

MINUTES OF THE PLANNING BOARD FROM NOVEMBER 21, 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: Christopher Soriano, Rose Fitzgerald, Richard DiRenzo, Chief Kinkler, Jaclyn Parisi, Dean Doukakis, Jeff Hanson, Earl Miller

Absent: Mayor Forte, Tom Ferrese, Terre Sulock, Frank Ferrese

Also Present: Don Ryan, Solicitor, Michelle Fareri, Secretary, Ron Newell, Zoning Officer, Steve Bach, Borough Engineer

Minutes:

Motion was made to approve the minutes from the October 17, 2013 Planning Board meeting by Dean Doukakis seconded Jeff Hanson. Motion carried.

Resolutions:

CS#13-10-4P - Bob Colleluori

HPC Review

523-525 Station Avenue – B25, L24

Rick DiRenzo made a motion to approve the resolution, seconded by Dean Doukakis. Motion carried.

Roll Call:

Rose Fitzgerald	Yes
Richard DiRenzo	Yes
Chief Kinkler	Yes
Dean Doukakis	Yes
Christopher Soriano	Yes
Jeff Hanson	Yes

CS#13-10-5P - Donna Gottardi

HPC Review

531 Station Avenue – B25, L25

Jeff Hanson made a motion to approve the revised resolution, seconded by Rose Fitzgerald. Motion carried.

Roll Call:

Rose Fitzgerald	Yes
Richard DiRenzo	Yes
Chief Kinkler	Yes
Dean Doukakis	Yes
Christopher Soriano	Yes
Jeff Hanson	Yes

**CS#13-10-2P – Michael Feeley
HPC Review and Application for Bulk Variance
301 E. Atlantic Avenue – B36, L12**

Dean Doukakis made a motion to approve the revised resolution, seconded by Rose Fitzgerald. Motion carried.

Roll Call:

Rose Fitzgerald	Yes
Richard DiRenzo	Yes
Chief Kinkler	Yes
Dean Doukakis	Yes
Christopher Soriano	Yes
Jeff Hanson	Yes

**CS#13-10-6P - Dean and Maggie Delsignore
Application for Bulk Variance
10 Tenth Avenue – B46, L11**

Jeff Hanson made a motion to approve the revised resolution, seconded by Rick DiRenzo. Motion carried.

Roll Call:

Rose Fitzgerald	Yes
Richard DiRenzo	Yes
Chief Kinkler	Yes
Dean Doukakis	Yes
Christopher Soriano	Yes
Jeff Hanson	Yes

**CS#13-10-6P - Scott McBride
HPC Review and Application for Bulk Variance
100 Fourth Avenue – B22, L1**

Rose Fitzgerald made a motion to approve the revised resolution, seconded by Dean Doukakis. Motion carried.

Roll Call:

Rose Fitzgerald	Yes
Richard DiRenzo	Yes
Chief Kinkler	Yes
Dean Doukakis	Yes
Christopher Soriano	Yes
Jeff Hanson	Yes

**CS#13-10-7P - Paul Allen
Application for Bulk Variance
1544 Oak Avenue – B107, L1**

Rick DiRenzo made a motion to approve the revised resolution, seconded by Jeff Hanson. Motion carried.

Roll Call:

Rose Fitzgerald	Yes
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Richard DiRenzo	Yes
Chief Kinkler	Yes
Dean Doukakis	Yes
Christopher Soriano	Yes
Jeff Hanson	Yes

BUSINESS:

**CS#13-8-1P – Derek Isenberg
HPC Review
202 Fourth Avenue – B23, L2.01**

The Board considered the application of Derek and Rose Isenberg, who are the owners and reside at the property located at 202 Fourth Avenue, Haddon Heights, New Jersey. The property is also designated as Block 23, Lot 2.01 on the Haddon Heights Tax Map. The property is a single family residential dwelling located in the Residential Zoning District and in the Historic District. 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. Rose Isenberg appeared, was sworn and testified in support of the application for Historic District approval. Robert Hunter appeared on behalf of the Historic Preservation Commission, was sworn and testified at the hearing. 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 applicants propose to do improvements to the foundation of their front porch which is in need of repair. It is currently of concrete construction. The applicants’ propose to use a brick façade on the remaining sections of the porch (across the front of the home and the south side). The brick façade would be Glen Gery Brick, which is approximately one half inch thick.

There was discussion between board members and the applicant.

Don Ryan, Solicitor outlined the legal criteria.

Christopher Soriano, Vice Chairman opened the public comment portion of the meeting. There were no questions or comments.

CONCLUSIONS:

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 should be approved.

ROLL CALL VOTE:

On the motion of Jeff Hanson, seconded by Jaclyn Parisi, the Planning Board voted 8-0 to approve the application for porch improvements.

Chris Soriano	Yes
Richard DiRenzo	Yes
Rose Fitzgerald	Yes

Jeff Hanson	Yes
Richard Kinkler	Yes
Earl Miller	Yes
Jaclyn Parisi	Yes
Dean Doukakis	Yes

**CS#13-9-1P - Ravinder Singh
Application for Use Variance
504 White Horse Pike – B38, L3.02**

An announcement was made that this application is postponed to the next regularly scheduled meeting in December.

**CS#13-11-1P - Bill and Kathy Lange
26 First Avenue – B7, L6
Replace Front Window**

The Board considered the application of William and Kathryn Lange, who are the owners and reside at the premises located at 26 First Avenue, Haddon Heights, New Jersey. The property is also designated as Block 7, Lot 6 on the Haddon Heights Tax Map.

