

MINUTES OF THE PLANNING BOARD FROM MARCH 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: Christopher Soriano, Richard DiRenzo, Chief Kinkler, Jaclyn Parisi, Dean Doukakis, Jeff Hanson, Vince Ceroli,

Absent: Mayor Forte, Rose Fitzgerald, Terre Sulock, Frank Ferrese, Ron Newell, Zoning Officer

Also Present: Peter Thorndike, Solicitor, Stephanie Gee, Secretary, Steve Bach, Borough Engineer

Minutes:

Motion was made to approve the minutes from the February 20, 2014 Planning Board meeting by Dean Doukakis seconded by Jeff Hanson. Motion carried.

Resolutions:

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

Jeff Hanson made a motion to approve the resolution, seconded by Vince Ceroli. Motion carried.

<u>ROLL CALL VOTE:</u>	Chris Soriano	Yes
	Richard DiRenzo	Yes
	Richard Kinkler	Yes
	Jaclyn Parisi	Yes
	Jeff Hanson	Yes
	Vince Ceroli	Yes

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

Dean Doukakis made a motion to approve the resolution, seconded by Richard DiRenzo. Motion carried.

<u>ROLL CALL VOTE:</u>	Chris Soriano	Yes
	Dean Doukakis	Yes

Richard DiRenzo	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**

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

ROLL CALL VOTE:

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

**CS#14-2-4P – Bellum Strength and Conditioning, LLC
1440 Kings Highway –B 80, L 2.01
Application for Use Variance**

Jeff Hanson made a motion to approve the resolution, seconded by Dean Doukakis. Motion carried.

ROLL CALL VOTE:

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

BUSINESS:

**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)**

The Board considered the application of Jed Horovitz, who is the owner of property located at 207 White Horse Pike, Haddon Heights, New Jersey. The property is also designated as Block 23, Lot 12 on the Haddon Heights Tax Map. The property was originally a residence and is now used as an

office. It is located in the PO Professional Office Zoning District and in the Historic District. The applicant proposes to replace the wood porch deck, install vinyl siding and cap all windows. 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 applicant, Jed Horovitz, is the owner of property at 207 White Horse Pike, Haddon Heights, New Jersey. The property is also known as Block 23, Lot 12 on the Haddon Heights Tax Map. The property was formally a residential dwelling which is now used as a professional office. The applicant proposes to replace the dilapidated front porch, put vinyl siding on the front and sides of the building and cap all windows to avoid rot. The wood clapboard that will be sided has cracks and peeling paint and the wood window frames are showing signs of wear the age. The HPC representative, Robert Hunter, testified that the windows being capped were not original to the house. The HPC considered the HPC Ordinance Provision Section 450-107A (3) and Section 450-110(B) (6 & 7) and concluded that the proposed work is consistent with the criteria of the ordinance. 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 should be approved.

ROLL CALL VOTE:

On the motion of Dean Doukakis, seconded by Jeff Hanson, the Planning Board voted 7-0 to approve the application for porch improvements.

Richard DiRenzo	Yes
Christopher Soriano	Yes
Dean Doukakis	Yes
Jaclyn Parisi	Yes
Richard Kinkler	Yes
Jeff Hanson	Yes
Vince Ceroli	Yes

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

120 Fourth Avenue – B22, L6

Application for Window Replacement (Historic)

The Board considered the application of Frank and Laura Taylor, who are the owners and reside at the property located at 120 Fourth Avenue, Haddon Heights, New Jersey. The property is also designated as Block 22, Lot 6 on the Haddon Heights Tax Map. The property is a single family two story residential dwelling which has an architectural style known as Colonial Revival.

The applicants propose to replace windows on the first floor enclosed porch, street façade. This area of the house is a wide, unbroken expanse of vinyl siding on the left façade with one rectangular narrow window composed of two small sized sliders located in the upper quadrant of the area. These windows are non-original to the house, not in scale to the area and incompatible with the house design. The replacement windows would mimic in size and design the current windows on the second floor façade. They will be double hung Alliance & Belmont windows, one over one, with vinyl PVC/aluminum approximately 26 inches wide and 52 inches long. The trim will be feathered edge colonial cap 5 ½ inches in light Maple to match the existing color. The existing vinyl siding would be removed, re cut and replaced to match the rest of the house. The new windows will

be visually aligned in the space with other first floor windows to harmonize their appearance. The HPC representative testified that the windows being replaced are not original to the residential structure. The HPC considered the HPC Ordinance Provision Section 450-109.E and Section 450-110(B) (3 and 7) and concluded that the proposed work is consistent with the criteria of the ordinance. 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 should be approved.

