

## MINUTES OF THE PLANNING BOARD FROM MAY 15, 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, Frank Ferrese, Jeff Hanson

**Absent:** Mayor Forte, Terre Sulock, Vince Ceroli,

**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 April 17, 2014 Planning Board meeting with one change to be made. Original minutes said Peter Thorndike was present; switch to say Don Ryan was in attendance at the April meeting. Motion made by Frank Ferrese and seconded by Dean Doukakis. Motion carried. Richard DiRenzo and Jeff Hanson abstained.

### **Resolutions:**

**CS#14-4-1P – Robert & Debra Walther  
1915 S. Park Avenue – B 138, L 17  
Application for Bulk Variance**

On the motion of Dean Doukakis, seconded by Vince Ceroli, the Planning Board voted 7-0 to grant the bulk variance to permit up to 35% lot coverage for the proposed deck in accordance with the application and testimony.

**CS#14-4-2P – David Gilson  
404 First Avenue – B 15, L 3  
Application for Bulk Variance**

On the motion of Jaclyn Parisi, seconded by Frank Ferrese, the Planning Board voted 7-0 to grant the bulk variance to construct a garage not to exceed 528 square feet in accordance with the plans submitted and the testimony of the applicant.

**CS#14-4-3P – Yola Stagliano  
1200 & 1206 Kings Highway – B62.01, L1 & L1.01  
Application for Minor Subdivision & Bulk Variance**

On the motion of Dean Doukakis, seconded by Jaclyn Parisi, the Planning Board voted 6-0 to grant a minor subdivision to the applicants in accordance with the application submitted and the testimony of the applicant

and to grant a bulk variance to permit a side yard non-conformity to continue and the violation of the aggregate side yard requirement subject to the applicants complying with the conditions set forth in the Review Letter of Steven Bach, Planning Board Engineer dated April 17, 2014 and subject to the condition that the proposed subdivision deed must be approved by the Planning Board engineer and solicitor, executed by the Planning Board Chairman and Secretary and filed with the Camden County Clerk's Office within the time period prescribed by N.J.S.A. 40:55D-47.

**CS#14-4-4P – John & Kelley Kightlinger  
1600 Maple Avenue –B103, L11  
Application for Bulk Variance**

On the motion of Dean Doukakis, seconded by Ed Forte, the Planning Board voted 7-0 to approve the installation of the subject fence in accordance with the plans submitted and the testimony of the applicant subject to the condition that the spacing between the fence pickets be a minimum of 3 inches and the height of the fence does not exceed 4 feet.

**Business:**

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

The Board considered the application of John and Jennifer Rhodes, who are the owners and reside at the property located at 127 Fourth Avenue, Haddon Heights, New Jersey. The property is also designated as Block 19, Lot 19 on the Haddon Heights Tax Map.

The property is a single family residential dwelling located in the R-2 Residential Zoning District, as well as the Historic District. The applicants propose to replace all the windows in the front and sides, plus five basement windows. The applicants require 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 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 Frank Ferrese, seconded by Jeff Hanson, the Planning Board voted 7-0 to grant Historic District approval to James and Jennifer Rhodes for the installation of the windows referenced above.

Christopher Soriano	Yes
Dean Doukakis	Yes
Jaclyn Parisi	Yes
Richard DiRenzo	Yes
Jeff Hanson	Yes
Frank Ferrese	Yes
Rose Fitzgerald	Yes

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

The Board considered the application of Christi Clark, who is the owner and resides at the property located at 305 East Atlantic Avenue, Haddon Heights, New Jersey. The property is also designated as Block 36, Lot 14 on the Haddon Heights Tax Map.

The property is located in the R-3 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 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 Dean Doukakis, seconded by Jaclyn Parisi, the Planning Board voted 7-0 to grant Historic District approval to Christi Clark for the replacement of the front porch with the condition that the steps be asymmetrical as proposed. It was also recommended that the applicant consider reducing the height of the railing to 30 inches (this is not mandatory).

Christopher Soriano	Yes
Dean Doukakis	Yes
Jaclyn Parisi	Yes
Richard DiRenzo	Yes
Jeff Hanson	Yes
Frank Ferrese	Yes
Rose Fitzgerald	Yes

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

The Board considered the application of Daniel and Donna Kane, who are the owners and reside at the premises at 1537 Chestnut Avenue, Haddon Heights, New Jersey. The property is designated as Block 107, Lot 15 on the Haddon Heights Tax Map.

The applicants seek a bulk variance in order to install an above ground swimming pool in the rear of the residential dwelling, which will increase the lot coverage to 40%, thus exceeding the maximum 30% permitted lot coverage under the Zoning Code.

The Planning Board concludes that there is a hardship to the property by reason of the fact that the subject property is undersized. The Planning Board further concludes that granting the subject variance to permit the proposed swimming pool would 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 Jeff Hanson, the Planning Board voted 7-0 to grant the bulk variance to permit the applicant to install an above ground swimming pool to permit up to 40% maximum coverage in accordance with the application and the testimony of the applicant.

