

MINUTES OF THE PLANNING BOARD FROM MARCH 15, 2018

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: Richard Kinkler, Council President Christopher Mrozinski, Chief Bruce Koch, Christopher Soriano, Dean Doukakis, Jeff Hanson, Jaclyn Parisi, Mike Cicalese, Michael Gatti, Tom Ferrese, Frank Ferrese

Also Present: Don Ryan, Solicitor, Ron Newell, Zoning Officer, Steve Bach, Borough Engineer, Katie Compton, Deputy Clerk, and Suzanne Ritter, Secretary

Minutes: Minutes from the February 15, 2018, approved Motioned Tom Ferrese; Seconded by Dean Doukakis. Jeff Hanson and Christopher Soriano abstained.

Adjustments to the Agenda:

CS#18-3-3P Antares Property Management, LLC, 1500 Kings Highway, B-10, L-1 – application is incomplete. Case is adjourned to 4/19/18

New Business: Deputy Clerk Katie Compton was thanked for her support as acting secretary. Katie was approved as acting Secretary for tonight's meeting Motioned Jaclyn Parisi; Seconded by Jeff Hansen. Suzanne Ritter was approved as the permanent Planning Board Secretary Motioned Dean Doukakis; Seconded by Jaclyn Parisi.

Resolutions:

CS#18-2-1P Katherine Parker, 1829 Prospect Ridge Blvd, B-142, L-17 Motioned by Dean Doukakis; Seconded by Chris Mrozinski. Christopher Soriano and Jeff Hanson abstained.

CS#18-2-2P James & Judith Lawrence, 1314 W. High Street, B-34, L-11 Motioned by Jaclyn Parisi; Seconded by Dean Doukakis. Christopher Soriano, Jeff Hanson, and Michael Gatti abstained.

CS#18-2-3P John Kang/Gold Leaf Designs LLC 430 Fourth Avenue, B-34, L-14 Motioned by Jaclyn Parisi; Seconded by Tom Ferrese. Christopher Soriano and Jeff Hanson abstained.

CS#18-2-4P Mike Wilhelm/Glorchip Properties, LLC 514 Third Avenue, B-32, L-8 Motioned by Dean Doukakis; Seconded by Christopher Mrozinski. Christopher Soriano and Jeff Hanson abstained.

Business:

With respect to the planning board roll, two areas need redevelopment and they are Atlantic Avenue and The Window Factory properties. Resolution B-80, L-1, 2, 2.01, 2.03

Res 18-3-1A Members who could vote Christopher Soriano, Dean Doukakis, Richard Kinkler, Chief Bruce Koch, Michael Gatti, Jaclyn Parisi, Mike Cicalese, Frank Ferrese. Motioned by Dean Doukakis; Seconded by Mike Cicalese all voting members were in favor.

Res 18-3-2A Members who could vote; Christopher Soriano, Dean Doukakis, Richard Kinkler, Chief Bruce Koch, Michael Gatti, Jaclyn Parisi, Mike Cicalese, Frank Ferrese. Motioned by Dean Doukakis; Seconded by Mike Cicalese all voting members were in favor.

HPC Application

CS#17-12-2HP 209 White Horse Pike, LLC, B-23, L-13

Laura D'Allesandro is the lawyer representing Dr. Forte. This is their application for approval of vinyl siding. These improvements are currently existing on the site. Representative from HPC Kathy Lange was also present. Dr. Forte gave an over view of the status. Dr. Forte said since the last meeting, they had an informal meeting with Kathy Lange and Carol Larro. Dr. Forte went back to his contractor. They came to an agreeable compromise: to change the framing of the windows in the historical part of the building (24 windows). Contractor Mr. Lazar; showed a sample of the window frames that are going to be installed.

Kathy Lange, HPC Rep said the informal meeting was 2/22. The siding that was removed recently is not the original siding, so they did not have an issue with that. This left the HPC Board with the windows and the window trim. The HPC therefore allowed the siding to remain and windows to remain but change the sill, casing, and drip cap on the 24 windows on the historic part of the property. HPC voted and approved by all members on 2/22. Kathy was asked to read the HPC report into the record.

