

MINUTES OF THE PLANNING BOARD FROM APRIL 16, 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, Jaclyn Parisi, Dean Doukakis, Chief Kinkler, Vince Ceroli, Tom Ferrese

Absent: Mayor Forte, Richard DiRenzo, Jeff Hanson, Frank Ferrese, 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 March 19, 2015 Planning Board meeting. Motion made by Jaclyn Parisi and seconded by Dean Doukakis. Motion carried, Rose Fitzgerald abstained.

Resolutions:

CS#15-3-1P Robert Colleluori
1324 Kings Highway- B-81; L-1
Renovation of single car garage to double garage, front setback variance

Business:

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

The Board considered the application of Cathy and Charlie Lacey, who are the owners and reside at the premises 2015 W. High Street, Haddon Heights, New Jersey. The property is also designated as Block 146, Lot 19 on the Haddon Heights Tax Map.

The applicants seek bulk variances to install an above ground swimming pool and associated improvements which would exceed the maximum permitted impervious coverage and would violate the side yard setback requirement in the R-5 Zone.

The application is made pursuant to Section 450-40B and Section 450-94F of the Haddon Heights Land Development Ordinance and the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-70(c). Cathy Lacey appeared, was sworn and testified in support of the application

The Planning Board concludes that the purposes of the Municipal Land Use Law in terms of sound planning as recited above would be served by the granting of the variances requested and that the benefits in granting the variances would substantially outweigh any detriments.

The Planning Board further concludes that the granting of the variances for lot coverage and a side yard setback 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 Jaclyn Parisi, the Planning Board voted 7-0 to grant a variance to permit lot coverage not to exceed 47.5% and a side yard setback not less than 5 feet on the easterly side.

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

The Board considered the application of Bryan Zonies, who is the owner and resides at the premises 1003 Sycamore Street, Haddon Heights, New Jersey. The property is also designated as Block 70, Lot 21 on the Haddon Heights Tax Map.

The applicant seeks a side yard variance in order to construct a two-story addition in the rear of an existing residential dwelling.

The application is made pursuant to Section 450-28D of the Haddon Heights Land Development Ordinance and the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-70(c).

Bryan Zonies appeared, was 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 lot is undersized under current zoning regulations. The applicant's proposal does not in any way increase the violation of the side yard.

The Planning Board concludes that granting of the subject variance for side yard setback 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 Rose Fitzgerald, seconded by Dean Doukakis, the Planning Board voted 7-0 to grant a side yard variance to the applicant on the westerly side in order to permit the construction of the two-story addition as testified to and in accordance with the plans, not to be less than 5.69 feet.

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

The Board considered the application of Robert Famular, who is the owner and resides at the premises 1203 Sylvan Drive, Haddon Heights, New Jersey. The property is also designated as Block 62.01, Lot 13 on the Haddon Heights Tax Map.

The applicant seeks a bulk variance to install fencing around the perimeter of his yard in front of the building line on both Sylvan Drive and Sylvan Place Central.

The application is made pursuant to Section 450-96 of the Haddon Heights Land Development Ordinance and the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-70(c).

Robert Famular appeared, was 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 property is a corner lot and that the existing structures on the lot are placed in a unique manner thereby warranting the fence enclosure of the property as proposed by the applicant.

The Planning Board further concludes that the granting of the variance will not substantially impair the intent and purpose of the Haddon Heights Zone Plan and Zoning Ordinance.

The Planning Board concludes that the granting of the subject variance will not be substantially detrimental to the public good, provided that the applicant complies with the requirements of the Planning Board Engineer with respect to the sight line requirements under the Haddon Heights Zoning Ordinance and Ashto.

On the motion of Tom Feresse, seconded by Jaclyn Parisi, the Planning Board voted 5-1 to grant the variance to permit the construction of the fence in front of the building line subject to the condition that the setback from the property line must comply with the recommendations of the Planning Board Engineer in accordance with the applicable statutes.

ADJOURNMENT:

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

Respectfully Submitted,

Stephanie Gee
Planning Board Secretary