

MINUTES OF THE PLANNING BOARD FROM MAY 21, 2015

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, Christopher Soriano, Richard Di Renzo, Dean Doukakis, Chief Kinkler, Vince Ceroli, Tom Ferrese, Jeff Hanson, Frank Ferrese

Absent: Mayor Forte, Jaclyn Parisi, Terre Sulock

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 16, 2015 Planning Board meeting. Motion made by Rose Fitzgerald and seconded by Dean Doukakis. Motion carried, Jeff Hanson, Frank Ferrese, and Richard Di Renzo abstained.

Resolutions:

CS#15-4-1P Charlie & Cathy Lacey
2015 W. High Street- B-146; L-19
Bulk Variance Application for above ground pool and fencing

CS#15-4-2P Bryan & Victoria Zonies
1003 Sycamore Street –B-70; L-21
Bulk Variance Application for addition

CS#15-4-3P Bob Famular
1203 Sylvan Drive- B62.01; L-13
Bulk Variance Application for front yard fencing

Business:

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

The Board considered the application of Christopher Boyle and Carroll Boyle, who are the owners and reside at the premises 237 1st Avenue, Haddon Heights, New Jersey. The property is also designated as Block 6, Lot 26 on the Haddon Heights Tax Map.

The applicants seek a front yard setback variance in order to construct a second story addition on the subject residential property. The Planning Board concludes that there is a hardship to the property by reason of the fact that the subject property is a corner lot and has an existing non-conforming front yard along Garden Street. It is also noted that the subject property is a non-conforming lot with respect to the square footage of the subject property, whereas the current R-3 Zone requires a minimum lot size of 8,700 square feet.

The Planning Board further concludes that the granting of the front yard variance for the construction of the second floor dormer, 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 Dean Doukakis, seconded by Richard Di Renzo, the Planning Board voted 9-0 to grant the front yard variance along Garden Street so that the front yard would be no less than 12.26 feet.

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

The Board considered the application of Mary Mitchell, who is the owner and resides at the premises 1925 West High Street, Haddon Heights, New Jersey. The property is also designated as Block 147, Lot 16 on the Haddon Heights Tax Map.

The applicant seeks a bulk variance for lot coverage in order to construct a small patio in the rear of the residential dwelling. The property is located in the R-5 Zoning District.

The Planning Board concludes that there is a hardship to the property by reason of the fact that the subject property is undersized and existing non-conforming. The Planning Board further concludes that the granting of the lot coverage variance 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 Dean Doukakis, seconded by Jeff Hanson, the Planning Board voted 9-0 to grant the lot coverage variance not to exceed 60.6% for the construction of the proposed patio.

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

The Board considered the application of CVS Realty Co., who is the operator of the premises 400 Kings Highway, Haddon Heights, New Jersey. The property is also designated as Block 21, Lot 3.01 on the Haddon Heights Tax Map. The owner of the property on the tax records is Costel Whitehorse, LLC, which has consented to the application

The applicant seeks a minor site plan approval for the modification of existing ADA parking spaces, accessible isle and sidewalk at an existing CVS Retail Pharmacy. The following witnesses were sworn and testified in support of the application, Justin Keister, a Licensed Professional Engineer and Planner.

A portion of the lot which fronts on White Horse Pike is in the Historic District. The portion of the lot which is being modified is not in the Historic District.

The uses which surround the subject property are to the north a catholic church and school; to the east a medical building; across the street to the south are office uses; and across the street on Kings Highway (west side) are a number of retail uses. The applicant proposed to modify existing ADA (handicap) parking spaces, accessible isle and sidewalk at an existing CVS Store.

The applicant testified that the proposed modifications of the existing four ADA parking spaces, accessible isle and sidewalk is in accordance with CVS's national plan of improvements with a goal to exceed the requirements of the ADA laws.

The applicant also testified that it would be replacing the existing brick in the sidewalk, which would be tied in with the public sidewalk. The applicant testified that is would comply with all of the recommendations of Steven Bach, Planning Board Engineer as contained in his Review Letter of May 13, 2015.

The applicant testified that it would apply for a waiver from the Camden County Planning Board, as required by law, which waiver would be provided to the Construction Office of the Borough of Haddon Heights prior to the commencement of any constructions.

In accordance with the Planning Board Engineer's recommendations, the applicant agreed that the accessible path for the curb ramps would not exceed a 5% grade and the slopes in parking areas would not exceed 1.5% and the detectable warnings for changes in slope would be installed at all existing ramps.

On the motion of Frank Ferrese, seconded by Rose Fitzgerald, the Planning Board voted 9-0 to grant minor site plan approval to the applicant in accordance with the plans subject to the conditions 8,9,10 and 11 set forth above.

ADJOURNMENT:

Dean Doukakis made a motion to adjourn, seconded by Vince Ceroli. Motion carried. All Board members were in favor.

Respectfully Submitted,

Stephanie Gee
Planning Board Secretary