

## MINUTES OF THE PLANNING BOARD FROM FEBRUARY 20, 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, Richard DiRenzo, Chief Kinkler, Jaclyn Parisi, Dean Doukakis, Jeff Hanson, Vince Ceroli, Terre Sulock, Frank Ferrese

**Absent:** Rose Fitzgerald

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

### **Minutes:**

Motion was made to approve the minutes from the January 16, 2014 Planning Board meeting by Frank Ferrese seconded by Jaclyn Parisi. Motion carried.

### **Resolutions:**

CS#14-1-1P - John Ellis  
2004 Narberth Avenue – B134, L14  
Application for Bulk Variance

Jeff Hanson made a motion to approve the revised resolution, seconded by Jaclyn Parisi. Motion carried.

<b><u>Roll Call:</u></b>	Chris Soriano	Yes
	Dean Doukakis	Yes
	Terre Sulock	Yes
	Richard DiRenzo	Yes
	Richard Kinkler	Yes
	Jaclyn Parisi	Yes
	Jeff Hanson	Yes
	Frank Ferrese	Yes
	Vince Ceroli	Yes

**BUSINESS:**

**CS#14-2-3P – Vincent Corso  
1841 Wayne Avenue – B130, L 6  
Application for Bulk Variance**

The Board considered the application of Vincent Corso, who is the owner of the premises at 1841 Wayne Avenue, Haddon Heights, New Jersey. The property is designated as Block 130, Lot 6 on the Haddon Heights Tax Map. The applicant seeks a bulk variance in order to construct a 20 by 32 foot two story addition off the rear of an existing one story residential dwelling which will increase lot coverage to a maximum of 40.9%. The Planning Board concludes there is a hardship to the property because the residence on the corner lot is located within the required front yard setback area and current lot coverage exceeds the 30% limit thus any expansion of the residence at its existing setback triggers the need for both variance relief. The renovation of the premises will upgrade same and impact positively on surrounding property values. The benefits to be obtained by the proposed residential addition and the improvements in connection therewith will substantially outweigh any detriment that may be deemed to result there from. The Planning Board further concludes that the granting of the subject variances to permit a residential addition upgrading premises in a residential zone, 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.

**ROLL CALL VOTE:**

On the motion of Jeff Hanson, seconded by Jaclyn Parisi, the Planning Board voted 8-0 to grant the front yard variance of 11.83 and a lot coverage variance not to exceed 40.9%.

Chris Soriano	Yes
Ed Forte	Yes
Richard DiRenzo	Yes
Terre Sulock	Yes
Richard Kinkler	Yes
Jaclyn Parisi	Yes
Jeff Hanson	Yes
Vince Ceroli	Yes
Frank Ferrese	Yes

**CS# 14-2-5P – Carl Ning  
327 Tenth Avenue – B58, L 26  
Application for Bulk Variance**

The Board considered the application of Carl Ning, who is the owner of the premises at 327 Tenth Avenue, Haddon Heights, New Jersey. The property is designated as Block 58, Lot 26 on the Haddon Heights Tax Map. The applicant seeks a bulk variance in order to construct a fence 4 feet in height within the required front yard setback area on a corner lot in the R-2 Residential Zone. The Planning Board concludes that the property is subject to a unique and unusual situation because it is a corner lot and subject to increased vehicle and pedestrian traffic. The proposed fence will be no closer than 6 feet from the West High Street right of way and will not encroach upon the paved sidewalk area. Its 4 foot height at the proposed location will not impair vehicular sight lines. The Planning Board further concludes that granting the subject variance to permit a residential picket fencing on a corner lot in a residential zone, 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.

**ROLL CALL VOTE:**

On the motion of Dean Doukakis, seconded by Richard DiRenzo, the Planning Board voted 9-0 to grant the fence variance to be installed in accordance with the sketch plan submitted with the application at a height not exceeding 4 feet and setback at least 6 feet from the West High Street right of way.

