MINUTES OF THE ZONING BOARD MEETING FROM
July 21st, 2020

The meeting was called to order by the Chairperson Kevin Burns, Mr. Burns 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 Zoning Board for Official Notices. Notice of this meeting was posted on the Borough bulletin board for that purpose.

Present: Kevin Burns, Brian Mulholland, Wayne Partenheimer, Steve Sweet, William Shanahan, Brittany Bonetti, Richard Wells, Frank Troy.

Absent: Bryan Pukenas

Also Present: Frank Ryan, Esquire (Board Solicitor), Travis Greiman (Borough Engineer), Tavis Karrow (Community Development Director / Zoning Officer).

ZBA#2020-04 **136 Hopkins Ave** **Andrew & Colleen Kennedy**

Representation:
Sworn In: Andrew Kennedy, Applicant

The applicant informed the board of the proposed demolition of the existing garage and the proposed garage with a second story study. The applicant also is proposing to re-align the driveway. The proposed garage would encroach the minimum side yard set back by 2', and the proposed driveway would encroach the minimum setback for driveways by 2.5'.

Public Comment: None

Board Approved – (7-0)

ZBA#2020-07 **418 Washington Ave** **Brady Fish & Gabriela Andrade**

Representation:
Sworn In: Brady Fish & Gabriela Andrade, Applicants
Architect: Thomas Wagner

The applicant informed the board of the proposed partial demolition of the existing home, proposed addition to the rear / side of the home and the construction of a 2-car garage at the rear of the property. Mr. Wagner discussed the reasoning for the encroachment of the front yard setback and how it would make the visual aspects of the proposed construction more uniform.

Public Comment: None

Board Approved – (7-0)

ZBA#2020-08 **66 Linden Ave** **Carol & Allyson Dixon**

Representation:
Sworn In: Carol & Allyson Dixon
Architect: Thomas Wagner

The applicant' and Mr. Wagner informed the board of the proposed relocation of the garage / studio and re-alignment of the existing driveway. The applicant also is proposing the construction of a mud room at the rear of the existing home.

Public Comment:

Lee Albright (70 Linden Ave) discussed her issues with the proposed development and the potential for additional stormwater on her property.

David Tarditi (64 Linden Ave) discussed that he was not in favor of the proposed development, he believes that the development would disrupt the health of the tree that borders the shared property line of 64 linden and 66 linden ave. He believes that this would put his property in harm's way.

Laura Tarditi – Miller (123 Colonial Dr) discussed that the removal of the sidewalk on the northeast side of the house has no bearing on the impact of the possible stormwater issues.

Board Approved – (7-0)

ZBA#2020-09 **335 Marne Ave** **Samuel Paparone**

Representation:
Sworn In: Samuel Paparone

The applicant informed the board of the proposed addition above an existing den. The existing den currently encroaches on the 10' minimum side yard setback. The addition would be living space.

Public Comment: None

Board Approved – (7-0)

ZBA#2020-10 **7 North Haddon** **My Wellness Alliance, LLC.**

Representation: Robert W. Seitzer, Esquire
Sworn In: Victoria Williamson, Applicant's Principal

The applicant's representation informed the board of the proposed use, personal training, and the details of the day to day operations of the business. The business would be located within the D4 zone, which does not allow personal service. The business is also requesting a variance of the parking requirement.

Public Comment

Ben Santoro (207 Kings Highway East) was not in favor of the application. He believes that personal services should not be allowed within the D4 zone and that allowing such services would be a detriment to the retail business within the area.

Board Approved – (7-0)

ZBA#2020-11 **413 North Haddon Ave** **Manny's Nail Café, Inc.**

Representation: David J. Khawam, Esquire
Sworn In: Heng Thai Thach, Applicants Principal

The applicant and representation informed the board that the business would like to move due to 413 N Haddon being a better location for this business. The applicant discussed the business operations and proposed occupancy of the building. The applicant is also requesting a variance of the parking requirement.

Public Comment: None

Board Approved – (7-0)

ZBA#2020-12 **33 Kings Highway East** **Haddonfield Theater Arts Company**
Representation: Renee Bergmann, Esquire
Sworn In: Scott & Christa Laska, Applicant's Principals

The applicant and representation informed the board that the business would like to move due to 33 Kings Highway East being a better location for this business. The applicant discussed the business operations and proposed occupancy of the building.

Public Comment:

Maureen Eyles (425 Summit) was in favor of the application.
John Comegno (Moorestown, NJ) was in favor of the application.
David Siedel (501 Chews Landing) was in favor of the application.
Kathy Tully (Address was unattainable) was in favor of the application.

Board Approved – (7-0)

Resolutions:

ZBA#2020-05	421 N. Haddon Ave	Diana Alexis Dance Studio
ZBA#2020-06	119 Lincoln Ave	James & Ann Kriebel
Appeal of 420-023 211	E. Cottage	Robert Livermore

Minutes:
June 2020

ADJOURNMENT:
11:15 pm -Motion to adjourn. All Board members were in favor. Motion carried.

Respectfully Submitted,

Tavis A. Karrow – Zoning Board Secretary