

MINUTES OF THE PLANNING BOARD FROM APRIL 19, 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. After the meeting was called to order we observed a moment of silence in remembrance of Patrolman John Norcross and County Sheriff John McLaughlin who gave their life in service to Haddon Heights on April 20, 1995.

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; Anthony DiRosa, Borough Engineer; Katie Compton, Deputy Clerk; and Suzanne Ritter, Secretary

Minutes: Minutes from the March 15, 2018, approved Motioned Jaclyn Parisi; Seconded by Dean Doukakis.

Resolutions:

CS# 17-12-2HP Dr. Forte 209 White Horse Pike, B-23, L-13 Motioned by Jeff Hanson; Seconded by Dean Doukakis. All approved.

CS#18-3-2P Haddon Heights Ambulance Corps 1400 Kings Highway, B-80, L-2.03 Motioned by Jeff Hanson; Seconded by Dean Doukakis. Christopher Mrozinski and Richard Kinkler abstained, all others approved.

CS#18-3-4P Christopher Jecmen 1714 W. High Street, B-98, L-5 Motioned by Jaclyn Parisi; Seconded by Jeff Hanson. Michael Gatti abstained, all others approved.

CS#18-3-5P Rizzo/Valenti 1200 Kings Highway, B-62.01, L-2 Motioned by Michael Gatti; Seconded by Jaclyn Parisi. All approved.

HPC Applications:

CS#18-1-2P Annamarie Newport-Family Skin Care Center, LLC, 17 White Horse Pike, Suite 10B, B-21,L-2

In attendance for application: Joe Riggs – Managing partner of the property, Trey Newport – Husband of Annamarie Newport, Drew James from the Historical Committee. Update and picture of the new sign was made available to the Planning Board Members. The line was made smaller at the request of HPC. The design of the sign allows for removal of a name and replacement of a name should someone leave the office complex. Drew James read into the record the minutes from the March 29, 2018 Historic Preservation Commission minutes. No questions from the public. A motion was made to accept HPC's recommendation and allow the temporary sign to exist for another 45 days while the permanent sign is being made. Motioned by Jeff Hanson; Seconded by Chief Koch. Tom Ferrese abstained all others approved.

CS#18-3-3HP Rhodes, 127 Fourth Avenue, B-19, L-19

In attendance for application: Jennifer Rhodes, homeowner; Ron Schubert, general contractor, Drew James from the Historical Committee. This application is solely a certificate of appropriateness from the HPC. New fencing will be installed were necessary, new shed, pool and a new front door will be the scope of the project. No variance is needed for this application. Drew James read into the record the minutes from the March 29, 2018 Historic Preservation Commission minutes. No questions from the public. A motion was made to accept HPC's recommendation for appropriateness. Motioned by Jaclyn Parisi; Seconded by Jeff Hanson. All approved.

Business:

CS#18-3-3P Antares Property Management, LLC, 1500 Kings Highway, B-10, L-1

In attendance for application: Robert Swartz, Attorney; John Ochipinti, Property Management Group; Jay Simms, Process Engineer; and Ron Bower, Project Manager. This is a request for a use variance and therefore Richard Kinkler and Christopher Mrozinski had to recuse themselves from the board for this application.

Six items from Bach's office review deem the items from 2017 are now complete. A motion was made to deem the application complete. Motioned by Dean Doukakis; Seconded by Jaclyn Parisi. All eight members approved.

October 2016 Antares Property Management came before the board for a use variance and then February 2017 Antares Property Management bought the building. Since purchasing the property roofing concerns, plumbing issues, landscaping in the front, working on the back of the building are being addressed with drainage and landscaping.

There is 1,400 square feet on the 2nd floor which they would like zoned for a residential apartment. The current zoning of the building does not allow for an apartment. The apartment was pre-existing before Antares Property Management purchased the building and has its own entrance. The property around the area is a mixed use section. They are in compliant with the number of parking spaces. Benefit to having someone living there at night could deter any issues that might arise in the early morning hours. In 2016 Planning Board recommended this section of Haddon Heights be put into a redevelopment zone which never happened. The area promotes a mixed use site. The apartment is in use right now as an office but not officially rented until getting the Planning Board's approval. It is setup as an apartment but current owners don't know if it was used as an apartment before. No questions from the public. Bach stated that the apartment on the 2nd floor of the building is in an R-4 residential zone. The use of an apartment is not permitted within this R-4 zone. Bach is deferring to the Fire Marshall for the apartment dwelling. The variance for the parking needs to be amended to show designated parking spots for just the apartments. Whatever conditions that Bach Engineering deems outstanding are part of the use variance. Motioned by Tom Ferrese; Seconded by Dean Doukakis. All eight members approved. Motion to approve the bulk variance for the designated parking spots for the apartments. Motioned by Jeff Hanson; Seconded by Tom Ferrese. All eight members approved.

CS#18-4-1P Christopher & BethAnn Knight, 102 9th Avenue, B-45, L2

In attendance for application: Christopher Knight, homeowner. Variances are needed for the pool and concrete around the pool related to the setbacks. Variance for impervious coverage of 37% instead of 30% which is allowed. House is located in the R2 zone. Grading plan was handed out to Planning Board

members since it was missing from the handouts. Last minute decision was made to get a grading plan by Bach Engineering. Board had several issues with the proposed application and gave several recommendations to the homeowner. Grading seems to be the issue along with the possible impact upon the surrounding neighbors. Setbacks of the pool are a concern as well. No comments from the public. This application is being carried to the May 17th meeting so that the homeowner can review the grading plan with the contractor.

CS#18-4-2P Lois M. Mammucari, 109 9th Avenue, B-43, L-13

Lois and Vernon Mammucari where sworn in. This application is for a certification of a non-conformance use of a duplex prior to 1972. Depending on the outcome of the certification of the non-conformance use application there might not be a need for a variance request. Richard Kinkler and Christopher Mrozinski can sit in the certification of use application. House was purchase in 1948 by Lois' grandparents. In 1961 the house was turned into a two family unit. The 2nd and 3rd floor are one apartment. The 1st floor is the other apartment. Her grandparents made the changes. Her mother bought it from the grandparents in 1986 or 1987. Then Lois and Vernon bought the house from her mother in 1994. Reggie Becket owns the duplex next door to the Mammucari's. Reggie remembers the house being a duplex in the 1969 or 1970 when he purchased his house. Former Police Officer Tim Daley wrote a letter for the record stating he remembers the house being a duplex in the late 60's early 70's. Two twin sisters who grew up on Ninth Ave and babysat Lois in 1965 testified that the house was a duplex then. No comments from the public. No further comments from the board. Overwhelming proof is there to support this application for certification of a non-confirming use of a duplex. Motion to approve the grant for non-conforming use. Motioned by Tom Ferrese; Seconded by Dean Doukakis. All approved. Board dismissed the use variance use application as mute.

ADJOURNMENT

At 8:30pm. All Board members were in favor. Next meeting date: May 17, 2018

Respectfully submitted,
Suzanne M. Ritter
Planning Board Secretary