

MINUTES OF THE PLANNING BOARD FROM FEBRUARY 17, 2011

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: Rosemary Fitzgerald, Tom Ferrese, Chief Kinkler, Dean Doukakis, Gregory McAdams, Jaclyn Parisi, Jack Merryfield, Richard Di Renzo, and Terre Boccuzzi

Absent: Mayor Alexander and David Cox

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

Administrative Business:

Minutes:

Motion was made by Dean Doukakis to approve the minutes from the January 20, 2011 Planning Board Meeting, seconded by Jaclyn Parisi. Motion carried. All board members present voted in favor with the exception of Rose Fitzgerald who abstained.

Resolutions:

CS# 11-1-1P – William Haddix – 1001 Sycamore Street – B70, L22 - Motion was made by Jaclyn Parisi to adopt the resolution, seconded by Dean Doukakis. Motion carried.

Roll Call: Chief Kinkler – Yes, Tom Ferrese – Yes, Gregory McAdams – Yes, Jaclyn Parisi – Yes, and Dean Doukakis – Yes

CS# 11-1-2P – Pasquale Bianculli – 1421 Prospect Ridge Blvd – B89, L6 – Motion was made by Dean Doukakis to adopt the resolution, seconded by Jaclyn Parisi. Motion carried.

Roll Call: Chief Kinkler – Yes, Tom Ferrese – Yes, Gregory McAdams – Yes, Dean Doukakis – Yes, Jack Merryfield – Yes, and Terre Boccuzzi – Yes

CS# 11-1-3P – Jeffrey Ackley/Edward Jones Investments – 531 Station Avenue – B25, L25 – Motion was made by Jaclyn Parisi to adopt the resolution, seconded by Dean Doukakis. Motion carried.

Roll Call: Chief Kinkler – Yes, Tom Ferrese – Yes, Gregory McAdams – Yes, Jaclyn Parisi – Yes, and Dean Doukakis – Yes

Business:

CS# 11-1-2P – Pasquale Bianculli – 1421 Prospect Ridge Blvd – B89, L6 – The applicant, Pasquale E. Bianculli, appeared, was sworn and testified in support of the application for variance. Pasquale E. Bianculli, had previously applied to the Planning Board for an interpretation of Section 450-96 and the Board determined that the decorative structure did constitute a fence within the intent and meaning of the Haddon Heights Zoning Code. This determination was memorialized in Resolution No. 11-1-2P dated January 20, 2011. The applicant testified that the purpose of the fence was for aesthetics and safety. The Board determined that the current location of the fence which is around the sidewalk could possibly create a hazard to young children riding bicycles. The applicant agreed to move the fence back towards his home a distance of 12 inches in order to address the safety concerns of the Board. The Planning Board specifically concludes that the granting of the variance under the circumstances of this case is limited to the facts of this case and does not constitute a precedent with respect to fences or similar structures in a front yard.

There was some discussion between board members.

Chairman, Tom Ferrese opened the public portion of the meeting for questions, comments and concerns.

Kathleen McGovern – 215 Tenth Avenue – Kathleen stated that she thinks the property looks very nice.

Don Ryan, Solicitor, outlined the legal criteria involved.

Tom Ferrese made a motion to approve the application, seconded by Terre Boccuzzi. Motion carried.

Roll Call: Chief Kinkler – Yes, Tom Ferrese – Yes, Gregory McAdams – Yes, Jaclyn Parisi – No, Dean Doukakis – Yes, Jack Merryfield – No, Richard DiRenzo – Yes, and Terre Boccuzzi – Yes

CS# 11-2-1P – Kathleen McGovern – 215 Tenth Avenue – B57, L20 – The applicant, Kathleen P. McGovern, appeared, was sworn and testified in support of the application for variance. The applicant seeks to have a therapy office in her residence which is located in a residential zone. The applicant seeks to use a portion of the first floor of the premises as her therapy office. The applicant is a professional counselor licensed by the State of New Jersey. The applicant testified that she would see about 20 clients weekly. Her hours would generally be 9AM-5PM and include some Saturdays and some early evening hours. She intends to utilize the back entrance of the home for the client's entrance. She will utilize the two rooms and a powder room in the back of the house for the office. She testified that she is a single mother with an eleven year old son at home and for financial reasons the applicant seeks to have the office in her home. The Planning Board concludes that the applicant failed to provide sufficient credible evidence that "special reasons" exist. Specifically, the applicant has failed to demonstrate that the proposed use of the property with a therapy office is peculiarly suited for this particular location.

There was some discussion between board members.

Chairman, Tom Ferrese 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 Richard DiRenzo. Application was disapproved.

Roll Call: Chief Kinkler – No, Tom Ferrese – Yes, Gregory McAdams – No, Jaclyn Parisi – Yes, Dean Doukakis – No, Jack Merryfield – No, Richard DiRenzo – Yes, and Terre Boccuzzi – Yes

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

Melissa Bovera

Melissa Bovera - Secretary