

## **MINUTES OF THE PLANNING BOARD FROM 5/16/24**

The in person meeting was called to order at 7:03pm by Jeff Hanson.

Present: Jeff Hanson, Dean Doukakis, Mayor Houck, Michael Madden, Kate Harron, John Schmidt, Michael Famular, and Scott Schreiber

Excused: Brian Shannon, Jennifer Bonaccorsi, and Lauren McCall

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

The April 18, 2024 minutes were approved with a motion by John Schmidt; Seconded by Michael Famular. All members present last month approved the minutes. Mayor Houck, Scott Schreiber, and Dean Doukakis abstained from voting.

### **Resolution:**

#### **CS#24-4-2P Andrew Tegeler, 318 Crest Avenue, B-13, L-9.01**

Motioned by Michael Famular; Seconded by Kate Harron to approve the resolution as written. All those who voted yes last month approved the resolution.

#### **CS#24-4-1P Alexa Ginervo**

Motioned by Michael Famular; Seconded by John Schmidt to approve the resolution as written. All those who voted yes last month approved the resolution.

### **New Business:**

#### **CS#24-4-4P William Kenney, 1944 S. Park Avenue, B-141, L-1**

Applicant William Kenney and Steve Bach were sworn into the record. Mr. Kenney wants to replace his 40-year-old shed in the same place it has been. This property is a non-conforming lot. Mr. Bach discussed the comments in his April 12 review letter. The shed will be a kit shed built by the homeowner. The size of the shed will be 10 x 12. This property is a corner lot. None of the homeowners around his property has a problem with the shed.

Summation: Hardship for the shape and the way the property is already situated.

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

Passed with a 7-0 yes vote.

#### **CS#24-5-3P VFW post 1958, B-39, L-3**

Jonathan Gremminger is representing applicant Fred Wisniewski for the VFW.

The sign for the VFW post 1958 sign blew down in an earlier storm, and the members want to put the sign back in the same spot. The new sign will be free standing and have lighting on it. Asking for a height and grade relief. The lot is very odd shaped and the sign needs to be out in front for people to find the building. Mr. Bach discussed the relief in the right of way of Camden County, freestanding height, ground-mounted illumination and will not shine into the traffic. The little placard underneath the sign states the address and they would like that put back as well. Camden County gave their consent to the placement of the sign.

Summation: C1 or C2 variance is being sought tonight. The applicant has consent from the County to

place the sign in their right of way.

Motion by: John Schmidt; Seconded by Dean Doukakis approve the application as submitted. Passed with a 7-0 yes vote.

**CS#24-5-1P Charles McLeester, 210 Eighth Avenue, B-54, L-5**

Mayor Houck excused himself from this case.

Applicant Mr. McLeester and conflict Engineer Robert Hunter were sworn into the record.

The applicant wants to extend the porch on the front of the house and add a deck onto the back of his house. Applicant will be removing sidewalks around the house to help decrease his impervious coverage. Back porch will help aid applicant get into his house easier, better access to the house, and needed shade. By having a full width porch this house will be more consistent with the neighborhood and what should have been on the house. The new front porch will not go out further than the current porch, just wider. The garage is all the way at the back of the home. This undersized lot contributes with the long driveway adding to the impervious coverage. Robert Hunter; conflict engineer; impervious coverage is the main variance, aggregate side yard, the side yard, and an undersized lot. Continue the side yard at 6.99, front yard is not changing and it is more consistent with the street. Pervious pavers will be used to replace some of the concrete around the property. 500 square feet will be disturbed so a grading plan will be required. Architect will submit the grading plan to Mr. Hunter. Summation: four variances being sought tonight.

Motion by: John Schmidt; Seconded by Dean Doukakis to approve the application as presented. Passed with a 6-0 yes vote.

**CS#24-5-2P Station Avenue Lofts, LLC 501/503 Station Avenue**

Mr. Christopher Berr was representing the applicants of 501/503 Station Avenue

The applicant is seeking completeness tonight.

Mr. Bach discussed the May 8 review letter. Recommending submission waivers for location of existing utility; plans and construction details abutting the track, scale model of the building, sketches and plans of other developments.

No resolution needed for completeness.

Motion to make the application complete with the waivers mention in Mr. Bach's letter.

Planning Board Meeting on June 20 falls on graduation night for 3HS High School. Jennifer Bonaccorsi, Michael Madden and Scott Schreiber will be attending the graduation ceremony.

**Adjournment:** Motioned by Dean Doukakis; Seconded by Michael Famular to adjourn at 8:01pm. All members approved.