

## MINUTES OF THE PLANNING BOARD FROM JULY 19, 2018

The meeting was called to order by the Vice-Chairman, Dean Doukakis. Mr. Doukakis 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, Dean Doukakis, Council President Christopher Mrozinski, Jaclyn Parisi, Bruce Koch, Frank Ferrese, Tom Ferrese, Mike Cicalese, Michael Gatti and Jeff Hanson Excused: Christopher Soriano Also Present: Don Ryan, Solicitor; Stephen Bach, Borough Engineer; Ron Newell, Zoning Official; and Suzanne Ritter, Secretary

CS#18-7-3P C-3POB, LLC, 532 Fourth Avenue, B-35, L-16 will be postponed until the August 16, 2018 meeting.

Minutes: Minutes from the June 21, 2018, meeting were approved with a Motion by Jaclyn Parisi; Seconded by Jeff Hanson. All in favor.

### Resolutions:

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

Motioned by Jeff Hanson; Seconded by Frank Ferrese. Five approved; Bruce Koch, Jeff Hanson, Jaclyn Parisi, Frank Ferrese, and Christopher Mrozinski. Recused from voting; Richard Kinkler, Dean Doukakis, Mike Cicalese, Michael Gatti, Tom Ferrese.

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

Motioned by Jeff Hanson; Seconded by Frank Ferrese. Five approved; Bruce Koch, Jeff Hanson, Jaclyn Parisi, Frank Ferrese, and Christopher Mrozinski. Recused from voting; Richard Kinkler, Dean Doukakis, Mike Cicalese, Michael Gatti, Tom Ferrese.

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

Motioned by Frank Ferrese; Seconded by Jaclyn Parisi. Six approved; Bruce Koch, Jeff Hanson, Jaclyn Parisi, Frank Ferrese, Richard Kinkler, and Christopher Mrozinski. Recused from voting, Dean Doukakis, Mike Cicalese, Michael Gatti, Tom Ferrese.

### HPC Business:

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

Mrs. Siebenson and her Daughter Patty were sworn into the meeting. This is an HPC application for windows on the front of her house. HPC motion was read into the record. No questions from the planning board. No comments from the public. Motioned by Jeff Hanson; Seconded by Richard Kinkler to accept HPC recommendation. All approved the vote.

### Business:

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

Case was held over from May and June. Mr. Mrozinski and Mr. Frank Ferrese recused themselves from this case. The owner would like to put the sign on the Kings Highway side of the property. The sign would be about 6 to 8 feet from the top of the slope on Kings Highway side of his property. The sign would be about 36 inches long and 26

inches high with a doctor's type sign. Sign will look like Dr. Martina's sign at 319 Tenth Avenue. The sign would not be illuminated. The sign would be more modest than originally presented at the May 2018 meeting.

One board member would like the sign closer to the door of the business on Second Avenue and not put the sign on Kings Highway. Another board member thinks the placement of the sign on the slope is more of an advertisement than a sign. If the sign is posted closer to the door of the property on Second Avenue it would be a marker for the business.

Public comment: Dave Sogen; a homeowner next to the business on Kings Highway, believes the sign should be closer to the door of the business and not on the corner of the property. He doesn't want it to be an advertisement for the business if the sign were to be placed on Kings Highway. Dave Roberts; from 204 Kings Highway, would like the sign to be put closer to the door of the business and not on the corner of Kings Highway. Mr. Gummel; a resident of Haddon Heights is not in favor of the advertisement on Kings Highway. He would like the sign be put closer to the door.

Identification of the office should be the goal. About 20 feet or further away from the residence/business. Mr. Anthony is happier with the sign on either side of Second Avenue. Amend the application as to the placement of the sign. Mr. Bach; Borough Engineer, and the Board is suggesting to have the sign on the right side of Second Avenue at the area of the flair (in front of the tree on the view from Second Avenue) and no closer than 14 ½ feet from the curb. Height of the sign would be no higher than 48 inches for the sign. The motion is for a bulk variance: Motioned by Tom Ferrese: Seconded by Jeff Hanson to approve the bulk variance of a sign with the amended conditions, was approved by all

Christopher Mrozinski, and Frank Ferrese rejoined the board.

