APPLICATION FOR VARIANCE

TO THE BOARD OF ADJUSTMENT:

An application is hereby made for a (hardship) (use) variance from the terms of Article(s) and Section(s) 395-19, A(2) of the Zoning Ordinance so as to permit ~~ENLARGEMENT OF THE EXISTING SINGLE FAMILY HOUSE AND ADDITION OF AN INGROUND~~ POOL.

DESCRIPTION OF PROPOSED STRUCTURE OR USE

PREMISES AFFECTED known as Block 147.05 Lot 5,
Street address: 132 KNIGHT AVE, Runnemede, New Jersey
Applicant: FRANCIS ACCARDO Address 132 KNIGHT AVE, RUNNEMEDE NJ 08078
Owner: FRANCIS ACCARDO Address 132 KNIGHT AVE, RUNNEMEDE NJ 08078
Lessee: _____ Address _____
Last previous occupancy RESIDENTIAL
Size of Lot 8,157 SQ FT Size of Building(s) (Present and/or Proposed):
At street level 65'-0" ft. Front 120'-0" ft. Deep
Percentage of lot occupied by building(s) 12.5 % Height of Building(s) 1 stories 21 ft.
Set back: Front property line 29.8 feet. From side (if corner lot) _____ feet
Zoning requirements frontage _____, side yards _____, set-back _____, rear yard 25'-0"
"Prevailing set-back" of adjoining buildings within one block _____ feet
Has there been any previous appeal involving these premises? Yes ____ No X
If yes, state character of appeal and date of disposition _____

Proposed Use:

~~ENLARGEMENT OF EXISTING SINGLE FAMILY RESIDENCE TO ALLOW FOR REAR HORIZ~~ONTAL ADDITION AND 2ND STORY VERTICAL ADDITION AND ATTACHED GARAGE ON SIDE OF HOME, ~~AND FRONT PORCH. AND ADDITION OF AN INGROUND~~ POOL.

SITE PLAN CHECKLIST

The following checklist is designed to assist applicants in preparing their site plan for board review. Applicants should check off each item to ensure that it is included on the plan. *ITEMS OMITTED MAY DELAY CONSIDERATION BY THE BOARD.*

UTILITY PLANS, LANDSCAPING PLAN, ARCHITECTURAL ELEVATIONS, ETC., MAY BE SHOWN ON SEPARATE SHEETS.

_____ Name and title of applicant, owner and person preparing map.

_____ Place for signature of chairman and secretary of planning/zoning board.

_____ Place for signature of Borough Engineer.

_____ Tax map lot and block numbers.

_____ Date, scale and "north" sign.

_____ Key map of the site with reference to surrounding areas and to existing street locations.

_____ Zone district in which property in questions falls, zone district of adjoining properties and all property within a 200 radius of the property in question.

_____ Names of owners of all contiguous land and adjacent property.

_____ Dimensions of lot, setbacks, front yard, side yards and real yard; size, kind and location of fences.

_____ Location dimensions and details of all signs and exterior lighting including type of standards, location, radius of lighting and intensity in footcandles.

_____ Method of solid waste disposal and storage.

_____ Existing and proposed spot elevations based upon the U.S. Coastal Geodetic datum at all building corners, all floor levels, center lines of abutting roads, top and bottom curbs, property corners, gutters and other pertinent locations.

_____ Existing and proposed contours of site at 2 foot intervals for areas less than 5 percent grade and 10 foot intervals above 5 percent grade.

_____ Location of all existing trees or tree masses, indicating general sizes and species of trees.

_____ Landscaping and buffering plan showing what will remain and what will be planted, indicating names of plans and trees and dimensions, approximate time of planting and method of planting (base rooted, ball and burlap).

_____ Any other pertinent information as may be required by the board.

APPLICATION
SUBDIVISION, SITE PLAN, SITE PLAN WAIVER, CONCEPT DESIGN

PLEASE FILE 15 COPIES OF THIS COMPLETED DOCUMENT 30 DAYS BEFORE THE REGULAR MEETING OF THE PLANNING BOARD.

Applicant's Name FRANCIS ACCARDO

Address 132 KNIGHT AVE, RUNNEMEDE NJ 08078 Phone # 856-534-7102

Applying For

___ Subdivision ___ Site Plan X Site Plan Waiver ___ Concept Design, located at 132 KNIGHT AVE

Runnemede, New Jersey Block 147.05 Lot 5 Plate ___ Location of Nearest Intersection

Does this constitute X new application ___ revision or resubmission of a prior application?

ATTACH A COPY OF ANY DEED RESTRICTIONS, COVENANTS OR EASEMENTS EFFECTING THIS PROPERTY

Owner's Name (if different than applicant) _____

Address _____ Phone# _____

Are you being represented by an attorney, real estate broker, or a land use professional? If so, please state:

Name _____

Address _____ Phone# _____

Interest of Applicant if other than the Owner

_____

STATEMENT OF LANDOWNER WHERE APPLICANT IS NOT THE OWNER:

I, FRANCIS ACCARDO owner of Lot(s) 147.05 in Block(s) 5 in the Borough of Runnemede, Camden County, New Jersey, hereby acknowledge that the application of VARIANCE for a subdivision/ site plan approval/site plan wavier/concept design of said Lot(s) is made with my complete understanding and permission and in accordance with an agreement for purchase or option agreement entered into between myself and the applicant herein stated.

