

## MINUTES OF THE PLANNING BOARD FROM JUNE 19, 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, Richard DiRenzo, Christopher Soriano, Chief Kinkler, Jaclyn Parisi, Dean Doukakis, Jeff Hanson, Terre Sulock, Vince Ceroli,

**Absent:** Mayor Forte, Frank Ferrese

**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 May 15, 2014 Planning Board meeting. Motion made by Jeff Hanson and seconded by Richard DiRenzo. Motion carried

### **Resolutions:**

**CS#14-5-3P – John & Jennifer Rhodes**  
**127 Fourth Avenue – B19, L19**  
**Application from Historic, window replacement**

On the motion of Rose Fitzgerald, seconded by Jeff Hanson, Motion carried.

**CS#14-5-4P – Christi Clark**  
**305 E. Atlantic Avenue – B36, L14**  
**Application from Historic, Front Porch Replacement**

On the motion of Dean Doukakis, seconded by Jaclyn Parisi, Motion carried.

**CS#14-5-1P – Daniel & Donna Kane**  
**1537 Chestnut Avenue – B107, L15**  
**Application for Bulk Variance**

On the motion of Dean Doukakis, seconded by Jeff Hanson, Motion carried.

**CS#14-5-2P Dan & Elizabeth Mazzucco**  
**407 Hillside Avenue – B85, L 1.03**  
**Application for Bulk Variance**

On the motion of Rose Fitzgerald, seconded by Richard DiRenzo, Motion carried.

**CS#14-5-5P James & Maura Atwell  
217 Second Avenue – B8, L20  
Application for Bulk Variance**

On the motion of Dean Doukakis, seconded by Jaclyn Parisi, Motion carried.

**Business:**

**CS#14-5-6P 117 Home Solutions LLC  
504 Third Avenue – B32, L3  
Application for Bulk Variance**

The Board considered the application of 117 Home Solutions, LLC, which is the owner and of the premises at 504 Third Avenue, Haddon Heights, New Jersey. The owner is a residential home builder. The property is designated as Block 32, Lot 3 on the Haddon Heights Tax Map. In the applicant's original application it proposed to demolish an existing fire damaged dwelling and replace it with a larger two-story contemporary dwelling with 1,980 square feet of living space and an attached garage of 318 square feet.

The application required multiple bulk variances, including a variance to permit an attached garage which is prohibited under the Haddon Heights Zoning Code.

After the initial hearing the applicant revised its proposal changing the style of the home and reducing the width of the proposed home, as well as eliminating the attached garage. The applicant was represented by Mathew Madden, Esquire at the hearing which took place on May 15, 2014 and June 19, 2014. At the initial hearing a number of residents testified in opposition to the proposed Plan of Development.

At the second hearing on June 19, 2014, one member of the public testified in support of the subject application and no other objectors appeared to testify. The subject dwelling was severely damaged by fire and it is uninhabitable at the present time. In its revised proposal, the applicant has altered the style of the home they intend to build and reduce the overall width of the proposed home and eliminated the attached garage. The applicant proposes to construct a two-story framed dwelling with a front porch. There will be a driveway extending from Third Avenue to the rear of the dwelling with an optional turnaround and an optional garage measuring 23 feet by 19.5 feet

**ROLL CALL VOTE:**

On the motion of Jeff Hansen, seconded by Dean Doukakis, the Planning Board voted 8-0 to grant a single side yard variance of 8 feet, the aggregate side yard variance of 20 feet and the lot coverage variance of 37%. Variances are also granted for the existing non-compliant lot width of 50 feet and the existing non-compliant lot area of 10,000 square feet.

Christopher Soriano	Yes
Dean Doukakis	Yes
Richard Kinkler	Yes
Jaclyn Parisi	Yes
Terre Sulock	Yes
Jeff Hanson	Yes
Richard DiRenzo	Yes
Rose Fitzgerald	Yes

**CS#14-6-1P Thomas Schrank  
1133 Sycamore Street- B69, L16  
Application for Bulk Variance**

The Board considered the application of Thomas Schrank and Monica Roche, who are the owners and reside at the premises at 1133 Sycamore Street, Haddon Heights, New Jersey. The property is designated as Block 69, Lot 16 on the Haddon Heights Tax Map.

