

MINUTES OF THE PLANNING BOARD FROM SEPTEMBER 19, 2013

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: Tom Ferrese, Rose Fitzgerald, Richard DiRenzo, Jaclyn Parisi, Dean Doukakis, Jeff Hanson

Absent: Mayor Forte, Christopher Soriano, Earl Miller, Chief Kinkler, 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 August 15, 2013 Planning Board Meeting by Jeff Hanson seconded Jaclyn Parisi. Motion carried.

Motion was made to approve the minutes from the September 5, 2013 Special Planning Board Meeting by Jeff Hanson, seconded by Dean Doukakis. Motion carried.

Resolutions:

CS#13-8-2P - Bob Meyers Communities, Inc./Glover Mill Village
Request for Final Major Subdivision and Bulk Variance Approval
Glover Avenue, Park Drive and Sylvan Drive – B62, L2 and 6
Richard DiRenzo made a motion to approve the resolution, seconded by Dean Doukakis.
Motion carried.

Roll Call:

Tom Ferrese	Yes
Richard DiRenzo	Yes
Jaclyn Parisi	Yes
Dean Doukakis	Yes
Jeff Hanson	Yes

Business:

**CS#13-9-2P - Frances Weckerly
HPC Review
217 E. Atlantic Avenue – B26, L27**

The owner, Francis Weckerly appeared, was sworn and testified in support of the application for Historic District approval. The applicant seeks to install a 12’ by 16’ deck on the rear of the existing residential dwelling. 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 Code and the 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 install a deck 192 square feet (12' by 16') attached to the rear of the existing dwelling. The deck would not be visible from public view. The existing dwelling has a back entrance with a small wooden non original step out porch and steps. The applicant proposes to remove the current porch and steps and replace it with the deck as shown on the plans submitted with the application. The supported tiers of the deck would be made of pressure treated lumber. The deck itself would be constructed of TREX material with white spindles and a white top railing around the whole deck. The color scheme would match the house. The Historic District Preservation Commission has reviewed the application and has submitted a report (undated) recommending that the proposed improvements be approved. Robert Hunter, a member of the Historic Preservation Commission appeared and testified in support of the application.

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 Planning Board adopts the recommendation of the Historic Preservation Commission and finds that the proposed improvements are consistent with Section 450-107(3) and Section 450-110B(6)(7) of the Haddon Heights Historic District ordinance.

On the motion of Rose Fitzgerald, seconded by Jeff Hanson, the Planning Board voted 6-0 to approve the Historic District approval in accordance with the recommendation of the Historic Preservation Commission.

<u>Roll Call:</u>	Tom Ferrese	Yes
	Jaclyn Parisi	Yes
	Jeff Hanson	Yes
	Rose Fitzgerald	Yes
	Richard DiRenzo	Yes
	Dean Doukakis	Yes

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

Tom Ferrese made an announcement that this application is postponed until the next regularly scheduled meeting on October 17, 2013.

**CS#13-9-3P - Richard and Sarah Thomas
Application for Bulk Variance
1108 W. High Street**

The applicants, Richard and Sarah Thomas, appeared, were sworn and testified in support of the application for variances. The applicants seek side yard variances and an impervious coverage variance in order to construct an addition on the rear of their existing dwelling.

The application is made pursuant to Section 450-28B and Section 450-28D 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 applicants propose to construct a one story addition off the rear of the existing dwelling. The dimensions of the addition would be 14 feet in depth and 30 feet in width. The setback of the addition from the westerly property line is 7.1 feet and on the easterly side 12.9 feet. The applicant has existing impervious coverage of 3,800 square feet or a total of 50.6% coverage. The applicant proposes to remove the existing deck and certain other impervious structures and the proposed new impervious coverage would be 3,684 square feet for a total of 49% impervious coverage. The applicant testified that the proposed improvements would not adversely impact the neighbors with respect to drainage. The Planning Board Engineer concurred in this conclusion. In accordance with the Haddon Heights Zoning Code provisions to the R-2 Zoning District, the applicants require the following variances:

- a. A side yard variance under Section 450-28D of 7.1 feet where the ordinance requires a minimum of 10 feet.
- b. A aggregate side yard variance under Section 450-28D of 20 feet where the ordinance requires 25 feet.
- c. A impervious coverage variance under Section 450-28D of 49% where the ordinance permits 30%.

The property is a non-conforming lot in that the width of 50 feet is less than the 60 feet requirement under the existing zoning code and is non-conforming with respect to square footage, where the current ordinance requires 12,000 square feet and the applicant's lot is 7,500 square feet.

There was discussion between board members and applicants.

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 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 fact that there are existing non-conformities with respect to the size of the lot and the location of the existing structures, thereby creating a unique situation. The Board further concludes that granting of the subject variances 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.

On the motion of Jeff Hanson, seconded by Dean Doukakis, the Planning Board voted 5-0 to approve the single side yard variance of not less than 7.1 feet for the addition, an aggregate side yard variance of 20 feet and an impervious coverage variance not to exceed 49%.

Roll Call: Tom Ferrese Yes
Jeff Hanson Yes
Rose Fitzgerald Yes
Richard DiRenzo Yes
Dean Doukakis Yes

There was a brief discussion about grading plan issues and fenestration.

Adjournment:

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

Michelle Fareri,
Planning Board Secretary