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March 12, 2021

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

**Re: Application Number: V-01-2021**  
**Applicant/ Owner: Anthony & Heidi Iannuzzi**  
**Block 204 Lot 11**  
**110 Carriage House Lane**  
**Borough of Riverton, Burlington County, New Jersey**  
**Bulk Variances**  
**Planning Letter #1**  
**TDG Project No. 2020-110.03Z**

Dear Mr. Chairman and Board Members,

Our office has received and reviewed the following submission items:

- **Application**, prepared by Heidi L Iannuzzi., dated February 11, 2021.
- **Pool Grading Plan**, by Federici & Akin, PA Consulting Engineers, dated January 18, 2021.

Currently, we offer the following comments:

**A. Site, Proposal, and Surrounding Area**

1. The subject property is 15,632.8 SF in size and located on the southwest corner of the intersection of Carriage House Lane and Thomas Avenue. The home is within the Residential R8 District and the Historic Overlay District.
2. The applicant proposes to remove existing attached decks and brick paver patios; and erect a new covered deck, pool, and concrete and brick patio.
3. An existing four (4) feet high metal fence located between the front foundation line and Thomas Avenue is proposed to remain in the northeast portion of the yard along the shared property line with Lot 12 to the north.
4. The surrounding land use is residential in both the R-8 and R-15 Districts. The neighbor to the northwest fronts on Thomas Avenue, and the properties to the west along Carriage House Lane, include a flag lot with a 20 feet wide driveway and beyond another single-family dwelling.
5. Please see an aerial image of the site and surrounding area following page courtesy of Google 2021 ©.



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**B. Variances and Waivers**

1. Per §128-18, a variance is required from the 35% maximum permitted lot coverage to permit 44.33%.
2. Per §129-58:C fences are not permitted to be installed beyond the front foundation or beyond the front yard setback, whichever is greater. A variance is required to permit the existing unlawful fence to remain within the front yard on the Thomas Avenue side of the lot.

R-8 Area & Bulk Regulations		Proposed
Min. Lot Area	8,000 SF	15,632 SF
<i>Min. Front Yard Carriage House Ln</i>	<i>25'</i>	<i>4' (E)</i>
Min. Front Yard Thomas Ave	25'	67.6'
<i>Min. Side Yard</i>	<i>10'</i>	<i>2.9' (E) to 10'</i>
Min. Rear Yard	118.8' x 25% = 29.7'	41' to new covered deck
Min. Frontage	75'	>75'
<i>Max. Lot Coverage</i>	<i>35%</i>	<i>42.05% (E) 44.33% (V)</i>
Accessory Structures		
Accessory Building	3'	5' pool equipment
<i>Front Yard Fence (Thomas Ave.)</i>	<i>Not Permitted</i>	<i>2.6' to 3.5' (V)</i>
<i>§114 Pool Setback including enclosures and accessory buildings</i>	<i>10'</i>	<i>19.4' &amp; 23.9' pool 5' pool equipment (W)</i>
<i>Existing (E) Variance (V) Waiver (W)</i>		



3. Per §114-8, a waiver is required to permit the pool equipment cabinets to be located five (5) feet from the side lot line where the required setback is ten (10) feet.

**C. Comments**

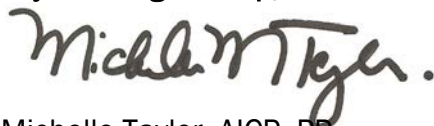
1. A bulk variance is required pursuant to N.J.S.A. 40:55D-70.c(2) to permit the impervious coverage to exceed what is permitted; and to permit a fence within the front yard.

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 from the lot coverage requirements, where 6,574 SF or 42.05% exists, and 6,390 SF or 44.33% is proposed.
  2. Two rain gardens totaling 168 SF in area are proposed to capture the rear roof drainage. A cross-section detail with vegetation should be provided.
  3. The Applicant also seeks a variance to permit a four (4) feet high metal picket fence in the front yard. 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.
  4. Testimony should be provided regarding a compelling reason for a fence to be located within a front yard.
  5. Testimony should be provided regarding the selection of the location of the pool equipment five (5) feet from the side property line and any potential impacts upon adjoining properties.
  6. 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  
Anthony & Heidi Iannuzzi, Applicant,  
Alan H. Ettenson, Esq.

