

app. # 25-003

/MINOR SITE PLAN REVIEW APPLICATION BY OWNER OF PROPERTY OR HIS AGENT
Barrington Planning Board, BOROUGH OF BARRINGTON CAMDEN COUNTY, NEW JERSEY

Applicant's Name Leo T. Marrochette Date 3/24/25
Address 3 Georgia Trail Medford NJ 08055 Phone number 609-922-9674
Municipality Medford County Burlington State NJ

Present Owner (if other than Applicant):

Name: Christopher G. Doback / James Alesi
Address 24 Highland Ave Barrington NJ 08007 / 1212 Highland Ave Barrington NJ Phone Number _____

Application is hereby made for proposed Subdivision or Minor Site Plan Review - Plot Plans enclosed

Location of Land to be subdivided or subject to Site Plan Review:

Street and Number 214/1212 Highland Ave Zoning District _____

Borough Tax Map: Plate _____ Block 119 Lot 3/4

Purpose of Subdivision/Minor Site Plan Review:

Residential ☒ Commercial _____ Industrial _____

Total Lots or Parcels in proposed Subdivision (1) Acreage 9,697 +/- S.F.

Engineer or Surveyor:

Name: Paterson Surveying & Engineering LLC
Address: 133 Jackson Road Suite C Medford NJ 08055

If Applicant Incorporated? If yes, Must be represented by an Attorney

IS PROPERTY SUBJECT TO ANY OF THE FOLLOWING: UTILITIES, DRAINAGE, ROADS OR RIGHT OF WAYS, WALKS, ENCROACHMENTS, RESTRICTIONS, AGREEMENTS WHICH MIGHT SUBDIVISIONS OR MINOR SITE PLAN REVIEWS? IF YES, EXPLAIN BELOW

I CERTIFY THE FOREGOING INFORMATION IS TRUE & CORRECT

Signature of Applicant(s) [Signature] Date: 3/24/25

ON BEHALF OF PETITIONER

DO NOT USE Received by Board Secretary

Attorney

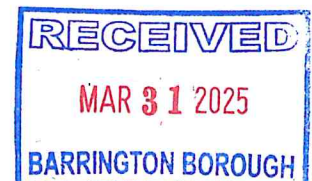
Attorney

Date _____

Signature _____

Public Hearing Date _____

Note: Filing of Applicant to be in Triplicate with secretary of the Planning Board, 10 days prior to hearing date
Municipal Building, 229 Trenton Avenue, Barrington, NJ 08007



NOTICE TO PROPERTY OWNERSREFERENCE PETITION OF APPEAL

Before the

Barrington Planning Board
Borough of Barrington
CAMDEN COUNTY, NEW JERSEY

In accordance with the requirements of the BOROUGH OF BARRINGTON ZONING ORDINANCE and Section 40:55-1 of the Revised Statutes of the State of New Jersey, you are hereby notified that a Petition of Appeal has been filed by the undersigned with the Secretary of the Planning Board

A public hearing will be conducted before the Planning Board in connection with this appeal in the meeting room of the Municipal Building:

On the 28th day of April 2025 at 6:00 PM

Filed on March 28 20 25

DESCRIPTION OF PROPERTY INVOLVED :

Street and Number 212/214 Highland Ave. Zoning District _____

Borough Tax Map: Plate _____ Block 119 Lot 3/4

Present Use or Occupancy Residential

Change or Use Desired _____

NATURE OF RELIEF OR VARIANCE DESIRED Minor subdivision

Dated March 26 20 25

Signature(s) 

Address: 3 Georgia Trail Medford NJ 08055

PLANNING BOARD PUBLIC NOTICE

For both newspaper and 200' listings

PLEASE TAKE NOTICE that an application has been made to the Borough of
Barrington Planning Board by Leo Thomas Muzzochette

regarding property located at 212/214 Highland Ave.

known as Block: 119 Lot: 3/4 requesting _____

Minor Subdivision

The applicant will also be requesting any variances and/or waivers that the Board or its professional staff deem necessary upon its review of the application in order to obtain development approval.

A public hearing will be held on April 28, 2025 at 6:00 pm in the Borough hall, 229 Trenton Ave Barrington NJ 08007; at which time you may appear and present any objections you may have to this application. The Planning Board may continue the application and you are advised to contact the Planning Board Secretary in order to confirm the date and time of the hearing. The application and any other supporting documents are on file with the Planning Board Secretary and available for review during normal business hours.

APPLICANT	NAME <u>Leo Muzzochette</u>		
	STREET ADDRESS <u>3 Georgia trail</u>		
	CITY <u>Medford</u>	STATE <u>NJ</u>	ZIP CODE <u>08055</u>
	TELEPHONE NUMBER/EMAIL ADDRESS <u>609-922-9674</u> <u>LEOT.MAZZOCCHETTE@gmail.com</u>		

RECEIPT FOR NOTARY SERVICES

RECEIVED BY	Notary Name	THERMAN, NORTHERAN
	Address	350 Willow Grove Ave
	City / State / Zip	Phila PA 19118
	Phone	215-778-4518
FROM	Name	
	Company / Organization	
DOCUMENT	Name(s) of Signer(s)	Leo MAZZOCHETTE
	Document Description	Affidavit of Service
	Notary Journal Entry Page Number(s)	7