_____
Signature of Landowner

BOROUGH OF RUNNEMEDE

ESCROW APPLICATION

Date of Application: 04 / 12 / 2022

Name of Project: _____

Address of Project: 132 KNIGHT AVE

City RUNNEMEDE, State NJ, Zip 08078

Name of Applicant: FRANCIS ACCARDO

Address of Applicant: 132 KNIGHT AVE

City RUNNEMEDE, State NJ, Zip 08078

Telephone Number: 856-534-7102 Fax Number: _____

Application Fee: $ _____ Cash / Check / Money Order (Circle)

Initial Deposit: $ _____ Cash / Check / Money Order (Circle)

Check# _____ Check Received By: _____
(Initial)

TAX ID # _____ W -9 Received By: _____
(Initial)

FOR OFFICE USE ONLY

Date Activated: _____ *Developer Name:* _____

Sub-Account Number: _____ *BLOCK:* _____ *LOT:* _____

Project Description: _____

Memo/Other Info: _____

Date Closed: _____ *Date of Check:* _____ *Check Number:* _____ *(Attach Copy of Check)*

Date Sent: _____ *(Attach Copy of Resolution)*

To Whom It May Concern:

Attached please find a copy of a W -9 Form. Any person or business making an application to the Planning/Zoning Board must complete this form.

Form 493-1

BOROUGH OF RUNNEMEDE
PLANNING BOARD
24 N. BLACK HORSE PIKE
RUNNEMEDE, NJ 08078

TAX AND ASSESSMENT PAYMENT REPORT

Section I (to be completed by the applicant)

Name of Applicant FRANCIS ACCARDO

Address 132 KNIGHT AVE, RUNNEMEDE NJ 08078

has made application to the Planning Board for Block 147.05 Lot 5 located at

_____

Whose record owner is FRANCIS ACCARDO

Owner's address 132 KNIGHT AVE, RUNNEMEDE NJ 08078

I request the Tax Collector to determine whether there are any delinquent taxes and/ or assessments due.

Date 04/12/2022 Applicant's Signature _____

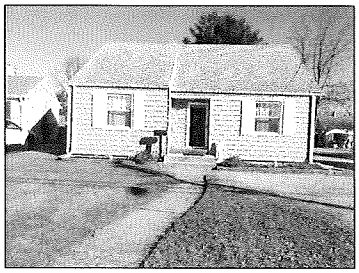
****

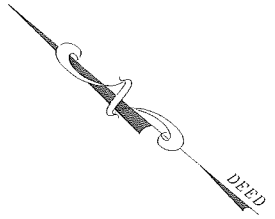
Section II (to be completed by the Tax Collector)

I find that:
(___) All taxes due have been paid.
(___) All assessments due have been paid.
(___) The following are delinquent and past due.

_____

Tax Collector





LOT 29
BLOCK 147.05
(TM)

LOT 28
BLOCK 147.05
(TM)

LOT 27
BLOCK 147.05
(TM)

R=1,330.45' L=70.95'

0.1'

Wood Fence

Wood Fence

Chain Link Fence

7.1'

2.1'

3.0'

Timber

Wooden Shed

10.0'

10.0'

5.9'

10.2'

5.9'
PROPOSED
POOL
472.3 S.F.

4.0'

10.0'

PROPOSED
CONCRETE BIB
141.4 S.F.

5.9'

52.9'

5.9'

N 48°35'36" E 120.00'

LOT 4
BLOCK 147.05
(TM)

Wood Fence

LOT 5
BLOCK 147.05
(TM)
8,157.0 S.F.

53.6'

LOT 6
BLOCK 147.05
(TM)

S 51°26'00" W 120.00'

PROPOSED
REAR
ADDITION
165.0 S.F.

16.50'

16.17'

16.17'

10.58'

13.0'

PROPOSED
SIDE GARAGE
ADDITION
224.0 S.F.

Wood Fence

0.5'

5.8'

AC

16.50'

EXISTING HOUSE
AS SURVEYED

12.7'

PROPOSED 2
STORY FRAME
DWELLING
NO. 132

EXISTING HOUSE
AS SURVEYED

PORTION OF
EXISTING HOUSE TO
REMAIN
887.1 S.F.

10.58'

18.2'

Electric
Meter

Gas Meter

EXISTING HOUSE
AS SURVEYED

19.33'

19.33'

13.33'

13.33'

Concrete
Driveway

2.08'

8.00'

32.67'

27.8'

5.7'

PROPOSED
FRONT PORCH
301.6 S.F.

Concrete Walk

21.8'

Guy

Concrete Walk

R=1,231.53' L=65.00'

Concrete Curb

P.O.B.
525.00' TO A POINT
OF CURVATURE
LEADING FROM
ARDMORE AVENUE

KNIGHT 50' ROW AVENUE

A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c.14 (C:45:8-36.3) and N.J.A.C. 13:40-5.1 (d).

This survey certified to:
Francis Accardo

This survey references:
Deed Book 9489 Page 1055

Notes:
Field Survey Performed on 12/13/2021
Subject to documents of record
Survey performed without the benefit of a complete title search and subject to municipal restrictions, easements of record and other facts that a title search may disclose.

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft.

I declare that this plan is based on actual field survey performed by *Lakeland Surveying, Inc.*, under my direct supervision, in accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferrable. Survey is valid only if print has original raised seal of the undersigned professional.

