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November 15, 2021

Borough of Tavistock
Planning Board
1 Tavistock Lane
Haddonfield, NJ 08033

Attention: Denise Moules, RMC, Borough Clerk/Administrator

**Re: Minor Subdivision
Tavis Holdings Trust
162 Tavistock Lane
Block 1, Lots 5 and 6
Our file #04-33-P-001**

Dear Board Members:

We have reviewed a minor subdivision submission, received October 29, 2021, consisting of the following:

Sheet	Title	Date	Latest Revision Date
1 of 1	Minor Subdivision Plan	06-30-21	----

The plans and drainage calculations were prepared, signed, and sealed by Dennis S. DiBlasio, P.L.S., Marathon Engineering and Environmental Services, 3 Kildeer Court, Suite 302, Swedesboro, New Jersey 08085, (856) 241-9705.

I. GENERAL INFORMATION

Applicant (Block 1, Lot 5): Tavis Holdings Trust, c/o Todd Vanett, Esq.
2005 Market Street, Suite 2600
Philadelphia, PA 19103
(215) 564-8070

Owner (Block 1, Lot 6): Tavistock Country Club
100 Tavistock Lane
Haddonfield, NJ 08033

Proposal: The applicant is proposing a minor subdivision which will relocate the lot line between lots 5 and 6. Lot 5 will increase from 32,377 square feet to 33,586 square feet, and Lot 6 will be reduced from 20,000 square feet to 18,791 square feet.

Zoning: R-1 Low Density District.

II. ZONING REQUIREMENTS

A. **Use:** The applicant's proposed use is in conformance with the permitted principal uses of the R-1 zone.

B. **Area and Bulk Requirements:**

Code Reference	Item	Required	Proposed Lot 5	Proposed Lot 6	Status
§603.5(1)	Lot Area	32,670 s.f.	33,586.3 s.f.	TBD	C/TBD
§603.5(3)	Lot Depth	115 ft.	116.47 ft.	TBD	C/TBD
§603.5(4)	Lot Width	150 ft.	230.89 ft.	TBD	C/TBD
§603.5(2)	Lot Frontage	150 ft.	195.77 ft.	TBD	C/TBD
§603.5(8)	Building Height	40 ft.	< 40 ft.	N/A	C/N/A
	Principal Bldg. Setback				
§603.5(5)	Front Yard	25 ft.	29.5 ft.	N/A	C/N/A
§603.5(7)	Rear Yard	25 ft.	6.2 ft.	N/A	P/N/A
§603.5(6)	Each Side Yard	30 ft.	12 ft.	N/A	C/N/A

C - Conformance.
 N/A - Not applicable.
 P - Pre-existing condition.
 TBD - To be determined.

III. SUBDIVISION COMMENTS

- The plans note that the subdivision will be filed by plan.
- The applicant shall address the requirements of Section 522 tree protection if any construction is planned as a part of this application.
- The applicant shall confirm that there will be no change in Block/Lot numbers associated with this minor subdivision application.

IV. SUMMARY OF VARIANCES AND WAIVERS

Variances: None

Waivers: None

V. APPROVAL PROCESS

If the Planning Board should grant final approval to this project, the following is applicable:

1. The applicant's engineer must make appropriate revisions to the plan pursuant to the Planning Board action.
2. Ten (10) copies of the final plan should be submitted to our office for review, approval and signature.
3. The applicant must contact the Planning Board office to settle any outstanding review escrow accounts prior to the issuance of building permits.

VI. OUTSIDE AGENCY APPROVALS

This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of these approvals must be submitted to the Borough Planning Department and this office prior to the final signature of plans:

1. Fire Chief/Official.
2. Any others as may be necessary.

When plans are resubmitted, they are to be accompanied with a point by point response to all underlined items.

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If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

REMINGTON & VERNICK ENGINEERS



Timothy R. Staszewski, P.E., C.M.E.

TRS/MD/mcb

cc: Tavis Holdings Trust
Tavistock Country Club
Dennis DiBlasio, P.L.S.
Catherine Ward, Esq.
Stuart Platt, Esq.