

## MINUTES OF THE PLANNING BOARD FROM JUNE 20, 2013

The meeting was called to order by the Vice 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, Chief Kinkler, Jaclyn Parisi, Christopher Soriano, Earl Miller, Terre Boccuzzi, Frank Ferrese

**Absent:** Mayor Forte, Tom Ferrese, Dean Doukakis, Jeff Hanson,

**Also Present:** Don Ryan, Solicitor, Michelle Fareri, Secretary, Steven Bach, Planning Board Engineer

### **Minutes:**

Motion was made to approve the minutes from the May 16, 2013 Planning Board Meeting by Rose Fitzgerald seconded Frank Ferrese. Motion carried.

### **Resolutions:**

#### **CS#13-5-1P – Delaware and Susquehanna Railroad Club**

##### **HPC Review**

##### **535 Station Avenue – B200.01, L1**

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

### **Roll Call:**

Rose Fitzgerald	Yes
Christopher Soriano	Yes
Terre Boccuzzi	Yes

#### **CS#13-5-2P – Joseph Duffin**

##### **Appeal Alleging Error in Administrative Decision**

##### **714 Station Avenue**

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

Motion carried.

### **Roll Call:**

Rose Fitzgerald	Yes
Christopher Soriano	Yes
Terre Boccuzzi	Yes

#### **CS#13-5-3P – Eric Eife**

##### **Application for Bulk Variances**

##### **1413 Oak Avenue – B105, L10**

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

**Roll Call:**

Rose Fitzgerald	Yes
Christopher Soriano	Yes
Terre Boccuzzi	Yes

**Business:**

**CS#13-6-1P - Haddon Knolls Apartments  
HPC Review  
405 White Horse Pike – B34, L16**

Tom Stillwell, the Regional Property Manager for Haddon Knolls Apartments, appeared, was sworn and testified in support of the application for historic district approval. The applicant seeks to replace nine existing porticos which are in a state of disrepair. The property is located in the historic district and requires historic district approval pursuant to Section 450-100 et seq. of the Haddon Heights Zoning Ordinance and New Jersey Municipal Land Use Law N.J.S.A. 40:55D-111. 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 proposes to replace nine existing porticos which are in deteriorated condition. The porticos would be of a similar size as depicted in the photographs of the property submitted with the application. White Azack would be used instead of wood. New supporting smooth aluminum columns would replace the existing wrought iron L shape supports. A framed roof would replace the existing A Frame roofs and slope roofs. Decorative A frame gables that exist at the roof line would be repaired. New nine panel two light doors would replace the existing doors. The Historic Preservation Commission has reviewed the application and has submitted a report dated May 30, 2013 recommending that the proposed improvements be approved. The Commission noted and the Planning Board finds as a fact that the subject property is non-contributing historical structure which was built approximately 45 years ago. A non-contributing aspect means that the property was not built in an era between 1890 and 1930 during which many of the structures along White Horse Pike were constructed which have historical value.

**Conclusion:**

The Planning Board adopts the recommendation of the Historic District Preservation Commission and finds that the proposed improvements are consistent with the Colonial Revival style and in accordance with the criteria pertaining to properties in the Historic District.

On the motion of Frank Ferrese, seconded by Earl Miller, the Planning Board voted 8-0 to approve the application for Historic District approval in accordance with the recommendation of the Historic District Commission.

<b><u>Roll Call:</u></b>	Chris Soriano	Yes
	Chief Kinkler	Yes
	Earl Miller	Yes
	Rose Fitzgerald	Yes
	Richard DiRenzo	Yes
	Terre Boccuzzi	Yes
	Jaclyn Parisi	Yes

Frank Ferrese                      Yes

**CS#13-6-2P - Eileen Moynihan  
Request for Bulk Variance  
1304 Maple Avenue – B74, L14**

The applicant, Eileen M. Moynihan appeared, was sworn and testified in support of the application for variance. The applicant seeks bulk variances in order to construct a front porch and an addition, including a deck to the rear of the existing dwelling. The application is made pursuant to Section 450-28B,C and D 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, 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 to extend an existing addition on the easterly side of the property towards the rear of the property and to add a screened in room on the westerly side of the property in the rear of the existing dwelling. The applicant proposes to construct a front porch on the front of the existing dwelling. The applicant requires the following variances: A lot coverage variance to allow 36% lot coverage where the ordinance permits 30% (Section 450-28B). A front yard variance where the ordinance requires a minimum of 30 feet and the applicant seeks 27.23 feet (Section 450-28C). A side yard variance on the easterly side to permit 3 feet where the ordinance requires a minimum of 10 feet (Section 450-28D). An aggregate side yard variance permitting a total of 12.99 feet where the ordinance requires a minimum of 25 feet (Section 450-28D). A rear yard variance permitting a rear yard of 40 feet where the ordinance requires 50 feet (Section 450-28E). The existing lot contains 7200 square feet whereas the current zoning ordinance requires 12,000 square feet. This constitutes a non-conforming lot. In addition, there are non-conformities with respect to the side yard and aggregate side yards which are pre-existing.

**Conclusions:**

The Board concludes that by reason of the fact that the existing lot is undersized and there are existing non-conformities with respect to the side yards, there is a hardship to the property and the variances are warranted under the circumstances of this case. The Board further concludes that the granting of the bulk variances requested do 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.

On the motion of Richard DiRenzo, seconded by Earl Miller, the Planning Board voted 8-0 to grant the following: a front yard variance of no less than 27 feet; a rear yard variance of no less than 40 feet; a lot coverage variance not to exceed 36%; a side yard variance for the easterly side of not less than 3.0 feet and an aggregate side yard of not less than 12.99 feet.