#### **CS#18-7-1P Gas Station, 504 White Horse Pike, B-38, L-3.02**

Don Ryan noted that in 1981 there was a use variance granted for this application. Don Ryan will send copies of previous use variance to the Gas Station's lawyer. Therefore, this case will need to be moved to the **September 20, 2018** meeting. This will allow for more time for the applicant to submit more information that is needed to satisfy Mr. Bach's review report. The Owner is Bronson Lease Holding Sukhwinder Singh is the tenant. Tenant needs a letter from the owner stating that they are agreeable to the addition of a canopy on the property. Missing on-site survey/pictures will be submitted as well as a site survey will be submitted as well. There will be no further announcements in the mail or through publication. **NOTE: Documents that were emailed out today will be sent in the packet for the September meeting.**

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

Brian Speyerer and William Polidora were sworn into meeting. Currently the home is a single family home that is one story in height. They are proposing to put a second floor addition onto the property that is straight up taking into consideration the overhang over the front door. Houses on either side of property are single family homes. They will put three bedrooms and 2 bathrooms on the second floor. They are requesting a front yard variance and a side yard variance. No comments from the public. Motioned by Jeff Hanson; Seconded by Frank Ferrese to approve the front yard setback, side yard setback, and an aggregate side yard setback was approved by all.

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

Desiree Avilla, Tim Kernan, and Steve Bach were sworn into the meeting. Ms. Avilla wants to make this property her home. Desiree wants to make it livable with the addition of a garage, a pool, and pool house. Variance plan was prepared by Tim. She wants a three car garage added to the property. Requesting a stone wall to run on the Station Avenue side of the property with the wall being four foot in height. Ms. Avilla expects zero visibility of the pool/lazy river from Station and Third Avenue with all the landscaping being proposed. There would be a low bridge over the lazy river/pool. The apron around the pool/lazy river will not be hardscaped along Station Avenue. The proposed setback would be 10 feet from Station Avenue. Third Avenue side of the pool would have a 4 foot apron. This apron

would exceed the setback on Third Avenue. They are also proposing an outdoor kitchen area and open structure for eating/lounging. Garage would be 22 feet in height for architectural needs and there would be storage above the garage with no living space in the garage. A barn looking garage not to match the house but to compliment the house. There would be one restroom in the pool house. Mr. Bach stepped through his site letter dated July 10, 2018. A 24 foot setback along Station Avenue will be the new boarder along Station and Third Avenues. Board members are concerned with the site lines along Third Avenue. Mr. Bach suggested that the architect make a detailed plan before coming back in front of the board. Public comment: Mr. Gummel is in favor of this property becoming a home. Linda who lives at 137 Third Avenue was sworn into the record. Linda is excited that this property will be a home but is concerned about the line of sight on the street. Her property is a corner lot as well. The aesthetics of Haddon Heights is very important to her. She is curious as to how this will all come together without a visual. The homeowner asked for a continuance on this application with the architect to come back with some renderings for everything that is being proposed for this property. Ms. Avilla will come before the August 16, 2018 Planning Board meeting.

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

Kira and Leonard Orzechowski want to replace a 4 foot high chain link fence with a 6 foot high solid vinyl fence on the Oak Avenue side of their house. There is no sidewalk around this property. Board is in favor of the property owners to install a 4 foot high picket, or iron type see through fence. Mr. Bach's biggest concern with this application is safety especially when pulling out of their driveway and being able to see people walking. There are two options for the resolution; either install a 4 foot high see-through where the existing chain link fence is located, or install a 6 foot high solid fence at the garage location placement. The homeowners amended their application to request a 4 foot bump out from the garage to install a 6 foot high solid vinyl fence (on Oak Avenue) and install a 6 foot high solid vinyl fence on the other sides of their house.

Public comment: Mr. Gemmel asked for clarification on where the fence will be installed.

Motioned by Jeff Hanson; Seconded by Jaclyn Parisi to approve the variance for a corner property to install a fence. Nine approved and one member disapproved.

**Updates for the Board:**

No updates on the sign report.

**ADJOURNMENT**

Motioned by Jeff Hanson; Seconded by Jaclyn Parisi to adjourn at 9:33pm. All Board members were in favor. Next meeting date: August 16, 2018 at 7pm.

Respectfully submitted,  
Suzanne M. Ritter  
Planning Board Secretary

