

MINUTES OF THE PLANNING BOARD FROM DECEMBER 17, 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: Christopher Soriano, Dean Doukakis, Jaclyn Parisi, Jeff Hanson, Vince Ceroli, Frank Ferrese, Tom Ferrese

Absent: Mayor Forte, Richard Di Renzo, Rose Fitzgerald, Chief Kinkler, 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 November 19, 2015 Planning Board meeting. Motion made by Jaclyn Parisi and seconded by Dean Doukakis. Motion carried. Tom Ferrese abstained.

Resolutions:

CS#15-10-2HP
Jed Horovitz
207 White Horse Pike B-23; L12
Window Replacement for Internet Video Archive

HPC Application:

CS#15-11-1-HP
Joseph Gentile
533 Station Avenue, B-25, L-25
(2)-Awnings

The Board considered the application of Joseph Gentile, t/a Local Links Market Cafe, who is a tenant of the subject premises, 533 Station Avenue, Haddon Heights, New Jersey. The owners of the premises, Ed and Concetta Maloney, have consented to the subject application. The property is also designated as Block 25, Lot 25 on the Haddon Heights Tax Map. The applicant, Joseph Gentile, t/a Local Links Market Cafe, appeared, was sworn and testified in support of the application. The applicants propose to install two new awnings, one on each side of a building, which is located on the corner of Station Avenue and East Atlantic Avenue. The applicant requires Historic District approval pursuant to the Haddon Heights Historic District Ordinance. The HPC recommended approval based upon the standards set forth in the Haddon Heights Historic Preservation Ordinance Section 450-110B. The Planning Board adopts the recommendation of the HPC and approves the awnings as submitted. On the motion of Dean Doukakis, seconded by Frank Ferrese, the Planning Board voted 6-0 to approve the application for Historic District approval on the subject premises. Christopher Soriano recused himself for this case.

Business:

CS#15-12-1P
Joe & Christine Magee
1004 Green Street, B-47, L-9
2nd story Addition

The Board considered the application of Joe and Christine Magee, who are the contract purchasers of the premises 1004 Green Street, Haddon Heights, New Jersey. The property is also designated as Block 47, Lot 9 on the Haddon Heights Tax Map. The property is owned by Janis Quiggle, who have consented to this application. The applicants, Joe and Christine Magee appeared, were sworn and testified in support of the application. The applicants propose a second floor addition to the property, which will require both a front yard setback variance and a rear yard setback variance. 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 applicants' proposal does not in any way increase the violations of the rear or front yard and utilizes the existing footprint. The Planning Board further concludes that the granting of the front yard and rear yard 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 Dean Doukakis, seconded by Vince Ceroli, the Planning Board voted 6-0 to grant the front yard variance to permit the front yard of no less than 17.93 feet to the dwelling and 9.88 feet to the open porch and to grant a rear yard variance of 40 feet.

CS#15-12-2P

Brent VanAltvorst

1322 Kings Highway, B-81, L-2

1st & 2nd story Addition

The Board considered the application of Brent Van Altvorst, who is the owner and resides at the premises 1322 Kings Highway, Haddon Heights, New Jersey. The property is also designated as Block 81, Lot 2 on the Haddon Heights Tax Map. The applicant seeks a side yard setback variance and a lot coverage variance in order to construct a first and second story addition on the subject dwelling. The applicant, Brent Van Altvorst, 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 there are existing non-conformities with respect to the side yard and the lot coverage under the current zoning regulations. The applicant's proposal does not increase the non-conformity with respect to the side yard setback. However, the proposal does increase the lot coverage to 38.2%. The Planning Board concludes that the additional impervious coverage is inconsequential. The Planning Board further concludes that the granting of the subject variances for side yard setback and lot coverage 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 Frank Ferrese, the Planning Board voted 7-0 to grant the side yard variance on the westerly side of 5.9 feet, an aggregate side yard variance to permit no less than 11.7 feet and an impervious coverage variance to permit no more than 38.2%.

CS#15-12-3P

Mike & Carrie Rottina

321 Tenth Avenue, B-58, L-23

Addition

The Board considered the application of Mike and Carrie Rottina, who are the owners and reside at the premises 321 10th Avenue, Haddon Heights, New Jersey. The property is also designated as Block 58, Lot 23 on the Haddon Heights Tax Map. The applicants seek a side yard setback and aggregate side yard variance to permit the construction of an addition to an existing residential dwelling. The applicants, Mike and Carrie Rottina, 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 lot is currently undersized under existing zoning regulations in the R-2 district. The applicant's proposal does not increase the violations with respect to the side yard and aggregate side yards. The Planning Board further concludes that the granting of the subject variances for side yard and aggregate side yards setbacks 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 Vince Ceroli, the Planning Board voted 7-0 to grant the side yard variance no less than 4.95 feet and aggregate side yards of 11.7 feet in accordance with the plan submitted.

ADJOURNMENT:

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

Respectfully Submitted,

Stephanie Gee

Planning Board Secretary