Chris Soriano	Yes
Dean Doukakis	Yes
Ed Forte	Yes
Richard DiRenzo	Yes
Terre Sulock	Yes
Richard Kinkler	Yes
Jaclyn Parisi	Yes
Jeff Hanson	Yes
Vince Ceroli	Yes

**CS#13-12-1P – Michael Grace  
101 White Horse Pike – B22, L9  
Application for Use Variance**

The Board considered the application of Michael Grace, who resides at 1110 Oakmont Drive, Moorestown, New Jersey 08057 and is the owner of the property located at 101 White Horse Pike, Haddon Heights, New Jersey. The property is designated as Block 22, Lot 9 on the Haddon Heights Tax Map. The applicant seeks to rebuild a nonconforming apartment use destroyed by fire one year ago and in doing so to expand the number of residential apartment uses within the existing structure from 5 to 6.

**CONCLUSIONS:**

The Planning Board concludes that there is insufficient credible evidence of "special reasons" to support the granting of a use variance based upon the conclusion that the general welfare being served because of particular site suitability for the proposed use. The improvement on the site has been destroyed and the site can now be used for any of the purposes for which it is zoned. No proof has been presented to the contrary. The Planning Board concludes that the purpose of the Municipal Land Use Law will not be advanced by the continued maintenance and expansion of first floor residential uses in this residential use in the PO Professional Office Zone. Further, such maintenance and expansion will be directly contrary to the purpose and intent of the applicable zoning ordinance which can be gleaned from the plain meaning of its language. The Board further concludes that the granting of the use variance would be substantially detrimental to the public good and would substantially impair the intent and purpose of the Haddon Heights Zone Plan and Zoning Ordinance. The Board also concludes that the applicant has failed to satisfy the enhanced burden of proof required under the Medici case.

**ROLL CALL VOTE:**

On the motion of Dean Doukakis, seconded by Terre Sulock, the Planning Board voted 7-0 to deny applicant a variance to rebuild the premises existing nonconforming five unit apartment building into a six unit structure with first floor residential use.

Chris Soriano	Yes
Dean Doukakis	Yes
Terre Sulock	Yes
Richard Kinkler	Yes
Jaclyn Parisi	Yes
Jeff Hanson	Yes
Vince Ceroli	Yes

**CS#14-2-4P – Michael DeLuca  
1440 Kings Highway –B 80, L 2.01  
Application for Use Variance**

The Board considered the application of BELLUM STRENGTH AND CONDITIONING, LLC, hereinafter referred to as applicant, which is located at 1204 West Kings Highway, Mt. Ephraim, New Jersey, 08059 and is the prospective tenant of the property located at 1440 West Kings Highway, Haddon Heights, New Jersey. The property is also designated as Block 8, Lot 2.01 on the Haddon Heights Tax Map. The applicant seeks to utilize a 4,000 square foot space within a non-conforming commercial complex in the R-4 Residence Zone for a cross-training physical fitness center.

**CONCLUSIONS:**

The Planning Board concludes that the applicant has established by a preponderance of the credible evidence that there are "special reasons" to support the grant of use variance relief based upon the conclusion that the general welfare would be served by the granting of the proposed use because the existing warehouse building is particularly suited for this use. Its large open and unobstructed interior lends itself to group exercise use. The Planning Board further concludes that applicant has established by a preponderance of the credible evidence that the health, safety and general welfare of the public will benefit by the introduction of a physical fitness activity to the site in this structure at this location thereby advancing the purposes of the Municipal Land Use Law. The Board further concludes that the granting of the use variance will not be substantially detrimental to the public good and will not substantially impair the intent and purpose of the Haddon Heights Zone Plan and Zoning Ordinance. The Board also concludes that the applicant has satisfied the enhanced burden of proof required under the Medici case.

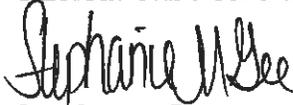
**ROLL CALL VOTE:**

On the motion of Frank Ferrese, seconded by Dean Doukakis, the Planning Board voted 7-0 to allow the applicant to occupy and use the 4,000 square foot building for a cross-training physical fitness facility in accordance with the plans submitted and the testimony, subject to the applicant obtaining site plan approval from the Planning Board prior to the issuance of a Certificate of Occupancy.

Chris Soriano	Yes
Dean Doukakis	Yes
Terre Sulock	Yes
Richard Kinkler	Yes
Jaclyn Parisi	Yes
Jeff Hanson	Yes
Vince Ceroli	Yes

**ADJOURNMENT:**

Jaclyn Parisi made a motion to adjourn, seconded by Frank Ferrese. Motion carried. All Board members were in favor.



Stephanie Gee  
Planning Board Secretary