

MINUTES OF THE PLANNING BOARD FROM DECEMBER 18, 2014

The meeting was called to order by the Chairman, Christopher Soriano. Mr. Soriano 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: Christopher Soriano, Rose Fitzgerald, Jaclyn Parisi, Dean Doukakis, Jeff Hanson, Vince Ceroli, Tom Ferrese, Frank Ferrese, Steve Bach, Borough Engineer

Absent: Mayor Forte, Richard DiRenzo, Chief Kinkler, Terre Sulock

Also Present: Don Ryan, Solicitor, Stephanie Gee, Secretary, Ron Newell, Zoning Officer

Minutes:

Motion was made to approve the minutes from the November 20, 2014 Planning Board meeting with a correction to the spelling of Ms. Parisi's name. Motion made by Jaclyn Parisi and seconded by Jeff Hanson. Tom Ferrese, Christopher Soriano, Rose Fitzgerald, Frank Ferrese abstained. Motion carried

Resolutions:

CS#14-11-1P Michael & Kimberly Bonner
11 First Avenue- B-5; L-1.09
Widen Width of Driveway Apron

Business:

CS#14-12-1P Stanley Briggs
117 ½ Eighth Avenue- B-41; L-30
Application for Preexisting Non Conforming Use Certification

The Board considered the application of Stanley V. Briggs, who is the owner of the premises at 117 1/2 Eighth Avenue, Haddon Heights, New Jersey. The property is also designated as Block 41, Lot 30 on the Haddon Heights Tax Map.

The applicant seeks a certification of a pre-existing non-conforming use to establish that his property at 117 ½ Eighth Avenue is a lawful duplex/two-family residence.

The application is made pursuant to Section 450-89 of the Haddon Heights Zoning Code and the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-68.

The applicant, Stanley V. Briggs, appeared, was sworn and testified in support of the application. The applicant was represented by David Wollman, Esquire.

The Planning Board concludes that the subject property is a valid non-conforming use having been constructed as a duplex in 1956 at which time it was a permitted use.

The Planning Board further concludes that the use of the subject property as a two-family residence has been continuous and has not been abandoned since its exception and should be permitted to continue as a two-family residence (without an insurance office).

On the motion of Frank Ferrese, seconded by Jaclyn Parisi, the Planning Board voted 8-0 to grant the applicant's certificate for non-conforming use as a two-family dwelling.

CS#14-12-2P HHYA
Barr Complex, Majors Field
Request for two-story shed (Announcer's Booth)

Joe Montelone appeared (HHYA rep) to present and answer any questions that the board may have. The board concluded that they have no objections to the shed to be constructed. Mr. Soriano will put a letter together to Mayor and Council advising the Planning Board's approves with the work. The HHYA will need to go back to Mayor and Council prior to construction.

Application Forms:

Application Forms were talked about. A Committee will be formed to go over and possibly change the Planning Board Application. The committee will consist of Jaclyn Parisi, Christopher Soriano, Tom Ferrese, Jeff Hanson and Dean Doukakis.

ADJOURNMENT:

Jaclyn Parisi made a motion to adjourn, seconded by Dean Doukakis. Motion carried. All Board members were in favor.

Respectfully Submitted,

Stephanie Gee
Planning Board Secretary