

MINUTES OF THE PLANNING BOARD FROM April 20, 2017

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, Councilman Stephen Berryhill, Jaclyn Parisi, Richard Kinkler, Chief Bruce Koch, Frank Ferrese, Mike Cicalese, Jeff Hanson

Absent: Mayor Jack Merryfield, Michael Gatti, Tom Ferrese, Dean Doukakis

Also Present: Don Ryan, Solicitor, Stephanie Gee, Secretary, Ron Newell, Zoning Officer, and Steve Bach, Borough Engineer

Minutes: Motion was made to approve the minutes from the March 16, 2017 Planning Board meeting. Motion made by Frank Ferrese and seconded by Mike Cicalese. Motion carried. Councilman Stephen Berryhill, Jaclyn Parisi, and Jeff Hanson abstained.

Resolutions:

CS#17-3-1P, Brandon Ryall-Ortiz, 2016 W. High Street, B149, Lot 10, Lot Coverage

HPC Applications:

CS#17-2-1HP

Una Voce, LLC

414 White Horse Pike, B-37, L-8-**Continued to May meeting**

CS#17-3-1HP

Haddon Heights Senior Citizens Housing Corp.

117 E. Atlantic Avenue, B-25, L-10

The Board considered the application of Haddon Heights Senior Citizen Housing Corporation to install two signs, a free-standing identification sign and a free-standing historical marker at its auxiliary building located at 117 E. Atlantic Avenue, Haddon Heights, New Jersey. The premises are also designated as Block 25, Lot 10 on the Haddon Heights Tax Map. Michael McElhatton, Esquire appeared for the applicant. The following witnesses were sworn and testified in support of the application: 1. Margaret Westfield, Architect. 2. Ann McAdams, representative of the Senior Citizen Corporation. 3. Rose Fitzgerald. Carol Larro of the Historic Preservation Commission was sworn and testified in connection with the application. The Planning Board adopts the recommendation of the HPC. On the motion of Frank Ferrese, seconded by Jaclyn Parisi, the Planning Board voted 8-0 to grant a Certificate of Appropriateness to install the two free-standing signs in accordance with the exhibits submitted and testimony.

Business:

CS#17-3-2P, Una Voce, LLC

414 White Horse Pike, B37, L-8- **Continued to May Meeting**

CS#17-4-1P, Vera Ginsburg & Scott Pitzner

1029 Prospect Ridge Blvd, B-68, L-8,

The Board considered the application of Vera Ginsburgs and Scott Pitzner, who are the owners and occupy the subject premises at 1029 Prospect Ridge Boulevard, Haddon Heights, New Jersey. The property is also designated as Block 68, Lot 8 on the Haddon Heights Tax Map. The applicant seeks to install a fence on the corner property which fence will be in front of the building line. The applicant, Vera Ginsburgs, 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 it is a corner property and under the definition of corner property, the applicant must satisfy the front yard setback with respect to both the frontage on Lake Street and frontage on Prospect Ridge Blvd. The Planning Board further concludes that granting the subject variance would not be substantially detrimental to the public good and would not substantially impair the intent and purpose of the zone plan and zoning ordinance of the Borough of Haddon Heights. On the motion of Frank Ferrese, seconded by Jaclyn Parisi, the Planning Board voted 8-0 to grant the variance to permit the location of the fence at a minimum of 14.5 feet from the curb line.

CS#17-4-2P, Che & Lisa Vilnonis
327 Ninth Avenue, B-55, L-22,

The Board considered the application of Che and Lisa Vilnonis, who are the owners and occupy the subject premises at 327 9th Avenue, Haddon Heights, New Jersey. The property is also designated as Block 55, Lot 22 on the Haddon Heights Tax Map. The applicant seeks to demolish the existing front porch and part of the second floor of the dwelling and reconstruct the porch, second and third floors to the front of the residential dwelling. The applicants, Che and Lisa Vilnonis, 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 it is a corner property and under the definition of corner property and the existing setback with respect to the front yard along High Street is already non-conforming. The Planning Board further concludes that granting the subject variance would not be substantially detrimental to the public good and would not substantially impair the intent and purpose of the zone plan and zoning ordinance of the Borough of Haddon Heights. On the motion of Frank Ferrese, seconded by Michael Cicalese, the Planning Board voted 8-0 to grant the variance along High Street to be not less than 11.5 feet.

