

## MINUTES OF THE PLANNING BOARD FROM JULY 21, 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: Chief Kinkler, Tom Ferrese, Dean Doukakis, Gregory McAdams, Jaclyn Parisi, Jack Merryfield and Richard DiRenzo, and Terre Boccuzzi

Absent: Mayor Alexander, Rosemary Fitzgerald, and David Cox

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

### Administrative Business:

Anne McAdams, member of the Streetscape Committee and Haddon Heights resident asked for the board's interpretation of signs versus banners. There was some discussion between the board members and Mrs. McAdams. Don Ryan, Solicitor, explained that the board is not legally empowered to give advisory opinions. He suggested that she speak with the Zoning Official.

### Minutes:

Motion was made by Jack Merryfield to approve the minutes from the June 16, 2011 Planning Board Meeting, seconded by Dean Doukakis. Motion carried. All board members present voted in favor with the exception of Chief Kinkler and Terre Boccuzzi who both abstained.

### Resolutions:

CS# 11-6-2P – Peter and Suzanne Barr – 125 Fourth Avenue – B19, L18 – Jaclyn Parisi made a motion to approve the resolution, seconded by Gregory McAdams. Motion carried.

Roll Call: Tom Ferrese – Yes, Gregory McAdams – Yes, Jaclyn Parisi – Yes, Jack Merryfield – Yes, and Richard DiRenzo - Yes

### Business:

CS# 11-6-1P – Vincint and Alisa Panvini – 36 Second Avenue – B9, L13 – The applicant, Vincent Panvini, 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 and a shed to the rear of the existing residential dwelling. The applicant proposed to remove the existing shed and install a new shed 12 x 16 feet to be located at the end of the driveway on the southerly side line of the property. The shed would be located 2 feet from the property line and would therefore require a variance from the 5 foot setback requirement. The applicant also proposed to construct an addition on the main level of the house. The addition will be approximately 575 square feet off the rear of the existing

dwelling. The addition would maintain the side yard setback on the northerly side line of 4.9 feet. The renovations would also include a renovation in the basement area (lower level) of a bedroom, bath and sitting area which would be used by the applicant's father. The configuration of the lower level renovations is shown on the architect drawings submissions which were submitted to the Board and later revised by a document dated 7/8/11. The Planning Board concluded that subject lot being an undersized lot under the current R-1 Zoning Code, that there is a hardship to the property which warrants granting the bulk variances requested by the applicant.

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.

Jack Merryfield made a motion, seconded by Greg McAdams to approve that the subject plans and design of the home constitute a single family residential use within the Haddon Heights Zoning Code. Motion carried.

Roll Call: Tom Ferrese – Yes, Gregory McAdams – Yes, Jaclyn Parisi – Yes, Dean Doukakis – Yes, Jack Merryfield – Yes, and Richard DiRenzo - Yes

Greg McAdams made a motion, seconded by Richard DiRenzo to grant the bulk variances for the lot coverage not to exceed 33.79%, the left side yard setback of 4.76 feet, the aggregate side yards of 16 feet and the shed setback of 2 feet. Motion carried.

Roll Call: Tom Ferrese – Yes, Gregory McAdams – Yes, Jaclyn Parisi – Yes, Dean Doukakis – Yes, Jack Merryfield – Yes, and Richard DiRenzo - Yes

CS# 11-7-1P – Gloria Swiecicki – 1644 Maple Avenue – B103, L1 - The applicant, Gloria Swiecicki, appeared, was sworn and testified in support of the application for variances. The applicant proposed to construct a fence for the purpose of privacy and to enclose her pet dog. The location of the fence as originally proposed would be along Glenview Avenue extending 4 feet from the front of the dwelling, 20 feet to the concrete driveway and extending on a perpendicular direction back to the masonry garage. There will be a gate located near the masonry garage. The applicant originally proposed that the height of the fence be 6 feet. The applicant amended her application at the time of the hearing so that the fence height would not exceed 4 feet and the fence would not be located in front of the brick dwelling. The fence would extend 4 feet from the corner of the house in from of the building line and thereafter extend approximately 10 to 12 feet parallel with Glenview Avenue and then extend in a perpendicular direction back to the garage as shown on the survey of Thomas Ellis. The Board concluded that there is a hardship to the property by reason of the fact that it is a corner property and the location of the fence in front of the building line for a short distance between the house and the garage is warranted.

Chairman, Tom Ferrese opened the public portion of the meeting for questions, comments and concerns. Mr. McHale of 1704 Maple Avenue, appeared to indicate his concern that the fence should not exceed 6 feet in height.

Don Ryan, Solicitor, outlined the legal criteria involved.

Dean Doukakis made a motion to approve the application as amended, seconded by Gregory McAdams. Motion carried.

Roll Call: Chief Kinkler – Yes, Tom Ferrese – Yes, Gregory McAdams – Yes, Jaclyn Parisi – Yes, Dean Doukakis – Yes, Jack Merryfield – Yes, Richard DiRenzo – Yes, and Terre Boccuzzi - Yes

Adjournment:

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

A handwritten signature in cursive script that reads "Melissa Bovera".

Melissa Bovera – Planning Board Secretary