2723422

Date	3/28/25	
Fee(s) For Notary Services		
No. Of Signatures	5	✓
Travel Fee(s)		
Miles		Rate
Other		
Describe		
Other		
Describe		
Total Received	5	✓
<input checked="" type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> Money Order <input type="checkbox"/> Credit Card		
Received By		



Borough of Barrington
Municipal Building
229 Trenton Avenue
Barrington, NJ 08007

856-547-0706

FAX: 856-547-1392

VERIFICATION OF TAXES

DATE: 3/24/25

NAME: Christopher J. Doback / James Alesi

ADDRESS: 214 Highland Ave 212 Highland Ave

BLOCK: 119 LOT: 3/4

Taxes on the above captioned property are:

Current: ✓ Grace

BOROUGH OF BARRINGTON PAYMENT RECEIPT

COMMENTS:

NAME

200 ft Luster

ACCOUNT No.

RECEIVED ON ACCOUNT OF

2/2/24

Highted

Signed:

Grace
Barrington Tax Office

PAID MAR 24 2025 BOROUGH OF BARRINGTON INTEREST TOTAL	
	<u>10</u>

DATE

Case

AMOUNT PAID

THANK YOU for your submission!

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

ORDER DETAILS

Order Number: LNY50268348
Order Status: Submitted
Classification: Public Notices
Package: General Package
Base amount: 55.74
Service fee: 0.00
Cash/Check/ACH
Discount: -0.00
Total payment: 55.74

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save! In no event are service fees refundable.

Payment Type: Visa
User ID: L0100768

ACCOUNT INFORMATION

Leo Mazzochette
3 Georgia Trail
Medford, NJ 08055
609-922-9674
Leot.Mazzochette@gmail.com
Contract ID:

PAYMENT DETAILS

Visa*****1709

TRANSACTION REPORT

Date March 27, 2025 2:56:55 PM EDT
Amount: 55.74

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LNY502683480

April 4, 2025
Cherry Hill Courier
Post

PREVIEW FOR AD NUMBER LNY502683480**Planning Board Public Notice**

*****PLANNING BOARD PUBLIC NOTICE*****
For Both newspaper and 200' listings

PLEASE TAKE NOTICE that an application has been made to the Borough of Barrington Planning Board by LEO THOMAS MAZZOCHETTE regarding property located at 212 / 214 Highland Ave known as Block 119 Lot 3&4 requesting Minor Subdivision.

The applicant will also be requesting any variances and/or waivers that the board or its professional staff deem necessary upon its review of the application in order to obtain development approval.

A public hearing will be held on April 28, 2025 at 6:00 pm in the Borough hall, 229 Trenton Ave Barrington NJ 08007; at which time you may appear and present any objections you may have to this application. The Planning Board may continue the application and you are advised to contact the Planning Board Secretary in order to confirm the date and time of the hearing. The application and any other supporting documents are on file with the Planning Board Secretary and available for review during normal business hours.

Applicant: Leo Mazzochette
3 Georgia Trail
Medford, NJ 08055
609/922-9674 Leot.mazzochette@gmail.com
April 4 2025
LNY50268348
\$25.74

[<< Click here to print a printer friendly version >>](#)

AFFIDAVIT OF SERVICE OF NOTICE

To the Barrington Planning Board
Borough of Barrington, Barrington, NJ 08007

DATE: 3/28/25

In connection with the Petition of Appeal filed March 28, 2025 [Date]
The undersigned declares that in accordance with the Borough of Barrington Zoning Ordinance and NJSA 40:55-1 a notice of the appeal and of a public hearing thereon has been handed to, or sent by registered or certified mail to all property owners within two hundred (200) feet of the boundary lines of the property involved.

As of March 28, 2025 all notices, copy of which is attached, were delivered in person or sent by registered or certified mail to the property owners listed below and on the accompanying forms which are hereby made a part of this declaration.

BLOCK NO.	LOT NO.	NAMES AND ADDRESSES OF OWNERS	DELIVERED OR MAILED	
212	Higginel Ave	<u>Haddon Heights 08035</u>	<u>Alusi, James</u>	<u>Mailed</u>
910	Chesterfield Rd	<u>Haddonfield 08033</u>	<u>Baer, Jonathan</u>	<u>Mailed</u>
902	Chesterfield Rd	<u>Haddonfield 08033</u>	<u>Benedetti, Ed</u>	<u>Mailed</u>
229	Trenton Ave	<u>Barrington 08007</u>	<u>Borough Barrington</u>	<u>Mailed</u>
206	Higginel Ave	<u>Haddon Heights 08035</u>	<u>Brady, Julie</u>	<u>Mailed</u>
443	Third Ave	<u>Haddon Heights 08035</u>	<u>Danby, Carl</u>	<u>Mailed</u>
1112	S. Park Ave	<u>Haddon Heights 08035</u>	<u>Dolente, Lise</u>	<u>Mailed</u>
246	Higginel Ave	<u>Haddon Heights 08035</u>	<u>Giletto, Nicole</u>	<u>Mailed</u>
248	Higginel Ave	<u>Haddon Heights 08035</u>	<u>Guzzardi, Angela</u>	<u>Mailed</u>

AFFIDAVIT

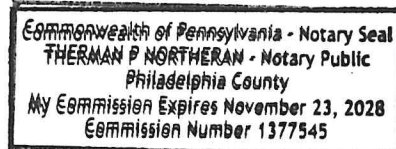
STATE OF NEW JERSEY
COUNTY OF CAMDEN


Signature of Petitioner

Leo Mazzocuta of full age and being duly sworn according to law upon his/her oath deposes and says that he/she is the person executing the foregoing statement to and subscribed before me this 28 day of MARCH 2025 A.D.

