

**MINUTES OF THE PLANNING BOARD FROM SEPTEMBR 5, 2013  
SPECIAL MEETING**

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, Richard DiRenzo, Chief Kinkler, Jaclyn Parisi, Dean Doukakakis, Christopher Soriano, Jeff Hanson, Earl Miller, Terre Sulock

**ABSENT:** Frank Ferrese

**ALSO PRESENT:** Don Ryan, Solicitor, Michelle Fareri, Secretary, Wayne Roorda Jr., Acting Planning Board Engineer, Ron Newell, Zoning Officer

**BUSINESS:**

**CS#13-8-2P**

Bob Meyers Communities, Inc./Glover Mill Village  
Request for Final Major Subdivision and Bulk Variance Approval  
Glover Avenue, Park Drive and Sylvan Drive – B62, L2 and 6

The Board considered the application of Bob Meyer Communities, Inc., seeking final major subdivision approval, bulk variances and design waivers for development of 27 single family detached residential lots, one storm water basin lot and related site improvements on the premises located at the intersection of Glover Avenue and Park Avenue, Haddon Heights, New Jersey. The property is also designated as Block 62, Lots 2 and 6 on the Haddon Heights Tax Map. The application is made pursuant to Section 450-115 et seq. of the Haddon Heights Land Development Ordinances and the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-49 and 40:55D-60. The applicant was represented by Clint Allen, Esquire of the law firm of Archer & Greiner. The following witnesses were sworn and testified in support of the application:

1. Robert J. Meyer, President of Bob Meyer Communities, Inc., the applicant.
2. Brian S. Meyer, Officer of Bob Meyer Communities, Inc.
3. Edward P. Brady, P.E. of Taylor Weisman Taylor, applicant's engineer.
4. Richard Maguire, P.E., P.P. of Taylor Wiseman Taylor, applicant's planner.

Wayne Roorda, Jr., P.E., C.M.E., Acting Planning Board Engineer, testified on behalf of the Planning Board.

During the public portion of the hearing the following witnesses appeared and testified:

1. Jim Classick.
2. Dave McCollum
3. Danielle Merryfield

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 a major subdivision of 28 lots in order to construct 27 single family detached homes on approximately 7.28 acres of land located along the Camden County Park between the northeasterly side of Kings Run Creek and Sylvan Drive. A storm water basin will be located on the 28<sup>th</sup> lot. The property is

located within the R-7 Residential Zoning District which was adopted as a Form Based Zoning Code by the Borough of Haddon Heights in 2011 for the purposes of developing single family residences in this area. The Haddon Heights Planning Board reviewed and approved the preliminary application for major subdivision approval with bulk variance relief and design waivers in accordance with Resolution 12-6-4P adopted on July 19, 2012. The findings of fact and conclusions of Resolution 12-6-4P are incorporated by reference herein. The applicant now applies for final subdivision approval, five minor bulk variances and submission waivers.

**COMPLETENESS REVIEW:**

In accordance with N.J.S.A. 40:55D-10.3 and the Haddon Heights Land Development Ordinance, the application of Bob Meyer Communities, Inc. was reviewed by the Planning Board Engineer, Steven M. Bach, P.E., R.A., P.P., C.M.E. as well as the Planning Board for a determination of completeness. The review letter of Steven M. Bach, P.E., R.A., P.P., C.M.E. dated September 4, 2013 sets forth eleven items which have not been provided in accordance with the major subdivision checklist contained in Section 450-161 of the Haddon Heights Ordinance. The applicant now provided many of the items and the Planning Board Engineer has recommended waivers.

**ROLL CALL VOTE:**

On the motion of Chris Soriano, seconded by Jaclyn Parisi, the Planning Board voted 9-0 to deem the application complete and to grant waivers on the submission requirements with respect to the cited items.

