

## MINUTES OF THE PLANNING BOARD FROM April 17, 2014

The meeting was called to order by the Chairman, Christopher Soriano. Mr. Soriano stated the meeting was being held in accordance with the Sunshine Laws of the State of New Jersey, Chapter 145, by Mayor and Council and the Planning Board for Official Notices. Notice of this meeting was posted on the Borough bulletin board for that purpose.

**Present:** Mayor Forte, Christopher Soriano, Chief Kinkler, Jaclyn Parisi, Dean Doukakis, Vince Ceroli, Frank Ferrese

**Absent:** Rose Fitzgerald, Richard DiRenzo, Terre Sulock, Jeff Hanson

**Also Present:** Don Ryan, Solicitor, Stephanie Gee, Secretary, Ron Newell, Zoning Officer Steve Bach, Borough Engineer

### **Minutes:**

Motion was made to approve the minutes from the March 20, 2014 Planning Board meeting by Dean Doukakis seconded by Vince Ceroli. Motion carried.

### **Resolutions:**

**CS#14-2-2P – Jed Horovitz**

**Internet Video Archive, LLC**

**207 White Horse Pike – B 23, L 12**

**Application for Wood Porch, Vinyl Siding, Capping windows (Historic)**

Dean Doukakis made a motion to approve the resolution, seconded by Vince Ceroli. Motion carried.

### **ROLL CALL VOTE:**

Christopher Soriano	Yes
Dean Doukakis	Yes
Jaclyn Parisi	Yes
Richard Kinkler	Yes
Vince Ceroli	Yes

**CS#14-3-2P- Frank & Laura Taylor**

**120 Fourth Avenue – B22, L6**

**Application for Window Replacement (Historic)**

Dean Doukakis made a motion to approve the resolution, seconded by Jaclyn Parisi. Motion carried.

### **ROLL CALL VOTE:**

Christopher Soriano	Yes
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Dean Doukakis	Yes
Jaclyn Parisi	Abstained
Richard Kinkler	Yes
Vince Ceroli	Yes

**CS#14-3-1P – Michael Bartorelli**  
**1418 Chestnut Avenue – B 111, L 3.01**  
**Application for Bulk Variance**

On the motion of Chief Kinkler, seconded by Dean Doukakis, the Planning Board voted to grant the lot coverage variance not to exceed 37.3%.

**ROLL CALL VOTE:**

Christopher Soriano	Yes
Dean Doukakis	Yes
Jaclyn Parisi	Yes
Richard Kinkler	Yes
Vince Ceroli	Yes

**CS#14-3-3P- Jon & Rita (Burns) Dame**  
**424 Second Street- B17, L13**  
**Application for Bulk Variance**

On the motion of Jaclyn Parisi, seconded by Dean Doukakis, the Planning Board voted to grant the proposed residential addition in accordance with the sketch plan submitted with the application.

**ROLL CALL VOTE:**

Christopher Soriano	Yes
Dean Doukakis	Yes
Jaclyn Parisi	Yes
Richard Kinkler	Yes
Vince Ceroli	Yes

**CS#14-3-4P- Kevin Severance**  
**507 White Horse Pike- B35, L20**  
**Application for Use Variance**

On the motion of Vince Ceroli, seconded by Dean Doukakis, the Planning Board voted to allow the applicant to use the subject premises for an up and down residential duplex in accordance with the testimony and photographs submitted.

**ROLL CALL VOTE:**

Christopher Soriano	Yes
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Dean Doukakis	Yes
Jaclyn Parisi	Yes
Richard Kinkler	Yes
Vince Ceroli	Yes

**BUSINESS:**

**CS#14-2-1P -- Cherry Hill Plazas, LLC  
Plaza 500 Shopping Center  
503-525 Black Horse Pike – B 143, L 1  
Application for Bulk Variance**

The attorneys for Cherry Hill Plazas sent a letter and asked for The Board to allow withdraw of this application without prejudice. The Board agreed.