Notary 

My Commission Expires

11/23/2028

TO THE BARRINGTON PLANNING BOARD BOROUGH OF BARRINGTON
CAMDEN COUNTY, NEW JERSEY

ADDITIONAL LISTING OF PROPERTY OWNERS RECEIVING NOTICE

In connection with Statement of Service

Dated March 28 2025

Petition of Appeal Filed _____ (Date)

BLOCK NO. LOT NO.	NAMES AND ADDRESSES OF OWNERS	MAILED
305 Highland Ave Haddon Heights 08035	Hampel, William	Mailed
234 Flower Lane Haddon Heights 08035	Haug, Allen	Mailed
900 Chesterfield Rd Haddonfield 08033	Holt, Steven	Mailed
210 Highland Ave Haddon Heights 08035	Katsanos, Van	Mailed
305 Highland Ave Haddon Heights 08035	Kennedy, Ian	Mailed
441 Third Ave Haddon Heights 08035	Madden, Matthew	Mailed
301 Highland Ave Haddon Heights 08035	Mercurio, James	Mailed
180 Willow Turn Mt Laurel 08054	Merklin, Kathleen	Mailed
208 Highland Ave Haddon Heights 08035	Mohollen, Dina	Mailed
874 Chesterfield Rd Haddonfield 08033	Papakroni, Vasil	Mailed
2001 Highland Ave Haddon Heights 08035	Saurmen, Doug	Mailed
204 Highland Ave Haddon Heights 08035	Saurmen, Doug	Mailed
878 Chesterfield Rd Haddonfield 08033	Scherle, Matthew	Mailed
533 Third Ave Haddon Heights 08035	Sirianni, Christine	Mailed
229 Trenton Ave Barrington 08007	Barrington Sewer Util.	Mailed
423 Commerce Lane W. Berlin 08091	Camden Co. Soil Con.	Mailed
1645 Ferry Ave Camden 08104	Camden Co. Munic. Util.	Mailed
2311 Egg Harbor Rd. Lindhurst 08021	Camden Co. Planning	Mailed
1250 Berlin-Haddonfield Rd Cherry Hill 08034	Comcast Cable	Mailed

[PETITIONERS SIGNATURE]

Colman

TO THE BARRINGTON PLANNING BOARD BOROUGH OF BARRINGTON
CAMDEN COUNTY, NEW JERSEY

ADDITIONAL LISTING OF PROPERTY OWNERS RECEIVING NOTICE

In connection with Statement of Service

Dated March 28 2025

Petition of Appeal Filed _____ (Date)

[illegible]

[PETITIONERS SIGNATURE]

Wentz

9589 0710 5270 1952 7107 78

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com.
Haddonfield, NJ 08033

Certified Mail Fee \$14.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$10.00
☐ Return Receipt (electronic) \$10.00
☐ Certified Mail Restricted Delivery \$10.00
☐ Adult Signature Required \$10.00
☐ Adult Signature Restricted Delivery \$10.00

Postage \$10.72
Total Postage and Fees \$25.57

0055
MAR 27 2025
Postmark Here
08055

03/27/2025

Sent To Baer Jonathan
Street and Apt. No., or PO Box No.
910 Chesterfield Rd
City, State, ZIP+4® Haddonfield NJ 08033

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (hardcopy) \$10.00
☐ Return Receipt (electronic) \$10.00
☐ Certified Mail Restricted Delivery \$10.00
☐ Adult Signature Required \$10.00
☐ Adult Signature Restricted Delivery \$10.00

Postage \$10.73
Total Postage and Fees \$25.58

0055
MAR 27 2025
Postmark Here
08055

03/27/2025

Sent To Brady Julia
Street and Apt. No., or PO Box No.
206 Highland Ave
City, State, ZIP+4® Haddon Heights NJ 08035

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☐ Return Receipt (hardcopy) \$10.00
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☐ Certified Mail Restricted Delivery \$10.00
☐ Adult Signature Required \$10.00
☐ Adult Signature Restricted Delivery \$10.00

Postage \$10.73
Total Postage and Fees \$25.58

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MAR 27 2025
Postmark Here
08055

03/27/2025

Sent To Danley Carl
Street and Apt. No., or PO Box No.
443 Third Ave
City, State, ZIP+4® Haddon Heights NJ 08035

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☐ Return Receipt (electronic) \$10.00
☐ Certified Mail Restricted Delivery \$10.00
☐ Adult Signature Required \$10.00
☐ Adult Signature Restricted Delivery \$10.00

Postage \$10.73
Total Postage and Fees \$25.58

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MAR 27 2025
Postmark Here
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03/27/2025

Sent To Gillette Nicole
Street and Apt. No., or PO Box No.
246 Highland Ave
City, State, ZIP+4® Haddon Heights NJ 08035