The applicants seek a bulk variance in order to install a six foot high fence in the front yard along Bellmawr Avenue. The property is a corner property with frontage on Sycamore Street of 50 feet and frontage on Bellmawr Avenue of 200 feet (rectangular lot). There is presently constructed on the subject lot a 2 story brick and aluminum sided dwelling which faces Bellmawr Avenue. There is a driveway located off Bellmawr Avenue extending to the attached garage on the northerly side of the dwelling. There is also a shed located in the northeast corner of the property.

The applicants propose to construct a new 6 foot high fence running 36 feet along the Bellmawr Avenue side of the property which extends from the house to the northerly property line and would enclose the backyard. The fence would be located 16 feet back from the curb line with a 4 foot wide park strip sidewalk along Bellmawr Avenue. It would be a privacy type fence. The applicants testified that the fence would not impair the sight lines with respect to pedestrian and vehicular traffic along Bellmawr Avenue and the sidewalk.

The Planning Board Engineer concurred and indicated that the ASTO requirements require that the fence be located at least 14.5 feet from the curb line. The purpose of the fence is to enclose the backyard for the safety of the applicant's small children.

**ROLL CALL VOTE:**

On the motion of Jeff Hansen, seconded by Dean Doukakis, the Planning Board voted 9-0 to grant bulk variance to permit the installation of the 6 foot high fence along Bellmawr Avenue in front of the building line in accordance with the exhibits and testimony presented.

Christopher Soriano	Yes
Dean Doukakis	Yes
Richard Kinkler	Yes
Jaclyn Parisi	Yes
Terre Sulock	Yes
Jeff Hanson	Yes
Richard DiRenzo	Yes
Rose Fitzgerald	Yes
Vince Ceroli	Yes

**CS#14-6-2P Jason & Nana Shames  
241 Seventh Avenue- B29, L28  
Application for Bulk Variance**

The Board considered the application of Jason and Nana Shames, who are the owners and reside at the premises at 241 Seventh Avenue, Haddon Heights, New Jersey. The property is designated as Block 29, Lot 28 on the Haddon Heights Tax Map.

The applicants seek a bulk variance for lot coverage in order to install a concrete patio in the rear of the dwelling.

The property is a twin home with a common party wall. The lot is rectangular and has 27.5 feet frontage along Seventh Avenue and a depth of 150 feet. There is currently constructed on the subject lot a 2 ½ story brick dwelling. There is a driveway on the Southerly side leading from Seventh Avenue to a cinder block garage in the rear. The applicants currently have lot coverage of 32% (1,347 square feet).

The applicants are proposing to construct a concrete patio in the rear of the dwelling which would be 16 feet by 15 feet. The additional improvement would result in total lot coverage of 41%. The current zoning ordinance in the R-3 Residential Zone under Section 450-32B, permits a maximum of 30% lot coverage.

The applicant testified that the purpose of the patio is for safety reasons because there is construction debris including nails and glass in the area in the rear yard which is dangerous to the occupants of the property including minor children.

**ROLL CALL VOTE:**

On the motion of Richard DiRenzo, seconded by Dean Doukakis, the Planning Board voted 9-0 to permit the installation of a concrete patio as testified to and in accordance with the exhibits submitted.

Christopher Soriano	Yes
Dean Doukakis	Yes
Richard Kinkler	Yes
Jaclyn Parisi	Yes
Terre Sulock	Yes
Jeff Hanson	Yes
Richard DiRenzo	Yes
Rose Fitzgerald	Yes
Vince Ceroli	Yes

**Caucus Items:**

**Planning Board Escrow Fees-**

The escrow fees were talked about and it was asked that the current fees and current escrows be distributed to the Board members so that they can see what our current fees are. It was also asked that we get the surrounding towns fees for Planning / Zoning so that we can compare. This topic is to be placed back on the agenda for review purposes at the next meeting.

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

Don Ryan wrote up proposed changes for this code and they will be referred to Council for their vote on the proposed changes.

Dean Doukakis made a motion, seconded by Jeff Hanson. Motion carried.

**ADJOURNMENT:**

Jeff Hanson made a motion to adjourn, seconded by Richard DiRenzo. Motion carried. All Board members were in favor.

Stephanie Gee   
Planning Board Secretary