Christopher Soriano	Yes
Dean Doukakis	Yes
Jaclyn Parisi	Yes
Richard DiRenzo	Yes
Jeff Hanson	Yes
Frank Ferrese	Yes
Rose Fitzgerald	Yes

**CS#14-5-2P Dan & Elizabeth Mazzucco**

**407 Hillside Avenue – B85, L 1.03**

**Application for Bulk Variance**

The Board considered the application of Dan and Elizabeth Mazzucco, who are the owners and reside at the premises at 407 Hillside Avenue, Haddon Heights, New Jersey. The property is designated as Block 85, Lot 1.03 on the Haddon Heights Tax Map.

The applicants seek a bulk variances in order to construct a detached framed garage in the rear of their property.

The application is made pursuant to Article VIII, Section 450-40 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 there is a hardship to the property by reason of the irregularly shaped property.

The Planning Board further concludes that granting the subject variances for lot coverage and a side yard setback for an accessory building 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.

**ROLL CALL VOTE:**

On the motion of Rose Fitzgerald, seconded by Richard DiRenzo, the Planning Board voted 7-0 to grant variances to permit the installation of a garage as testified to in accordance with the application and the testimony of the applicant, not to exceed lot coverage of 50.5% and a minimum side yard of at least 2 feet on the northerly side.

Christopher Soriano	Yes
Dean Doukakis	Yes
Jaclyn Parisi	Yes
Richard DiRenzo	Yes
Jeff Hanson	Yes
Frank Ferrese	Yes
Rose Fitzgerald	Yes

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

The Board considered the application of James and Maura Atwell, who are the owners and reside at the premises at 217 Second Avenue, Haddon Heights, New Jersey. The property is designated as Block 8, Lot 20 on the Haddon Heights Tax Map.

The applicants seek bulk variances in order to construct a deck off the rear of their residential dwelling which will violate the single side yard and aggregate side yard requirements in the R-1 Zone.

The application is made pursuant to Article VIII, Section 450-24D 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 by reason of the fact that the subject lot is an undersized lot, there is a hardship to the property which warrants the granting of the side yard variances in this case.

The Planning Board further concludes that the applicant has not decreased the side yard in question and that there is no substantial detriment to the public good and that the granting of the variance would not substantially impair the intent and purpose of the Haddon Heights Zone Plan and Zoning Ordinance.

**ROLL CALL VOTE:**

On the motion of Dean Doukakis, seconded by Jaclyn Parisi, the Planning Board voted 7-0 to grant bulk variances for a singular side yard of 10.74 feet on the Southerly side and an aggregate side yards of 21.04 feet so as to permit the construction of the deck in accordance with the application and the testimony of the applicant.

Christopher Soriano	Yes
Dean Doukakis	Yes
Jaclyn Parisi	Yes
Richard DiRenzo	Yes
Jeff Hanson	Yes
Frank Ferrese	Yes
Rose Fitzgerald	Yes

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

The application was presented and talked about. The applicant's attorney asked for a continuance of the application. They would like to revise the plan slightly and represent it at the next scheduled Planning Board meeting which is scheduled for June 19, 2014. The Board agreed that the applicant could come back next month and continue.

**Neighbors Night Out Committee**  
**Signs at the corner of**  
**Station Avenue & White Horse Pike**

Richard DiRenzo, Christopher Soriano, and Steven Bach all abstained themselves prior to hearing the neighbors night out committee. Dean Doukakis took over to lead the meeting. The Neighbors Night Out Committee presented their signs that they would like to replace that say “Welcome to Haddon Heights” on each side of Station Avenue at the White Horse Pike. The signs are on private property and letters from the property owners authorizing the Neighbors Night Out Committee to replace the signs have been submitted. The approval for the signs would come from Mayor and Council. The Committee wanted to present to the Planning Board so that they were aware of the potential work to be done. There was discussion about when the original signs went up (approx 1986), and then the later years where Phase 1 of Station Avenue was taking place (approx 2000). There was discussion about the signs that are placed on top of the “Welcome to Haddon Heights” signs ex. (Haddon Heights Farmers Market, Meetings/ events for the schools).

**Caucus Items:**

Steven Bach, Borough Engineer brought up Glover Mill. There are stone pillars out at the site that cannot stay where they are currently located. The pillars will need to be moved, however if they are moved most likely they will fall apart. The Board talked about appointing a subcommittee to approve any changes from what was already approved by the Planning Board when the Glover Mill project was originally presented and given authorization to proceed with the work. The subcommittee will include Rose Fitzgerald, Dean Doukakis, and Jeff Hanson. This subcommittee will approve any changes that Glover Mill would need to be made.

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

The Board asked for this item to be placed back on the agenda for the next meeting.

**ADJOURNMENT:**

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

Stephanie Gee  
Planning Board Secretary