The property is located in a residential zone and in the Historic District.

The Historic District approval is required 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.

William Lange appeared, was sworn and testified in support of the application for Historic District approval. Robert Hunter appeared on behalf of the Historic Preservation Commission, was sworn and testified at the hearing. 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 applicants propose to replace the ten over 6 rows Colonial Window on the front side porch. The current windows are leaking. The applicants propose to replace the window with three vinyl 6 over 1 windows. The windows will be double hung vinyl clad in scale to match the other front double hung windows. The siding will remain. The trim will be painted white which will match the other windows.

There was discussion between board members and applicant.

Don Ryan, Solicitor outlined the legal criteria.

Christopher Soriano, Vice Chairman opened the public comment portion of the meeting. There were no questions or comments.

CONCLUSIONS:

The Planning Board adopts the recommendation of the HPC and approves the application as submitted based upon the criteria set forth in Section 450-110(A)(1)(4) and 450-110(3)(7).

ROLL CALL VOTE:

On the motion of Dean Doukakis, seconded by Earl Miller, the Planning Board voted 8-0 to approve the application for replacement of windows as proposed.

Chris Soriano	Yes
Richard DiRenzo	Yes
Rose Fitzgerald	Yes
Jeff Hanson	Yes
Richard Kinkler	Yes
Earl Miller	Yes
Jaclyn Parisi	Yes
Dean Doukakis	Yes

**CS#13-11-4P - Paul and Kathleen Pender
Application for Bulk Variance
300 Second Avenue – B16, L1**

The Board considered the application of Paul and Kathleen Pender, who are the owners and reside at 300 Second Avenue, Haddon Heights, New Jersey. The property is also designated as Block 16, Lot 1 on the Haddon Heights Tax Map.

The applicants seek to widen an existing driveway on the Garden Street side of their property. The application is made pursuant to Section 450-118A(10), Section 450-95, and 450-28B 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).

Kathleen Pender, appeared, was sworn and testified in support of the application.

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 expand the existing driveway area by adding a concrete pad adjoining the existing driveway. The new concrete driveway addition would be 13 feet 6 inches in width and 26 feet in depth. The applicant also proposes to increase the size of the driveway apron from 16 feet to 30 feet.

There was discussion between board members and applicant.

Don Ryan, Solicitor outlined the legal criteria.

Christopher Soriano, Vice Chairman opened the public comment portion of the meeting. There were no questions or comments.

CONCLUSIONS:

The Planning Board has jurisdiction over the subject application in accordance with the provisions of N.J.S.A. 40:55D-70(c). The Board concludes that there is a hardship to the property by reason of the undersized lot. The Board further concludes that the granting of the subject variances for driveway width and apron width, as well as lot coverage, 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.

ROLL CALL VOTE:

On the motion of Dean Doukakis, seconded by Jeff Hanson, the Planning Board voted 8-0 to grant three bulk variances to the applicant to permit a driveway width of 30 feet, an apron width of 30 feet and lot coverage not to exceed 34.3% subject to the condition that the

property owners must assume responsibility at their expense. for moving the existing no parking sign near the driveway apron.

Chris Soriano	Yes
Richard DiRenzo	Yes
Rose Fitzgerald	Yes
Jeff Hanson	Yes
Richard Kinkler	Yes
Earl Miller	Yes
Jaclyn Parisi	Yes
Dean Doukakis	Yes

**CS#13-11-3P – Joel Robinson
1800 Brynmawr Avenue – B139, L11
Application for Use Variance**

The Board considered the application of Joel Robinson, who is the owner and resides at the premises 1800 Bryn Mawr Avenue, Haddon Heights, New Jersey. The property is also known as Block 139, Lot 11.

This applicant seeks a use variance to allow a two family dwelling (duplex) in a residential zone which permits only single family dwellings. The application is made pursuant to Section 450-37A of the Haddon Heights Zoning Code and the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-70(D)(1).

The applicant, Joel Robinson, as well as his father, James Robinson appeared and testified in support of the application.

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's parents, James and Jaclyn Robinson purchased the property in 1984. The testimony indicates that the property has been used as duplex since 1984. However, it is noted that the evidence submitted does not support that the property is a valid nonconforming duplex use in view of the fact that the Haddon Heights Zoning Ordinance in effect prior to 1984 prohibited duplexes in this residential zoning district. The applicant presented no competent evidence with respect to the validity of the use prior to 1984.

There was discussion between board members and applicant.

Don Ryan, Solicitor outlined the legal criteria.

Christopher Soriano, Vice Chairman opened the public comment portion of the meeting. Members of the public objected to the applicant's proposal to use the property as a duplex due to problems such as absentee landlord ownership, failure to maintain a duplex property, transient residents and depreciation of property values.

John Gemmel, James Jenkins, Steven Tracy, Jeff Stein, Mr. Emerson and Mr. Wiegand appeared, were sworn and testified in objection to the proposed use.

At the conclusion of the public testimony the applicant elected to withdrawal the application and the Planning Board accepted the applicant's withdrawal.

ROLL CALL VOTE:

On the motion of Christopher Soriano, seconded by Dean Doukakis, the Planning Board voted 6-0 to accept the applicant's withdrawal of the application for a use variance to use the property as a duplex.

Chris Soriano	Yes
Jeff Hanson	Yes
Richard Kinkler	Yes
Earl Miller	Yes
Jaclyn Parisi	Yes
Dean Doukakis	Yes

ADJOURNMENT:

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

Michelle Fareri,
Planning Board Secretary