Land Surveyors, dated July 27, 2013, which illustrates the approximate location of the improvements proposed with the Application.
3. Building and Lot Coverage Worksheet, prepared by Laura Spataro, dated January 28, 2022.
4. Illegible architectural renderings and floor plans.

### **Completeness Review**

Our office has reviewed the submitted materials for completeness and has no objection to the Board deeming the Application complete, provided that the information requested in this letter is provided to our office in advance of the Board hearing and/or covered by testimony provided by the Applicant at the Board Hearing.

### **Zoning Review**

1. Borough Code Section 128-20-G limits impervious coverage to a maximum of thirty five percent (35%) in the R8 Zone. Upon completion of the proposed improvements the impervious coverage of the lot will be 42.3%. A variance is required. It should be noted that the existing impervious coverage is 41.1% and that although the home addition is 288 SF, that approximately 165 SF of existing concrete walk along the side of the house will be removed in conjunction with construction of the addition, resulting in an overall net increase of 123 SF of impervious surface.
2. Regarding Comment No. 1: For "c" variances the applicant must demonstrate that the strict application of the zoning regulations to the property create a hardship or result in exceptional practical difficulties by reason of the exceptional shape of the property or the exceptional topographic conditions uniquely affecting the property.

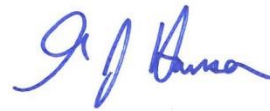
### **Miscellaneous Comments**

1. The markup of the existing survey does not provide the exact location of the proposed addition. The Applicant shall provide the distance from the front line of the house to the front line of the addition and verify the dimensions of the addition in order to confirm that no setback variances are required.
2. The copy of the architectural floor plan / rendering that was provided to our office is illegible. The Applicant's presentation should include a legible copy of the plan for the Board's reference. Additionally, the Applicant should provide testimony regarding the materials (i.e. wood, composite, etc.) and colors that are being used to construct the proposed addition.
3. No topographic information has been submitted in conjunction with the Application. The Applicant should be prepared to provide testimony regarding the drainage patterns of the property, as well as any anticipated impacts on adjacent properties or Borough right of way (i.e. roadway drainage) as a result of the proposed increase in impervious surface. It is noted that the Applicant has stated in their application that they will install a subsurface drainage system (i.e. drywell) to attenuate the roof runoff from the proposed addition. Details for the system should be provided to this office for review to ensure proper sizing, materials, etc.
4. All necessary permits for the proposed improvements shall be obtained through the Borough Construction Office prior to the start of any work on the project.

5. Section 128-40-C of the Borough Ordinance places any lot upon which there is located a building that was built prior to 1941 within the designation of the Borough Historical Area. As per Sections 128-41 through 128-45 of the Ordinance all building modifications proposed on properties with Historical Area designation are required to seek approval from the Borough Architectural Review Committee. The Applicant should provide testimony regarding when the existing dwelling was constructed to determine whether the lot is designated within the Historical Area.

If you have any questions, or require additional information, please do not hesitate to contact me.