REVISED 03/18/22 BY CMB: PROPOSED ADDITIONS

REVISED 12/16/21 BY CMB: PROPOSED POOL

Lakeland Surveying
4 West Main Street | Rockaway | NJ
Ph: (973) 625-5670 | Fx: (973) 625-4121
www.LakelandSurveying.com
Certificate of Authorization #24GA28090000

PROJECT NUMBER
214582
REFERENCE NUMBER
-

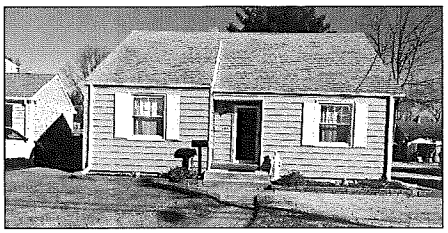
SCALE 1"=20' | DATE 12/15/21

FIELD: JD | DWN BY: JES | CHECKED: JSG

SURVEY OF PROPERTY

Tax Lot 5 - Block 147.05
132 Knight Avenue, Borough of Runnemde
Camden County, New Jersey

MARC J. CIFONE, Professional Land Surveyor N.J. Lic. No 24GS04132900
JEFFREY S. GRUNN, Professional Land Surveyor N.J. Lic. No 24GS04339900



DEED

LOT 29
BLOCK 147.05
(TM)

LOT 28
BLOCK 147.05
(TM)

LOT 27
BLOCK 147.05
(TM)

R=1,330.45' L=70.95'

0.1'

Wood Fence

Wood Fence

Chain Link Fence 7.1'

2.1'

3.0'

Timber

Wooden Shed

N 48°35'36" E 120.00'

50.8'

LOT 4
BLOCK 147.05
(TM)

Wood Fence

LOT 5
BLOCK 147.05
(TM)
8,157.0 S.F.

Wood Fence

LOT 6
BLOCK 147.05
(TM)

S 51°26'00" W 120.00'

Conc. Patio

13.0'

Concrete Walk

Wood Fence

0.5'

AC

12.7'

1 Story Frame Dwelling
No. 132

Conc. Porch

Electric Meter

Gas Meter

28.2'

5.7'

Conc. Porch

Block Wall

Block Wall

Concrete Driveway

Concrete Walk

29.8'

Concrete Walk

Guy

Concrete Walk

R=1,231.53' L=65.00'

Concrete Curb

P.O.B. 525.00' TO A POINT OF CURVATURE LEADING FROM ARDMORE AVENUE

KNIGHT 50' ROW AVENUE

A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c.14 (C:46:23A-3) and N.J.A.C. 13:40-5.1 (d).

This survey certified to:
Francis Accardo

This survey references:
Deed Book 9489 Page 1055

Notes:
Field Survey Performed on 12/13/2021
Subject to documents of record
Survey performed without the benefit of a complete title search and subject to municipal restrictions, easements of record and other facts that a title search may disclose.

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft.

I declare that this plan is based on actual field survey performed by *Lakeland Surveying, Inc.*, under my direct supervision, in accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferrable. Survey is valid only if print has original raised seal of the undersigned professional.

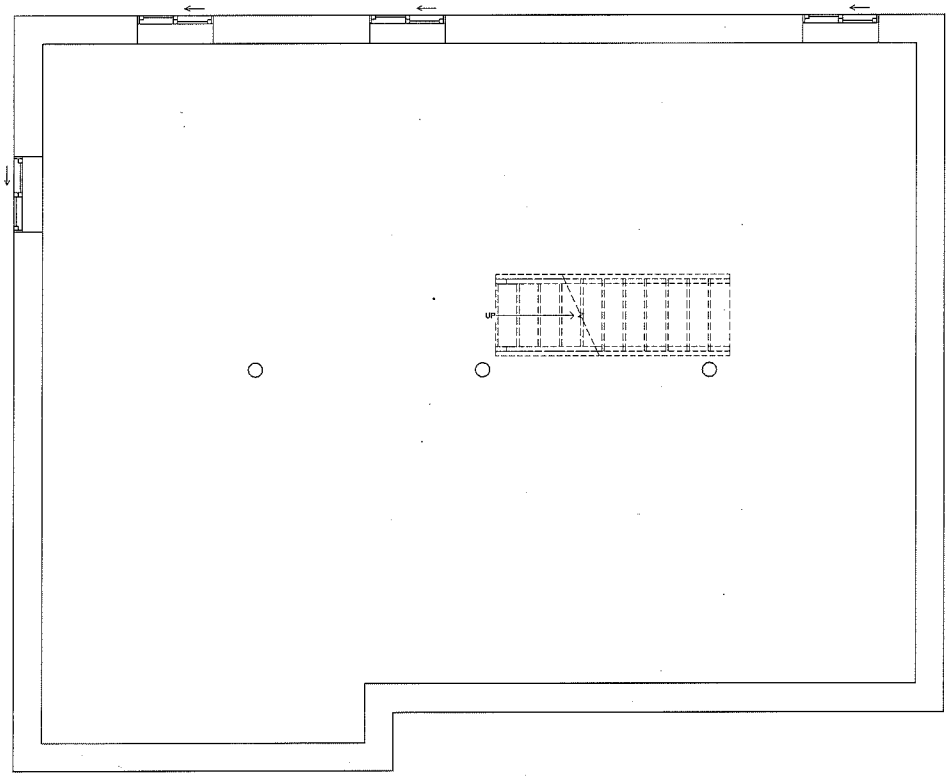
Lakeland Surveying
4 West Main Street | Rockaway | NJ
Ph: (973) 625-5670 | Fx: (973) 625-4121
www.LakelandSurveying.com
Certificate of Authorization #24GA28090000

PROJECT NUMBER		
214582		
REFERENCE NUMBER		
-		
SCALE 1"=20'	DATE 12/15/21	
FIELD: JD	DWN BY: JES	CHECKED: JSG

SURVEY OF PROPERTY

Tax Lot 5 - Block 147.05
132 Knight Avenue, Borough of Runnemde
Camden County, New Jersey

MARC J. CIPONE, Professional Land Surveyor N.J. Lic. No 24GS04132900
JEFFREY S. GRUNN, Professional Land Surveyor N.J. Lic. No 24GS04339900



1 CELLAR
1/2" = 1'-0"

WALL LEGEND

EXISTING

DEMOLITION

NEW

WALL TYPE
1/2" = 1'-0"

J Design and Consultants LLC

8101 Washington Lane Suite 220
Wyncote, PA 19095
Tel, (215) 999-4011

No.	Description	Date

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, OR FOR THE ACTS OR OMMISIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DESIGN DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN AND DRAWINGS ARE NOT TO BE SCALED.

