

MINUTES OF THE PLANNING BOARD FROM NOVEMBER 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: Tom Ferrese, Councilwoman Fitzgerald, Richard Kinkler, Gregory McAdams, Dean Doukakis, Jaclyn Parisi, David Cox, Jack Merryfield, Richard DiRenzo and Terre Boccuzzi

Absent: Mayor Alexander

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

Administrative Business:

Minutes:

Motion was made by Jack Merryfield to approve the October 20, 2011 minutes, seconded by Terre Boccuzzi. Motion carried. All board members present voted in favor with the exception of Tom Ferrese, David Cox and Rosemary Fitzgerald who abstained.

Resolutions:

CS#11-9-1P – New Cingular Wireless PCS, LLC – 615 East Atlantic Avenue – B39, L3 - Dean Doukakis made a motion to approve the resolution, seconded by Jack Merryfield. Motion carried.

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

CS#11-10-1P – Dr. Renzi – 318 White horse Pike – B36, L7&8 – Jack Merryfield made a motion to approve the resolution, seconded by Dean Doukakis. Motion carried.

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

CS#11-10-2P – Paul DeMartini – 315 Fourth Avenue – B30, L17 – Dean Doukakis made a motion to approve the resolution, seconded by Jack Merryfield. Motion carried.

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

Business:

CS#11-11-1P – Sylvia and Nadav Hofmann – 614 Station Avenue – B29, L8 – HDR – Robert Hunter and Carol Larro from the Historic Preservation Commission appeared, were sworn and read the historic report to the board. It was determined that the application be tabled.

CS#11-11-2P – Andreea Constantinescu – 531 Station Avenue – B25, L25 – HDR – Case was postponed to the December 15th Planning Board meeting.

CS#11-11-3P – Michael and Margaret Westfield – 425 White Horse Pike – B34, L22 – Michael Westfield appeared, was sworn and testified in support of the application. Robert Hunter, the Chairman of the Historic Preservation Commission also testified in connection with the application. The applicant proposes to repair and replace the front porch, deck and columns on the existing dwelling. The applicant also testified that the porch deck has been replaced twice in the past twenty years. On this occasion the applicant proposes to install tongue and groove Aeratis PVC which should have a longer life than wood which was used in the past. The existing columns will remain but the base will be replaced with appropriate matching fiberglass with a Doric style base. The porch railing will be repaired but will not be replaced. The Historic District Commission reviewed the matter and voted 4-1 to recommend that the application be approved as noted in its report dated October 27, 2011. The Planning Board concludes that the applicant has substantially complied with the Haddon Heights Historic Preservation District procedures and the criteria required with regard to historic structures.

There was discussion between the board members and the applicant.

Tom Ferrese, Chairman opened the public comment portion of the meeting. There were no public comments.

Don Ryan, Solicitor outlined the legal criteria.

Rose Fitzgerald made a motion to approve the application, seconded by Dean Doukakis. Motion carried.

Roll Call: Rose Fitzgerald – Yes, Chief Kinkler – Yes, Tom Ferrese – Yes, Gregory McAdams – Yes, Jaclyn Parisi – Yes, Dean Doukakis – Yes, David Cox – Yes, Richard DiRenzo – Yes, and Terre Boccuzzi - Yes

CS#11-11-4P – Janice and James O’Neil – 212 Crest Avenue – B6, L4 – Peter Rhoads, Esquire, represented the applicant at the hearing. The following witnesses appeared, were sworn and testified in support of the application for variances: James and Janet O’Neil, contract purchasers; Janice Ciarrocchi, the Executrix of the Estate of Helen Meloni, owner; Jack S. Smith, licensed New Jersey Architect; Martin Irving, L.L.A (Licensed Landscape Architect); Richard Oberman, Licensed Engineer and Planner; Lee Philips of Pennoni Associates testified as the Planning Board Planner. The applicant seeks bulk variances in order to demolish an existing single family residence and to construct a new single family residence with an attached garage in front of the dwelling. The footprint of the proposed dwelling would be larger than the footprint of the existing dwelling. The proposed dwelling would have an attached garage in the front of the property which would protrude