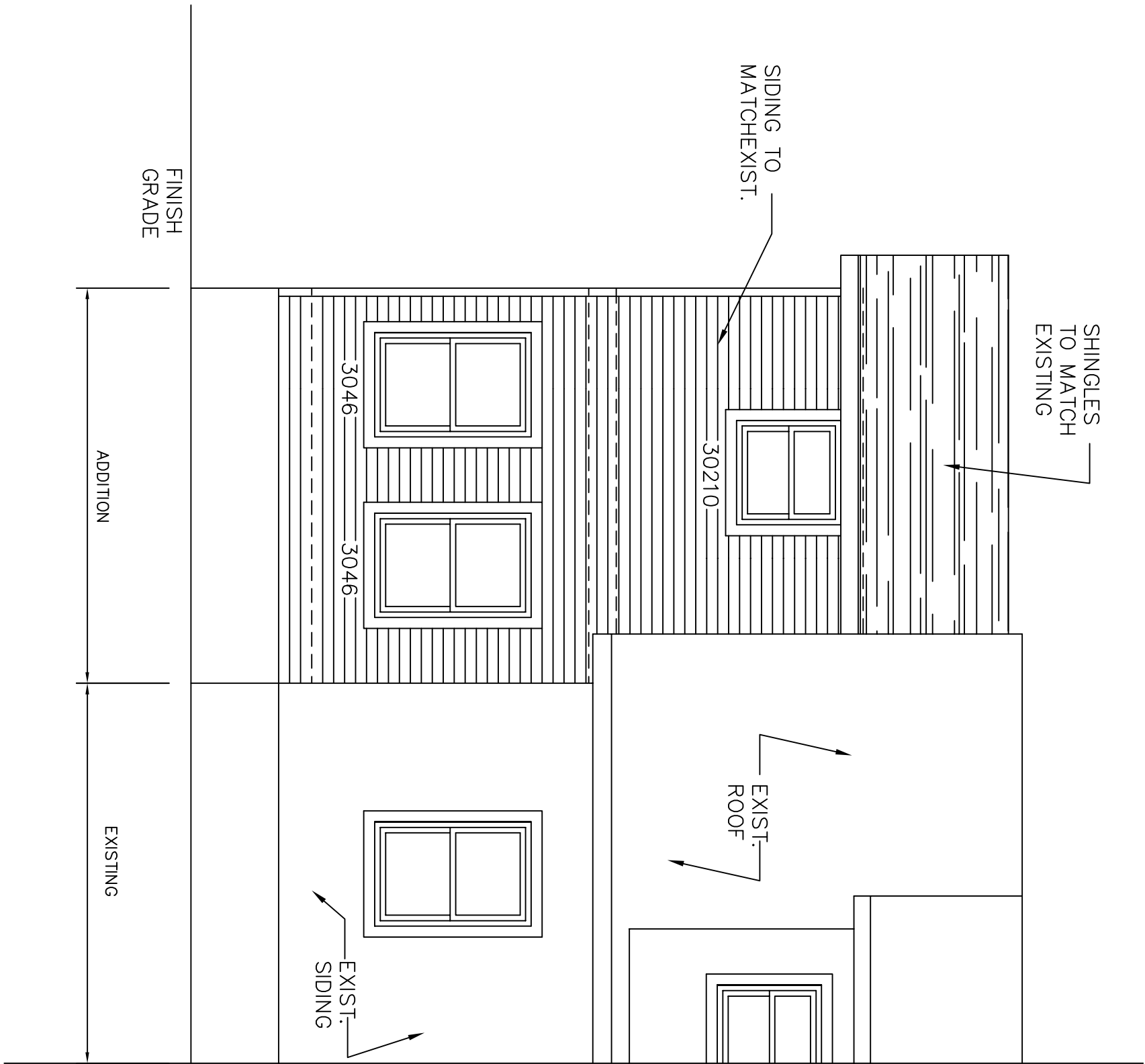
Sincerely,



G Jeffrey Hanson, PE, CME  
Planning Board Engineer

cc: Matthew & Laura Spataro, 1 Fourth Street, Riverton, NJ 08077  
Alan H. Ettenson, Esquire, Applicant's Attorney, 123 N. Church St., PO Box 237, Moorestown, NJ 08057  
Charles D. Petrone, Esquire, Board Solicitor  
Pete Clifford, Borough Zoning Officer

