

## MINUTES OF THE PLANNING BOARD FROM JULY 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, Dean Doukakis, Jaclyn Parisi, Richard Kinkler, Chief Bruce Koch, Michael Gatti, Frank Ferrese, present at 7:15pm Mike Cicalese

**Absent:** Mayor Jack Merryfield, Jeff Hanson, Tom Ferrese

**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 June 15, 2017 Planning Board meeting. Motion made by Dean Doukakis and seconded by Frank Ferrese. Motion carried with modifications.

### **Resolutions:**

CS#17-5-1HP, Haddon Heights Senior Housing Corp II, 411 White Horse Pike, B-34, L-11, Replace existing retaining wall

CS#17-6-3P, John & Jennifer Rhodes, 127 Fourth Avenue, B-19, L-19, Side setbacks

CS#17-6-1P, Brian & Melissa Shannon, 110 Third Avenue, B-19, L-5, Screened in Porch

CS#17-6-2P, Patricia Swan, 416 Third Avenue, B-31, L-7.01, New Driveway, Parking in front of house

### **HPC Applications:**

**CS#17-6-2HP, BDA Investments, LLC, 101 White Horse Pike, B-22, L-9-HPC Application**

**CS#17-7-3P, BDA Investments, LLC, 101 White Horse Pike, B-22, L-9, New Construction- Bulk Variance & Site Plan**

The Board considered the application of Dr. Andrew Dietz, a proposed tenant for the premises at 101 White Horse Pike, Haddon Heights, New Jersey. The property is also designated as Block 22, Lot 8 on the Haddon Heights Tax Map.

The owner of the premises is BDA Investments, LLC, which is owned solely by Betsy Bisset, the wife of Dr. Dietz.

The premises are located in the Professional Office District and Historic District. The applicant proposes to construct a two-story professional dental office with associated site improvements in the approximate location of an existing demolished dwelling. The applicant requires a bulk variance pursuant to the Haddon Heights Land Development Ordinance Sections 450-75, 450-116E and 450-11 and in accordance with the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-70(c).

The applicant also seeks preliminary and final minor site plan approval in accordance with the Haddon Heights Land Development Ordinance Section 450-115 and pursuant to the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-48 and 60. The applicant also seeks a Certificate of Appropriateness for Historic District approval in accordance with N.J.S.A.

40:55D-110 and the Haddon Heights Historic District Ordinance Section 450-100. David Patterson, Esquire represented the applicant at the hearing. The following witnesses appeared, were sworn and testified in support of the application:

1. Betsy Bisset, the sole member of BDA Investments, LLC. 2. Gregory Fusco, Licensed NJ Engineer and Planner.

Steve Bach, the Planning Board Engineer, was also sworn and testified in connection of the application. **CONCLUSIONS ON USE VARIANCE:**

The Planning Board concludes that the purposes of the Municipal Land Use Law with respect to good planning are advanced by the granting of the variance with respect to lot coverage and the benefits substantially outweigh any detriments. The Planning Board further concludes that the granting of the variance with respect to the front yard setback on Green Street is warranted because there is a hardship to the property being a corner lot and the purposes of the Municipal Land Use Law are also served. The Planning Board further concludes that the parking in the front yard is warranted because of a corner lot being a hardship to the property and a practical difficulty. The Planning Board further concludes that the above three bulk variances requested may be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance of the Borough of Haddon Heights. The Planning Board further concludes that the Historic District approval for Certificate of Appropriateness shall be granted based upon the recommendation of the HPC for the retention of the carriage house, as well as the design of the new office building structure.

The Planning Board finally concludes that preliminary and final site plan approval should be granted based upon the applicant's compliance with the design standards of the Haddon Heights Site Plan Ordinance and in accordance with the recommendations of the Planning Board Planner, Steve Bach as set forth in his letter of July 19, 2017, which the applicant has agreed to. ROLL CALL VOTE: On the motion of Frank Ferrese, seconded by Dean Doukakis, the Planning Board voted 8-0 to approve the Historic District application for the subject property. ROLL CALL VOTE: On the motion of Dean Doukakis, seconded by Frank Ferrese, the Planning Board voted 8-0 to grant the three bulk variances as set forth above. ROLL CALL VOTE: On the motion of Frank Ferrese, seconded by Michael Cicalese, the Planning Board voted 8-0 to grant preliminary and final site plan approval subject to the following conditions:

- The applicant complies with the recommendations of the Planning Board Planner, Steve Bach set forth in his letter of 7/19/17.
- The applicant submits revisions of the site plan, which must be approved by the Planning Board Planner, Steve Bach with respect to buffers, lighting, storm water management and landscaping, subject to all necessary governmental approvals as required by law.
- The applicant shall submit to the Planning Board Planner, Steve Bach, as well as the Planning Board Solicitor a deed incorporating the condition of the Storm water Maintenance Management Plan, which would be recorded in the Office of the Clerk of Camden County.