No questions from board or public. Christopher Soriano thanked the applicant and HPC for getting together and working on this. Motion Jaclyn Parisi; Seconded Jeff Hanson, the Planning Board voted 9-0 approval with Tom Ferrese abstaining to receive the application. Christopher Mrozinski asked when the work will be finished, Mr. Lazar said within the next 90 days.

Business:

CS#18-3-1P Jacqueline Ariola, 1919 Sycamore Street, B-144, L-15

The Board considered the application of Ms. Ariola who is the owner of the property at 1919 Sycamore Street, Haddon Heights, New Jersey. The property is also designated as Block 144, Lot 15 on the Haddon Heights Tax Map. Application for cert of non-conforming use of 1919 Sycamore Street. The applicant, Mrs. Ariola, appeared, was sworn and testified in support of the application. Ms. Ariola has owned this property for 34 years since 1984. When she bought the property it was a duplex and was the duplex the whole time before she owned it. The resident title insurance says 1-4 families. There is a floor plan of this from 1958 where it shows unit A and B. There is also 2 appraisal records 1972 and 1971 (two names). Don Ryan asked Ms. Ariola to describe the layout: front unit has 2 bedrooms with a basement. Back unit has three rooms (kitchen, living room, bedroom, bathroom, and he has detached garage). Both properties are on one floor. She bought it from Emily Rutnik in 1984. Emily bought it in 1978. She has rented it out the whole time she has owned it. During the public portion of the hearing, the following witnesses appeared, were sworn and testified against the application: Jack Gemmel, 1843 Sycamore Street-Kim Stanton, 1916 Sycamore Street- Lori Young, 1912 Sycamore Street-Tim Koverchik, 1919 Sycamore Street. The Planning Board deemed this application incomplete and it will carry the application to April to give her the opportunity to find more records. Ms. Ariola said that she is unfortunately unable to make the April meeting due to surgeries and health issues. Chris Soriano said we can relist it for May meeting or we can vote on it tonight. Ms. Ariola will take the delay until May.

Soriano said we will put this application on for the May meeting. Don Ryan said municipal land use time restraints but the board has the right to ask the applicant for more information. Motion to continue the applicant Jeff Hansen; Seconded by Jaclyn Parisi, the Planning Board voted 10-0 to move this application until the May 17th meeting.

CS#18-3-2P Haddon Heights Ambulance Corps, 1400 Kings Highway, B-80, L2.03

The Board considered the application of M.R.Neel who wants to purchase the property on 1400 Kings Highway, Haddon Heights, New Jersey. The property is also designated as Block 80, Lot 2.03 on the Haddon Heights Tax Map. The applicant entered into agreement with Haddon Heights Ambulance Corps. with contingency of use based on approval from Planning and Zoning Board. This application has a use variant component to it. We have properly configured the board so as to qualify the class 1 member Richard Kinkler and the class 3 member Christopher Mrozinski. Don Ryan stated that Bach Associates will address several checklist items that were not included in the packet for the board members and was received verbally for the record. Motion for a roll call vote subject to waivers for completeness was made by Jaclyn Parisi; Seconded by Jeff Hanson; the Planning Board voted 8-0 with 2 abstaining; Richard Kinkler and Christopher Mrozinski. The applicant was represented by John Master, Jr. Esquire. Mr. Neel, appeared, and was sworn in. Mr. Neel to use the property as an office for himself and a secretary. The 2 bay garages will be used for trucks to restock equipment for their truck. The back of the building is where they will store their electronic equipment. The office will used from 7:30am to 5:00pm each day. A security system will be installed. Resolution is not for variance only for approval for this specific business. Motion to approve the use variance by Dean Doukakis; Seconded by Mike Cicalese; the Planning Board voted 7-0 to accept with the voters being; Bruce Koch, Christopher Soriano, Dean Doukakis, Jeff Hanson, Jaclyn Parisi, Mike Cicalese, Michael Gatti. Motion to approve bulk variance by Dean Doukakis, Seconded by Jeff Hanson; the Planning Board voted 8-0 to accept. Motion to approve site plans by Tom Ferrese; Seconded by Jaclyn Parisi; the Planning Board voted 9-0 to accept.