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|-----------------|-----|
| Thomas Ferrese  | Yes |
| Chris Soriano   | Yes |
| Edward Forte    | Yes |
| Jeff Hanson     | Yes |
| Earl Miller     | Yes |
| Dean Doukakis   | Yes |
| Richard DiRenzo | Yes |
| Richard Kinkler | Yes |
| Jaclyn Parisi   | Yes |

**CONCLUSIONS:**

Based upon the foregoing findings of fact and conditions agreed to by the applicant, the Planning Board concludes as follows:

a. Sufficient credible and competent evidence has been submitted by the applicant to support the conclusion that the purposes of the Municipal Land Use Law would be served in so far as redeveloping a vacant municipal utilities site for residential housing, which would be consistent with the adjoining residential housing. Further, the proposed subdivision plan is providing a desirable visual environment through creative development techniques and good civic design and arrangement in accordance with the purposes of the Municipal Land Use Law N.J.S.A. 40:55D-2.

b. The benefits in granting such bulk variances as requested substantially outweigh any detriments.

c. The Board further concludes that the granting of the bulk variances requested 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.

**ROLL CALL VOTE:**

On the motion of Dean Doukakis, seconded by Jaclyn Parisi, the Planning Board voted 9-0 to grant the following variances:

- a. To allow ground floor side/rear façade fenestration of 15% for certain units, where a minimum of 20% is required pursuant to Section 3.3N;
- b. Upper floor façade fenestration of 10% for certain units, where a minimum of 20% is required pursuant to Section 3.3O;
- c. Dwelling units with eave heights both lower than the ordinance required 22 foot minimum eave height and higher than the ordinance required 25 foot maximum eave height (R-7 Code, Section 3.3, item L);
- d. Detached garages with a separation distance of a minimum of 10 feet from the dwelling units that is less than 20 feet is required pursuant to Section 7.2B;
- e. Garage walls not to exceed 70% attachment to dwelling units where the ordinance limits such garage wall attachment to less than 50% is required pursuant to Section 7.1C.

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|-----------------|-----|
| Thomas Ferrese  | Yes |
| Chris Soriano   | Yes |
| Edward Forte    | Yes |
| Jeff Hanson     | Yes |
| Earl Miller     | Yes |
| Dean Doukakis   | Yes |
| Richard DiRenzo | Yes |
| Richard Kinkler | Yes |
| Jaclyn Parisi   | Yes |

The Board further concludes that the requirements of the Haddon Heights Subdivision Ordinance and Municipal Land Use Law have been substantially complied with respect to the final subdivision application which is consistent with the preliminary approval previously granted and subject to the conditions set forth herein.

**ROLL CALL VOTE:**

On the motion of Chris Soriano, seconded by Jaclyn Parisi, the Planning Board voted 9-0 to grant final subdivision approval and the waivers requested subject to the following conditions:

1. The piers at the entrance to the site will be relocated in accordance with the approval of the Planning Board Engineer.
2. The landscape buffer on the northerly boundary (along Sylvan Drive residences) will be appropriately landscaped in accordance with the recommendations of and subject to the final approval of the Planning Board Engineer and/or Planner.
3. The applicant’s attorney must submit a formal deed restriction to be included in all deeds of conveyance requiring the property owners in the northerly side of the development to maintain a fence separating the properties from the Sylvan Drive properties. The deed restriction must be approved by the Planning Board attorney.
4. The applicant will comply with the requirements and recommendations of the Planning Board Planner and Engineer as set forth in his letter dated September 4, 2013, except with regard to the submission of certain information for an Environmental Impact Study as referenced, which has been waived.

5. The applicant will submit grading plans for each individual lot for review and approval prior to issuance of a building permit and submit an as-built survey for each individual lot for review and approval prior to the issuance of a Certificate of Occupancy.

6. The applicant will comply with the covenants and approval requirements of all other applicable municipal, state and county government agencies as required.

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|-----------------|-----|
| Thomas Ferrese  | Yes |
| Chris Soriano   | Yes |
| Edward Forte    | Yes |
| Jeff Hanson     | Yes |
| Earl Miller     | Yes |
| Dean Doukakis   | Yes |
| Richard DiRenzo | Yes |
| Richard Kinkler | Yes |
| Jaclyn Parisi   | Yes |

**ADJOURNMENT:**

Jaclyn Parisi made a motion to adjourn, seconded by Mayor Forte. Motion carried. All Board members were in favor.

Michelle Fareri,  
Planning Board Secretary