

MINUTES OF THE PLANNING BOARD FROM MAY 17, 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, Christopher Soriano, Dean Doukakis, Jaclyn Parisi, Mike Cicalese, Michael Gatti,

Excused: Chief Bruce Koch, Tom Ferrese, Frank Ferrese and Jeff Hanson

Also Present: Don Ryan, Solicitor; Anthony DiRosa, Borough Engineer; Katie Compton, Deputy Clerk; Ron Newell, Zoning Official; and Suzanne Ritter, Secretary

Minutes: Minutes from the April 19, 2018, approved Motion by Dean Doukakis; Seconded by Jaclyn Parisi. All in favor.

Resolutions:

CS#18-1-2P Annamarie Newport-Family Skin Care Center, LLC, 17 White Horse Pike, Suite 10B, B-21, L-2 Motioned by Dean Doukakis; Seconded by Jaclyn Parisi. All approved.

CS#18-3-3HP Rhodes 127 Fourth Avenue, B-19, L-19 Motioned by Michael Gatti; Seconded by Dean Doukakis. All approved.

CS#18-3-3P Antares Property Management, LLC, 1500 Kings Highway, B-10, L-1 Motioned by Dean Doukakis; Seconded by Michael Gatti. Abstained from voting; Richard Kinkler and Christopher Mrozinski. All other approved.

CS#18-4-2P Lois M. Mammucari 109 9th Avenue, B-43, L-13 Motioned by Jaclyn Parisi; Seconded by Dean Doukakis. All approved.

HPC Applications:

CS#18-4-4-1HP Repair Wizards 604 Station Avenue, B-29, L-1

In attendance for application: Matthew Harris Owner of Repair Wizards. Christopher Morgan read the HPC minutes into the record. An awning is a sign according to the ordinance. The lettering is greater than 4 inches - he is requesting 6 inches and would require a variance. There is no ordinance for an awning size. Advertising on 3 sides is not covered by the ordinance. There are 2 chalkboards in his window that display sales for the week. No concerns from HPC for the board with ordinance 450-135C. Question for the board would be, should this request be considered four separate signs or just one sign. The graphic on the awning doesn't bother anyone. Repair Wizards Smart Phones and Tablet Repair LLC is the name of the company. There were no comments from the public. This application is coming from HPC as a certificate of appropriateness and does not need a variance request. Motion to the number of signs and if the text is laudatory. Motioned by Dean Doukakis; Seconded by Richard Kinkler to make a declaration that the awning is a single sign. Jaclyn Parisi objected and the rest of the members approved. Motioned by Dean Doukakis; Seconded by Richard Kinkler that the language of the sign is not laudatory. Christopher Mrozinski and Jaclyn Parisi objected with the rest of the members approved. Motioned by Dean Doukakis; Seconded by Richard Kinkler that the certificate of

appropriateness from HPC subject to the lettering be 4 inches in height on the awning. All members approved the motion.

CS#18-3-2HP Heights In Progress 601 Station Avenue, B-28, L-27

Christopher Soriano and Richard Kinkler recused themselves from this case. Joseph Gentile, Christopher Morgan from HPC, and Allison Hunt with Perkins Center from the Arts were present. Under code 450-110, it doesn't cover this application under the definition of a sign. Upon further investigation code 450-135R might not apply to this application either. Mural has not been designed yet. There would not be words in the mural. This application is coming from HPC as a certificate of appropriateness. Without the design the PB would like to kick the application back to HPC until the design is seen by the HPC board. The rendering of the design would be brought to a future HPC meeting before the mural is created. HPC read their meeting notes into the minutes of PB. This does not constitute a sign. The owner of the building Mr. Ciervo would have to take out the building permit to hang the mural once all the approvals have been granted. No action is taken tonight. PB is saying that the mural is not a sign. The rendering has to go before HPC and then once HPC approves the design then it comes back to PB for approval before the mural gets made and hung.

Business:

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

Non confirming use certification of 1919 Sycamore Street - Jacqueline Ariola the owner was present. In March we heard some testimony and witnesses. This application was continued over until this month. Non-conformance use application and nothing can be found to support that prior to 1972 that this residence was a duplex. A letter was read into the record from a tenant. During the public portion, John Gemmel objected to the letter that Mrs. Ariola read into the record. He lives four houses away from this property. Mr. Gemmel states that this property brings down the value of his property. A 1916 Sycamore Street resident thinks that it is better for the neighborhood not to have this house as a two tenant dwelling. One of the tenants at 1919 Sycamore Street testified that there are no records nor can they find any former neighbors to testify one way or the other if this house was a duplex before 1972. Justin Samels lives at 1919 Sycamore Street for 5 years and made his personal appeal to keep this house as a duplex. Motioned by Richard Kinkler; Seconded by Christopher Mrozinski to deny the issuance of the certificate of non-confirming use application due to lack of evidence. Evidence is not sufficient to support this request is what it comes down to. All members approved the motion. Certificate will not be issued.

