

MINUTES OF THE PLANNING BOARD FROM JUNE 21, 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, Jaclyn Parisi, Bruce Koch, Frank Ferrese and Jeff Hanson Excused: Tom Ferrese, Mike Cicalese, Michael Gatti, and Dean Doukakis Also Present: Peter Thorndike, Solicitor; Stephen Bach, Borough Engineer; Ron Newell, Zoning Official; and Suzanne Ritter, Secretary

Minutes: Minutes from the May 17, 2018, meeting were approved with a Motion by Jaclyn Parisi; Seconded by Christopher Mrozinski. All in favor.

Resolutions:

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

Motioned by Jaclyn Parisi; Seconded by Christopher Mrozinski. Three approved; Christopher Soriano, Jaclyn Parisi, and Christopher Mrozinski.

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

Motioned by Jaclyn Parisi; Seconded by Christopher Mrozinski. Three approved; Christopher Soriano, Jaclyn Parisi, and Christopher Mrozinski.

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

Motioned by Jaclyn Parisi; Seconded by Christopher Mrozinski. Three approved; Christopher Soriano, Jaclyn Parisi, and Christopher Mrozinski.

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

Motioned by Jaclyn Parisi; Seconded by Christopher Mrozinski. Three approved; Christopher Soriano, Jaclyn Parisi, and Christopher Mrozinski.

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

Motioned by Jaclyn Parisi; Seconded by Christopher Mrozinski. Three approved; Christopher Soriano, Jaclyn Parisi, and Christopher Mrozinski.

Business:

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

There is no quorum among the Planning Board members who were present last month for this month's meeting. There needs to be five board members present who are able to vote on this case from last month. We only have two board members present who heard the case last month. The planning board will do two things; ensure those who sat last month will be at the July meeting, and those who were not at the May meeting will get a copy of the recording so that they can hear the case. Mr. Anthony's lawyer asked if they could vacate last month's application and hear the case from the beginning. Since the comment from the public homeowner was not present at this meeting the Borough Solicitor decided that this case should be adjourned to the July 19 meeting. No further notice is needed.

CS#18-6-1P Reginald & Alice Beckett, 107 Ninth Avenue, B-43, L-13

Mr. Beckett brought two separate handouts to the meeting. Fire Department- A-1 docket. Mr. Cuthbert's notarized document is A-2. Handout A-1 -The fire department has been inspecting his property since 2002. Handout A-2 is a letter from Mr. Cuthbert who is present tonight with a letter stating he has been a neighbor from 1961 until 1993 at 109 Ninth Avenue and continuing after but during those years he has known that the house next to him has always been a 1st floor and 2nd floor duplex.

Mr. Beckett acquired title to the property in Dec. 10 1972 and it was a duplex when he bought it. The 1st floor has a living area and 2 bedrooms to the rear is the kitchen and bathroom. Basement is shared by the 1st and 2nd floor. The 2nd floor unit enters from the front of the property. The 2nd floor has a living room, kitchen, full bath and 2 bedrooms in the rear of the house. The 3rd floor is one large room for use by the 2nd floor tenant. There are separate PSE&G meters. There are 2 separate hot water tanks, and two separate gas fired heaters. Ordinance changed in Haddon Heights on Jan 1, 1971.

First hand evidence was given by Lois Mammucari who in 1971 lived at 109 Ninth Avenue. She began living there in 1961 and lived there until 1991. She returned in 1994 to the home and lived there until 2018. In 1971 the property was in use as a duplex. As far as she has known that house has been used as a duplex. Jeff Hanson from the planning board testified that he has known this house as a duplex.

Mr. Gemmell from the public was sworn into the record. Mr. Gemmell liked the fact that oral testimony has more weight versus the written letters who state their knowledge of the property.

Motioned by Jeff Hanson; Seconded by Christopher Mrozinski to approve application for certification of non-confirming use of a duplex. All members approved the motion.

CS#18-5-3P Douglas Ernst 1504 Sycamore Street, B-96, L-10

Mr. Ernst was sworn into the record. Mr. Stephen Bach was sworn into the record as the Borough Engineer. In the pictures of the garage, the garage doesn't exist anymore due to termite damage and the balance of the garage was blown down during one of the winter storms. There are single family homes are on either side of his house. The property behind him and across the street from him are single family homes. The driveway goes back about 55 feet. There is lawn space of about 25 feet. . In 1972 the structure was built as a garage but not to house a vehicle but to use as a workshop and storage.

