

## MINUTES OF THE PLANNING BOARD FROM MARCH 15, 2012

The meeting was called to order by the Chairman, Tom Ferrese. Mr. Ferrese 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:** Mayor Forte, Tom Ferrese, Chief Kinkler, Gregory McAdams, Jaclyn Parisi, David Cox, Jack Merryfield, Terre Boccuzzi, Christopher Soriano

**Absent:** Rosemary Fitzgerald, Dean Doukakis

**Also Present:** Donald S. Ryan, Solicitor, Michelle Fareri, Secretary, Steven Bach, Planning Board Engineer, Ron Newell, Zoning Official

### **Minutes:**

Motion was made to approve the minutes from the February 16, 2012 Planning Board Meeting by Jack Merryfield, seconded by Terre Boccuzzi. Motion carried. All board members voted in favor.

Motion was made to revise the minutes from the February 16, 2012 Planning Board Meeting. Motion carried. All board members voted in favor.

### **Business:**

It was decided by a show of hands that the monthly Planning Board packets will now be picked up at the SOF facility when ready. The only packets that will be mailed will be to Don Ryan, Solicitor and Dean Doukakis. Michelle will notify the board members monthly as soon as packets are complete and ready to be picked up.

### **Resolutions:**

**CS#12-2-1P – Chad Devino – 1833 Maple Avenue – B151, L13.** Christopher Soriano made a motion to approve the resolution, seconded by Jack Merryfield. Motion carried.

### **Roll Call:**

Chief Kinkler	Yes
Tom Ferrese	Yes
Jaclyn Parisi	Yes
Gregory McAdams	Yes
David Cox	Yes
Jack Merryfield	Yes
Christopher Soriano	Yes
Terre Boccuzzi	Yes

**CS#12-2-2P – Michael J. LaMainia – 115 Black Horse Pike – B131, L11.** Gregory McAdams made a motion to approve the resolution, seconded by Terre Bocuzzi. Motion carried.

**Roll Call:**

Chief Kinkler	Yes
Tom Ferrese	Yes
Jaclyn Parisi	Yes
Gregory McAdams	Yes
David Cox	Yes
Jack Merryfield	Yes
Christopher Soriano	Yes
Terre Bocuzzi	Yes

**CS#12-2-3P – Scott Ramalho – 1405 Chestnut Avenue – B108, L13.** Jack Merryfield made a motin to approve the resolution, seconded by Christopher Soriano. Motion carried.

**Roll Call:**

Chief Kinkler	Yes
Tom Ferrese	Yes
Jaclyn Parisi	Yes
Gregory McAdams	Yes
David Cox	Yes
Jack Merryfield	Yes
Christopher Soriano	Yes
Terre Bocuzzi	Yes

**Business:**

**CS#12-3-1P – Bancroft NeuroHealth, Inc/Little Butterflies Daycare B42, L10.01**

Don Ryan, Solicitor made an announcement to the Board and the Public that this case is postponed until the April 19, 2012 Planning Board Meeting.

Jaclyn Parisi made a motion to postpone, seconded by David Cox. Motion carried.

**CS# 12-3-2P – Patricia Kalinowski – 1229 Sylvan Drive – B64, L8**

The applicant, Patricia Kalinowski and her housemate, David Nicholason, appeared, were sworn and testified in support of the application for variances. The Planning Board, having determined that the Application, Notice to Property Owners, Notice of Publication and affidavits were in proper form and having examined the Exhibits and considered the testimony, finds as follows: The applicant proposes to construct a dormer on the rear of the property as depicted on the architectural drawing prepared by Thomas B. Wagner dated October 16, 2011. The applicant requires the following variances: A single side yard

variance allowing 5.61 feet on the easterly side where 10 feet is required. An aggregate side yard variance allowing 11.28 feet where 25 feet is required.

There was discussion between board members and applicants.

Don Ryan, Solicitor outlined the legal criteria.

Tom Ferrese, Chairman opened the public comment portion of the meeting. There were no public comments.