**CS#14-4-1P – Robert & Debra Walther  
1915 S. Park Avenue – B 138, L 17  
Application for Bulk Variance**

The Board considered the application of Robert & Debra Walther, who are the owners of the premises at 1915 South Park Avenue, Haddon Heights, New Jersey. The property is designated as Block 138, Lot 7 on the Haddon Heights Tax Map.

The applicants seek a bulk variance in order to construct a deck on the rear of their dwelling which will increase lot coverage to 35%, thus exceeding the maximum of 30% permitted by the zoning code. The Planning Board concludes that the construction of the proposed deck would promote the purposes of the Municipal Land Use Law in terms of appropriate land use and that benefits in granting the variance would substantially outweigh any detriments.

The Planning Board further concludes that granting the subject variance to permit the proposed deck will not substantially impair the intent and purpose of the Haddon Heights Zone Plan and Zoning Ordinance and will not be substantially detrimental to the public good.

On the motion of Dean Doukakis, seconded by Vince Ceroli, the Planning Board voted 7-0 to grant the bulk variance to permit up to 35% lot coverage for the proposed deck in accordance with the application and testimony.

**ROLL CALL VOTE:**

Christopher Soriano	Yes
Dean Doukakis	Yes
Jaclyn Parisi	Yes
Richard Kinkler	Yes
Vince Ceroli	Yes
Frank Ferrese	Yes
Ed Forte, Mayor	Yes

**CS#14-4-2P – David Gilson**  
**404 First Avenue – B 15, L 3**  
**Application for Bulk Variance**

The Board considered the application of David Gilson, who is the owner and resides at the premises at 404 First Avenue, Haddon Heights, New Jersey. The property is designated as Block 15, Lot 3 on the Haddon Heights Tax Map.

The applicant seeks a bulk variance in order to construct a garage 24 feet by 22 feet, which exceeds the maximum square footage for garages of 450 square feet under the Zoning Code.

The Planning Board concludes that the construction of the proposed garage would serve the purposes of the Municipal Land Use Law in terms of appropriate use of the property and civic design.

The Planning Board further concludes that the benefits in granting the subject variance substantially outweigh any detriments to the public good.

The Planning Board also concludes that the granting of the variance to construct the oversize garage will not substantially impair the intent and purpose of the Haddon Heights Zone Plan and Zoning Ordinance and will not be substantially detrimental to the public good.

On the motion of Jaclyn Parisi, seconded by Frank Ferrese, the Planning Board voted 7-0 to grant the bulk variance to construct a garage not to exceed 528 square feet in accordance with the plans submitted and the testimony of the applicant.

**ROLL CALL VOTE:**

Christopher Soriano	Yes
Dean Doukakis	Yes
Jaclyn Parisi	Yes
Richard Kinkler	Yes
Vince Ceroli	Yes
Frank Ferrese	Yes
Ed Forte, Mayor	Yes

**CS#14-4-3P – Yola Stagliano**  
**1200 & 1206 Kings Highway – B62.01, L1 & L1.01**  
**Application for Minor Subdivision & Bulk Variance**

The Board considered the application of the Estate of Viola R. Stagliano and Yola Stagliano, who are respectively the owners of the premises at 1200 & 1206 Kings Highway, Haddon Heights, New Jersey. The properties are designated as Block 62.01, Lots 1 and 1.01 on the Haddon Heights Tax Map. The applicants seek a minor subdivision to realign the lot lines and require a bulk variance with respect to aggregate side yard requirements. The Planning Board finds that the proposed minor subdivision does not involve new construction and that the applicant's request for submission waivers and subdivision application waivers should be granted.

The Planning Board further finds that the application for minor subdivision which is subject to the variance noted hereinafter should be granted by reason of the fact that the applicant has complied with requirements of the subdivision ordinance of the Borough of Haddon Heights and the Municipal Land Use Law for a

minor subdivision. The Planning Board concludes that the purposes of the Municipal Land Use Law would be served by reason of the fact that the applicants are in fact reducing the non-conformity of the side yards violation and the benefits in granting the variance substantially outweigh any detriments. The Planning Board concludes that granting the aggregate side yard variance does not substantially impair the intent and purpose of the Haddon Heights zone plan and zoning ordinance and is not substantially detrimental to the public good.