ROLL CALL VOTE:

On the motion of Dean Doukakis, seconded by Jeff Hanson, the Planning Board voted 6-0 to approve the application for window improvements.

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

**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 application was discussed and the attorney for Cherry Hill Plazas asked for a continuance for the April 17, 2014 meeting. The Board approved this application to be continued at the next Planning Board meeting.

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

The Board considered the application of Michael Bartorelli, who is the owner of the premises at 1418 Chestnut Avenue, Haddon Heights, New Jersey. The property is designated as Block 111, Lot 3.01 on the Haddon Heights Tax Map. The applicant seeks a bulk variance in order to construct an in-ground swimming pool southeast of his existing dwelling which will increase lot coverage to a maximum of 37.3%. The application is made pursuant to Article VIII, Section 450-40B 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 the proposed in-ground swimming pool improvement constitutes the reasonable use and enjoyment of the subject premises and it would impose a hardship upon said applicant to prohibit said pool because it exceeds impervious lot coverage. The proposed pool will upgrade the premises and impact positively on surrounding property values. The benefits to be obtained by the proposed pool 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 variance to permit an in-ground swimming pool 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 Dean Doukakis, the Planning Board voted 7-0 to grant the lot coverage variance not to exceed 37.3%.

Richard DiRenzo	Yes
Christopher Soriano	Yes
Dean Doukakis	Yes
Jaclyn Parisi	Yes
Richard Kinkler	Yes
Jeff Hanson	Yes
Vince Ceroli	Yes

CS#14-3-3P- Jon & Rita (Burns) Dame

424 Second Street- B17, L13

Application for Bulk Variance

The Board considered the application of Rita Dame, who is the owner of the premises at 424 Second Avenue, Haddon Heights, New Jersey. The property is designated as Block 17, Lot 13 on the Haddon Heights Tax Map. The applicant seeks bulk variance relief in order to construct a one story addition to the rear of her residence within the required aggregate side yard setback and in excess of coverage limits in the R-2 Residential Zone. The Planning Board concludes that the property is subject to a unique and unusual situation because it is an undersized lot which makes it harder for applicant to satisfy the bulk requirements applicable to the R-2 District in which it is located. The proposed addition is consistent with the reasonable residential use and enjoyment of the subject premises and it would be a hardship to restrict applicant from the proposed improvement by strictly applying the aggregate side yard setback and coverage limitation requirements. The Planning Board further concludes that granting the subject variances to permit the proposed addition 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 Jaclyn Parisi, the Planning Board voted 6-0 to grant the proposed residential addition in accordance with the sketch plan submitted with the application.

Richard DiRenzo	Recused
Christopher Soriano	Yes
Dean Doukakis	Yes
Jaclyn Parisi	Yes
Richard Kinkler	Yes
Jeff Hanson	Yes
Vince Ceroli	Yes

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

The Board considered the application of KEVIN SEVERANCE of 328 Eighth Avenue, Haddon Heights, hereinafter referred to as applicant for premises located at 507 White Horse Pike, Haddon Heights. The property is also designated as Block 35, Lot 20 on the Haddon Heights Tax Map. The applicant is the contract purchaser from the PBE Company LLC, a lending institution that has acquired title by foreclosure. Applicant's contract is contingent upon acquisition of the zoning relief necessary to use the premises for a residential duplex. A variance is required to permit said use pursuant to the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-70(d) and Article XVIII, Section 450-81 of the Haddon Heights Zoning Code. 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 residential structure is particularly suited for residential duplex use. 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 Jaclyn Parisi, seconded by Jeff Hanson, the Planning Board voted 6-0 to allow the applicant to use the subject premises for an up and down residential duplex in accordance with the testimony and photographs submitted.

Richard DiRenzo	Recused as Class III member
Christopher Soriano	Yes
Dean Doukakis	Yes
Jaclyn Parisi	Yes
Richard Kinkler	Yes
Jeff Hanson	Yes
Vince Ceroli	Yes

ADJOURNMENT:

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



Stephanie Gee
Planning Board Secretary