

MINUTES OF THE PLANNING BOARD FROM AUGUST 16, 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: Christopher Soriano, Richard Kinkler, Jaclyn Parisi, Bruce Koch, Frank Ferrese, Tom Ferrese, and Michael Gatti Excused: Council President Christopher Mrozinski, Dean Doukakakis, Jeff Hanson, Mike Cicalese, and Ron Newell; Zoning Official Also Present: Peter Thorndike, Solicitor; Stephen Bach, Borough Engineer; and Suzanne Ritter, Secretary

Minutes: Minutes from the July 19, 2018, meeting were approved with a Motion by Jaclyn Parisi; Seconded by Tom Ferrese. Christopher Soriano abstained, all other's approved.

Resolutions:

CS#18-6-1HP Anne S. Siebenson 117 Fourth Avenue, B-19, L-16

Motioned by Tom Ferrese; Seconded by Jaclyn Parisi. Recused from voting Christopher Soriano who was not present for this case. All others approved. NOTE: Frank Ferrese was not present at the time of this vote.

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

Motioned by Jaclyn Parisi; Seconded by Bruce Koch. Recused from voting Christopher Soriano who was not present for this case. All others approved. NOTE: Frank Ferrese was not present at the time of this vote.

CS#18-7-2P William Polidora, 1412 Sycamore Avenue, B-97, L-4

Motioned by Jaclyn Parisi; Seconded by Bruce Koch. Recused from voting Christopher Soriano who was not present for this case. All others approved. NOTE: Frank Ferrese was not present at the time of this vote.

CS#18-7-5P Kira Orzechowski, 1701 Oak Avenue, B-102, L-7

Motioned by Jaclyn Parisi; Seconded by Bruce Koch. Recused from voting Christopher Soriano who was not present for this case. All other approved. NOTE: Frank Ferrese was not present at time of this vote.

Business:

CS#18-7-3P C-3POB, LLC, 532 Fourth Avenue, B-35, L-16 Notice was just given on the afternoon of 8/16/18 that the applicant will need more time to prepare information to address the review letter from Bach Engineering. Mr. Bach spoke with the applicants and the most important information will be a traffic study report. This case will be postponed until the September 20, 2018 meeting since the application was deemed incomplete.

CS#18-7-4P Avilla Residence, 301 Station Avenue, B-19, L-11

NOTE: Christopher Soriano stated for the record and certified in writing that he listened to the audio recording of the July 19, 2018 Planning Board Meeting. Desiree Avilla handed out a new site plan at the meeting to the Planning Board members and Borough Engineer. Garage will be a three car garage and the height will be 22 feet in height.

Mr. Bach didn't have a letter prepared to talk about the changes since the new site plan was just handed out. Ms. Avilla was invited to bring her new architect's (Richard Pease) plans to Mr. Bach's office so that he could properly review the plans and make the necessary comments for the board. In order to present this case in the right way, it

was decided to hold everything until everyone gets to see the engineers report. The case will be adjourned to the September 20, 2018 meeting.

CS#18-8-1P Rita Schneider, 18 Ninth Avenue, B-44, L-8

Homeowner Rita Schneider, her daughter Nan Famular, and son Paul Schneider were sworn into the record. This is an R-2 zone property. Mrs. Schneider has lived in this house since 1956 as the owner of the property with her husband. The house is an up and down residential duplex. The first floor is accessible from the front of the house via Ninth Avenue. She occupied the first floor as the owner of the property. There is a living room, den, dining room, along with two bedrooms, bathroom, kitchen and a laundry room. The second floor access is on the side of the house that takes you up to the second floor. Entrance to the 2nd floor is on the left when you look at the house. There is a living room, two bedrooms, kitchen and a bathroom are on the second floor. They started renting out the second floor in 1956 on the day they moved into the home. It has been occupied as a duplex from 1956 until now. She is here to get a non-confirming use certification so that they can legally rent the apartment on the second floor. Paul, the son testified that everything his mother stated is true and correct. Mrs. Famular testified that everything her mother states is true and correct.

Public Comment: Mr. John Gemmell was sworn into the record. He asked the homeowner if the units were inspected on a yearly basis by the fire company. The homeowners stated that the fire department inspects the property. The homeowner stated that there is only 1 hot water heater in this property. There is one heater in this property as well. Homeowner stated that there are separate meters for gas and electric.

Frank Ferrese joined the board at 7:25pm and will not vote in case#18-8-1P

Motioned by Jaclyn Parisi; Seconded by Richard Kinkler to approve the application for a certificate of non-confirming use. It was approved with a 6-0 vote.

CS#18-8-2P Lisa Remchuk, 1501 Maple Avenue, B-100, L-23

Lisa Remchuk and Matt Remchuk were sworn into the record. They are the owners of the premise at 1501 Maple Avenue under both of their names. There are single family residences all around them. They would like to install a shed in their backyard that is going to over-lap the pad and then some. It will be a 240 square foot shed were 120 square feet is recommended. They need a variance for this shed as well as a variance for the setback of the shed.

