

MINUTES OF THE PLANNING BOARD FROM MAY 17, 2012

The meeting was called to order by the Chairman, Tom Ferrese. Mr. Ferrese 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, Rose Fitzgerald, Chief Kinkler, Tom Ferrese, Gregory McAdams, Jaclyn Parisi, Dean Doukakis, David Cox, Jack Merryfield, Christopher Soriano, Terre Boccuzzi

Also Present: Donald S. Ryan, Solicitor, Michelle Fareri, Secretary, Steven Bach, Planning Board Engineer

Minutes:

Motion was made to approve the minutes from April 19, 2012 Planning Board Meeting by Rose Fitzgerald, seconded by Terre Boccuzzi. Jaclyn Parisi, Jack Merryfield Chief Kinkler abstained. Motion carried. All remaining members voted in favor.

Resolutions:

CS# 12-3-1P – Bancroft NeuroHealth, Inc/Little Butterflies Daycare B42, L10.01
Christopher Soriano made a motion to approve the resolution, seconded by Terre Boccuzzi. Motion carried.

Roll Call:

Rose Fitzgerald	Yes
Tom Ferrese	Yes
Gregory McAdams	Yes
Dean Doukakis	Yes
David Cox	Yes
Christopher Soriano	Yes
Terre Boccuzzi	Yes

CS#12-4-1P – Tyler Grace B93, L10

Rose Fitzgerald made a motion to approve the resolution, seconded by Terre Boccuzzi. Motion Carried.

Roll Call:

Rose Fitzgerald	Yes
Tom Ferrese	Yes
Gregory McAdams	Yes
Dean Doukakis	Yes
David Cox	Yes
Christopher Soriano	Yes

Terre Boccuzzi Yes

CS#12-4-3P – Del Buono’s Bakery B137, L1

Dean Doukakis made a motion to approve the resolution, seconded by Christopher Soriano. Motion Carried.

Roll Call:

Rose Fitzgerald	Yes
Tom Ferrese	Yes
Gregory McAdams	Yes
Dean Doukakis	Yes
David Cox	Yes
Christopher Soriano	Yes
Terre Boccuzzi	Yes

Business:

**CS#12-5-1P – Jeff Zuidema – Application for Variance
114 W. Atlantic Avenue – B28, L7**

The applicant, Jeffrey Zuidema appeared, were sworn and testified in support of the application for variance. The applicant previously obtained a use variance to permit a professional office as the resident owner which was memorialized in Resolution No. 10-8-7P of the Haddon Heights Planning Board dated September 20, 2010. The applicant now seeks bulk variances to construct an addition to the structure. The application is made pursuant to Section 450-40B of the Haddon Heights Zoning Code and the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-70(c). The Planning Board, having determined that the Application, Notice to Property Owners, Notice of Publication and affidavits were in proper form and having examined the Exhibits and considered the testimony, finds as follows: The applicant proposes substantial renovations to the dwelling restoring certain features to its historical origin which would include a new front porch and side portico depicted on the architectural drawings submitted to the Board. The applicant’s current front yard setback is 26.26%. The side yard setback on the north is 14.78%. The side yard setback on the south is 23.09 feet. The applicant proposes to construct a front porch which would be 18.28 feet from the front property line which does not include the stairs leading off the porch. The applicant proposes to construct a portico on the north side of the property which would be 1.44 feet from the property line. The applicant proposes the side yard area on the south side to be 12.64 feet. Thus, the total aggregate side yards would be 14.11 feet.

There was discussion between board members and applicant.

Don Ryan, Solicitor outlined the legal criteria.

Tom Ferrese, Chairman opened the public comment portion of the meeting. There were no questions or comments.

On the motion of Jack Merryfield, seconded by Rose Fitzgerald, the Planning Board voted 11-0 to grant the bulk variances for a front yard setback of a minimum of 18.28 feet, a side yard setback on the north of 1.44 feet and aggregate side yards of 12.64 feet, subject to the conditions of the prior Planning Board resolution with respect to the recording of a deed restriction on the use of the property.

Roll Call:

Mayor Forte	Yes
Rose Fitzgerald	Yes
Chief Kinkler	Yes
Tom Ferrese	Yes
Gregory McAdams	Yes
Jaclyn Parisi	Yes
Dean Doukakis	Yes
David Cox	Yes
Jack Merryfield	Yes
Christopher Soriano	Yes
Terre Boccuzzi	Yes

The Planning Board concludes that the deviations from the zoning code with respect to the proposed setbacks would serve the purposes of the Municipal Land Use Law in terms of esthetics and historic value. The benefits in granting the variances would substantially outweigh any detriments. The Planning Board further concludes that the granting of the bulk variances proposed would not substantially impair the intent and purpose of the Haddon Heights Zone Plan and Zoning Ordinance and would not be substantially detrimental to the public good.

**CS#12-5-2P – North Church, LLC – Review of HPC Recommendation
421 White Horse Pike – B34, L20**

Lorie Ryan, a representative of North Church, LLC appeared, was sworn and testified in support of the application for variance. No one from the Historic Preservation Commission appeared. The applicant seeks approval (already installed) of a replacement of a railroad tie retaining wall with an EP Henry block retaining wall. The application for Certificate of Appropriateness is made pursuant to the Haddon Heights Historic District Section 450-108 et seq. The application is made pursuant to the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-110. 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 seeks approval of replacement of rotting timbers which were a retaining wall at the front of the property. The applicant proposes to install an EP Henry retaining wall which would be safer than the timbers and is esthetically pleasing.

There was discussion between board members and the applicant.

Don Ryan, Solicitor outlined the legal criteria.