<b><u>Roll Call:</u></b>	Chris Soriano	Yes
	Chief Kinkler	Yes
	Earl Miller	Yes
	Rose Fitzgerald	Yes
	Richard DiRenzo	Yes
	Terre Boccuzzi	Yes

Jaclyn Parisi            Yes  
Frank Ferrese            Yes

**CS#13-6-3P - Mr. and Mrs. Crow  
Request for Bulk Variances  
313 Fourth Avenue – B30, L16**

The applicant, Rod Crow and his architect Quinn DeMenna appeared, were sworn and testified in support of the application for variances. The applicants seek to install a garage in the rear of the property which is greater in square footage and height than permitted and to install a driveway with width that is greater than permitted. The application is made pursuant to Section 450-28B, Section 450-30D and Section 450-118A(10) of the Haddon Heights Zoning Code and the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-70(c)(2) and 40:55D-110. 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 applicants propose to enclose the porch in the rear of the property which requires no variances. The applicant proposes to construct a garage in the northeast corner of the rear yard, which would be 40 feet by 30 feet for a total of 720 square feet and a height of 18 feet. The proposed garage would house several cars, a motorcycle and garden equipment. The applicants also propose to extend the driveway and widen it where it adjoins the new garage. The width of the driveway would be 24 feet in a portion of the new driveway. This would be a pervious (allows water to drain) paver driveway. The applicant requires the following variances in order to construct the proposed improvements: A lot coverage variance to allow 44.1% lot coverage where 30% is the maximum permitted under the ordinance (Section 450-28B). Height and square footage variances for the proposed garage where the applicant proposes 720 square feet and the ordinance permits a maximum of 450 square feet and the applicant proposes a 18 foot height where the ordinance permits only 16 feet (Section 450-30D). A driveway width of 24 feet where the ordinance permits a maximum of 20 feet (Section 450-118A(10)).

**CONCLUSIONS:**

The Board concludes that the purposes of the Municipal Land Use law in terms of enhancing a desirable visual environment and promoting the conservation of historic sites are served and the benefits in granting the proposed variances substantially outweigh any detriments. The Board further concludes that the granting of the subject variances will 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. The Board concludes that the criteria of the Historic District ordinance are substantially complied with and Historic District approval should be granted in accordance with the recommendations of the Historic District Recommendation Letter dated May 30, 2013.

On the motion of Rose Fitzgerald, seconded by Frank Ferrese, the Planning Board voted 8-0 to grant the variance for lot coverage not to exceed 44.1%, a variance to permit the construction of a garage 720 square feet and 18 feet in height and a variance to permit a driveway 24 feet in width as shown on the plans submitted with the application subject to the conditions set forth in this resolution.

<b><u>Roll Call:</u></b>	Chris Soriano	Yes
	Chief Kinkler	Yes
	Earl Miller	Yes
	Rose Fitzgerald	Yes
	Richard DiRenzo	Yes
	Terre Boccuzzi	Yes
	Jaclyn Parisi	Yes
	Frank Ferrese	Yes

**CS#13-6-4P – Mike McGuckin  
Application for Bulk Variances  
609 West High Street – B49, L13.01**

The applicant’s wife, Mrs. McGuckin appeared, was sworn and testified in support of the application for variance. The applicant seeks bulk variances to construct a roof over an existing deck which would violate the permitted side yard and aggregate side yards requirements. The application is made pursuant to Section 450-32D 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, 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 to install a roof over the existing deck and screen it in and put a barn style screen door in order to permit outside living space usage and avoid bugs. The existing side yard on the westerly side where the deck is located is 7.1 feet and the existing side yard on the easterly side is 5.02 feet. The roof will not project further into the westerly side yard. The Haddon Heights Zoning Ordinance Section 450-32D requires each side yard to be a minimum of 8 feet and aggregate side yards of 20 feet. The applicants side yards on the west is 7.1 feet and the aggregate side yards are 12.12 feet. The applicant’s property which is located in the R-3 Residential Zoning District is a non-conforming lot by reason of the fact that the ordinance currently requires 8,700 square feet and a minimum lot width of 50 feet, whereas the applicant has a total square footage of 5,590 feet and 43 feet frontage.

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.

**Conclusion:**

The Board concludes that there is a hardship to the property by reason of the fact that the existing lot is currently undersized with respect to total square footage and lot width and that the existing deck is also within a non-conforming side yard. The Board further concludes that the granting of the side yard and aggregate side yard variances 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.

On the motion of Richard DiRenzo, seconded by Rose Fitzgerald, the Planning Board voted 8-0 to grant an aggregate side yard variance of 12.12 feet and a side yard variance on the westerly side not less than 7.1 feet in order to construct the roof over the existing deck in accordance with the plan submitted.

**Roll Call:** Chris Soriano Yes  
Chief Kinkler Yes  
Earl Miller Yes  
Rose Fitzgerald Yes  
Richard DiRenzo Yes  
Terre Boccuzzi Yes  
Jaclyn Parisi Yes  
Frank Ferrese Yes

**CS#13-6-5P – Antti Uusiheimala  
Request for Bulk Variances  
1541 Maple Avenue – B100, L13**

On the motion of Richard DiRenzo, seconded by Terre Boccuzzi, the Planning Board voted 8-0 to postpone this application until the regularly scheduled July 18, 2013 meeting.

**Roll Call:** Chris Soriano Yes  
Chief Kinkler Yes  
Earl Miller Yes  
Rose Fitzgerald Yes  
Richard DiRenzo Yes  
Terre Boccuzzi Yes  
Jaclyn Parisi Yes  
Frank Ferrese Yes

**Caucus:**

- Temporary Signs
- Renewable Energy
- The Zoning Officer was seeking clarification on coverage requirements for storable pools.

**Adjournment:**

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

Michelle Fareri,  
Planning Board Secretary