On the motion of Dean Doukakis, seconded by Jaclyn Parisi, the Planning Board voted 6-0 to grant a minor subdivision to the applicants in accordance with the application submitted and the testimony of the applicant and to grant a bulk variance to permit a side yard non-conformity to continue and the violation of the aggregate side yard requirement subject to the applicants complying with the conditions set forth in the Review Letter of Steven Bach, Planning Board Engineer dated April 17, 2014 and subject to the condition that the proposed subdivision deed must be approved by the Planning Board engineer and solicitor, executed by the Planning Board Chairman and Secretary and filed with the Camden County Clerk's Office within the time period prescribed by N.J.S.A. 40:55D-47.

**ROLL CALL VOTE:**

Christopher Soriano	Yes
Dean Doukakis	Yes
Jaclyn Parisi	Yes
Richard Kinkler	Yes
Vince Ceroli	Yes
Ed Forte, Mayor	Yes

**CS#14-4-4P – John & Kelley Kightlinger  
1600 Maple Avenue –B103, L11  
Application for Bulk Variance**

The Board considered the application of John & Kelley Kightlinger, who are the owners and reside at the premises at 1600 Maple Avenue, Haddon Heights, New Jersey. The property is designated as Block 103, Lot 11 on the Haddon Heights Tax Map. The applicants seek a bulk variance in order to construct a fence in front of the building line along Devon Avenue in violation of Section 450-96 of the Haddon Heights Zoning Code. The application is made pursuant to Section 450-96 of the Haddon Heights Zoning Code. The application is also made pursuant to the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-70(c). The Planning Board concludes that there is a hardship to the property by reason of the fact that the property is a corner property. The Board further concludes that there is no safety issue presented by reason of the fact that there are no sight triangle issues which would be created by the installation of the fence. The Planning Board further concludes that the granting the subject variance will not be substantially detrimental to the public good and would not substantially impair the intent and purpose of the Haddon Heights Zone Plan and Zoning Ordinance.

On the motion of Dean Doukakis, seconded by Ed Forte, the Planning Board voted 7-0 to approve the installation of the subject fence in accordance with the plans submitted and the testimony of the applicant subject to the condition that the spacing between the fence pickets be a minimum of 3 inches and the height of the fence does not exceed 4 feet.

**ROLL CALL VOTE:**

Christopher Soriano	Yes
Dean Doukakis	Yes
Jaclyn Parisi	Yes
Richard Kinkler	Yes
Vince Ceroli	Yes
Frank Ferrese	Yes
Ed Forte, Mayor	Yes

**Caucus Items:**

**Non-Conforming Structures & Uses code 450 – 89, 90 –**

The Board discussed these items in the code and 89-B4-states specific uses and the code should say use or building.

90A needs to be cleaned up and The Board asked Don Ryan, Solicitor to look at this section of the code and make more suggested language to make the code appropriate and more readable.

**Parking Ordinance Issues code 450-116-**

The Board discussed different issues with parking in the Borough. There are issues with parking near the High School, St. Rose, Green Street, Third and Fourth. Green Street in a one way street and parking is allowed on both sides. Third and Fourth Street parking is allowed on only one side of the street. There are nine schools in the Borough that all let out at different times, which in some cases makes the parking situation on certain streets within the Borough very hard.

The Master Plan for Station Avenue allows for 1<sup>st</sup> floor businesses, and 2<sup>nd</sup> & 3<sup>rd</sup> floor residential housing or nothing. The Board discussed possible ideas about issuing parking permits, multi use areas with hour and time limits.

**Liquor Licenses-**

The Board discussed possible changes to existing zoning code, appropriate zones, inappropriate zones, parking issues, outdoor dining issues with local businesses. It was also mentioned that Mayor and Council will be having a meeting on Monday May 19, 2014 at 7pm in the Borough Municipal Building.

**ADJOURNMENT:**

Dean Doukakis made a motion to adjourn, seconded by Vince Ceroli. Motion carried. All Board members were in favor.

Stephanie Gee  
Planning Board Secretary