Jack Merryfield made a motion to approve the application, seconded by Christopher Soriano. Motion carried.

**Roll Call:**

Tom Ferrese	Yes
Mayor Forte	Yes
Greg McAdams	Yes
Terre Boccuzzi	Yes
David Cox	Yes
Jaclyn Parisi	Yes
Jack Merryfield	Yes
Richard Kinkler	Yes
Chris Soriano	Yes

The Planning Board concludes that there is a hardship to the property by reason of the fact that the lot is currently undersized and non-conforming under the current Haddon Heights Zoning Regulations and there is an existing non-conformity with respect to the single side yard and aggregate side yards. There is no additional encroachment proposed by the applicant's addition to the residence and the Planning Board further concludes that granting the subject variances with respect to the side yards will not substantially impair the intent and purpose of the Haddon Heights Zone Plan and Zoning Ordinance and will not be substantially detrimental to the public good.

**CS#12-3-3P – Kevin and Kelly Wiegand – 309 Haverford Avenue – B85, L1.02**

The applicants, Kevin M. Wiegand and Kelly Wiegand appeared, were sworn and testified in support of the application for variances. The Planning Board, having determined that the Application, Notice to Property Owners, Notice of Publication and affidavits were in proper form and having examined the Exhibits and considered the testimony, finds as follows: The applicants propose to construct a pressure treated wood deck on the rear of the property which also extends along the southerly side yard of the property. The deck would extend 16 feet out from the rear of the dwelling and 28 feet across and extends into the southerly side yard for a distance of 32 feet. The deck would be located 1.3 feet from the southerly property line. The deck would be elevated and would have railings. There would be no steps in the rear yard. The applicants require the following variances: A single side yard variance on the southerly side of 1.3 feet where the ordinance requires a minimum of 8 feet.

An aggregate side yard variance of 7.18 feet where the ordinance requires a minimum of 20 feet aggregate side yards.

There was some discussion between board members and the applicant.

Don Ryan, Solicitor outlined the legal criteria.

Tom Ferrese, Chairman opened the public comment portion of the meeting. There were no public comments.

Christopher Soriano made a motion to approve the application, seconded by Jaclyn Parisi. Motion carried.

**Roll Call:**

Tom Ferrese	Yes
Mayor Forte	Yes
Greg McAdams	Yes
Terre Boccuzzi	Yes
David Cox	Yes
Jaclyn Parisi	Yes
Jack Merryfield	Yes
Richard Kinkler	Yes
Chris Soriano	Yes

The Planning Board concludes that there is a hardship to the property by reason of the existing location of the dwelling on the subject lot and the existing non-conforming side yards. The Planning Board further concludes that granting the subject variances with respect to the side yards will not substantially impair the intent and purpose of the Haddon Heights Zone Plan and Zoning Ordinance and will not be substantially detrimental to the public good.

**PASTOR ANDY WALLIN, FELLOWSHIP CHURCH – INFORMAL REVIEW  
FOR USE VARIANCE – 511 STATION AVENUE – B25, L19**

Pastors' Wallin and Wiley appeared before the board to propose that the above mentioned building be purchased and used for their church services. Consensus on the board was that parking would be a major issue for the Station Avenue business district and recommended they seek another location in a residential section of the town.

**Caucus:**

Commemoratives – Per a proposal by Councilwoman, Kathy Lange. There was discussion between board members regarding adopting a Resolution or Ordinance Authorizing a Procedure for Memorials and Commemoratives in the Borough of Haddon Heights. After discussing the proposal, Mayor Forte suggested tabling the discussion until the next meeting so more information can be gathered.

Steven Bach, Engineer discussed the appropriateness of Pervious Concrete for replacing pavers at Stanfill Towers.

**Adjournment:**

Jaclyn Parisi made a motion to adjourn, seconded Gregory McAdams. Motion carried. All Board members were in favor.

Michelle Fareri,  
Planning Board Secretary