STAMP AND SEAL

ACCARDO FAMILY

1332 KNIGHT AVE
RUNNEMEDE NJ 08078

CELLAR - EXISTING

Project number	132K
Date	12/01/2021
Drawn by	JW
Checked by	Checker

A-100

Scale 1/2" = 1'-0"

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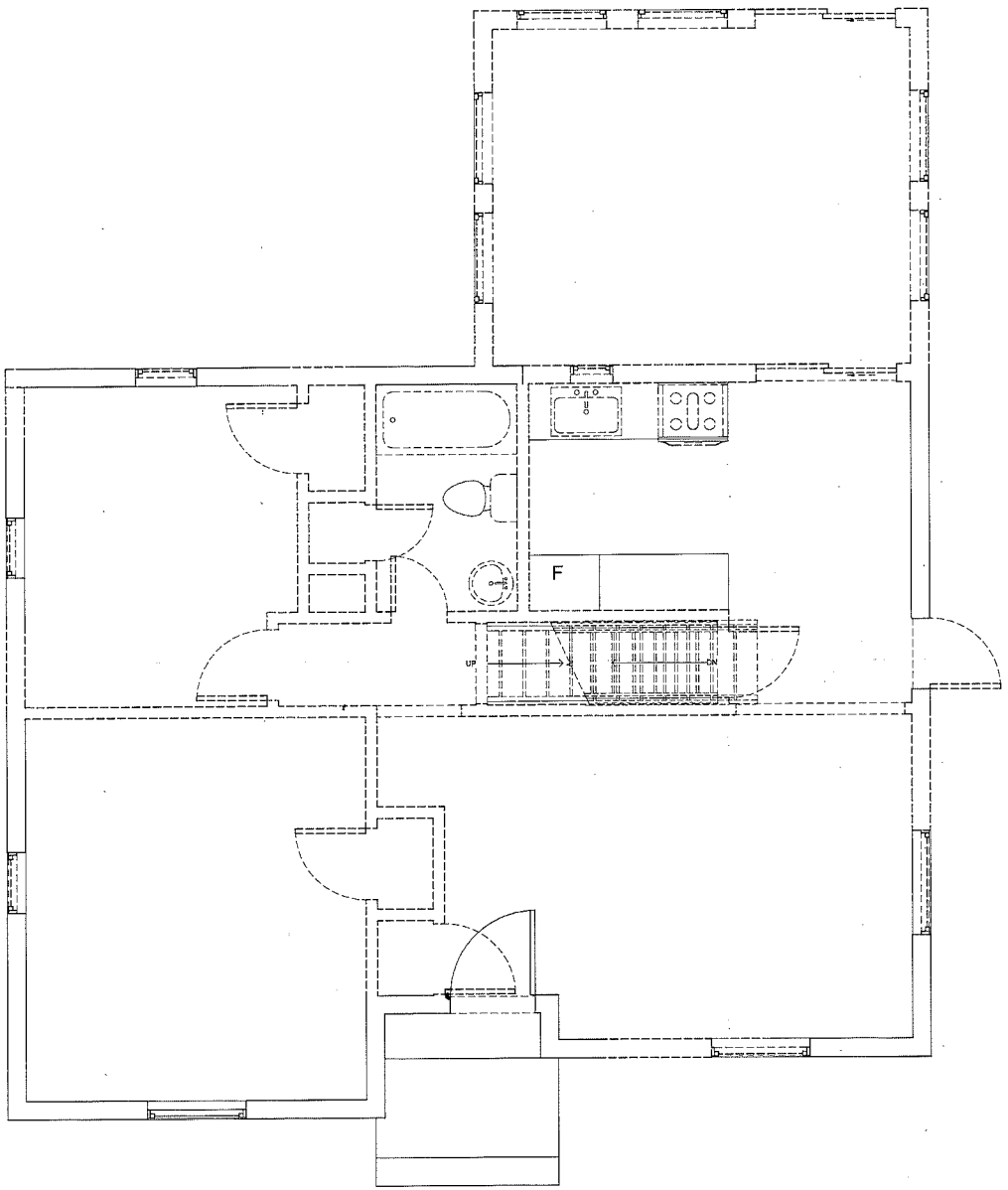

① LEVEL 1
1/2" = 1'-0"

WALL LEGEND

EXISTING

DEMOLITION

NEW

WALL TYPE
1/2" = 1'-0"

J Design and Consultants LLC

8101 Washington Lane Suite 220
Wyncote, PA 19095
Tel. (215) 999-4011

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STAMP AND SEAL

ACCARDO FAMILY

1332 KNIGHT AVE
RUNNEMEDE NJ 08078

LEVEL 1 - EXISTING

Project number	132K
Date	12/01/2021
Drawn by	Author
Checked by	Checker

A-101

Scale 1/2" = 1'-0"

