

## MINUTES OF THE PLANNING BOARD FROM MAY 18, 2017

The meeting was called to order by the Vice-Chairman, Dean Doukakis. Mr. Doukakis 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:** Dean Doukakis, Councilman Stephen Berryhill, Jaclyn Parisi, Richard Kinkler, Chief Bruce Koch, Mike Cicalese, Jeff Hanson, Michael Gatti,

**Absent:** Mayor Jack Merryfield, Christopher Soriano, Tom Ferrese, Frank Ferrese, and Ron Newell, Zoning Officer

**Also Present:** Don Ryan, Solicitor, Stephanie Gee, Secretary, and Steve Bach, Borough Engineer

**Minutes:** Motion was made to approve the minutes from the April 20, 2017 Planning Board meeting. Motion made by Jeff Hanson and seconded by Jaclyn Parisi. Motion carried. Dean Doukakis, and Michael Gatti abstained.

### **Resolutions:**

CS#17-3-1HP

Haddon Heights Senior Citizens Housing Corp.  
117 E. Atlantic Avenue, B-25, L-10

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,

CS#17-4-2P, Che & Lisa Vilnonis

327 Ninth Avenue, B-55, L-22,

CS#17-4-3P, James Anderson

1100 Sycamore Street, B-71, L-10

CS#17-4-4P, George Ennis

1945 Maple Avenue, B-150, L-12

### **HPC Applications:**

**CS#17-4-1HP, John & Jennifer Rhodes**

**127 Fourth Avenue, B-19, L-19**

The Board considered the application of John and Jennifer Rhodes, who are the owners of the premises 127 Fourth Avenue, Haddon Heights, New Jersey. The premises are also designated as Block 19, Lot 19 on the Haddon Heights Tax Map. The property is located in the Historic District and the R-2 Residential Zoning District. The applicants propose to remove an existing rear porch, deck and trellis and to expand the footprint and to replace the porch and steps (8 x 16) to the backyard, as well as to remodel a kitchen. The applicant, Jennifer Rhodes and her Architect, Joseph Adamson, A.I.A., appeared, was sworn and testified in support of the application. The Planning Board concludes that the proposed addition is consistent with the criteria set forth in the Historic Preservation Ordinance. On the motion of Richard Kinkler, seconded by Stephen Berryhill, the Planning Board voted 8-0 to approve grant Historic District Approval in accordance with the exhibits submitted and testimony presented.

### **Business:**

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

**414 White Horse Pike, B-37, L-8**

The Board considered the application of Una Voce, LLC, which is the owner of the premises at 414 White Horse Pike, Haddon Heights, New Jersey. The property is also designated as Block 37, Lot 8 on the Haddon Heights Tax Map. The premises are located in the

Professional Office District. The applicant proposes to construct a two-story, 2,885 square foot addition to the 2 ½ story frame building currently located on the property. The applicant proposes a multi-family apartment building use for the expanded structure containing 8 residential dwelling units consisting of 7 one-bedroom units and 1 two-bedroom unit. The applicant also seeks preliminary and final minor site plan approval with bulk variances pursuant to the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-70(c) to permit the following:

1. Front yard setback of 21.70 feet, where the front yard setback of 40 feet is required pursuant to Section 450-75D(1).
2. Side yard setback of 5.76 feet, where a side yard setback of 12 feet is required pursuant to Section 450-75D(2).
3. Building coverage variance of 22.96% of the gross lot area, where the maximum building coverage of 15% is permitted pursuant to Section 450-75D(3).

The applicant also applied for Historic District approval because the property is within the Historic District Zone.

Kevin Sheehan, Esquire of Parker Mc Cay, appeared for the applicant.

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

1. Paul De Martini, owner
2. Quinn De Menna, NJ Licensed Architect
3. Joseph Raday, NJ Professional Engineer
4. Angelo Alberto, NJ Licensed Planner

Steve Bach, the Planning Board Engineer, was also sworn and testified in connection of the application.

The following exhibits were included as part of the record:

- P-1 Five page site summary prepared by Quinn De Menna dated 4/20/17
- P-2 Elevations prepared by Quinn De Menna (2 pages) dated April 20, 2017.
- P-3 Traffic Impact Statement by Joseph Raday, PE, dated 3/2/17
- P-4 Option "B" removal of three parking spaces prepared by Joseph Raday, P.E.
- P-5 Drawings of minor site plan prepared by Joseph Raday dated 3/2/17, revised 5/10/17 (12 sheets)
- P-6 Tree Evaluation Report prepared by Joseph Raday dated 3/2/17
- P-7 Stormwater Management Report prepared by Joseph Raday dated 3/2/17, revised 5/10/17
- P-8 Photo log prepared by Joseph Raday dated 3/2/17.

#### ADD ADDITIONAL EXHIBITS

During the public portion of the hearing, the following witnesses were sworn and testify **(at the April 20, 2017 meeting)**:

1. Margaret Westfield, R.A.
2. Carol Larro, representative of the Historic Preservation Commission.
3. Anna Camarda, resident of Kings Run
4. Michael Westfield, Architect
5. Ronnie Olizi, opposed to use variance.
6. Carol Laro, HPC Representative
7. Anne McAdams, Senior Citizen Housing Representative

The Planning Board concludes that the applicant has demonstrated "special reasons" by reason of the fact that the subject site is peculiarly suited for the proposed multi-family use and the proposal would advance the purposes of the Municipal Land Use Law.

The Planning Board further concludes that a use variance may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance of the Borough of Haddon Heights subject to the following conditions:

- Applicant must obtain from the Planning Board Historic District approval and preliminary and final site plan approval
- On the motion of Jeff Hanson, seconded by Chris Soriano, the Planning Board voted 6-0 to grant a use variance to permit residential use on the first floor of the existing building to a residential use and additional residential units of 7 one bedroom units and 1 two bedroom unit, subject to the following conditions:
- Approval by the Planning Board of preliminary and final site plan approval
  - Approval by the Planning Board of Historic District

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

The Board considered the application of Terrence E. Tracey, JR., who is the owner and resides at the premises at 423 Bradshaw Avenue, Haddon Heights, New Jersey. The property is also designated as Block 4, Lot 1.09 on the Haddon Heights Tax Map. The applicant seeks a bulk variance to permit the installation of a 6 foot high vinyl fence in front of the property line along Gladstone Avenue. The applicant, Terrence E. Tracey, Jr., 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 the build line setback requirements apply to both frontages. The Planning Board further concludes that granting the subject variance would not be substantially detrimental to the public good by reason of the fact that the sight line does not impair view from a safety standpoint. The Planning Board also concludes that the subject variance 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 Richard Kinkler, seconded by Bruce Koch, the Planning Board voted 8-0 to grant a variance to permit the installation of the fence in front of the property line (12 feet from the property line) in accordance with the exhibits submitted and the testimony presented.

**ADJOURNMENT:**

@09:11pm. All Board members were in favor.

Respectfully Submitted,

Stephanie Gee

Planning Board Secretary