

MINUTES OF THE PLANNING BOARD FROM JULY 19, 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: Rose Fitzgerald, Chief Kinkler, Tom Ferrese, Gregory McAdams, Jaclyn Parisi, Dean Doukakis, David Cox, Christopher Soriano, Terre Boccuzzi

Absent: Mayor Forte, Jack Merryfield

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

Minutes:

Motion was made to approve the minutes from the June 21, 2012 Planning Board Meeting by Christopher Soriano, seconded by Dean Doukakis. Motion carried. All remaining members voted in favor.

Motion was made to approve the amended minutes from the June 28, 2012 Planning Board Meeting by Christopher Soriano, seconded by Terre Boccuzzi. Motion carried. All remaining members voted in favor.

Resolutions:

CS# 12-6-4P – Bob Meyer Communities B62, L2 & 6

Dean Doukakis made a motion to approve the amended resolution, seconded by Tom Ferrese. Motion carried.

Roll Call:

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

CS#12-6-1P – Michael and Margaret Westfield – B34, L22

Rose Fitzgerald made a motion to approve the resolution, seconded by Gregory McAdams. Motion Carried.

Roll Call:

Rose Fitzgerald	Yes
Chief Kinkler	Yes
Tom Ferrese	Yes
Gregory McAdams	Yes
Jaclyn Parisi	Yes
Dean Doukakis	Yes
David Cox	Yes
Christopher Soriano	Yes

CS#12-6-3P – Deborah Dera B151, L16

Rose Fitzgerald made a motion to approve the resolution, seconded by Christopher Soriano.

Motion Carried.

Roll Call:

Rose Fitzgerald	Yes
Chief Kinkler	Yes
Tom Ferrese	Yes
Gregory McAdams	Yes
Jaclyn Parisi	Yes
Dean Doukakis	Yes
David Cox	Yes
Christopher Soriano	Yes

CS#12-6-5P – Dan and Sally Knapp – B54, L19

Jaclyn Parisi made a motion to approve the resolution, seconded by Richard Kinkler.

Motion Carried.

Roll Call:

Rose Fitzgerald	Yes
Chief Kinkler	Yes
Tom Ferrese	Yes
Gregory McAdams	Yes
Jaclyn Parisi	Yes
Dean Doukakis	Yes
David Cox	Yes
Christopher Soriano	Yes

CS#12-6-6P – Christopher and Donna Harris – B54, L19

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

Motion Carried.

Roll Call:

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

Business:

**CS#12-6-2P – Afsan Payrow and Hassan Najimi –Minor Site Plan Review
514 Station Avenue – B26, L7**

Afsan Payrow and Hassan Najimi appeared, were sworn and testified in support of the application for Historic District Review and waiver of minor site plan. The application seeks approval of landscaping and hardscaping improvements currently under construction of the rear portion of the subject premises. The application has been amended to include a waiver of site plan submission requirements and site plan waivers. The application also seeks a Certificate of Appropriateness pursuant to the Haddon Heights Historic District Section 450-108 *et seq.* The minor site waivers are in accordance with the provisions of Section 450-20 and 450-157. The application is also made pursuant to the New Jersey Municipal Land Use Law *N.J.S.A. 40:55D-111* and *N.J.S.A. 40:55D-46.1*. The Haddon Heights Historic Preservation Commission has reviewed the application and has recommended approval based upon the fact that the proposed improvements would enhance the Station Avenue Business District. Steve Bach, the Planning Board Engineer consulted with the owners of the premises and provided recommendations to the owners which they have agreed to include in the improvements to be installed. This includes the method of installation of the pavers, the type of spacing and joint filler which will be included. In addition, the contractor for the owner will be required to coordinate the elevations with the approval of the Planning Board Engineer.

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.

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

Roll Call:

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

The Planning Board concludes that the applicant has substantially complied with the intent and purpose of the Historic Preservation Commissions criteria. In addition, the Board concludes that site plan waiver of the submission requirements and, site plan requirements is warranted under the unusual circumstances of this case.

**CS#12-7-3P — Caren Marchione – Review of HPC Recommendation
314 White Horse Pike – B36, L6**

Caren Marchione appeared, was sworn and testified in support of the application for certificate of approval. The application seeks approval of installation of a 6 foot high privacy fence in the rear yard of the subject premises. The application for Certificate of Appropriateness is made pursuant to the Haddon Heights Historic District Section 450-108 et seq. The application is also made pursuant to the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-111. The applicant seeks to install a 6 foot high privacy fence consisting of white vinyl and to install an 8 x 8 storage shed in the rear of the property. The fence will run from the southeast corner of the house along the driveway, across the front of the attached garage and down the east side of the lot to the corner and along the south edge of the lot and up the west edge of the lot to the southwest corner of the house in the rear of the property. The style and material of the fence are vinyl and is substantially similar to the fence in the rear yard located at 318 White Horse Pike. There is also an 8 x 8 shed which is proposed to be placed at the southwest of the property. The shed would be located no less than 5 feet from the rear side yard property lines in accordance with the ordinance. The Haddon Heights Historic Preservation Commission has reviewed the application and has recommended approval based upon the condition that the fence would be moved back to allow for bushes to be planted in front of the fence next to the garage and along the driveway. This would soften the view from the street of a solid white fence across the end of the driveway extended out from the house.

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.

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

Roll Call:

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

The Planning Board finds that based upon the applicant's compliance with the condition set forth on the Historic Preservation Commissions recommendation, the installation of the proposed fence and shed would be consistent with the criteria set forth in the criteria of the Haddon Heights Historic District Ordinance.

**CS#12-7-4P – Wayne Grear – Application for Variance
910 Station Avenue – B57, L14**

The applicant, Wayne Grear appeared, was sworn and testified in support of the application for variance. The applicant seeks a bulk variance (rear yard variance) to construct an addition off the rear of an existing single family dwelling. The application is made pursuant to Section 450-28E of the Haddon Heights Zoning Code and the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-70(c)(1). The Planning Board determined that the Application, Notice to Property Owners, Notice of Publication and affidavits were in proper form and having examined the Exhibits considered the testimony. The applicant proposes to construct a one-story addition off the rear of the existing dwelling to include a family room and additional bathroom. The dimensions of the addition would be 21 feet in width and 16 feet in depth. The addition would be located 19 feet from the rear property line. No variance will be required. Under Section 450-28E of the Haddon Heights Zoning Code in the R-2 District, a rear yard setback of 50 feet is required. The applicant requests a variance to allow 19 feet. The irregular shape of the lot and the fact that it is a corner lot where the location of the structures as currently constructed, presents unique circumstances.

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.

Terre Boccuzzi made a motion to approve the resolution, seconded Dean Doukakis. Motion Carried.

Roll Call:

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

The Planning Board concludes that there is a hardship to the property by reason of the irregular shape of the lot, the location of the structures on the lot and the fact that it is a corner lot. The Planning Board concludes that the granting of the rear yard variance 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.

**CS#12-7-2P – Eric Eife – Informal Review
1413 and 1423 Oak Avenue – B105, L10 and B105, L9**

Eric Eife appeared before the Board for an Informal Review of his proposed plans to subdivide the above mentioned lots. There was discussion between the Board and Eric. It was recommended that he return with more detailed plans.

Adjournment:

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

Michelle Fareri,
Planning Board Secretary