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☐ Return Receipt (electronic) \$10.00
☐ Certified Mail Restricted Delivery \$10.00
☐ Adult Signature Required \$10.00
☐ Adult Signature Restricted Delivery \$10.00

Postage \$10.73
Total Postage and Fees \$25.58

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03/27/2025

Sent To Hampe William
Street and Apt. No., or PO Box No.
303 Highland Ave
City, State, ZIP+4® Haddon Heights NJ 08035

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☐ Return Receipt (electronic) \$10.00
☐ Certified Mail Restricted Delivery \$10.00
☐ Adult Signature Required \$10.00
☐ Adult Signature Restricted Delivery \$10.00

Postage \$10.73
Total Postage and Fees \$25.58

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MAR 27 2025
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03/27/2025

Sent To Holt Steven
Street and Apt. No., or PO Box No.
906 Chesterfield Rd
City, State, ZIP+4® Haddonfield NJ 08033

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<input type="checkbox"/> Return Receipt (hardcopy)	\$ 10.00
<input type="checkbox"/> Return Receipt (electronic)	\$ 10.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 10.00
<input type="checkbox"/> Adult Signature Required	\$ 10.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 10.00
Postage	\$ 40.73
Total Postage and Fees	\$ 55.58

Sent To Katsanos, Van
Street and Apt. No., or PO Box No. 210 Highland Ave
City, State, ZIP+4® Haddon Heights NJ 08035

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Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 10.00
<input type="checkbox"/> Return Receipt (electronic)	\$ 10.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 10.00
<input type="checkbox"/> Adult Signature Required	\$ 10.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 10.00
Postage	\$ 40.73
Total Postage and Fees	\$ 55.58

Sent To Madden, Matthew
Street and Apt. No., or PO Box No. 441 Third Ave
City, State, ZIP+4® Haddon Heights NJ 08035

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Certified Mail Fee	\$ 14.85
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 10.00
<input type="checkbox"/> Return Receipt (electronic)	\$ 10.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 10.00
<input type="checkbox"/> Adult Signature Required	\$ 10.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 10.00
Postage	\$ 40.73
Total Postage and Fees	\$ 55.58

Sent To Mercurio, James
Street and Apt. No., or PO Box No. 301 Highland Ave
City, State, ZIP+4® Haddon Heights NJ 08035

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Certified Mail Fee	\$ 14.85
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 10.00
<input type="checkbox"/> Return Receipt (electronic)	\$ 10.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 10.00
<input type="checkbox"/> Adult Signature Required	\$ 10.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 10.00
Postage	\$ 40.73
Total Postage and Fees	\$ 55.58

Sent To Mahallen, Murphy
Street and Apt. No., or PO Box No. 208 Highland Ave
City, State, ZIP+4® Haddon Heights NJ 08035

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Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 10.00
<input type="checkbox"/> Return Receipt (electronic)	\$ 10.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 10.00
<input type="checkbox"/> Adult Signature Required	\$ 10.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 10.00
Postage	\$ 40.73
Total Postage and Fees	\$ 55.58

Sent To Papakroni, Vasil
Street and Apt. No., or PO Box No. 894 Chesterfield Rd
City, State, ZIP+4® Haddon Heights NJ 08035

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Certified Mail Fee	\$ 14.85
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 10.00
<input type="checkbox"/> Return Receipt (electronic)	\$ 10.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 10.00
<input type="checkbox"/> Adult Signature Required	\$ 10.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 10.00
Postage	\$ 40.73
Total Postage and Fees	\$ 55.58

Sent To Saurmen, Douglas
Street and Apt. No., or PO Box No. 204 Highland Ave
City, State, ZIP+4® Haddon Heights NJ 08035

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Haddonfield, NJ 08033

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 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$10.00
☐ Return Receipt (electronic) \$10.00
☐ Certified Mail Restricted Delivery \$10.00
☐ Adult Signature Required \$10.00
☐ Adult Signature Restricted Delivery \$

Postage \$10.73

Total Postage and Fees \$35.58

Sent To Scherle, Matthew
 Street and Apt. No., or PO Box No. 898 Westerfield Rd
 City, State, ZIP+4® Haddonfield NJ 08033

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West Berlin, NJ 08091

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 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$10.00
☐ Return Receipt (electronic) \$10.00
☐ Certified Mail Restricted Delivery \$10.00
☐ Adult Signature Required \$10.00
☐ Adult Signature Restricted Delivery \$

Postage \$10.73

Total Postage and Fees \$25.58

Sent To Camden Co. Soil Conservation
 Street and Apt. No., or PO Box No. 423 Commerce Ln
 City, State, ZIP+4® West Berlin NJ 08091

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☐ Certified Mail Restricted Delivery \$10.00
☐ Adult Signature Required \$10.00
☐ Adult Signature Restricted Delivery \$

Postage \$10.73

Total Postage and Fees \$25.58

Sent To Sirianai, Christine
 Street and Apt. No., or PO Box No. 533 Third Ave
 City, State, ZIP+4® Haddon Heights NJ 08035

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☐ Return Receipt (electronic) \$10.00
☐ Certified Mail Restricted Delivery \$10.00
☐ Adult Signature Required \$10.00
☐ Adult Signature Restricted Delivery \$