CS#18-4-1P Christopher Knight 102 9th Avenue, B-45, L-2

Resumption of case for a bulk variance for a backyard pool. The grading plan was submitted ahead of this meeting. The design of the pool was changed from last month. Mr. DeRosa from Bach Associates stated that the homeowner needs a variance for the rear yard placement of the pool and for the concrete around the pool, and a separate variance for impervious coverage. If the homeowner were to move the pool up 1 foot from the rear of the property than a rear variance would not be needed. Homeowner is willing to move the pool 1 foot further from the rear yard and that removes the variance for the pool. No comments from the public. Motioned by Dean Doukakis; Seconded by Jaclyn Parisi to approve variances; one for the location of the pool equipment at 5 feet where 10 feet is required, allow impervious coverage at 37 feet where 30 feet is required, and allow the apron at 7 feet where 10 feet is required by code based on the belief that this is not detrimental to the land use code. All members approved the motion.

CS#18-5-1P Sandja Buruschkin 1822 Prospect Ridge Blvd, B-145, L-5

Homeowner Sandja Buruschkin was present. He wants to put an open deck on top of an enclosed new porch. A variance is needed for this application. The neighbors are aware of what the homeowner is planning on doing. The deck surface is the type used at shore houses. No public comments. Motioned by Dean Doukakis; Seconded by

Jaclyn Parisi to approve a bulk variance for continuance of a non-confirming deck setback of 3.6 feet where the ordinance requires 10 feet and 16.7 foot aggregate where 25 feet is required. All members approved the motion.

CS#18-5-2P Michael Anthony 2 Second Avenue, B-9, L-1

Christopher Mrozinski recused himself. A single use variance is requested for a professional office in a residential district for a sign on the corner of Second Avenue and Kings Highway. Brian James, Attorney was present along with property owner Michael Anthony. Sign would be on the hill (elevated far enough back from the property so as not to obstruct the line of sight). Due to the flow of traffic the sign would be less offending to the homeowners on Kings Highway. A rendering of the potential new sign was circulated. Kings Highway is a state highway. The committee thinks the sign rendering is a little harsh. Options for property owner for now: Board could vote on it, Board could propose an alternative, or property owner could come back before the board next month with a new proposal of the sign. Right now the Board thinks the sign is too big, too bright/obtrusive and too close to the street. Public comments; Tim Zerron who lives two doors down on Second Avenue spoke up. His concern is for resale of his own house with a big sign on Kings Highway. He is opposed to a big sign on the corner and suggests maybe a sign as a marker would fit in better with the neighborhood/town. A "doctor's type" sign might fit in better with the neighborhood. The applicant would like to take the adjournment for one month and come back before the board with a softer looking sign. Adjourned to June 21, 2018 meeting and this applicant will be the first item on the agenda. Applicant will submit the new photos 10 days before the June planning board meeting.

CS#18-5-4P Sally Miller 2014 Narberth Ave, B-134, L-9

Christopher Mrozinski rejoined the board. Her application is for a non-confirming certification of a duplex. Sally Miller who owns the home spoke. The house has been in her family since 1942. In the 1950's the house was converted to a duplex. In 1967 she showed a record that stated it was a duplex at that time; a property record and an appraisal card. She testified that to her knowledge this house was always used as a duplex. She remembers visiting her grandparents in the 1960's and that she had to keep her voice down so as not to disrupt the tenants on the duplex side. Ken Evans was on hand to testify that he lives 4 houses down the street from this property for 50 years. He testified that he has been aware of this duplex because it has two front doors. When he was in the police department it was noted that he had to pay a visit to the home; and he referred to it as the tenant side or the landlord side when called to go to the property. No comments from the public. Motioned by Richard Kinkler; Seconded by Michael Gatti to approve application for certification of non-confirming use of a duplex. All members approved the motion.

Sign ordinance committee has been hard at work. The committee will start from scratch on the sign ordinance and rewrite the sign ordinance. Richard Kinkler will have to set back from looking at further use for church review committee, and Michael Gatti will now sit on the committee.

ADJOURNMENT

At 9:30pm. Motioned by Jaclyn Parisi; Seconded by Dean Doukakis to adjourn. All Board members were in favor. Next meeting date: June 21, 2018

Respectfully submitted,
Suzanne M. Ritter
Planning Board Secretary

