

MINUTES OF THE PLANNING BOARD FROM AUGUST 21, 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: Rose Fitzgerald, Christopher Soriano, Richard DiRenzo, Chief Kinkler, Jaclyn Parisi, Dean Doukakis, Jeff Hanson, Vince Ceroli, Tom Ferrese

Absent: Mayor Forte, Steve Bach, Frank Ferrese, Terre Sulock

Also Present: Don Ryan, Solicitor, Stephanie Gee, Secretary, Ron Newell, Zoning Officer Wayne Roorda, Borough Engineer

Minutes:

Motion was made to approve the minutes from the July 17, 2014 Planning Board meeting. Motion made by Rose Fitzgerald and seconded by Vince Ceroli. Tom Ferrese and Dean Doukakis abstained. Motion carried

Resolutions:

CS#14-7-1P Justin & Katie Cerritelli
224 Ninth Avenue-B57, L10
Application for Bulk Variance

The applicants seek a bulk variance in order to install a four foot high iron fence in the front yard along Garden Street.

The Planning Board concludes that there is a hardship to the property by reason of the fact that this is a corner property and under the Haddon Heights Ordinance the front yard setback requirements apply to both Garden Street and Ninth Avenue.

The Planning Board further concludes that based upon the testimony of the applicants and the Planning Board Engineer there is no impairment of the sight lines with respect to the installation of this fence and thus the granting of the variance would not substantially impair the public good.

The Planning Board also concludes that the granting of the variance would not substantially impair the intent and purpose of the Haddon Heights Zone Plan and Zoning Ordinance.

Business:

CS#14-8-2HP Rita Salmon
30 First Avenue – B7, L8
Replace Front Porch

The Board considered the application of Rita Salmon, who is the owner and resides at the property located at 30 First Avenue, Haddon Heights, New Jersey. The property is also designated as Block 7, Lot 8 on the Haddon Heights Tax Map.

The property is located in the R-2 Residential Zoning District, as well as the Historic District. The applicant proposes to replace the front porch on her residential dwelling. The applicant requires Historic District approval pursuant to Section 450-108 et. seq. of the Haddon Heights Zoning Code and the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-111.

The Planning Board, having determined that the Application was in proper form and having examined the Exhibits and considered the testimony, finds as follows:

The applicant proposes to replace the existing front porch by demolishing the porch from the roof line down. The reason for the replacement is the serious deterioration of the wood and for safety reasons.

A summary of the work to be done is as follows:

Porch will be demolished and rebuilt with mahogany tongue and groove 1 by 4 wood decking. Install four porch columns of 10" round fiberglass. New frame with pressure treated lumber. Railings will match existing style and will be natural cedar wood which will be painted white. There will be 2" spindles. There should be additional stable, hand railing installed for safety and to code. The new steps will be mahogany wood but the treads will be made of Trex for safety and will be stained to match. Below the porch lattice panels which will be framed, replaced and painted white.

The HPC considered the provisions of the ordinance and finds that the proposed materials and style of architecture are consistent with Borough Ordinance Section 450-110(A1-5) and (B7 and 12).

CONCLUSIONS:

The Planning Board adopts the recommendation of the HPC as consistent with the criteria set forth in the Historic Preservation Ordinance and therefore the application is approved.

ROLL CALL VOTE:

On the motion of Rose Fitzgerald, seconded by Jaclyn Parisi, the Planning Board voted 8-0 to grant Historic District approval to Rita Salmon for the replacement of the front porch in accordance with the plans submitted and the testimony given.

Dean Doukakis	Yes
Richard Kinkler	Yes
Jaclyn Parisi	Yes
Tom Ferrese	Yes
Jeff Hanson	Yes
Richard DiRenzo	Yes
Rose Fitzgerald	Yes
Vince Ceroli	Yes

ADJOURNMENT:

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

Respectfully Submitted,

Stephanie Gee
Planning Board Secretary