Postage \$10.73

Total Postage and Fees \$25.58

Sent To Saurnen, Douglas
 Street and Apt. No., or PO Box No. 204 Highland Ave
 City, State, ZIP+4® Haddon Heights NJ 08035

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 1952 7109 21

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Mount Laurel, NJ 08054

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☐ Return Receipt (hardcopy) \$10.00
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☐ Certified Mail Restricted Delivery \$10.00
☐ Adult Signature Required \$10.00
☐ Adult Signature Restricted Delivery \$

Postage \$10.73

Total Postage and Fees \$25.58

Sent To Merklin, Kathleen
 Street and Apt. No., or PO Box No. 180 A Willow Turn
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☐ Certified Mail Restricted Delivery \$10.00
☐ Adult Signature Required \$10.00
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Postage \$10.73

Total Postage and Fees \$25.58

Sent To Kennedy, Ian
 Street and Apt. No., or PO Box No. 305 Highland Ave
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Extra Services & Fees (check box, add fee as appropriate)	\$10.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$10.00
<input type="checkbox"/> Return Receipt (electronic)	\$10.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$10.00
<input type="checkbox"/> Adult Signature Required	\$10.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$10.00
Postage	\$10.73
Total Postage and Fees	\$55.58

Sent To: Haley, Allison
Street and Apt. No., or PO Box No.: 234 Flower Lane
City, State, ZIP+4®: Haddon Heights NJ 08035

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Barrington, NJ 08007

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Extra Services & Fees (check box, add fee as appropriate)	\$10.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$10.00
<input type="checkbox"/> Return Receipt (electronic)	\$10.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$10.00
<input type="checkbox"/> Adult Signature Required	\$10.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$10.00
Postage	\$10.73
Total Postage and Fees	\$55.58

Sent To: Borough of Barrington Municipal
Street and Apt. No., or PO Box No.: 229 Trenton Ave
City, State, ZIP+4®: Barrington NJ 08007

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Haddon Heights, NJ 08035

Certified Mail Fee	\$14.85
Extra Services & Fees (check box, add fee as appropriate)	\$10.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$10.00
<input type="checkbox"/> Return Receipt (electronic)	\$10.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$10.00
<input type="checkbox"/> Adult Signature Required	\$10.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$10.00
Postage	\$10.73
Total Postage and Fees	\$55.58

Sent To: Guzzardi, Angela
Street and Apt. No., or PO Box No.: 248 Highland Ave
City, State, ZIP+4®: Haddon Heights NJ 08035

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Barrington, NJ 08007

Certified Mail Fee	\$14.85
Extra Services & Fees (check box, add fee as appropriate)	\$10.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$10.00
<input type="checkbox"/> Return Receipt (electronic)	\$10.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$10.00
<input type="checkbox"/> Adult Signature Required	\$10.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$10.00
Postage	\$10.73
Total Postage and Fees	\$55.58

Sent To: Verizon Real Estate / Land Use
Street and Apt. No., or PO Box No.: 180 Washington Valley Rd
City, State, ZIP+4®: Bedminster NJ 07921

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<input type="checkbox"/> Return Receipt (hardcopy)	\$10.00
<input type="checkbox"/> Return Receipt (electronic)	\$10.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$10.00
<input type="checkbox"/> Adult Signature Required	\$10.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$10.00
Postage	\$10.73
Total Postage and Fees	\$55.58

Sent To: Dolente, Lisa
Street and Apt. No., or PO Box No.: 112 S. Park Ave
City, State, ZIP+4®: Haddon Heights NJ 08035

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Haddonfield, NJ 08033

Certified Mail Fee	\$14.85
Extra Services & Fees (check box, add fee as appropriate)	\$10.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$10.00
<input type="checkbox"/> Return Receipt (electronic)	\$10.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$10.00
<input type="checkbox"/> Adult Signature Required	\$10.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$10.00
Postage	\$10.73
Total Postage and Fees	\$55.58

Sent To: Benedetti, Edward
Street and Apt. No., or PO Box No.: 902 Chestnutfield Rd
City, State, ZIP+4®: Haddonfield NJ 08033

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Extra Services & Fees (check box, add fee as appropriate)	\$10.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$10.72
Total Postage and Fees	\$35.57

Sent To
Alesi, James
Street and Apt. No., or PO Box No.
212 Highland Ave
City, State, ZIP+4®
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Trenton, NJ 08625

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$10.72
Total Postage and Fees	\$35.57

Sent To
Dept of Transportation
Street and Apt. No., or PO Box No.
PO Box 600 1035 Parkway Ave
City, State, ZIP+4®
Trenton NJ 08625

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$10.72
Total Postage and Fees	\$35.57

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NJ Turnpike
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PO Box 1121
City, State, ZIP+4®
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Philadelphia, PA 19178

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$10.72
Total Postage and Fees	\$35.57

Sent To
Conrail Lines PRL
Street and Apt. No., or PO Box No.
PO Box 8500-5-2350
City, State, ZIP+4®
Philadelphia PA 19178

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Voorhees, NJ 08043

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Extra Services & Fees (check box, add fee as appropriate)	\$10.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$10.72
Total Postage and Fees	\$35.57

Sent To
NJ American Water Co
Street and Apt. No., or PO Box No.
1025 Laurel Oak Rd
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Barrington, NJ 08007

