

MINUTES OF THE PLANNING BOARD FROM OCTOBER 19, 2017

The meeting was called to order by the 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, Richard Kinkler, Jaclyn Parisi, Michael Gatti, Mike Cicalese, Frank Ferrese, Jeff Hanson, Tom Ferrese, Chief Bruce Koch

Absent: Christopher Soriano, Mayor Jack Merryfield, Council President Susan Griffith

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

Minutes: Minutes from October 19, 2017 were approved Motion by Frank Ferrese, seconded Jeff Hanson. Rich Kinkler abstained.

Resolutions:

CS#17-9-1P, William & Linda Verdone, 1845 Prospect Ridge Blvd, B142, L13-Use Certification

CS#17-9-2P, Carl Ning, 327 Tenth Avenue, B58, L26, Addition

HPC Applications:

None for this month

Business:

CS#17-9-3P The Board considered the application of Stephen and Lauren Kinky, who are the owners and resides at the premises at 211 10th Avenue, Haddon Heights, New Jersey. The property is also designated as Block 57, Lot 18 on the Haddon Heights Tax Map. The applicants seek to install an in ground swimming pool and a patio surrounding the pool, which require variances for impervious coverage and setbacks. The applicant, Stephen Kinky, appeared, was sworn and testified in support of the application. Steven Bach, 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 for the reasons set forth above. The Planning Board further concludes that granting the subject variances will not be substantially detrimental 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. On the motion of Jeff Hanson, seconded by Jaclyn Parisi, the Planning Board voted 8-0 to grant the following variances: •Variance to permit the location of the pool no less than 8 feet from the southerly corner and no less than 5 feet from the northerly side line; •Variance to permit impervious lot coverage of 51.6% subject to the condition that the applicant comply with the recommendations of the Planning Board Engineer as set forth in his letter dated September 15, 2017, including installing yard inlets which will empty to the curb line in front of the property.

CS#17-10-1P, The Board considered the application of Michael and Jodilyn Turner, who are the owners and reside at the premises at 31 9th Avenue, Haddon Heights, New Jersey. The property is also designated as Block 42, Lot 23 on the Haddon Heights Tax Map. The applicants seek to replace an existing chain link fence along Green Street in the front yard of their property and to rebuild a garage in excess of the maximum square footage. The applicant, Michael Turner, appeared, was sworn and testified in support of the application. Steven Bach, Planning Board Engineer, was also sworn and testified in connection with the application. The Planning Board concludes that the applicant has submitted sufficient, competent evidence to warrant granting the variance applied for under Section 450-96A for the construction of a fence in front of the property line.

The Planning Board further concludes that the variances pertaining to the setbacks for the new garage should be continued in order to permit the applicant to submit to the Planning Board additional evidence. On the motion of Frank Ferrese, seconded by Jaclyn Parisi, the Planning Board voted 5-4 to grant the variances set forth above with the condition that the fence be located a minimum of 12.5 feet from the curb line and to continue the application for the variances pertaining to the garage.

CS#17-10-2P, The Board considered the application of Scott Harris, who is the owner of the premises at 2004 Wayne Avenue, Haddon Heights, New Jersey. The property is also designated as Block 131, Lot 9 on the Haddon Heights Tax Map. The property is currently under a Contract for Sale subject to the applicant obtaining a Certificate of Non-Conforming Use of the property as a duplex in accordance with N.J.S.A. 40:55D-68. The applicant, Scott Harris, appeared, was sworn and testified in support of the application. Ron Newell, Zoning Official, was also sworn and testified in connection with the application. The Planning Board concludes that the applicant has not shown by sufficient competent proofs that the subject property meets the positive criteria for granting a use variance with respect to special reasons as required under the Statute (N.J.S.A. 40:55D-70D) and case law. On the motion of Frank Ferrese, seconded by Jeff Hanson, the Planning Board voted 6-1 to bifurcate the subject application and to table the application for Certificate of Non-Conforming Use at this time.

CS#17-10-3P, The Board considered the application of Robert Smentek, who is the owner and resides at the premises at 401 9th Avenue, Haddon Heights, New Jersey. The property is also designated as Block 56, Lot 1 on the Haddon Heights Tax Map. The applicant seeks to replace an existing fence which was damaged with a 4 foot high picket fence. The fence will be located in front of the building line along High Street. The applicant, Robert Smentek, appeared, was sworn and testified in support of the application. Steven Bach, Planning Board Engineer, was also sworn and testified in connection with the application. The Planning Board finds there is a hardship to the property by reason of the fact that it is a corner property and the fence is for a legitimate purpose for this specific property. The Planning Board further concludes that granting the variance for front yard setback along High Street is not substantially detrimental to the public good and will not 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 for the replacement of the fence in the front yard along High Street to be not less than 12.5 feet from the curb line.

ADJOURNMENT:

@8:52PM. All Board members were in favor.

Respectfully Submitted,

Stephanie Gee

Planning Board Secretary