

MINUTES OF THE PLANNING BOARD FROM JULY 17, 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: Rose Fitzgerald, Christopher Soriano, Chief Kinkler, Jaclyn Parisi, Frank Ferrese, Jeff Hanson, Vince Ceroli,

Absent: Mayor Forte, Richard DiRenzo, Dean Doukakis, Terre Sulock

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

Minutes:

Motion was made to approve the minutes from the June 19, 2014 Planning Board meeting. Motion made by Jaclyn Parisi and seconded by Jeff Hanson. Frank Ferrese abstained. Motion carried

Resolutions:

CS#14-5-6P 117 Home Solutions LLC

504 Third Avenue – B32, L3

Application for Bulk Variance

On the motion of Rose Fitzgerald, seconded by Vince Ceroli, motion carried.

CS#14-6-1P Thomas Schrank

1133 Sycamore Street- B69, L16

Application for Bulk Variance

On the motion of Jaclyn Parisi, seconded by Rose Fitzgerald, motion carried.

CS#14-6-2P Jason & Nana Shames

241 Seventh Avenue- B29, L28

Application for Bulk Variance

On the motion of Jeff Hanson, seconded by Jaclyn Parisi, motion carried.

Business:

CS#14-7-1P Justin & Katie Cerritelli

224 Ninth Avenue-B57, L10

Application for Bulk Variance

The Board considered the application of Justin and Katie Cerritelli, who are the owners and reside at the premises at 224 Ninth Avenue, Haddon Heights, New Jersey. The property is designated as Block 57, Lot 10 on the Haddon Heights Tax Map.

The applicants seek a bulk variance in order to install a four foot high iron fence in the front yard along Garden Street.

The Planning Board concludes that there is a hardship to the property by reason of the fact that this is a corner property and under the Haddon Heights Ordinance the front yard setback requirements apply to both Garden Street and Ninth Avenue.

The Planning Board further concludes that based upon the testimony of the applicants and the Planning Board Engineer there is no impairment of the sight lines with respect to the installation of this fence and thus the granting of the variance would not substantially impair the public good.

The Planning Board also concludes that the granting of the variance would not substantially impair the intent and purpose of the Haddon Heights Zone Plan and Zoning Ordinance.

ROLL CALL VOTE:

On the motion of Frank Feresse, seconded by Vince Ceroli, the Planning Board voted 7-0 to grant bulk variance to permit the installation of the 4 foot high fence along Garden Street in front of the building line in accordance with the exhibits and testimony presented.

Christopher Soriano	Yes
Richard Kinkler	Yes
Jaclyn Parisi	Yes
Jeff Hanson	Yes
Frank Feresse	Yes
Rose Fitzgerald	Yes
Vince Ceroli	Yes

Caucus Items:

Planning Board Escrow Fees-

The escrow fees were talked about and it was asked that the current fees and current escrows be distributed to the Board members so that they can see what our current fees are. It was also asked that we get the surrounding towns fees for Planning / Zoning so that we can compare. This topic is to be placed back on the agenda for review purposes at the next meeting.

ADJOURNMENT:

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



Stephanie Gee

Planning Board Secretary