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Extra Services & Fees (check box, add fee as appropriate)	\$10.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$10.72
Total Postage and Fees	\$35.57

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Borough of Barrington Sewer Utility
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229 Trenton Ave
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☐ Certified Mail Restricted Delivery \$10.00
☐ Adult Signature Required \$10.00
☐ Adult Signature Restricted Delivery \$10.00
Postage \$4.73
Total Postage and Fees \$19.08

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Camden Co Municipal Utility Auth
Street and Apt. No., or PO Box No.
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Clementon NJ 08021

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☐ Return Receipt (electronic) \$10.00
☐ Certified Mail Restricted Delivery \$10.00
☐ Adult Signature Required \$10.00
☐ Adult Signature Restricted Delivery \$10.00
Postage \$10.73
Total Postage and Fees \$25.58

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Camden County Planning Board
Street and Apt. No., or PO Box No.
2311 Eggertson Rd
City, State, ZIP+4®
Clementon NJ 08021

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☐ Adult Signature Required \$10.00
☐ Adult Signature Restricted Delivery \$10.00
Postage \$10.73
Total Postage and Fees \$25.58

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1250 Berlin Haddonfield Rd
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Cherry Hill NJ 08034

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☐ Return Receipt (hardcopy) \$10.00
☐ Return Receipt (electronic) \$10.00
☐ Certified Mail Restricted Delivery \$10.00
☐ Adult Signature Required \$10.00
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Postage \$10.73
Total Postage and Fees \$25.08

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Connect Cable Real Estate Dept
Street and Apt. No., or PO Box No.
5100 Harding Highway
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Miss Landing NJ 08330

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☐ Certified Mail Restricted Delivery \$10.00
☐ Adult Signature Required \$10.00
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Postage \$10.73
Total Postage and Fees \$25.58

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Verizon
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540 Broad St
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Newark NJ 07104

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Newark NJ 07104

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☐ Return Receipt (hardcopy) \$10.00
☐ Return Receipt (electronic) \$10.00
☐ Certified Mail Restricted Delivery \$10.00
☐ Adult Signature Required \$10.00
☐ Adult Signature Restricted Delivery \$10.00
Postage \$10.73
Total Postage and Fees \$25.58

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Street and Apt. No., or PO Box No.
80 Park Plaza T6B
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Newark NJ 07104

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\$40.00

Extra Services & Fees (check box, add fees as appropriate)

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\$0.00

☐ Return Receipt (electronic)

\$0.00

☐ Certified Mail Restricted Delivery

\$0.00

☐ Adult Signature Required

\$0.00

☐ Adult Signature Restricted Delivery

\$0.00

Postage \$0.75

\$0.00

Total Postage and Fees

\$0.00

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Street and Apt. No., or PO Box No.

1 South Jersey Plaza

City, State, ZIP+4[®] Folsom NJ 07017

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212 HIGHLAND AVENUE
HADDON HEIGHTS NJ 08035

BAER JONATHAN & STACI H
910 CHESTERFIELD ROAD
HADDONFIELD NJ 08033

BENEDETTI, EDWARD J & GAIL H
902 CHESTERFIELD ROAD
HADDONFIELD, N J 08033

BOROUGH OF BARRINGTON
MUNICIPAL BUILDING
BARRINGTON NJ 08007

BRADY JULIA
206 HIGHLAND AVENUE
HADDON HEIGHTS NJ 08035

DANLEY, CARL W & BOEHM, MICHELE
443 THIRD AVE
HADDON HEIGHTS, NJ 08035

DOLENTE, LISA M
1112 S PARK AVE
HADDON HEIGHTS, NJ 08035

GILETTO NICOLE & EMMERLING STEPHEN
246 HIGHLAND AVENUE
HADDON HEIGHTS, NJ 08035

GUZZARDI ANGELO & ANITA
248 HIGHLAND AVENUE
HADDON HEIGHTS NJ 08035

HAMPLE, WILLIAM A & ELVA M
303 HIGHLAND AVE
HADDON HEIGHTS, NJ 08035

HAUG ALLISON
234 FLOWER LANE
HADDON HEIGHTS NJ 08035

HOLT STEVEN J
906 CHESTERFIELD ROAD
HADDONFIELD, N J 08033

KATSANOS VAN H
210 HIGHLAND AVENUE
HADDON HEIGHTS NJ 08035

KENNEDY, IAN D & KATHLEEN A
305 HIGHLAND AVE
HADDON HEIGHTS, NJ 08035

MADDEN, MATTHEW & CHRISTA
441 THIRD AVENUE
HADDON HEIGHTS, NJ 08035

MERCURIO JAMES & NANCY
301 HIGHLAND AVENUE
HADDON HEIGHTS NJ 08035

MERKLIN KATHLEEN PAUL
180 A WILLOW TURN
MOUNT LAUREL, NJ 08054

MOHOLLEN, DINA C & MURPHY,
ANTHONY
208 HIGHLAND AVE
HADDON HEIGHTS, N J 08035

PAPAKRONI VASIL & ERLINA
894 CHESTERFIELD ROAD
HADDONFIELD NJ 08033

SAURMAN DOUGLAS M
204 HIGHLAND AVE
HADDON HEIGHTS, N J 08035

SAURMAN DOUGLAS M
204 HIGHLAND AVE
HADDON HEIGHTS, N J 08035

SCHARLE MATTHEW T & KIMBERLY M
898 CHESTERFIELD RD
HADDONFIELD, NJ 08033

SIRIANNI, CHRISTINA & SHARKEY, JAMES
533 THIRD AVE
HADDON HEIGHTS, NJ 08035 *

— N.J. American Water
— Camden County Soil
— Conrail Line

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Marc H. Selover, LSRP, PG

April 1, 2025

50802 07

Re: Warren J. Mazzochette
**Minor Subdivision
Review #1**
212 & 214 Highland Avenue
Block 119, Lots 3 & 4
Barrington Borough

