

**MINUTES OF THE ZONING BOARD MEETING FROM December 18<sup>th</sup>, 2018**

The meeting was called to order by the Chairperson Linda Kuritzkes, Ms. Kuritzkes 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:** Linda Kuritzkes, Kevin Burns, Susan Baltake, Wayne Partenheimer, Bryan Pukenas, Marc Rubino, Colleen Bianco-Bezich, Steve Sweet.

**Absent:** Brian Mullholland, Dominic Fahey, Jennifer Johnson

**Also Present:** Frank Ryan, Esquire, Board Solicitor, Greg Sullivan/Borough Engineer, Tavis Karrow, Zoning Officer/Board Secretary/Community Development Director

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**ZBA# 2018-22**

**50 S. Hinchman**

**Mitchell & Kimberly Leff**

Sworn In: Frank H. Wisniewski, Esquire (Applicant's Attorney), Steve Zimmer (Applicants Landscaper), Mitchell Leff (Applicant)

Mr. Wisniewski provided an overview of the proposed project. Proposed project includes a walkway, patio and an expansion of the existing driveway.

Mr. Leff informed the reasoning for the proposed project. Mr. Zimmer explained that the patio would offer better use for his back yard, and the driveway extension would offer better movement for two cars.

Mr. Zimmer informed the board that he was the landscaper associated with the property during construction, and assisted in the installation of the current storm water management system.

Mr. Sullivan (Borough Engineer) & Members of the Zoning Board raised questions concerning the existing stormwater system. Mr. Sullivan informed Mr. Wisniewski and Mr. Zimmer that the application would need to show the existing stormwater management system calculations and provide the borough with the proposed stormwater management calculations (for the proposed project), so that the borough may adequately understand the impact of the proposed project.

**Public Comment:**

None

**Motion:** 1<sup>st</sup> Kevin Burns, 2<sup>nd</sup> Susan Baltake - (approved 6-0)

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**ZBA# 2018-28**

**6 Kings Court**

**Leaf Eatery, LLC.**

Sworn In: Richard Hoff, Esquire (Applicant's Attorney), Mark Barrone (Applicants Architect), Melissa Mastandrea (Applicant's Principal)

Mr. Hoff provided the board with an overview of the application. The applicant is requesting a variance of exhaust venting.

Mr. Barrone testified that, with the current code, venting through the roof of the existing building would not

be possible due to residents living above the current location. Mr. Barrone also indicated that the placement of the proposed vent system would be suitable for the current building (proposed venting would be out of the rear of the building).

**Public Comment:**

**Mr. Peter Iris-Williams** (Sworn in) – Mr. Iris- Williams indicated that he is the owner of 203 Kings Court and he is concerned that the venting would allow unwanted odors to contaminate his residential area above the current restaurant if the vent was approved.

**Mr. Charlie Ramos** (Sworn in) – Mr. Ramos indicated that he believes Kings Court to be a gathering place for Haddonfield and that the expansion of the attractions that Kings Court offers would benefit the community.

**Motion:** 1<sup>st</sup> Kevin Burns, 2<sup>nd</sup> Marc Rubino - (approved 6-0)

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**Resolutions:**

- ZBA#2018-25            57 Chestnut Street
- ZBA#2018-24            320 Hillside Ave
- ZBA#2018-26            320 Haddon Ave, Unit 2

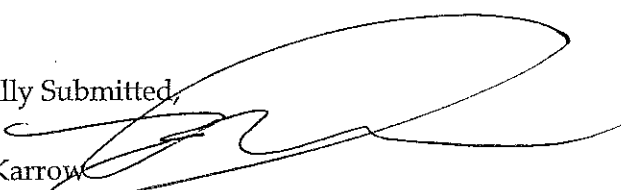
**Minutes:**

November 2018

**ADJOURNMENT:**

9:15pm -Motion to adjourn. All Board members were in favor. Motion carried.

Respectfully Submitted,



Tavis A. Karrow  
Zoning Board Secretary