

MINUTES OF THE PLANNING BOARD FROM JUNE 18, 2015

The meeting was called to order by the Vice Chairman, Dean Doukakis. Mr. Doukakis 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, Jaclyn Parisi, Terre Sulock, Dean Doukakis, Chief Kinkler, Tom Ferrese, Jeff Hanson, Frank Ferrese

Absent: Mayor Forte, Christopher Soriano, Richard Di Renzo, Vince Ceroli, Steve Bach Borough Engineer

Also Present: Don Ryan, Solicitor, Stephanie Gee, Secretary, Ron Newell, Zoning Officer, Craig Reilly- Bach Associates Borough Engineer for Steve Bach

Minutes:

Motion was made to approve the minutes from the April 16, 2015 Planning Board meeting. Motion made by Frank Ferrese and seconded by Jeff Hanson. Motion carried, Jaclyn Parisi, and Terre Sulock abstained.

Resolutions:

CS#15-5-2P Christopher & Caroll Boyle
237 First Avenue- B-6; L-26
Bulk Variance- Second Floor Addition following foundation building line

CS#15-5-3P Mary Mitchell
1925 W. High Street- B147; L-16
Bulk Variance-Building Coverage for installation of a Deck

CS#15-5-1P CVS Realty Co.
400 Kings Highway-B21; L-3.01
Minor Site Plan Application- ADA Accessibility Improvements to Parking Lot

Business:

CS# 15-4-1HP Timber Development, Rob Evangelisti
613 White Horse Pike- B35; L-31
Install propane tank for apartment use

The Board considered the application of Timber Development, LLC, which is the owner of the premises 613 White Horse Pike, Haddon Heights, NJ. The property is also designated as Block 35, Lot 31 on the Haddon Heights Tax Map.

The applicant seeks Historic District approval and Certificate of Appropriateness to install a propane tank behind a residential building located in the rear portion of the property.

The application is also made pursuant to the Haddon Heights Historic District Ordinance and the Municipal Land Use Law N.J.S.A 40:55D-70(c).

Rob Evangelisti, who is the sole member of Timber Development, LLC, appeared, was sworn and testified in support of the application.

The Historic Preservation Commission reviewed this matter and issued a Report dated April 30, 2015 and recommended approval of the application with respect to the installation of the propane tank. The Planning Board finds that the property is not historically or architecturally significant and the circumstances in this case are unique.

On the motion of Tom Ferrese, seconded by Jeff Hanson, the Planning Board voted 7-0 to grant a Certificate of Appropriateness to the applicant for the installation of the propane tank behind the residential building with the appropriate screening he has testified to.

CS#15-6-1P Karen & James Mc Donnell
30 ½ Tenth Avenue- B46; L 21.01
Replace current concrete walkway and step, installation of new 20 x 22 patio

The Board considered the application of Karen and James McDonnell, who are the owners and reside at the premises 30 ½ 10th Avenue, Haddon Heights, NJ. The property is also designated as Block 46, Lot 20.01 on the Haddon Heights Tax Map.

The applicants seek a Variance for Impervious Coverage in order to construct a new 20 x 22 foot patio in the rear of their home. Karen and James McDonnell appeared, were sworn and testified in support of the application. The Planning Board concludes that there is a hardship to the property by reason of the fact that the subject lot is undersized under current zoning requirements. The Planning Board further concludes that the granting of the variance for impervious coverage for the proposed patio will not substantially impair the intent and purpose of the Haddon Heights Zone Plan and would not be substantially detrimental to the public good.

On the motion of Frank Feresse, seconded by Jaclyn Parisi, the Planning Board voted 9-0 to grant the impervious coverage variance requested, not to exceed 55%.

CS#15-6-2P Anthony & Jennifer O'Toole
1636 Oak Avenue- B106; L3
Installation of above ground pool

The Board considered the application of Anthony and Jennifer O'Toole, who are the owners and reside at the premises 1636 Oak Avenue, Haddon Heights, NJ. The property is also designated as Block 106; Lot 3 on the Haddon Heights Tax Map.

The applicants seek a Variance for Impervious Coverage in order to install an aboveground pool in the rear yard of their home. The application is made pursuant to Section 450-40B Haddon Heights Land Development Ordinance and in accordance with the Municipal Land Use Law N.J.S.A 40:55D-70(c),

Anthony O'Toole and Jennifer O'Toole appeared, were sworn and testified in support of the application.

The Planning Board concludes that the purposes of the Municipal Land Use Law would be served in terms of good planning and use of the land and that the benefits in granting the variance would substantially outweigh any detriments.

The Planning Board further concludes that the granting of the subject variance for impervious coverage will not substantially impair the intent and purpose of the Haddon Heights Zone Plan and Zone Ordinance and will not be substantially detrimental to the public good. On the motion of Frank Ferrese, seconded by Jaclyn Parisi, the Planning Board voted 9-0 to grant the impervious coverage variance requested, not to exceed 42%, in accordance with the exhibits and testimony.

CS#15-6-3P Christopher & Kristine Muha
225 First Avenue- B6; L20
Installation of driveway to garage

The Board considered the application of Kristine and Christopher Muha, who are the owners and reside at the premises 225 First Avenue, Haddon Heights, NJ. The property is also designated as Block 6, Lot 20 on the Haddon Heights Tax Map.

The applicants seeks to expand an existing driveway at their residential property. The applicants will require Variances with respect to increasing the driveway width and an impervious lot coverage variance, under the Haddon Heights Land Development Ordinances. The application is also made pursuant to the Municipal Land Use Law N.J.S.A 40:55D-70(c).

Christopher Muha and Kristine Muha appeared, were sworn and testified in support of the application. The Planning Board concludes that the purposes of the Municipal Land Use Law would be advanced by the good planning and use of the property and that the benefits of granting the subject variances would substantially outweigh any detriments.

The Planning Board further concludes that the granting of the 2 variances would not be substantially detrimental to the public good and would not substantially impair the intent and purpose of the Haddon Heights Zone Plan and Zone Ordinance.

On the motion of Frank Feresse, seconded by Jeff Hanson, the Planning Board voted 9-0 to grant a variance to permit the driveway to be expanded to not more than 25 feet in width and the total impervious coverage not to exceed 30%, in accordance with the plans submitted.

ADJOURNMENT:

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

Respectfully Submitted,

Stephanie Gee
Planning Board Secretary