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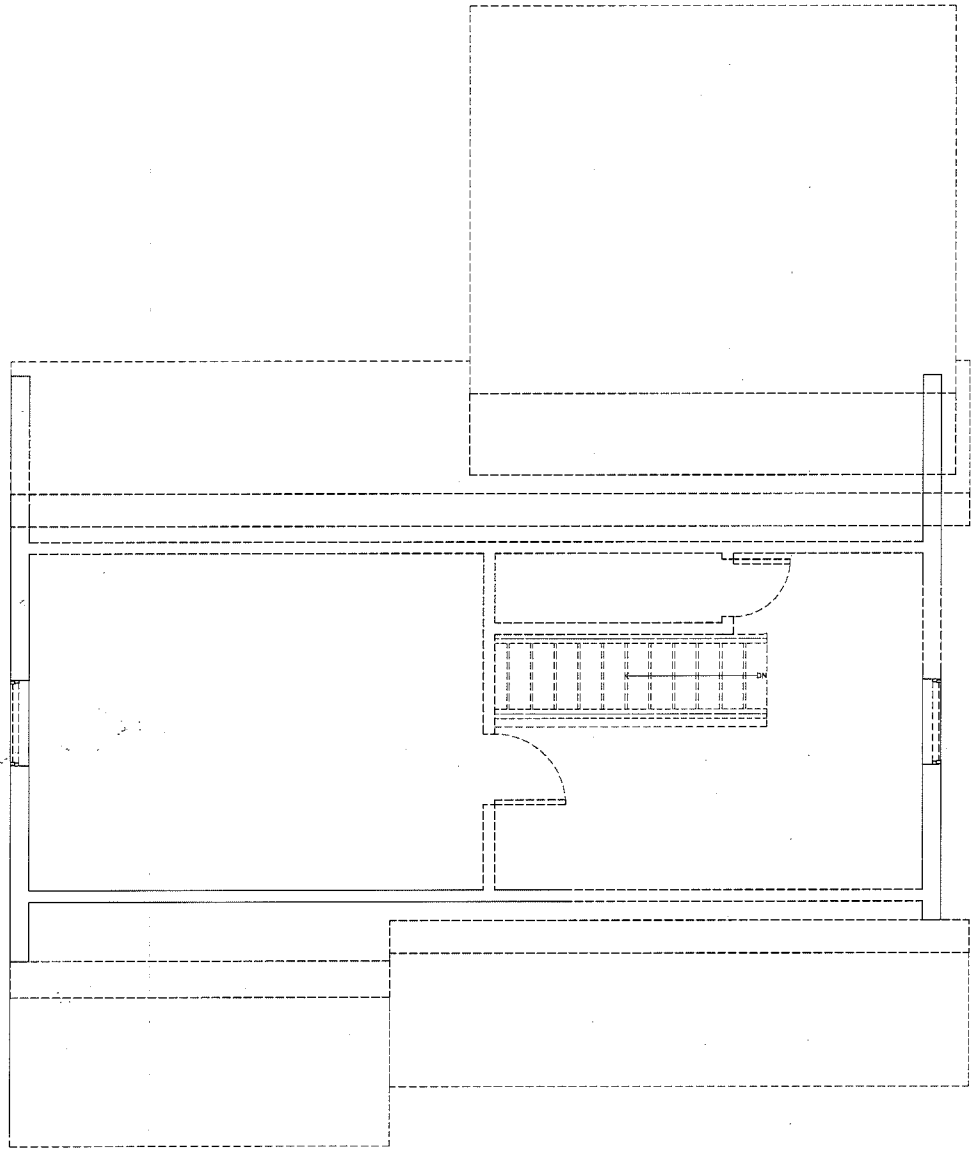

① LEVEL 2
1/2" = 1'-0"

WALL LEGEND

EXISTING

DEMOLITION

NEW

◯ WALL TYPE
1/2" = 1'-0"

J Design and Consultants LLC

8101 Washington Lane Suite 220
Wyncote, PA 19095
Tel. (215) 999-4011

No.	Description	Date

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STAMP AND SEAL

ACCARDO FAMILY

1332 KNIGHT AVE
RUNNEMEDE NJ 08078

2ND FLOOR - EXISTING

Project number	132K
Date	12/01/2021
Drawn by	Author
Checked by	Checker

A-102

Scale 1/2" = 1'-0"