Borough of Barrington Planning Board
Ms. Carol Fultano, Secretary
229 Trenton Avenue
Barrington, NJ 08007

Dear Ms. Fultano:

We have reviewed an application for a Minor Subdivision submitted by Warren J. Mazzochette, and offer the following for your consideration:

General Information

Applicant/Owner: Warren J. Mazzochette
(Prop. Lot 3.01) 3 Georgia Trail
Medford, NJ 08055

Owner: Christopher J. Doback
(Prop. Lot 3) 214 Highland Avenue
Barrington, NJ 08035

Owner: James Alesi
(Prop. Lot 4) 212 Highland Avenue
Barrington, NJ 08035

Attorney: None provided

Engineer/Surveyor: Daniel J. Patterson, PE, PLS
Patterson Surveying & Engineering, LLC
133 Jackson Road, Suite C
Medford, NJ 08055

Submitted Documents

The following documents were submitted and reviewed by our office:

1. Borough of Barrington Application of Subdivision, prepared by Leo J. Mazzochette, Applicant, dated March 24, 2025.
2. Notice to Property Owners.
3. Planning Board Public Notice.
4. Verification of Taxes Paid.
5. Affidavit of Service of Notice.
6. Additional Listing of Property Owners Receiving Notice.
7. "Proposed Minor Subdivision Plan", 1 Sheet, prepared by Patterson Surveying & Engineering, LLC, dated July 2, 2024 and last revised November 11, 2024.
8. "Legal Description, Portion of Lot 3 to be Conveyed to Lot 3.01 in Block 119" prepared by Patterson Surveying & Engineering, LLC.
9. "Legal Description, Portion of Lot 4 to be Conveyed to Lot 3.01 in Block 119" prepared by Patterson Surveying & Engineering, LLC.
10. "Legal Description, Lot 3 Remainder in Block 119" prepared by Patterson Surveying & Engineering, LLC.
11. "Legal Description, Lot 4 Remainder in Block 119" prepared by Patterson Surveying & Engineering, LLC.

Proposal

We have received documents submitted for a Minor Subdivision of Existing Block 119, Lots 3 and 4, located at 212 and 214 Highland Avenue. The overall parcel area is 30,000 SF (0.688 Acres), with the sizes of the existing lots being 15,000 SF (Lot 3), and 15,000 SF (Lot 4). The Applicant is proposing a redivision of the existing lot lines, which will remove portions of each of the existing lots and convey them to a third lot. Other than existing non-conforming lot widths on both Lots 3 and 4, and an existing non-conforming front yard setback along the Chesterfield Road frontage of Lot 3, it appears that the newly created lots will all conform to the bulk requirements of the R-2 Zoning District, where the property is located. Lot 3 is currently improved with two-story single-family dwelling with a screened in porch, an asphalt driveway, and various concrete, gravel and paver walks. Lot 4 is currently improved with a two-story single-family dwelling with a wood deck, an asphalt driveway and a concrete driveway extension. There is also a concrete pad towards the rear of the lot in the portion that will be conveyed to Proposed Lot 3.01. Based upon the information submitted it is unclear whether any of the existing improvements are being removed in conjunction with the proposal or if any new improvements are being proposed. The property is located within the R-2 (Single Family and Two Family) Residential Zoning District and is surrounded by similar residential properties on all sides, with the exception of the easterly side, where it is bound by the Village at Haddonfield multi-family residential complex.

Completeness Review / Waivers Required

1. We have reviewed the submitted materials with respect to application completeness and have no objection to the Board deeming the Application complete, provided that testimony and/or sufficient information be provided regarding our review comments and/or comments from Board members during the Board hearing.

2. Section 300-22 of the Borough Ordinance requires public sidewalk to be installed along the Chesterfield Road frontage of Lot 3.01. The subdivision plan contains a note indicating that the Applicant is seeking a waiver of the requirement. The Applicant should provide testimony to justify the waiver and the Board should discuss whether the waiver is warranted.

