

MINUTES OF THE PLANNING BOARD FROM AUGUST 18, 2011

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: Councilwoman Fitzgerald, Dean Doukakis, David Cox, Gregory McAdams, Jaclyn Parisi, Richard DiRenzo, and Terre Boccuzzi

Absent: Mayor Alexander, Chief Kinkler, Tom Ferrese, and Jack Merryfield

Also Present: Donald S. Ryan, Solicitor, Melissa Bovera, Secretary, and Ron Newell, Zoning Official

Administrative Business:

Minutes:

Motion was made by Jaclyn Parisi to approve the minutes from the July 21, 2011 Planning Board meeting, seconded by Terre Boccuzzi. Motion carried. All board members present voted in favor with the exception of Councilwoman Fitzgerald who abstained.

Resolutions:

CS# 11-6-1P – Vincint and Alisa Panvini – 36 Second Avenue – B9, L13 – Gregory McAdams made a motion to approve the resolution, seconded by Richard DiRenzo. Motion carried.

Roll Call: Gregory McAdams – Yes, Jaclyn Parisi – Yes, and Richard DiRenzo-Yes

CS# 11-7-1P – Gloria Swiecicki – 1644 Maple Avenue – B103, L1 – Richard DiRenzo made a motion to approve the resolution, seconded by Gregory McAdams. Motion carried.

Roll Call: Gregory McAdams-Yes, Jaclyn Parisi-Yes, Dean Doukakis-Yes, Richard DiRenzo-Yes, and Terre Boccuzzi-Yes

Business:

CS#11-8-1P - Michael Kiley – 622 Station Avenue – B29, L10.01– Michael Kiley appeared, was sworn and testified in support of the application which was heard before the Historic Preservation Commission. The applicant seeks to make renovations to the exterior of the commercial building. The building is one story and houses the grocery store known as Johns Friendly Market. The Historic District Preservation Commission issued a report dated July 28, 2011 with the recommendation that the proposed renovations be approved. Vice Chairman, Dean Doukakis, read the report aloud to the planning board members.

Councilwoman Fitzgerald stated that she is happy that the renovations are going to be done.

Vice Chairman, Dean Doukakis opened the public portion of the meeting for questions, comments and concerns. There were none.

Don Ryan, Solicitor, outlined the legal criteria involved.

Richard DiRenzo made a motion to approve the application, seconded by Councilwoman Fitzgerald. Motion carried.

Roll Call: Councilwoman Fitzgerald-Yes, Gregory McAdams-Yes, Jaclyn Parisi-Yes, Dean Doukakis-Yes, David Cox-Yes, Richard DiRenzo-Yes, and Terre Boccuzzi-Yes

CS#11-8-2P – Quinn DeMenna – 317 Fourth Avenue – B30, L18 – Quinn DeMenna appeared, was sworn and testified in support of the application. The applicant seeks to renovate an existing front porch deck on a single family residential home which is located in the Historic District. The applicant proposes to renovate an existing front porch deck by replacing the yellow pine with tongue and groove wood and painting the subject porch deck. The applicant will also repair associated joists and lattice as required. The repairs will match the existing structure. The application was reviewed by the Historic District Preservation Commission who issued a report dated July 28, 2011 with the recommendation that the porch renovations be approved as submitted. Vice Chairman, Dean Doukakis, read the report aloud to the planning board members.

Vice Chairman, Dean Doukakis opened the public portion of the meeting for questions, comments and concerns. There were none.

Don Ryan, Solicitor, outlined the legal criteria involved.

Jaclyn Parisi made a motion to approve the application, seconded by Councilwoman Fitzgerald. Motion carried.

Roll Call: Councilwoman Fitzgerald-Yes, Gregory McAdams-Yes, Jaclyn Parisi-Yes, Dean Doukakis-Yes, David Cox-Yes, Richard DiRenzo-Yes, and Terre Boccuzzi-Yes