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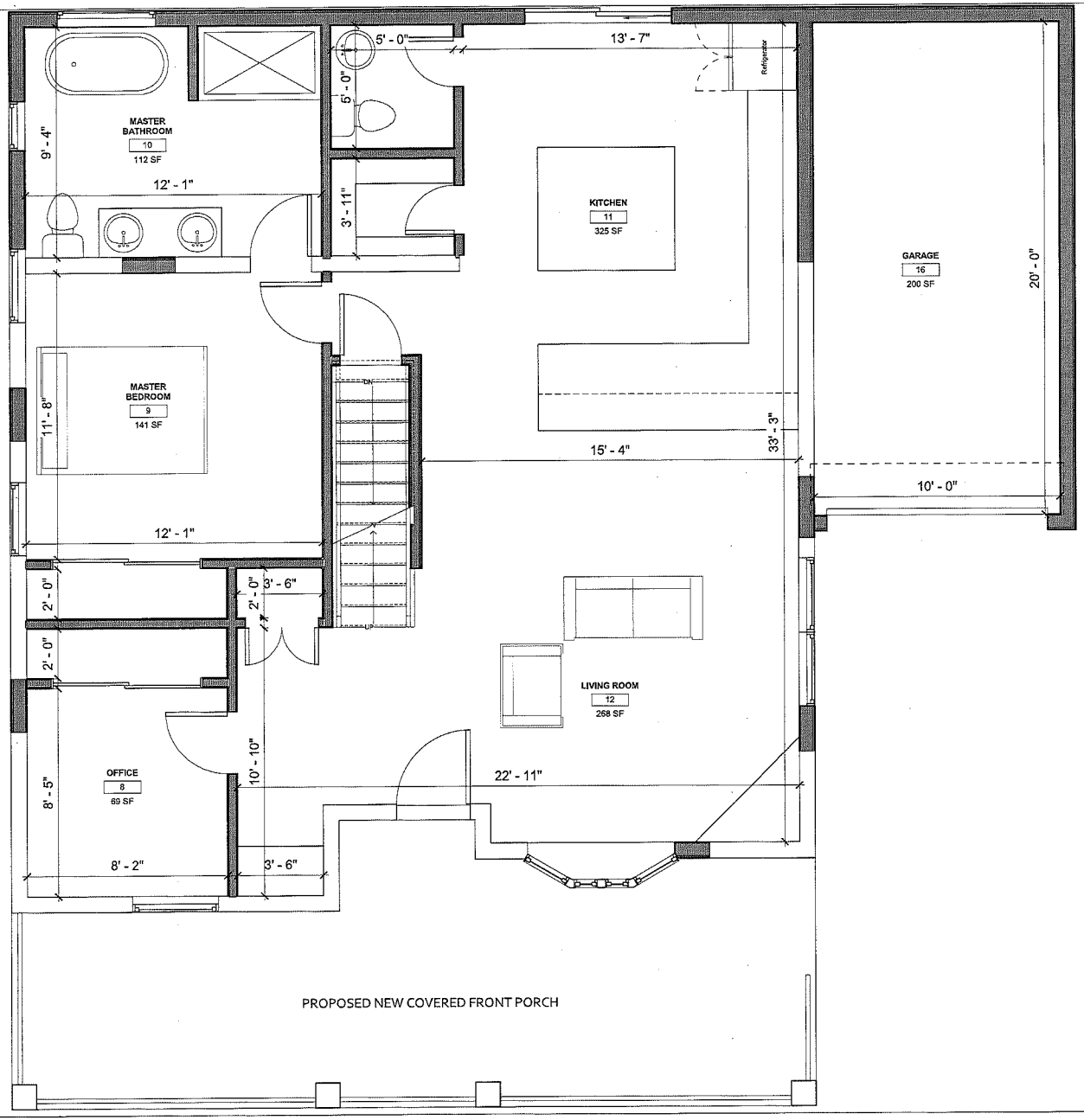

1 LEVEL 1 - Proposed
1/2" = 1'-0"

WALL LEGEND

EXISTING

DEMOLITION

NEW

WALL TYPE
1/2" = 1'-0"

J Design and Consultants LLC
8101 Washington Lane Suite 226
Wyncote, PA 19095
Tel. (215) 999-4011

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No.	Description	Date

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STAMP AND SEAL

ACCARDO FAMILY

1332 KNIGHT AVE
RUNNEMEDE NJ 08078

LEVEL 1- PROPOSED

Project number	132K
Date	12/01/2021
Drawn by	Author
Checked by	Checker

A-103

Scale 1/2" = 1'-0"

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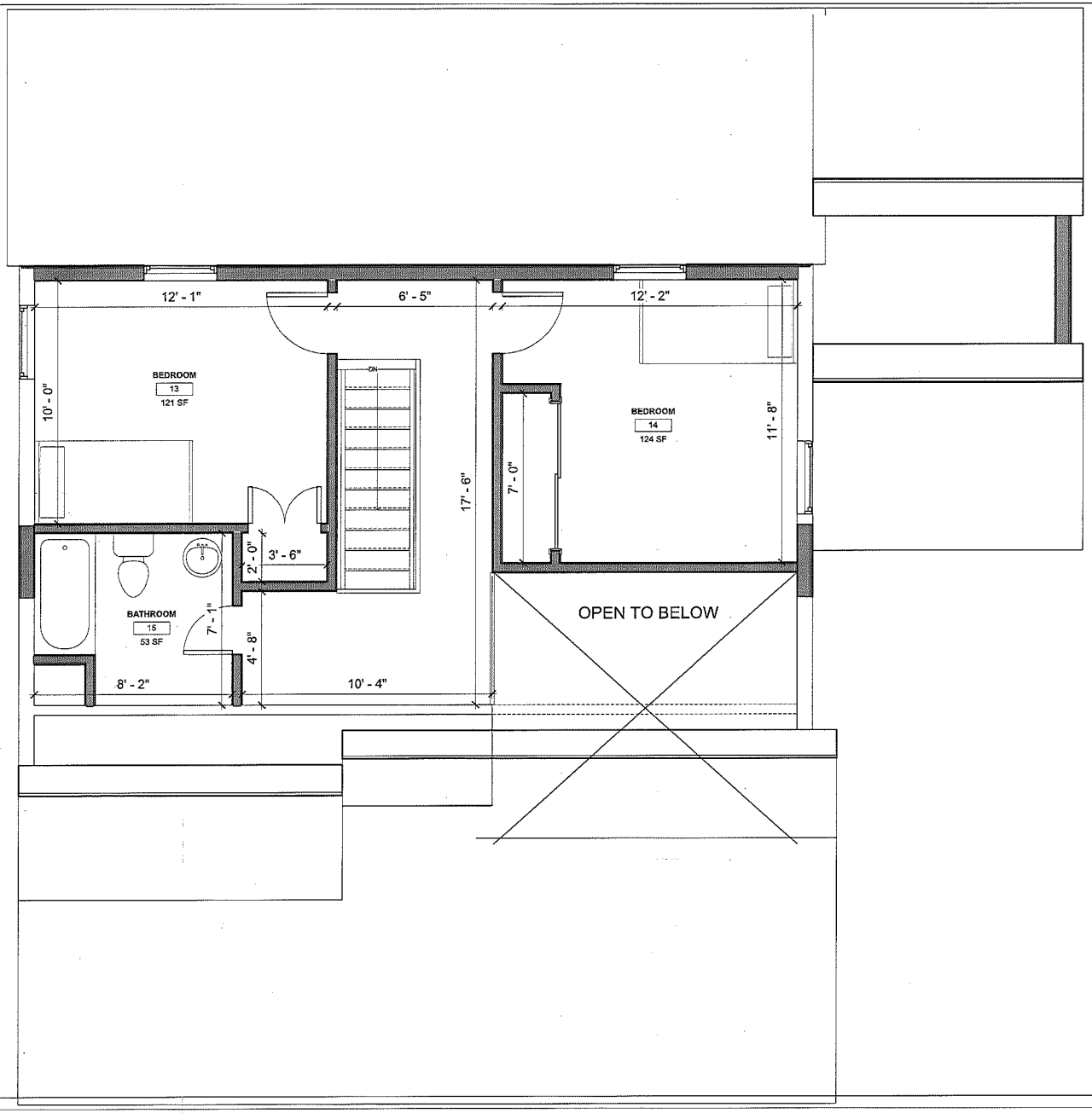