### **Business:**

#### **CS#17-7-1P, Todd & Mary Ann Anderson, 1717 Sycamore Street, B-90, L-16, Lot Coverage**

The Board considered the application of Todd and Mary Ann Anderson, who are the owners and reside at the premises at 1717 Sycamore Street, Haddon Heights, New Jersey. The property is also designated as Block 90, Lot 16 on the Haddon Heights Tax Map. The applicants seek a bulk variance for lot coverage to permit the extension of an existing concrete patio in the rear of the premises. The applicants, Todd and Mary Ann Anderson, appeared, were sworn and testified in support of the application. Steve Bach, the Planning Board Engineer, was also sworn and testified in connection with the application. The Planning Board concludes that the purposes of the Municipal Land Use Law would be served by good planning, in accordance with the goals of the Haddon Heights Master Plan (i.e. location of garage in the rear and off street parking) and the benefits in granting a lot coverage variance in this case substantially outweigh any detriments. 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. ROLL CALL VOTE: On the motion of Dean Doukakis, seconded by Frank Ferrese, the Planning Board voted 7-0 to grant a lot coverage variance not to exceed 42.6% for the expansion of the patio in accordance with the testimony and the exhibits presented.

#### **CS#17-7-2P, George & Melinda Wise, 1533 Oak Avenue, B-104, L-15, Setbacks & Coverage**

The Board considered the application of George and Melinda Wise, who are the owners and reside at the premises at 1533 Oak Avenue, Haddon Heights, New Jersey. The property is also designated as Block 104, Lot 15 on the Haddon Heights Tax Map. The applicants seek bulk variances related to the construction of a kitchen addition in the rear of the dwelling and side yard variances related thereto. In addition, applicants seek a front yard setback variance with respect to the expansion of their front porch. The applicants, George and Melinda Wise, appeared, were sworn and testified in support of the application. Steve Bach, the Planning Board Engineer, was also sworn and testified in connection with the application. The Planning Board concludes that there is a hardship to the property by reason of the fact that the existing improvements are already non-conforming with respect to the single side yard and aggregate side yards. The Planning Board further finds that the purposes of the Municipal Land Use Law are served by reason of the fact that the lot coverage variance is needed in this case because of the location of the garage in the rear of the property. The benefits in granting a lot coverage variance in this case substantially outweigh any detriments. The Planning Board further concludes that granting the four variances in question 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. ROLL CALL VOTE: On the motion of Frank Ferrese, seconded by Jaclyn Parisi, the Planning Board voted 8-0 to grant four bulk variances as follows:

- To permit a lot coverage variance not to exceed 58%;
- To permit an easterly side yard variance of 6.5 feet;
- To permit aggregate side yards of 18.5 feet;
- To permit a front yard setback of not less than 22 feet

**CS#17-7-4P, Tom Whitman, 1400 Kings Highway, B-80, L-2.03, Use Variance-** Application was continued to the August Meeting- E-mail/Letter Received 7/24/17 from Tom Whitman that he wished to withdraw his application that was submitted at July meeting.

**CS#17-7-5P, Wiliam & Linda Verdone, 1845 Prospect Ridge Blvd, B-142, L-13, Use Certification Duplex**

The Board considered the application of William and Linda Verdone, who reside at 10 9th Avenue, Haddon Heights, New Jersey. The applicants seek a Certificate of Non-Conforming use pertaining to the property which they own at 1845 Prospect Ridge Blvd., Haddon Heights, New Jersey. The property is also known as Block 142, Lot 13 on the Haddon Heights Tax Map. The applicants, William and Linda Verdone, appeared, were sworn and testified in support of the application. The Planning Board concludes that based upon a preponderance of the evidence submitted without refutation, the property was in fact a duplex and a valid non-conforming use as of 1972 and may continue to be used as a duplex. ROLL CALL VOTE: On the motion of Frank Ferrese, seconded by Jaclyn Parisi, the Planning Board voted 8-0 to grant a Certificate of Non-Conforming Use that the subject property constitutes a duplex which is a valid non-conforming use.

**Redevelopment Study Area- Preliminary Need Investigation Determination of Need Report for Block 29, Lot 4-** The Board after review voted to ok the preliminary need investigation to be sent to the Borough Mayor & Council.

**Redevelopment Study Area- Preliminary Need Investigation Determination of Need Report for Block 80, Lots 1, 2, 2.01, 2.03-** The Board after review voted to ok the preliminary need investigation to be sent to the Borough Mayor & Council.

**ADJOURNMENT:**

@10:54pm. All Board members were in favor.

Respectfully Submitted,

Stephanie Gee

Planning Board Secretary