The reason for these types of improvements: Shed for storage and tools, the deck is for entertainment purposes. The fence for a buffer between the streets for their two children. They will use TREX type of material on the deck. Underneath the deck will just be grass. There is no drainage problems with their house. Mr. Bach recommends the fence be 14 1/2 feet off the base of the curb along Glenside Avenue and off the corner of the house. They would have about 4.8 feet of yard space which wouldn't be fenced in with this plan. There will be no gate at the driveway. Applicants agree to move the fence line to the corner of the house and to be 14 1/2 feet off the front face of the curb on Glenside Avenue.

Public comments: Mr. Gemmell asked how high the shed would be. The height of the shed will be 12 feet high. The applicants are applying for 6 variances; fence, lot coverage, fence in the front yard, side of the deck, shed setback, and shed size. In his opinion this application should be reviewed formally by Mr. Bach for the board taking all this into consideration.

For the record: Mr. Bach stated that Mr. Newell reviewed the application since this was a straight forward application.

Bulk variance relief is needed for this application. Mr. Gemmell requested the vote be taken for 6 variances instead of 1 large vote.

Motioned by Frank Ferrese; Seconded by Michael Gatti to approve a variance to approve a front yard fence where one is prohibited. All approved.

Motioned by Frank Ferrese; Seconded by Jaclyn Parisi to permit a front yard fence 14.5 feet from the lane of travel. All approved.

Motioned by Frank Ferrese; Seconded by Jaclyn Parisi for lot coverage of 36% where 30% is permitted. All approved.

Motioned by Frank Ferrese; Seconded by Jaclyn Parisi for shed size to permit no greater than 240 feet. All approved.

Motioned by Frank Ferrese; Seconded by Jaclyn Parisi for shed to be permitted within 5 feet of the corner of the property. All approved.

Motioned by Frank Ferrese; Seconded by Jaclyn Parisi for side yard setback of 7.74 feet where 8.0 feet is required. All approved.

Motioned by Jaclyn Parisi; Seconded by Frank Ferrese to permit improvements on an undersized lot. All approved.

Informal Review: Marshall Hatfield was present on behalf of Sustainable Haddon Heights and the HHBPA. They are proposing to place bike racks in several locations throughout Haddon Heights. His group is looking for some guidance on how to proceed. The board thanked Sustainable Haddon Heights and HHBPA on all the work they have done so far on this project. The board recommends to avoid having a bike rack placed near a trashcan and a bench. Three items in a row on the same section of the sidewalk would be too much. Another suggestion would be to map out ownership and maintenance going forward to make sure they are clearly addressed. Last suggestion to present an informal review with the HPC for feedback on the design of the bike rack for those that will be placed in the Historic District. Mr. Bach suggested that Sustainable Haddon Heights and the HHBPA meet with Bach Engineering so that GIF has no objections to the placement of these racks throughout Haddon Heights related to insurance matters. There is a bike rack for viewing at Village Cheese Shop. There will be 80 slots for bikes. There will be about two dozen locations for these racks.

The board thinks having bike racks would be a positive idea to have around town. No variance will be required from the Planning Board but the concept will need to be approved by the Planning Board upon a request from Council. HPC would have advisory input on concept only. HPC doesn't have to approve every location placement. HPC to review the actual piece of equipment. There is a link in his handout for the advantages/disadvantages of this type of bike rack.

The Haddon Heights Business and Professional Association would like to purchase planters as well to be placed next to the lampposts and throughout the business district. Mr. Bach would like to work on finding spots for these planters on the master street plans for Haddon Heights as well. HHBPA is looking for guidance on this project as well. HHBPA will cover the costs of purchasing the planters. The concern is on-going maintenance, winter storage and such. The HHBPA will send pictures of these planters for a future Planning Board meeting review.

Updates for the Board:

Report of the sign ordinance has been drafted and handed out informally. Chairman requested everyone take a look at the draft and mark it up accordingly. The recommendation is to make the ordinance available now and then do a line by line review at the next public meeting after the regular business of the planning board. Next planning board meeting will be a line by line working meeting with public comments received at the same time.

Another discussion was held around planning board documents not being filed early enough for planning board members to review them in a timely basis. The board needs a well-defined policy on the deadlines for these documents. The planning board form needs to be more user friendly and updated as well. If an engineering review is needed, the application doesn't get put on the agenda until the review is complete.

ADJOURNMENT

Motioned by Frank Ferrese; Seconded by Jaclyn Parisi to adjourn at 8:35pm. All Board members were in favor. Next meeting date: September 20, 2018 at 7pm.

Respectfully submitted,
Suzanne M. Ritter
Planning Board Secretary