1 LEVEL 2 - Proposed
1/2" = 1'-0"

WALL LEGEND

EXISTING

DEMOLITION

NEW

WALL TYPE
1/2" = 1'-0"

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8101 Washington Lane Suite 220
Wyncote, PA 19095
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No.	Description	Date

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STAMP AND SEAL

ACCARDO FAMILY

1332 KNIGHT AVE
RUNNEMEDE NJ 08078

LEVEL 2 - PROPOSED

Project number	132K
Date	12/01/2021
Drawn by	Author
Checked by	Checker

A-104

Scale 1/2" = 1'-0"

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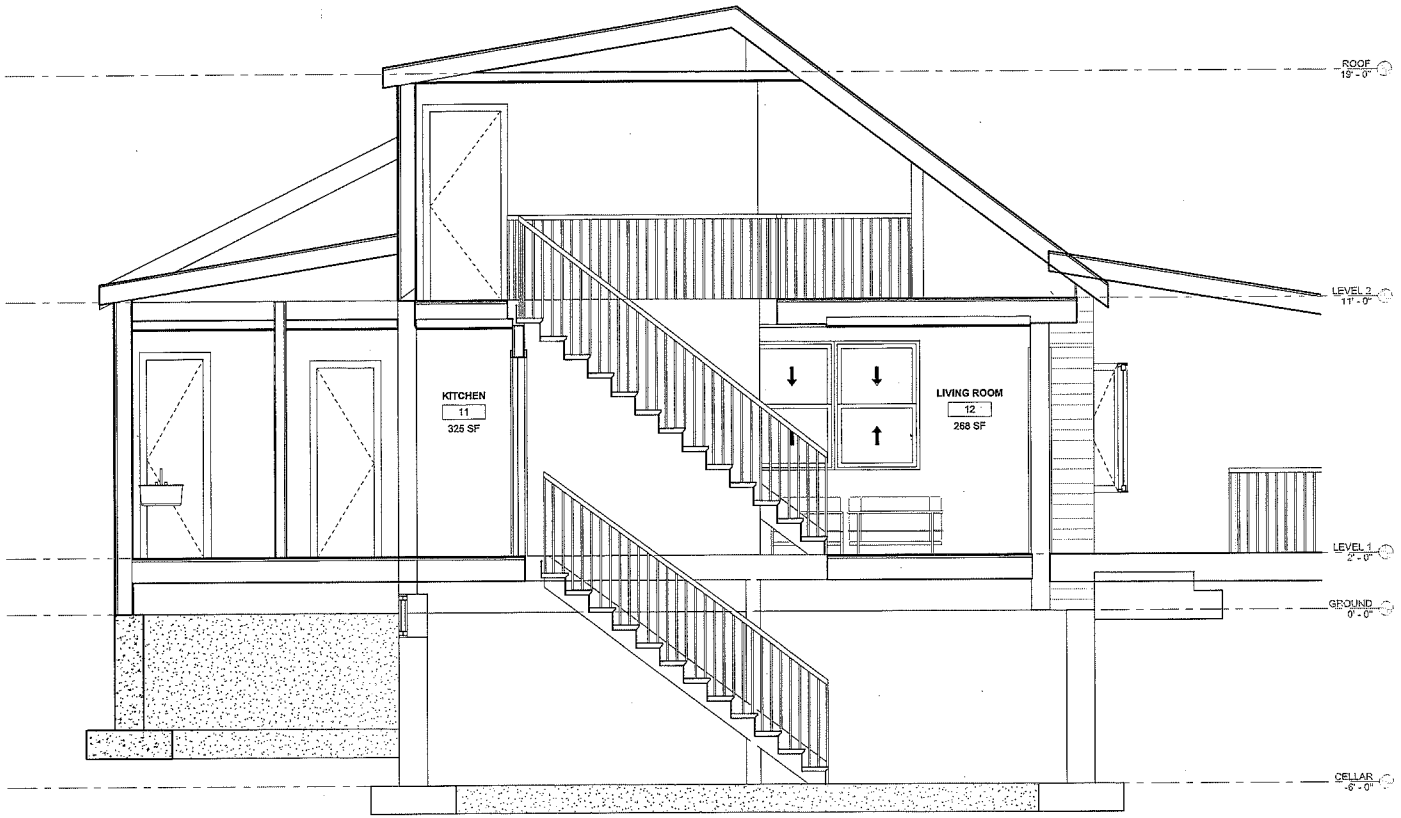

1 Section 1
1/2" = 1'-0"

WALL LEGEND

EXISTING

DEMOLITION

NEW

WALL TYPE
1/2" = 1'-0"

J Design and Consultants LLC
8101 Washington Lane Suite 220
Wyncote, PA 19095
Tel. (215) 959-4011

