

MINUTES OF THE PLANNING BOARD FROM JANUARY 16, 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: Mayor Forte, Christopher Soriano, Rose Fitzgerald, Richard DiRenzo, Chief Kinkler, Jaclyn Parisi, Dean Doukakis, Jeff Hanson, Vince Ceroli, Terre Sulock, Frank Ferrese

Also Present: Don Ryan, Solicitor, Michelle Fareri, Secretary, Stephanie Gee, Secretary, Ron Newell, Zoning Officer, Steve Bach, Borough Engineer

Re-Organization:

Christopher Soriano was moved for Chairman by Dean Doukakis, seconded by Frank Ferrese, Motion carried. All Board Members voted in favor.

Dean Doukakis was moved for Vice Chairman by Jeff Hanson, seconded by Terre Sulock. Motion carried. All Board Members voted in favor.

Resolution appointing Donald S. Ryan as Planning Board Solicitor was moved for adoption by Dean Doukakis, seconded by Terre Sulock. Motion carried. All Board Members voted in favor.

Resolution appointing Bach Associates as Planning Board Engineer/Borough Planner was moved for adoption by Richard DiRenzo, seconded by Mayor Forte. Motion carried. All Board Members voted in favor.

Motion was made by Christopher Soriano, seconded by Dean Doukakis to appoint Stephanie Gee as the Planning Board Secretary. Motion carried. All Board Members voted in favor.

Resolution Honoring Thomas Ferrese was moved for adoption by Richard DiRenzo, seconded by Dean Doukakis. Motion carried. All Board Members voted in favor.

Resolution Designating the Date, Time and Place of Planning Board Meetings for 2014 in accordance with the Open Public Meetings Act was moved for adoption by Frank Ferrese, seconded by Jaclyn Parisi. Motion carried. All Board Members present voted in favor.

Resolution Authorizing the Fixing Charges for Notice of Meetings for 2014 as required by the Open Public Meetings Act was moved for adoption by Jeff Hanson, seconded by Frank Ferrese. Motion carried. All Board Members present voted in favor.

Resolution Authorizing the Designation of Newspapers to receive all notices of meetings as required under the Open Public Meetings Act was moved for adoption by Dean Doukakis, seconded by Jaclyn Parisi. Motion carried. All Board Members present voted in favor.

Minutes:

Motion was made to approve the minutes from the December 19, 2013 Planning Board meeting by Rose Fitzgerald seconded Dean Doukakis. Motion carried.

Resolutions:

**CS#13-9-1P - Ravinder Singh
Application for Use Variance
504 White Horse Pike – B38, L3.02**

Dean Doukakis made a motion to approve the resolution, seconded by Chief Kinkler. Motion carried.

Roll Call:

Chief Kinkler	Yes
Dean Doukakis	Yes

**CS#13-11-2P – DC Property Management, LLC
609 Station Avenue – B28, L30**

Application for Use Variance

Jeff Hanson made a motion to approve the revised resolution, seconded by Frank Ferrese. Motion carried.

Roll Call:

Chief Kinkler	Yes
Jaclyn Parisi	Yes
Dean Doukakis	Yes
Christopher Soriano	Yes
Jeff Hanson	Yes
Frank Ferrese	Yes

BUSINESS:

**CS#13-12-1P - Michael Grace
101 White Horse Pike – B22, L9
Application for Use Variance**

An announcement was made that this application is postponed to the next regularly scheduled meeting in February.

**CS#13-12-2P – 66 Tanner LLC
511 Station Avenue – B25, L19
Application for Use Variance**

An announcement was made that this application was withdrawn by the applicant.

CS#14-1-1P - John Ellis
2004 Narberth Avenue – B134, L14
Application for Bulk Variance

The Board considered the application of John Ellis, who is the owner and resides at 2004 Narberth Avenue, Haddon Heights, New Jersey. The property is also designated as Block 134, Lot 14 on the Haddon Heights Tax Map. The applicant seeks bulk variances in order to construct a 10 by 23 foot two story addition off the rear and in the front of an existing residential dwelling. The application is made pursuant to Sections 450-40A, B and D of the Haddon Heights Zoning Code. The application is also made pursuant to the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-70(c).

There was discussion between board members and the applicant.

Don Ryan, Solicitor outlined the legal criteria.

Christopher Soriano, Chairman opened the public comment portion of the meeting.

CONCLUSIONS:

The Planning Board concludes there is a hardship to the property by reason of the fact that the existing lot is an undersized lot under the current zoning requirements of the R-5 zone. The Planning Board further concludes that the granting of the subject variances will not substantially impair the intent and purpose of the Haddon Heights Zone Plan and Zoning Ordinance and will not be substantially detrimental to the public good.

ROLL CALL VOTE:

On the motion of Dean Doukakis, seconded by Jaclyn Parisi, the Planning Board voted 7-0 to grant the front yard variance of 11.65; a side yard variance on the westerly side of 7.27 feet; aggregate side yard variances of 15.27 feet and a lot coverage variance not to exceed 40.2%.

Chris Soriano	Yes
Dean Doukakis	Yes
Terre Sulock	Yes
Richard DiRenzo	Yes
Rose Fitzgerald	Yes
Richard Kinkler	Yes
Jaclyn Parisi	Yes
Jeff Hanson	Yes
Frank Ferrese	Yes
Vince Ceroli	Yes

ADJOURNMENT:

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

Stephanie Gee
Planning Board Secretary