approximately 10 feet in front of the dwelling depicted on the exhibits submitted. The proposed dwelling has a height of approximately 27 feet and the attached garage would have a height of 22 feet. The lot area of the existing lot is 13,125 square feet with a lot width of 75 feet and a depth of 175 feet. The current lot coverage is 25.1%. The existing front yard setback is 27.87 feet. There is no attached or detached garage. The Board finds that based upon the testimony of the neighboring property owners, there is unanimous agreement that the neighbors did not object to the proposed location of the garage, notwithstanding the Board's concern over the protrusion of the garage in the front yard. The Planning Board further concludes that the granting of the subject variances will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance and will not be substantially detrimental to the public good based upon the factual findings set forth above.

There was discussion between the board members and the applicant.

Tom Ferrese, Chairman opened the public comment portion of the meeting.

Public Comments:

Janice Ciarrocchi – 212 Crest Avenue – Ms. Ciarrocchi had many pictures of surrounding properties that she shared with the board and discussed her thoughts on the placement of the proposed garage.

Dan White – 524 Station Avenue – Mr. White commented on the placement of the proposed garage stating that it would increase the impervious coverage and if the property is not purchased and rebuilt the current owner will most likely rent out the property.

Shirley Stafford – 213 First Avenue – Ms. Stafford's property is back to back with 212 Crest Avenue's property and thinks that having a new home built would be a great asset.

Vincent Ceroli – 213 Crest Avenue – Mr. Ceroli is a new resident to Haddon Heights and lives across the street from 212 Crest Avenue. Mr. Ceroli is not opposed to having a new home built and thinks that if a new home is in fact built it will make the street look nicer.

Jim Cook – 204 Crest Avenue – Mr. Cook stated that he likes the design of the proposed home and thinks the buyers have good intentions.

Michael Drebes – 206 Crest Avenue – Mr. Drebes mentioned that if the board does not allow the new home to be built it could potentially hurt the economy and Haddon Heights. He thinks it would be a worse problem if renters were to move into the existing home.

Brian O'Neil – Mr. O'Neil wants the new home to be built and thinks that the existing home is an eyesore. His parents are the prospective buyers and they currently maintain a beautiful residence in Medford. Brian said that if the new home is not built the existing home will be very hard to sell.

Karen Miller – Realtor in Medford – Seller's Agent – Ms. Miller stated that from a realtor's point of view the proposed design would be a plus in the neighborhood as the floor plan is appealing for resale. Ms. Miller asked that the board keep an open mind.

Lynn Dalton – 208 Crest Avenue – Ms Dalton asked what other variances are required.

Bill Wiley – 209 Crest Avenue – Mr. Wiley commented that a beautiful home being built would enhance the neighborhood and does not have a problem with the proposed plan.

Janice Ciarrocchi – 212 Crest Avenue – Ms. Ciarrocchi shared a list of variances granted in 2010 and 2011 and expressed that she would like the board to consider all of the comments made by the surrounding neighbors.

Tom Ferrese, Chairman closed the public comment portion of the meeting.

Don Ryan, Solicitor outlined the legal criteria involved.

Richard DiRenzo made a motion to declare the application as complete, seconded by Jack Merryfield. Motion carried.

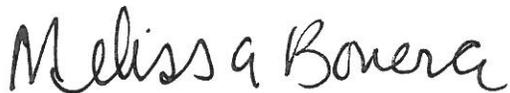
Roll Call: Rose Fitzgerald – Yes, Chief Kinkler – Yes, Tom Ferrese – Yes, Gregory McAdams – Yes, Jaclyn Parisi – Yes, Dean Doukakis – No, David Cox – Yes, Jack Merryfield – Yes, Richard DiRenzo – Yes

Richard DiRenzo made a motion to approve the application, seconded by Jack Merryfield. Motion carried.

Roll Call: Rose Fitzgerald – Yes, Chief Kinkler – Yes, Tom Ferrese – Yes, Gregory McAdams – Yes, Jaclyn Parisi – No, Dean Doukakis – Yes, David Cox – Yes, Jack Merryfield – Yes, Richard DiRenzo – Yes

Adjournment:

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



Melissa Bovera – Planning Board Secretary