

MINUTES OF THE PLANNING BOARD FROM JULY 16, 2015

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, Jaclyn Parisi, Terre Sulock, Dean Doukakis, Chief Kinkler, Tom Ferrese, Jeff Hanson, Frank Ferrese, Vince Ceroli

Absent: Mayor Forte, Rose Fitzgerald, Richard Di Renzo,

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 18, 2015 Planning Board meeting. Motion made by Jaclyn Parisi and seconded by Terre Sulock. Motion carried, Chris Soriano, and Vince Ceroli abstained.

Resolutions:

CS# 15-4-1HP Timber Development, Rob Evangelisti
613 White Horse Pike- B35; L-31
Install propane tank for apartment use

CS#15-6-1P Karen & James Mc Donnell
30 ½ Tenth Avenue- B46; L 21.01
Replace current concrete walkway and step, installation of new 20 x 22 patio

CS#15-6-2P Anthony & Jennifer O'Toole
1636 Oak Avenue- B106; L3
Installation of above ground pool

CS#15-6-3P Christopher & Kristine Muha
225 First Avenue- B6; L20
Installation of driveway to garage

Business:

CS#15-7-1P Charles & Joanne Kojeski
1206 Sylvan Drive-B62; L24
Application for Non-Conforming Use Certification

The Board considered the application of Charles and Joanne Kojeski, who are the owners of the premises 1206 Sylvan Drive, Haddon Heights, NJ. The applicants reside at 19 Commonwealth Drive, Medford, NJ. The property is also designated as Block 62, Lot 24 on the Haddon Heights Tax Map. The applicants were represented by John Master, Esquire at the hearing. Charles Kojeski appeared, was sworn and testified in support of the application. Ron Newell, the Haddon Heights Zoning Officer, was also sworn and testified.

The applicants seek a Certificate of Non-Conforming Use in accordance with the provisions of the New Jersey Municipal Land Use Law N.J.S.A 40:55D-68 to establish that the property may be used as a residential duplex in a zone which is currently limited to single family dwellings. Based upon the evidence presented, the Planning Board concludes that the subject property was in fact a duplex use prior to 1972 and therefore is a valid non-conforming use. There is no evidence to indicate that the property has ever been discontinued as a duplex.

On the motion of Tom Ferrese, seconded by Jeff Hanson, the Planning Board voted 9-0 to grant the Certificate of Non-Conforming use so as to permit the use of the premises as a two family duplex.

**CS#15-7-3P Michael & Kelly Galasso
35 Second Avenue- B7; L32
Bulk Variance- Installation of in ground pool**

Mike Mc Elhatton Esq. appeared for the applicants as they were away at the time of the hearing. A continuance was requested and it was announced that this matter will be heard at the next meeting August 20, 2015 at 7pm with no further notice.

**CS#15-7-2P Buckingham Partners, LLC
222 W. Atlantic Avenue-B29; L4
Use Variance Application**

Mark Aselta Esq.-Attorney for applicant, Bob Dale-Principal of Buckingham Partners, Angelo Alberto-Architect for applicant, and Jim Vena-Professional Traffic Engineer for applicant appeared and were sworn and testified. There were many members of the public that attended the meeting and spoke out some were for and others against the application. Joan Osler, Mike Bassett, John McClafferty, Cara Blair, Jay Fredricks, and Don Lyman spoke to the board and the applicants about the application. The completeness of the application with the requested waivers was voted on at the meeting and passed 9-0. There was a continuance requested since it was getting very late. The application will be continued to the next meeting August 20, 2015 at 7pm with no further notice.

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