No.	Description	Date

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STAMP AND SEAL

ACCARDO FAMILY

1332 KNIGHT AVE
RUNNEMEDE NJ 08078

SECTIONS

Project number	132K
Date	12/01/2021
Drawn by	Author
Checked by	Checker

A-300

Scale 1/2" = 1'-0"

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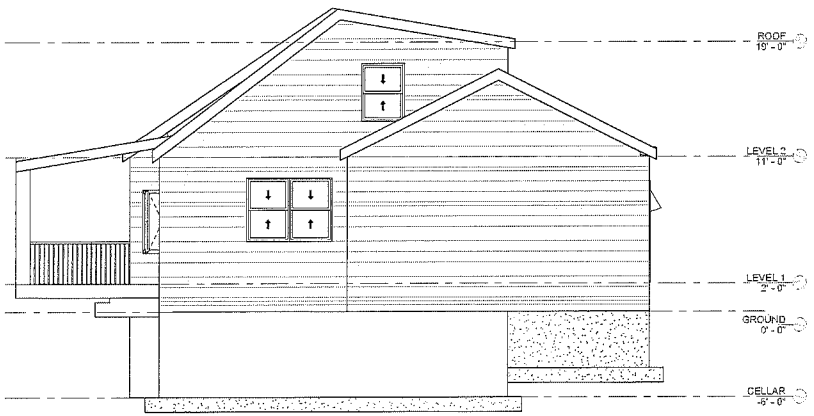
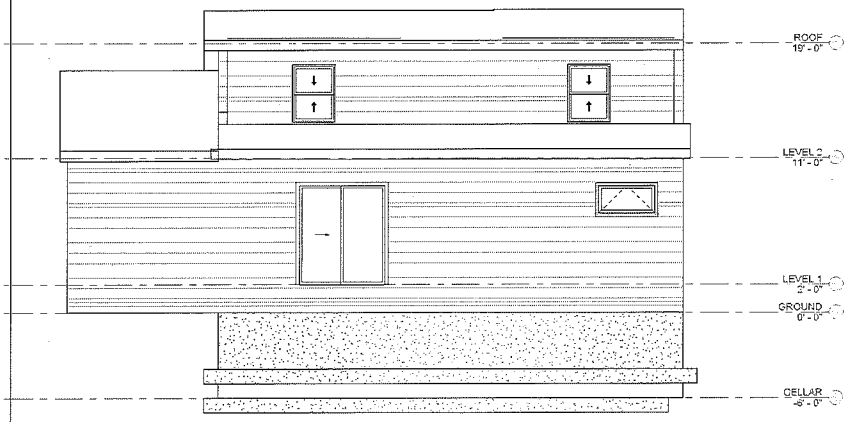
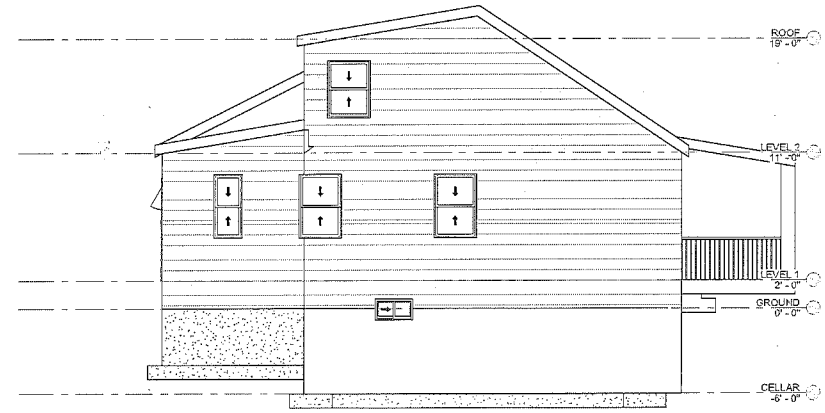
2/23/2022 11:5:30 PM



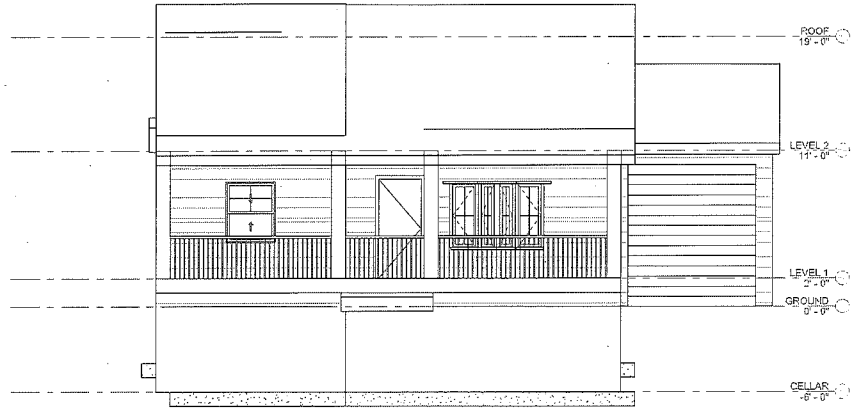
① EAST
1/4" = 1'-0"



③ NORTH
1/4" = 1'-0"



② WEST
1/4" = 1'-0"



④ SOUTH
1/4" = 1'-0"

J Design and Consultants LLC
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Tel. (215) 999-4011

No.	Description	Date

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DESIGN DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN AND DRAWINGS ARE NOT TO BE SCALED.

STAMP AND SEAL

ACCARDO FAMILY

1332 KNIGHT AVE
RUNNEMEDE NJ 08078

ELEVATIONS

Project number	132K
Date	12/01/2021
Drawn by	Author
Checked by	Checker

A-400

Scale 1/4" = 1'-0"

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