Zoning Review

1. The property is located within the R-2 (Single Family and Two Family) Residential Zone. The following is a summary of the bulk requirements of the R-2 Zone along with the proposed dimensions of each lot:

R-2 Zoning District Bulk Requirements				
	Required	Prop. Lot 3	Prop. Lot 3.01	Prop. Lot 4
Min. Lot Area (SF)	7,200	9,516	9,697	10,787
Min. Lot Width (ft.)	60	50.0 *ENC	50.0 *ENC	81.57
Min. Front Yard Setback (ft.)	30	35.5 (Clements Bridge) 1 (Chesterfield) *ENC	> 30'	32
Min. Rear Yard Setback (ft.)	25	111.4	> 25	141.3
Min. Side Yard Setback (ft.)	6	7.5(N)	> 6	12.3(N) 15.0(S)
Min. Aggregate Side Yard Setback (ft.)	20	N/A	> 20	27.3
Max. Lot Imp. Coverage (%)	40	Not provided	Not Provided	Not provided
Max. Living Area (SF)	1,200	1,568	1,463	> 1,200
Max. Building Height (ft.)	35	< 35	< 35	< 35

***ENC = Existing Non-Conforming Condition**

2. Section 360-12 of the Borough Ordinance states that corner lots shall be considered to have two (2) front yards. The building setback line along the Chesterfield Road frontage of Lot 3 incorrectly identifies the setback as a side yard setback. The setback lines and the bulk standards chart on the subdivision plan should be revised to indicate the correct setback.
3. Section 360-17-B(4) of the Borough Ordinance requires a minimum front yard setback of 30'. The existing dwelling on Lot 3 is set back approximately 1' from the southerly property line, as measured to the face of the screened porch. This is an existing non-conforming condition.
4. The existing dwelling on Lot 4 is set back approximately thirty-two feet (32') from the westerly property line, as measured to the face of the front porch. The setback dimension and the bulk standards chart on the subdivision plan should be revised to indicate the correct setback.
5. Section 360-17-B(2) of the Borough Ordinance requires a minimum lot frontage of 60', whereas 50' is provided on Lot 3. This is an existing non-conforming condition.
6. Section 360-17-B(2) of the Borough Ordinance requires a minimum lot frontage of 60', whereas 50' is provided on Lot 4. This is an existing non-conforming condition.

7. The lot improvement coverage for each of the lots, including the proposed improvement coverage of Lot 3.01 has not been provided and shall be provided by the Applicant and included on the bulk standard chart on the subdivision plan in order to determine whether variance relief is necessary as a result of the subdivision / proposed construction on Lot 3.01.
8. Aside from the aforementioned existing non-conformities with respect to the lot widths of Lots 3 and 4 and the existing non-conforming front yard setback of Lot 3 along the Chesterfield Road frontage, it does not appear that any bulk variance relief is necessary unless the lot improvement coverage of any of the lots exceeds 40%.
9. With respect to "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.

General Comments

1. The Applicant should provide testimony regarding whether the existing improvements on Lots 3 & 4 will remain in their entirety or whether any changes will be made.
2. Title reports should be provided for each lot in order to determine whether any easements or deed restrictions exist that may affect the proposed subdivision. Name, bearings, distances, and location of existing and proposed easements, rights-of-way, deed restrictions or covenants with reference source shall be included on the plan. All permanent easements shall be shown and dimensioned. If no such encumbrance(s) exists, a note should be added to the subdivision plan stating such.
3. The Applicant should provide testimony regarding the presence of any environmental constraints (i.e. wetlands, wetlands buffers, etc.) on the properties. If no such constraints exist a note shall be added to the subdivision plan stating such.
4. The Applicant should provide testimony regarding the following:
 - a. Describe how utilities will be provided to the property, such as electricity, gas, sewer and water, provided to Lot 3.01.
 - b. The proposed general configuration and surface material for the new driveway on Lot 3.01. Driveways and driveway aprons in compliance with Borough standards shall be depicted on the subdivision plans and appropriate details provided.
5. The locations of the proposed utility connections shall be indicated and clearly labeled on the subdivision plan.
6. Prior to any construction permits being issued for Lot 3.01, a topography and grading plan complying with the requirements of Section 114A-1(A) of the Borough Ordinance shall be submitted to the Borough Engineer for his review and approval. Any and all conditions imposed by the Borough Engineer through the course of his review shall be satisfactorily addressed as a condition of any approval granted by this Board.

7. Testimony should be provided by the Applicant's professional regarding existing drainage patterns of the property and whether the proposed development of Lot 3.01 is anticipated to alter these patterns and / or whether any negative impacts exist or are anticipated as a result of the development of Lot 3.01.
8. The Applicant's surveyor should provide a closure report for each lot.
9. The block and lot numbers for the proposed lots shall be reviewed and approved by the Borough Tax Assessor.
10. The Borough's 911 Coordinator shall assign a house number for the future dwelling on Lot 3.01.
11. Approval from the Borough Sewer Department is required for the proposed sanitary sewer connection for Lot 3.01. The Applicant is solely responsible for the payment of all Borough and CCMUA sewer connection fees.

Miscellaneous / Outside Agency Approvals

12. We reserve the opportunity to make further comments as additional information becomes available.
13. The following permits and approvals are required:
 1. Camden County Planning Department
 2. CCMUA
 3. Borough Utility Department
 4. Borough of Barrington Construction Office
 5. All others as required.

Should you or the applicant have any questions please do not hesitate to contact me.

Sincerely,



G. Jeffrey Hanson PE, CME
Planning Board Engineer

cc: Leo J. Mazzochette, Applicant
Daniel J. Patterson, PE, PLS Applicant's Engineer
Michael Ierino, Esq., Planning Board Attorney
Robert Harris, Borough Construction Department Manager
Brian Kelly, Borough Zoning Coordinator
Phil Azzari, Borough Construction Official
Greg Evans, Project Manager, Key Engineers, Inc.
Ilene Lampitt, Esquire, Camden County Director of Planning