Proposing to replace the garage and carport with a structure that results in a 912 square foot building. It is 15 1/2 feet to the top of the peak. The building is to be 24 feet in depth and 38 feet in width. The room on the far left will be the workshop on the main floor with storage above. Far right part of the structure will be a room for rec space to entertain and use for guests that come into town including bed space - characterized as a living area. Center portion of the structure is a rec room that is enclosed with a full bath in the middle with a shower dimensions of 8 feet x 8 feet. There will be a counter space for a small cooler in there and a sink. The patio will be on one side of the structure. His garage/structure will give his parents more space to enjoy.

Comment from the board - application is for a garage yet Bach's letter says the drawings are for everything but a garage. Is this approvable as a garage? Bach Engineering concerns were stated in his letter to the homeowner and the board. The way everything is presented the application doesn't fit as the ordinance is written as a garage. Is this a bulk variance or a use variance?

Notice in the newspaper is insufficient since the notice was for a bulk variance. The notice in the newspaper needs to be a use variance (expanded living space in a detached space). This application has to be republished representing expanded living space in a separate structure together with bulk variance relief. Mr. Ernst will be

presenting this case in the future as a hardship before the July meeting. Right now the board does not have jurisdiction until July 19th at 7pm to hear this case. Testimony tonight will not play into next month's hearing of this case.

CS#18-6-2P First Presbyterian Church 28 Seventh Avenue, B-40, L-14

Richard Kinkler will abstain from voting since he lives in the neighborhood. Cosmas Diamantis Lawyer, and Mark Zimmerman - President of the Board of Trustees were present. Mark Zimmerman was sworn into the records. This application is for a bulk variance for the house next to the church. Color photos were passed out to board members – and labeled as Exhibit A1 through A8 which are better quality photos than those the board members had already received in their packet. The church, Sunday school building and the Pastor's house is all one lot from 7th street to 8th street. A vinyl fence along Green Street will be 4 foot high which extends beyond the house line. The fence will be transparent. The 14 feet run of fence will be acceptable for clearance. This fence will give the house a backyard. The current wooden fence will come down. On the other property line, a six foot high vinyl fence will be installed as well. No variance from the planning board is needed for the six foot high fence section. No comments from the public. Bulk variance as a C1 R2 variance because of the corner location of the property. The church has the address of 28 Seventh Avenue and the Parsonage has the address of 31 Eighth Avenue. Motioned by Frank Ferrese; Seconded by Jaclyn Parisi to approve bulk variance based on a C1 criteria. All members approved the motion. 6-0 voted with 1 member abstaining.

Richard Kinkler rejoined the board.

CS#18-6-3P LRJ Properties, LLC 1525 Maple Avenue, B-100, L-17

Ellen McDowell, Lawyer representing LRJ Properties, LLC and Owner, Jason Juhass of LRJ Properties were present. The owner wants to put a second story onto the house. Converting the house to a 4 bedroom and 3 bath home. He is not changing the footprint of the house but just going up to the second floor. The house two houses down the street was torn down and built with new construction. The handouts were labeled A1 through A6. Photos were of the existing house (A1) head on view of the photo. Photo A2 is the left side of the house. Photo A3 is the backyard. Photo A4 is the look at the house from the side with a dumpster. Photo A5 is showing the neighbor's driveway and then photo A6 is the neighbor's driveway as well. This house is outdated and setback 28 feet from Maple Avenue. Value of improvements would be about \$150,000.00. Front of the house will come out two feet on the second floor. Less than 35 feet in height including the second floor addition. No comments from the public or the board. Motioned by Jeff Hanson; Seconded by Christopher Mrozinski to approve bulk variance application based on a C1 or C2 criteria. All members approved the motion.

Updates for the Board:

Chris gave an update to the board on the ongoing project of the sign ordinance. Members of the sign ordinance board are: Christopher Soriano, Frank Ferrese, Jaclyn Parisi, and Christopher Mrozinski. Sign ordinance redraft is underway. They are close to having a re-write of the sign ordinance within the next week or two. The draft will be sent out to all board members with a mark-up session taking place next. There would be a public hearing before the planning board within the next month or two.

ADJOURNMENT

At 9:33pm. Motioned by Jeff Hanson; Seconded by Jaclyn Parisi to adjourn. All Board members were in favor. Next meeting date: July 19, 2018 at 7pm.

Respectfully submitted,
Suzanne M. Ritter
Planning Board Secretary

