

MINUTES OF THE PLANNING BOARD FROM JUNE 15, 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, Mike Cicalese, Jeff Hanson, Michael Gatti, Tom Ferrese, Frank Ferrese

Absent: Mayor Jack Merryfield, Councilman Stephen Berryhill

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 May 18, 2017 Planning Board meeting. Motion made by Dean Doukakis and seconded by Mike Cicalese. Motion carried with modifications. Frank Ferrese, Tom Ferrese, and Christopher Soriano abstained.

Resolutions:

CS#17-4-1HP, John & Jennifer Rhodes, 127 Fourth Avenue, B-19, L-19

CS#17-3-2P, Una Voce, LLC, 414 White Horse Pike, B-37, L-8

CS#17-5-1P, Terrence & Jena Tracey, 423 Bradshaw Avenue, B-4, L-1.09

HPC Applications:

CS#17-5-1HP

Haddon Heights Senior Housing Corp II

411 White Horse Pike, B-34, L-11

Replace existing retaining wall

The Board considered the application of the Haddon Heights Senior Citizens Housing Corp II, which is the owner of the premises located at 411 White Horse Pike, Haddon Heights, New Jersey. The premises are also designated as Block 34, Lot 11 on the Haddon Heights Tax Map. The property is located in the Historic District. The applicant proposes to replace an existing retaining wall with a modular block wall. The President of the applicant, Ronald Pritchett, appeared, was sworn and testified in support of the application. Kathy Lange, HPC Representative, also appeared, was sworn and testified in connection with the application.

The Planning Board adopts the recommendation of the Historic Preservation Commission. On the motion of Jaclyn Parisi, seconded by Frank Ferrese, the Planning Board voted 10-0 to approve grant Historic District Approval in accordance with the exhibits submitted and testimony presented.

Business:

CS#17-6-3P

John & Jennifer Rhodes

127 Fourth Avenue, B-19, L-19

Side setbacks

The Board considered the application of Jennifer and John Rhodes, who are the owners and reside at the premises at 127 Fourth Avenue, Haddon Heights, New Jersey. The property is also designated as Block 19, Lot 19 on the Haddon Heights Tax Map. The applicants seek a side yard setback variance to permit the construction of an expansion to the kitchen and a wood deck off the rear of the premises. The applicant, Jennifer Rhodes, appeared, was 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 structure is located at a non-conforming location. The applicant will not be exacerbating the existing non-conformity. 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 10-0 to grant a side yard setback variance to permit the addition to kitchen with a side yard of no less than 10.67 feet.

CS#17-6-1P

Brian & Melissa Shannon

110 Third Avenue, B-19, L-5

Screened in Porch

The Board considered the application of Brian and Melissa Shannon, who are the owners and reside at the premises at 110 Third Avenue, Haddon Heights, New Jersey. The property is also designated as Block 19, Lot 5 on the Haddon Heights Tax Map. The applicants seek an aggregate side yard variance to construct a screened in porch for the single family residential dwelling. The applicants, Brian & Melissa Shannon, 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 location of the existing home, which is non-conforming with respect to the aggregate side yards. 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 Jeff Hanson, seconded by Michael Cicalese, the Planning Board voted 10-0 to grant an aggregate side yard to be no less than 31.5 feet.

CS#17-6-2P

Patricia Swan

416 Third Avenue, B-31, L-7.01

New Driveway, Parking in front of house

The Board considered the application of Patricia D. Swan, who is the owner and resides at the premises at 416 Third Avenue, Haddon Heights, New Jersey. The property is also designated as Block 31, Lot 7.01 on the Haddon Heights Tax Map. The applicant seeks a bulk variance to permit the installation of a new driveway with parking of motor vehicles in the front yard. The applicant, Patricia D. Swan, appeared, was 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 existing non-conforming side yards and the location of the existing dwelling which prohibits access of vehicular traffic to the rear of the front building line. The Planning Board further concludes that granting the subject variance for parking within the building lines 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 Dean Doukakis, seconded by Frank Ferrese, the Planning Board voted 10-0 to grant a variance to permit parking within the building lines contrary to Section 450-116 under the circumstances of this case.

ADJOURNMENT:

@08:25pm. All Board members were in favor.

Respectfully Submitted,

Stephanie Gee

Planning Board Secretary