

MINUTES OF THE PLANNING BOARD FROM SEPTEMBER 18, 2014

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: Mayor Forte, Christopher Soriano, Chief Kinkler, Jaclyn Parisi, Dean Doukakis, Jeff Hanson, Vince Ceroli, Tom Ferrese, Frank Ferrese, Terre Sulock

Absent: Rose Fitzgerald, Richard DiRenzo

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

Minutes:

Motion was made to approve the minutes from the August 21, 2014 Planning Board meeting with a revision of Chris Soriano recusing vote on CS#14-8-2P . Motion made by Jeff Hanson and seconded by Dean Doukakis. Mayor Forte and Frank Ferrese abstained. Motion carried

Resolutions:

CS#14-8-2HP Rita Salmon

30 First Avenue – B7, L8

Replace Front Porch

The Board considered the application of Rita Salmon, who is the owner and resides at the property located at 30 First Avenue, Haddon Heights, New Jersey. The property is also designated as Block 7, Lot 8 on the Haddon Heights Tax Map.

The property is located in the R-2 Residential Zoning District, as well as the Historic District. The applicant proposes to replace the front porch on her residential dwelling. The applicant requires Historic District approval pursuant to Section 450-108 *et. seq.* of the Haddon Heights Zoning Code and the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-111.

The Planning Board, having determined that the Application was in proper form and having examined the Exhibits and considered the testimony, finds as follows:

The applicant proposes to replace the existing front porch by demolishing the porch from the roof line down. The reason for the replacement is the serious deterioration of the wood and for safety reasons.

Motion made by Jaclyn Parisi and seconded by Dean Doukakis, motion carried.

Business:

CS#14-8-1P Pauline Esquinasi

507 Bellmawr Avenue-B73, L2

Proposed Addition & Rear Patio

The Board considered the application of Pauline Esquinasi, who is the owner and resides at the premises at 507 Bellmawr Avenue, Haddon Heights, New Jersey. The property is designated as Block 73, Lot 2 on the

Haddon Heights Tax Map. The applicant proposed to construct an addition to the rear of the existing residential single family home and a patio to the rear yard. The applicant requires several bulk variances with respect to a rear yard setback and maximum lot coverage. The application is made pursuant to Sections 450-28B and E of the Haddon Heights Zoning Code and the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-70(c). The applicant, Pauline Esquinasi and her husband, Kenneth Malewicz, appeared, were 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 this is an undersized lot which warrants granting the variances requested. The Planning Board further concludes that the granting of the rear yard variance and the maximum coverage variance would not substantially detrimental to the public good and would not substantially impair the intent and purpose of the Haddon Heights Zone Plan and Zoning Ordinance.

On the motion of Tom Ferrese, seconded by Dean Doukakis, the Planning Board voted 9-0 to grant a rear yard variance to permit a rear yard of no less than 35 feet and to permit a maximum lot coverage not to exceed 45.2% in accordance with the exhibits presented and the testimony of the applicant.

ROLL CALL VOTE:

Christopher Soriano	Yes
Dean Doukakis	Yes
Edward Forte	Yes
Richard Kinkler	Yes
Jaclyn Parisi	Yes
Tom Ferrese	Yes
Jeff Hanson	Yes
Terre Sulock	Yes
Vince Ceroli	Yes

CS#14-9-2HP Joe Gentile

533 Station Avenue-B25, L25

Signage & Safety Fencing for Roof Venting System

The Board considered the application of Joseph Gentile, who is a tenant and operates a business at the property located at 533 Station Avenue, Haddon Heights, New Jersey. The property is also designated as Block 25, Lot 25 on the Haddon Heights Tax Map.

The property is located in the CB (Central Business) Zoning District, as well as the Historic District. The applicant proposes to install two signs, a façade sign and a window sign on the premises. In addition, the applicant proposed to install a fence on the roof to protect workers servicing the vent system. The applicant requires Historic District approval pursuant to Section 450-108 et. seq. of the Haddon Heights Zoning Code and the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-111.

Joseph Gentile appeared, were sworn and testified in support of his application The Planning Board, having determined that the Application was in proper form and having examined the Exhibits and considered the testimony, finds as follows:

The Planning Board has jurisdiction to hear and determine the application for a Certificate of Approval for properties located in the Historic District pursuant to the provisions of Section 450-108 of the Haddon Heights Zoning Code and Municipal Land Use Law N.J.S.A. 40:55D-111. The applicant, Joseph Gentile, is a tenant of the business premises located at 533 Station Avenue, Haddon Heights, New Jersey. The property is owned by Edward and Concheta Maloney. The property is also known as Block 25, Lot 25 on the Haddon Heights Tax Map. The property is located in the CB-Central Business Zoning District and the Historic District. It is located on the corner of Station Avenue and West Atlantic Avenue. The surrounded uses are retail or other types of commercial uses.

The applicant proposes to install two fences on the subject property, one façade fence to be located on the Station Avenue side of the premises 24 feet in height and 66 inches in length. In addition a window sign on the Atlantic Avenue side of the premises 26 inches in height and 48 inches in length. In addition, the applicant proposes to install a fence on the roof to protect workers surfacing the roof vent system. The fence on the roof will be 36 inches in height and 72 inches in length rod iron bar fence is required by the construction code for the safety of workers who service the roof vent. The façade sign and the window sign would have 4 inch letters. There would be no other signage on the premises of the applicant. The HPC issued a report dated August 28, 2014 recommending approval of the applicant's improvements to the property subject to the following conditions: The fence would be rod iron or aluminum and painted black. The link motif on the bottom of the front and side windows and door would be deleted and the side sign would be deleted. The colors which would be included for the sign would be garnet and Brooklyn Blue. The HPB finds that the improvements proposed by the applicant are in accordance with Section 450-135 of the Haddon Heights Zoning Code, as well as the Historic District Ordinance and accordingly Historic District approval should be granted.

On the motion of Richard Kinkler, seconded by Edward Forte, the Planning Board voted 9-0 to grant Historic District approval for a façade fence and a window fence for the subject premises and the installation of the fencing on the roof in accordance with the exhibits presented and the testimony of the applicant, as well as being subject to the modifications of the Historic Preservation Commission subject to the following conditions:

1. The applicant must submit proof of owner consent of the proposed improvements prior to the issuance of any building permits.
2. The applicant agrees that in the event the roof vent fan is removed or taken out of service, then the fence which surrounds shall also be removed.

ROLL CALL VOTE:

Christopher Soriano	Yes
Dean Doukakis	Yes
Edward Forte	Yes
Richard Kinkler	Yes
Jaclyn Parisi	Yes
Tom Ferrese	Yes
Jeff Hanson	Yes
Terre Sulock	Yes
Vince Ceroli	Yes

ADJOURNMENT:

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

Respectfully Submitted,

Stephanie Gee
Planning Board Secretary