Tom Ferrese, Chairman opened the public comment portion of the meeting. There were no questions or comments.

Jaclyn Parisi made a motion to approve the application, seconded by Christopher Soriano. Motion carried.

Roll Call:

Mayor Forte	Yes
Rose Fitzgerald	Yes
Chief Kinkler	Yes
Tom Ferrese	Yes
Gregory McAdams	Yes
Jaclyn Parisi	Yes
Dean Doukakis	Yes
David Cox	Yes
Jack Merryfield	Yes
Christopher Soriano	Yes
Terre Boccuzzi	Yes

The Planning Board concludes that the applicant has substantially complied with the intent and purpose of the Haddon Heights Historic Preservation District criteria with respect to the installation of the new retaining wall. The Planning Board concludes that the replacement of the retaining wall with CST Red Flash Bersa Lock Weather Finish Block is hereby approved as presented.

**CS#12-5-3P – Dr. Doty – Review of HPC Recommendation
125 White Horse Pike – B22, L15**

Dr. Richard Doty appeared, together with his architect Cecil S. Hojnowski and his builder Bob Enders, who was sworn and testified in support of the application for variance. No one from the Historic Preservation Commission appeared. The applicant proposes to enclose an existing porch in the rear part of the building. This renovated structure would be used to receive bulk delivery packages of products that are distributed by a tenant at the property, Sensonics, Inc. The addition is not part of the original structure and is not visible from the public right of way. The applicant proposes to utilize vinyl windows and aluminum siding would match the profile and color of the existing siding on the building. The application for Certificate of Appropriateness is made pursuant to the Haddon Heights Historic District Section 450-108 et seq. The application is made pursuant to the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-110.

There was discussion between board members and applicant. The issue of drainage was discussed and will be resolved with the Borough Engineer.

Don Ryan, Solicitor outlined the legal criteria.

Tom Ferrese, Chairman opened the public comment portion of the meeting. There were no questions or comments.

Rose Fitzgerald made a motion to approve the application, seconded by Terre Boccuzzi. Motion carried.

Roll Call:

Mayor Forte	Yes
Rose Fitzgerald	Yes
Chief Kinkler	Yes
Tom Ferrese	Yes
Gregory McAdams	Yes
Jaclyn Parisi	Yes
Dean Doukakis	Yes
David Cox	Yes
Jack Merryfield	Yes
Christopher Soriano	Yes
Terre Boccuzzi	Yes

The Planning Board concludes that the applicant has substantially complied with the intent and purpose of the Haddon Heights Historic Preservation District criteria with respect to improvements to the structures within the Historic District. The Planning Board accepts the recommendation of the Haddon Heights Historic District Committee and approves the enclosure of the existing concrete/masonry porch with a hard roof and with siding to match the existing siding and double hung windows and an entrance door as depicted on the architectural drawings and presented in the testimony of the applicant and his architect.

CS#12-5-4P Approving the Receipt of the Draft of the Form Based Code Amending the Zoning Code in Haddon Heights

Group Melvin Design presented the draft of the Form Based Code to revise the zoning regulations in select districts. In addition, the Planning Board received a summary of findings of the public workshop sessions of April 18, 2012 and April 28, 2012. In accordance with the Municipal Land Use Law, the Haddon Heights Planning Board intends to make recommendations to the Haddon Heights Governing body with regard to the proposed amendments to the Haddon Heights Zoning Code. Chairman Tom Ferrese appointed a committee to review the community suggested changes and report back to the Planning Board for final resolution. The committee members are: Christopher Soriano, Dean Doukakis, David Cox and Terre Boccuzzi.

A motion to approve the acceptance of the receipt of the Group Melvin Design draft of the Form Based Code revisions to the Zoning Code was made by Mayor Forte, seconded by Jaclyn Parisi. Motion carried.

Roll Call:

Mayor Forte	Yes
Rose Fitzgerald	Yes
Chief Kinkler	Yes
Tom Ferrese	Yes
Gregory McAdams	Yes

Jaclyn Parisi	Yes
Dean Doukakis	Yes
David Cox	Yes
Jack Merryfield	Yes
Christopher Soriano	Yes
Terre Boccuzzi	Yes

**CS#12-5-5P – Recommending Adoption of an Amendment to the Zoning Code
Regarding Commemoratives**

The Planning Board reviewed a draft of the amendment to the Zoning Code entitled “Municipal Commemoratives Code” and with minor modifications recommended by Planning Board members; the Board recommends its adoption in accordance with the four page draft of ordinance. Under the Municipal Land Use Law, the Haddon Heights Planning Board is authorized to make recommendations to the Haddon Heights Governing Body pursuant to N.J.S.A. 40:55D-62A with regard to amendments of the land development regulations of the municipality.

A motion was made to recommend to the Haddon Heights Borough Council adoption of the proposed amendment to Chapter 450 of the Borough Code regarding commemoratives by Mayor Forte, seconded by Jack Merryfield. Motion carried.

Roll Call:

Mayor Forte	Yes
Rose Fitzgerald	Yes
Chief Kinkler	Yes
Tom Ferrese	Yes
Gregory McAdams	Yes
Jaclyn Parisi	Yes
Dean Doukakis	Yes
David Cox	Yes
Jack Merryfield	Yes
Christopher Soriano	Yes
Terre Boccuzzi	Yes

The Planning Board concludes that the proposed amendment to the ordinance is consistent with the Haddon Heights Master Plan and recommends approval of the ordinance to the Haddon Heights Borough Council.

Adjournment:

Jack Merryfield made a motion to adjourn, seconded by Mayor Forte. Motion carried. All Board members were in favor.

Michelle Fareri,
Planning Board Secretary