CS#18-3-4P 1714 West High Street, B-98, L-5

The board considered the application of Christopher Jecmen, who is the owner and occupies the premise at 1714 West High Street, Haddon Heights, New Jersey. The property is also designated as Block 98, Lot 5 on the Haddon Heights Tax map. The applicants propose a rear edition on 2nd floor of home increasing to 35% when allowance is 30%. Changing to 3bd/1.5ba to 4bd/2ba. The applicant, Christopher Jecmen, appeared, was sworn in and testified in support of the application. Don Ryan asked if he knows which way the water flows. The only variance is lot coverage. It appears that 1 portion of property flows to the front. Bach said Because of the proximity mitigating for the 5% increase, would not be increase drainage to any neighboring properties. The problem is we don't know the shape of the addition. Homeowner said no he does not have a contractor yet they are just measuring. Bach's suggestion was any downspout drainage goes towards the downward slope on the driveway side to street. Bach suggested that the construction department shows the engineer the proposed guttering. Planning Board's only concern is that they don't want an issue with a neighbor. No comments or questions. Motion by Jaclyn Parisi; Seconded by Mike Cicalese; Planning Board voted 10-0 to allow the 35% increase to the house with the stipulation of the guttering of the water to go down the driveway and the guttering plan approved by Bach Associates office.

CS#18-3-5P 1200 Kings Highway, Rizzo/Valenti, B-62.01, L-01

The board considered the application of Rizzo/Valenti LLC regarding a subdivision of Block 62.01, L-01, and 1200 Kings Highway, Haddon Heights, New Jersey. Rizzo/Valenti LLC is represented by Mr. Albino, Esquire. The applicants propose under agreement of sale with Mr. Bigelow to subdivide property and put in single family home over 7557 square feet. Bach Assoc. sees no problem with waivers being granted. Motion to deem application complete by Dean Doukakis, Seconded by Bruce Koch, the Planning Board voted 10-0 to accept. Steven Rizzo, appeared, was sworn in, testifying in support of the application. Property would face Thornolden Avenue, with variance for lot coverage 35% when allowance is 30%. This is because of the 2 car garage. The roof going front to back. Planning Board Member asked the reason that they are not dividing the lots equally. The answer is because Mr. Bigelow wants a bigger lot. Don Ryan asked for the sq. feet of the driveway which is about 1100 square feet. Per Steve Bach the remainder lot will be 7018 sq. feet, and the proposed lot will be 7557 square feet. On a motion by Dean Doukakis, Seconded by Jeff Hanson, The Planning Board voted 10-0 to accept the bulk variance for impervious coverage of 35% instead of 30% required for new lots with the submission of a grading plan and approval of the minor subdivision.

Caucus-

USES AND REUSES OF FORMER CHURCHES- The board discussed the concept of developing an alternative use list for each of the church properties in town. The alternative use list could be given to potential buyers or investors and would cut down on the amount of time a closed church property sits on the market. A committee will look into this issue and will be chaired by Richard Kinkler and members of the board will be; Dean Doukakis and Jeff Hanson.

SIGN ORDINANCE REVIEW STATUS

The sign ordinance section is hard to figure out and has been pieced together. It is not user friendly so Planning Board is looking to redo. One issue is the expressive nature needs to be studied more. What has been done to date: Frank Ferrese has done a tremendous job and a lot of legal research on this topic specifically expressive signs. There are cases out there. The question is what to do with the sign ordinance (work from what is there or start from the beginning). Now is a good time to move forward with this project. Committee member appointed to draft a sign ordinance are; Christopher Mrozinski, Frank Ferrese, Jaclyn Parisi, and Christopher Soriano. During the public portion of the caucus Mike Bassett from 609 Garden Street spoke about content on the signs and how the signs need to be free of annoying intimidation. He also wondered how the signs will be regulated. The committee will take his comments into consideration. Once the board has something developed, the board will have a public hearing.

ADJOURNMENT

At 10:25pm. All Board members were in favor. Next meeting date: April 19, 2018

Respectfully submitted,
Suzanne M. Ritter
Planning Board Secretary