

## MINUTES OF THE PLANNING BOARD FROM 3/21/24

Jeff Hanson called the in person meeting to order at 7:01pm.

Present: Jeff Hanson, Dean Doukakis, Kate Harron, Jennifer Bonaccorsi, Mayor Houck, John Schmidt, Michael Famular, Scott Schreiber and Lauren McCall

Excused: Brian Shannon, Michael Madden

Also Present: Alena Hyatt; Solicitor, Suzanne Ritter; Secretary, Steve Bach; Planner/Engineer

The February 15, 2024 minutes were approved with a motion by Dean Doukakis; Seconded by Jennifer Bonaccorsi. All members present last month approved the minutes.

### New Business:

Swearing In Of New Members - Scott Schreiber and Lauren McCall by Alena Hyatt

### Resolution:

#### CS#24-2-2P

Motioned by Dean Doukakis; Seconded by Jennifer Bonaccorsi to approve the resolution as written. All the members who voted last month approved the resolution.

#### CS#24-2-3P Una Voce, LLC; 414 White Horse Pike, B-37, L-8

Conflict Solicitor: Michael Illerno presided

Marty Irving and Mitch Oberling for the applicant's sworn into the record.

Steve Bach was also sworn into the record.

Mr. Irving said the site has bad soil and was unable to infiltrate into the ground. The design of the basin will handle a 25-year storm, will not affect the neighbor, and will stand up for a 100 storm. The wall will be removed so that the water can run into the basin and then the underground system will handle the water out to the streets (Haddon Street and Atlantic Avenue). Mr. Bach discussed the comments in his March review letter. Mr. Bach supports the hard piping needed for this property. The rain garden will have underneath drainage as well. Mr. Irving will comply with all the comments/suggestions in Mr. Bach's letter.

No comments from the public.

Summary: Amended site plan for storm water maintenance on the property.

Motioned by John Schmidt; Seconded Dean Doukakis to approve the application as submitted. Vote of 9-0 to approve the motion.

#### CS#24-2-1P Keith and Beth Borchers, 1009 Sycamore Street, B-70, L-19

Attorney - Christopher Kerr, represented the applicants.

New exhibits were handed out to all board members.

Asking to remove the deed restriction from 1983 and the 2002 sub division denial.

Change of circumstances from then and now. The rear home was to serve as an accessory building for relatives. The current owners do not have a need for an accessory dwelling. Each of these two

homes operates as an independent home on the same lot. The current owners currently rent out the accessory dwelling. The lot is large enough for sub-division into two lots. They have no objections to Mr. Bach's review letter.

Exhibits handed out that were not originally part of the application are A-3, A-4, A-5, A-6, and A-7. Deed restriction is a question of whether or not the PB has jurisdiction to vote on this case. Propose the applicant and the planning board make their findings as a condition of proposal with the State Court for this application. The PB will go forward to hear the case. Should application get approval it will be conditional approval pending litigation for deed removal.

Mr. Keith Borchers; applicant. Mr. Jim Miller; professional planner was sworn into the record.

A-8 is a marked up (color-coded) map that the board already has a copy.

Second home on the property was built in the 1980's. Both homes operate entirely independently.

The rear home is about 1,300 square feet. The mailing address is 1011 Sycamore Street. Separate water, gas & electric; nothing is joined. The driveway entrance is shared. They do not want to be a landlord anymore. They want to maintain the historic house they currently live in. They want to live in the historic home for the rest of their lives. The current plan is for a shared use of the driveway via an easement; since it currently exists this way now. Flag lot should have 50 feet frontage and not 12 feet frontage that this property currently has. Mr. Bach discussed his February 9th review letter.

Comments from the public: Joan Roslen of Kings Run was sworn into the record. Prior to living at Kings Run, she lived at 1013 Sycamore Street. Mrs. Rosler talked in favor of the subdivision.

Motioned by Mayor Houck: Seconded by Michael Famular for the minor subdivision and preexisting conditions of the subdivision, endorsement of the deed restrictions of the 1983 case and the new bulk setback of front yard. Passed 9-0

**CS#24-3-1P Casey & Daniel Huse, 1728 Sycamore Street, B-94, L-3**

Sloan Springer and the applicants were sworn into the record.

Applicants would like to add an addition to their house and need variances for setback and lot coverage.

Mr. Spriner is a licensed NJ Architect and was accepted by the board.

Mr. Bach discussed the report for this property. This is a preexisting nonconforming lot. No grading plan is needed for this property. Down spots will be kept on their own yard.

No comments from the public.

Summation: Bulk C 1 variance being sought tonight.

Motioned by Dean Doukakis; Seconded by Michael Famular to approve the application as submitted.

Approved 9-0 with 1 abstention.

**CS#24-3-3P Crescendo Ventures, LLC, 121 Seventh Avenue, B-28, L-21**

Mayor Houck and Councilwoman Herron were excused from voting on this case.

Mr. Rob Gleanor is representing the owners and he is one of the owners as well. Applicant is seeking triplex certification tonight. Gap in time from 1959 until the mid-1990 is when he started to own this property. The LLC bought was bought in 2019. The prior owner started owning this property in 2014. Mark Cherry owned it in 2001 as a triplex. The Haddon Heights library did not have any phone records for the missing years on this property. All the utilities on this property are separate. The property

looks the same as their 1959 assessment card.

No comments from the public.

Summation: seeking triplex certification

Motioned by Dean Doukakis; Seconded by Michael Famular to approve the triplex certification.

Approved by a 6-0 vote with 1 abstention.

**CS#24-3-2P Sean Carney, 612 W. High Street, B-50, L-6**

Sean Carney was sworn into the record. Looking to building a small addition to the back of his current home. He likes the town and wants to stay in his current neighborhood and house.

This application is for a vertical extension for the second floor addition.

Mr. Bach talked through his review letter. No grading plan is required. Neighbors are in favor of this application.

No comments from the public.

Summation: C variance being sought tonight.

Motioned by Dean Doukakis; Seconded by Mayor Houck to approve this application as presented.

Approved by a vote of 8-0 with 1 abstention.

**CS#24-3-4P Michael M. Carty, 27 Eighth Avenue, B-40, L-23**

Mayor Houck and Councilwoman Herron were excused from voting on this case.

Mr. Michael M. Carty was sworn into the record. Mr. Carty talked through his findings for who lived at the property from the 1950's until present day. Mr. Carty has owned this property since 2003.

Separate utilities except for water and sewer.

No comments from the public.

Summation: seeking duplex certification

Motioned by Michael Famular; Seconded by John Schmidt to approve this application for a duplex certification. Approved by a vote of 6-0 with 1 abstention.

**Adjourn:**

Motioned by Michael Famular; Seconded by Jennifer Bonaccorsi to adjourn at 9:52pm. All members approved.