CS#11-8-3P – American Water Work Service Company, LLC – B36, L1, 2.01, 4 –The following witnesses appeared, were sworn and testified in support of the application for variances: Joseph McKerney, an architect licensed in the State of New Jersey and Teal S. Jefferis, an engineer licensed in the State of New Jersey. The applicant, American Water Works Service Company, Inc., was represented by Daniel Ditonti, Esquire of Cozen O'Connor. The owner is 500 Grove Associates, LLC, which has consented to the subject application. The property is also designated as Block 36, Lots 1, 2.01 & 4 on the Haddon Heights Tax Map. The applicant seeks bulk variances in order to install a new transformer and back-up generator on the exterior of the southeast corner of the existing building. The new transformer will be 8 feet wide and 24 feet in length and 7.5 feet tall. The transformer will be operated by diesel power and has a capacity of 3 to 4 days. The transformer is required by law to be tested on a monthly basis for environmental reasons. The noise level of the subject transformer is “hospital grade silencer” as required by state regulations. The transformer and generator are to be constructed on a concrete pad and protected by steel bollards. In order to install the subject improvements the applicant will relocate three existing parking stalls to the front

of the existing loading dock in the rear of the building. Bumpers will be installed to prevent vehicles from hitting the loading dock. According to the applicant's testimony the loading dock is no longer needed based on the current uses of the building. The applicant currently has 140 parking spaces, whereas the zoning ordinance would require 153 spaces. The applicant previously received a variance for this parking. The applicant does not propose to reduce the number of spaces, rather only to relocate them. The Planning Board has received and reviewed the report of its engineer, W. Jerome Smith, PE & I.S, dated August 10, 2011 and adopts his recommendations. The applicant requires the parking variance together with the minor site plan approval under Section 450-116 of the Haddon Heights Ordinance. The applicant will be relocating three parking spaces and has insufficient parking spaces in accordance with the ordinance therefore requiring a variance. The applicant will not require variances with respect to rear yard setback, building coverage and lot coverage. These conditions are existing non-conforming conditions which will remain and will not be exacerbated by the proposed improvements.

There was some discussion between board members about the noise level and dead trees and bushes. Mckernan stated that the landlord is responsible for the trees and bushes.

Vice Chairman, Dean Doukakis opened the public portion of the meeting for questions, comments and concerns. There were none.

Don Ryan, Solicitor, outlined the legal criteria involved.

Richard DiRenzo made a motion to approve the application, seconded by Dean Doukakis. Motion carried.

Roll Call: Councilwoman Fitzgerald-Yes, Gregory McAdams-Yes, Jaclyn Parisi-Yes, Dean Doukakis-Yes, David Cox-Yes, Richard DiRenzo-Yes, and Terre Boccuzzi-Yes

CS#11-8-4P – Vincent Dougherty – 1616 Oak Avenue – B106, L7 – The applicant, Vincent Dougherty, appeared, was sworn and testified in support of the application for variances. The applicant seeks bulk variances in order to construct a one story addition to the rear of the existing residential dwelling, as well as a deck to the rear of the proposed one-story addition. There is currently constructed on the property a 2 story frame dwelling with a porch and wood deck located to the rear. The applicant has removed the existing deck and porch in anticipation of building the proposed addition and a new deck. The dimensions of the proposed new addition are 22 feet in width and 20 feet in depth. The new deck will be 22 feet in width and 12 feet in depth. The addition will be a one story addition and will house an enlarged family room. The applicant currently has a side yard setback on the westerly side of the 5.5 feet and a side yard setback on the easterly side of 11.15 feet. The proposed addition will extend the side yard setback on the westerly side and will not increase it.

Vice Chairman, Dean Doukakis opened the public portion of the meeting for questions, comments and concerns. There were none.

Don Ryan, Solicitor, outlined the legal criteria involved.

Councilwoman Fitzgerald made a motion to approve the application, seconded by Terre Boccuzzi. Motion carried.

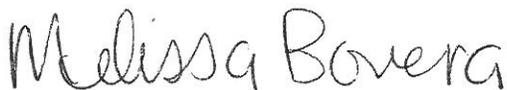
Roll Call: Councilwoman Fitzgerald-Yes, Gregory McAdams-Yes, Jaclyn Parisi-Yes, Dean Doukakis-Yes, David Cox-Yes, Richard DiRenzo-Yes, and Terre Boccuzzi-Yes

Informal Site Plan Review – 212 Crest Avenue -- B6, L4 - James and Janice O'Neil appeared in support of an informal site plan review for the property 212 Crest Avenue. They were accompanied by NJ Licensed Landscape Architect, Martin W. Irving of Irving Design Group, LLC. They discussed demolishing the present home in order to build a 3,000 square foot, single family living structure with a garage attached in the front of the property.

There was discussion between board members about the placement of the garage. Gregory McAdams referenced similar properties and suggested that the garage not be placed in the front of the house especially with the large sized driveway. Jaclyn Parisi suggested that the house be moved up. Councilwoman Fitzgerald suggested downsizing the proposed home. There was more discussion between board members and applicants.

Adjournment:

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



Melissa Bovera -- Planning Board Secretary