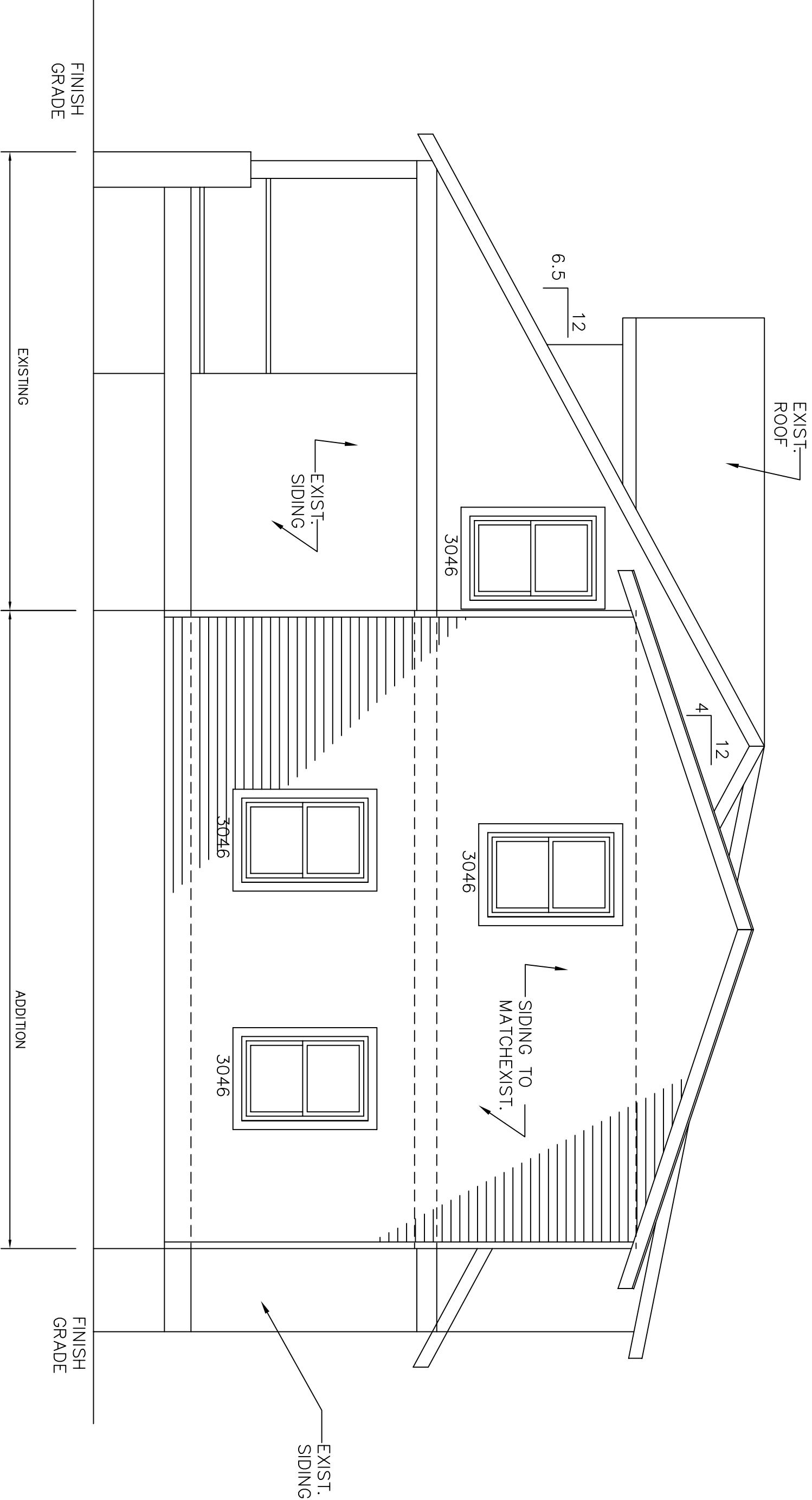
G:\38000 - Riverton\38132 - Review #1 – 02-15-22