CS#17-4-3P, James Anderson
1100 Sycamore Street, B-71, L-10

The Board considered the application of James Anderson, who is the owner and occupies the subject premises at 1100 Sycamore Street, Haddon Heights, New Jersey. The property is also designated as Block 71, Lot 10 on the Haddon Heights Tax Map. The applicant seeks bulk variances in order to install a fence in front of the building line on a corner lot and to construct a deck which would violate the front and side yard setbacks. The applicant, James Anderson, appeared, was sworn and testified in support of the application. Steve Bach, the Planning Board Engineer, was also 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 it is a corner lot and already non-conforming with respect to its size and the location of its structures. The Planning Board further concludes that granting the subject variance would not be substantially detrimental to the public good and would not substantially impair the intent and purpose of the zone plan and zoning ordinance of the Borough of Haddon Heights. On the motion of Frank Ferrese, seconded by Jeff Hanson, the Planning Board voted 8-0 to grant a variance to permit the applicant to construct a fence in the front yard along Lake Street at a minimum of 14.5 feet at the curb line and to grant bulk variances for front yard setback of 18 feet and a side yard setback of 4.7 feet for the construction of the proposed deck.

CS#17-4-4P, George Ennis
1945 Maple Avenue, B-150, L-12

The Board considered the application of George Ennis, who is the owner and occupies the subject premises at 1945 Maple Avenue, Haddon Heights, New Jersey. The property is also designated as Block 150, Lot 12 on the Haddon Heights Tax Map. The applicant seeks bulk variances to permit the construction of a fence in the front yard along Wynnefield Avenue and to construct a deck which necessitates a lot coverage variance and setback variances. The applicant, George Ennis, appeared, was sworn and testified in support of the application. Steve Bach, the Planning Board Engineer, was also 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 it is a corner lot and already non-conforming. The Planning Board further concludes that granting the subject variance would not be substantially detrimental to the public good and would not substantially impair the intent and purpose of the zone plan and zoning ordinance of the Borough of Haddon Heights. On the motion of Frank Ferrese, seconded by Jaclyn Parisi, the Planning Board voted 8-0 to grant a variance to permit the installation of the fence which would not be less than 14.5 feet from the curve line and to grant a lot coverage variance to permit 38.8% lot coverage and a front yard variance of 20.4 feet to permit the construction of the proposed deck.

**CS#17-4-5P, 209 White Horse Pike, LLC
209 White Horse Pike, B-23, L-13**

The Board considered the application of 209 White Horse Pike, LLC, which is the owner and operates a dental office at the premises at 209 White Horse Pike, Haddon Heights, New Jersey. The property is also designated as Block 23, Lot 13 on the Haddon Heights Tax Map. The applicant proposes to convert the second and third floors of an existing dental office building into one apartment unit. The first floor would remain a dental office. The applicant does not propose any external changes to the site and seeks a waiver of site plan or site plan approval, as well as a bulk variance for the minimum number of parking spaces to the extent required. Joshua L. Broderson, Esquire of Del Duca Lewis appeared for the applicant.

The following witnesses appeared, were sworn and testified in support of the application:

1. Joseph Vital, a Licensed Architect of the State of NJ.
 2. Alyssa Canale, a Manager of Lakeview Dental, which operates the dental office at the site.
- Steve Bach, the Planning Board Engineer, was also sworn and testified in support of the application.

During the public portion of the hearing, the following witnesses testified:

1. Michelle Devory, an employee of IT Group (neighbor)
2. Mary Fitzgerald, HPC Representative
3. Margaret Westfield, HPC Representative
4. Robert Hunter, HPC Representative
5. Alexis Keagan, neighbor

The Planning Board concludes that the purposes of the Municipal Land Use Law would be advanced and the benefits in granting a variance for parking would substantially outweigh any detriments. The Planning Board concludes that site plan waivers should be granted subject to the condition that the applicant eliminate the sidewalk in the front of the property and construct the sidewalk in the side yard as shown on the exhibits submitted to the Board. The Planning Board further concludes that granting the parking variance and site plan waivers would not be substantially detrimental to the public good and would not substantially impair the intent and purpose of the zone plan and zoning ordinance of the Borough of Haddon Heights. On the motion of Frank Ferrese, seconded by Richard Kinkler, the Planning Board voted 8-0 to grant a parking variance to allow 15 parking spaces on the subject site upon the condition that there be only one residential apartment unit, the number of parking spaces in the lease of the tenants should be limited to two parking spaces and the residential apartment unit should be a maximum of 4 bedrooms and to grant site plan approval upon the condition that the sidewalk for access to the residential apartment be as revised on the Exhibit submitted to the Planning Board..

ADJOURNMENT:

@11:38pm. All Board members were in favor.
Respectfully Submitted,
Stephanie Gee
Planning Board Secretary