REAR ELEVATION

REF.: 06

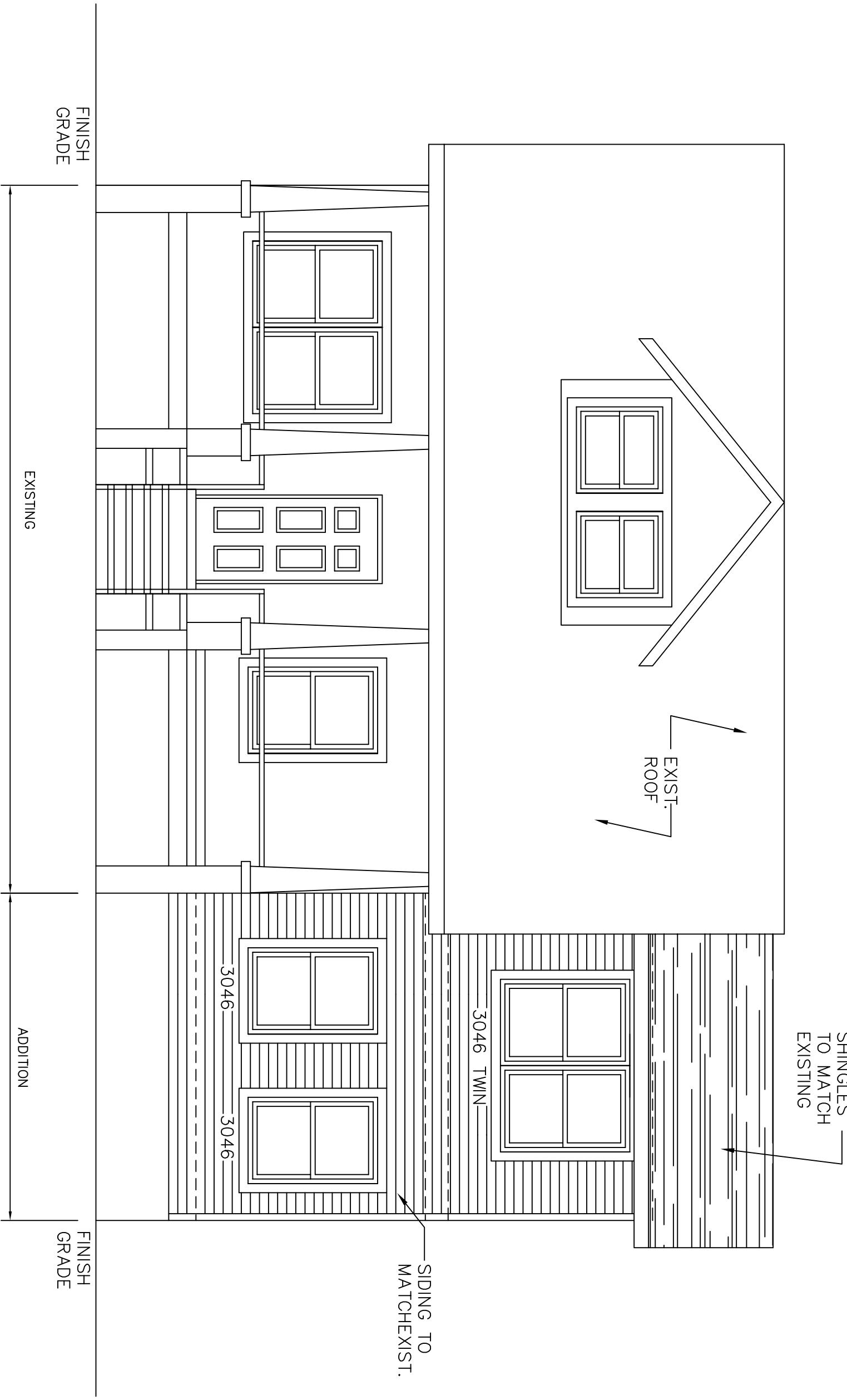
SOURCE: 1/4" = 1'-0"



RIGHT ELEVATION

REF.: 03

SOURCE: 1/4" = 1'-0"



FRONT ELEVATION

REF.: 01

SOURCE: 1/4" = 1'-0"

ADDITION FOR:  
**SPATARO RESIDENCE:**  
1 FOURTH STREET  
RIVERTON NJ  
BLOCK: 701 LOT: 16

DISTRIBUTION	DATE:
Review Issued	01/24/22
ARCH. PROJECT #	
DESIGNER	
MO.	DNL

CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND PROVIDE NECESSARY INFORMATION TO PROVIDING THE WORK. THE ARCHITECT OF ANY DISCREPANCIES.



**Ignarri Lummis**  
ARCHITECTS

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