

MINUTES OF THE PLANNING BOARD FROM JANUARY 21, 2016

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, Mayor Merryfield, Terre Sulock, Dean Doukakis, Vince Ceroli, Bob Hunter, Chief Kinkler, Jaclyn Parisi, Earl Miller

Absent: Tom Ferrese, Frank Ferrese, Jeff Hanson

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 December 17, 2015 Planning Board meeting. Motion made by Vince Ceroli and seconded by Jaclyn Parisi. Motion carried

Re-Organization:

- Appointment of Planning Board Chairperson- Christopher Soriano
- Appointment of Planning Board Vice Chairperson- Dean Doukakis
- Appointment of Planning Board Solicitor- Donald Ryan
- Appointment of Planning Board Engineer/Planner- Steven Bach
- Appointment of Planning Board Secretary-Stephanie Gee
- Resolution Designating the Date, Time and Place of Planning Board Meetings for 2016 In Accordance With the Open Public Meetings Act- All dates were approved
- Resolution Authorizing the Fixing Charges for Notice of Meetings for 2016 as Required By the Open Public Meetings Act- \$10.00
- Resolution Authorizing the Designation of Newspapers to Receive All Notices of Meetings As Required Under the Open Public Meetings Act- Retrospect & Courier Post

Resolutions:

CS#15-12-1P

Joe & Christine Magee
1004 Green Street, B-47, L-9
2nd story Addition

CS#15-12-2P

Brent Van Altvorst
1322 Kings Highway, B-81, L-2
1st & 2nd story Addition

CS#15-12-3P

Mike & Carrie Rottina
321 Tenth Avenue, B-58, L-23
Addition

Business:

CS#16-1-1P

Peaches & Carol Larro

318 Ninth Avenue, B-58, L-10

Side setback, aggregate & lot coverage

The Board considered the application of Peaches and Carol Larro, who are the owners and reside at the premises 318 9th Avenue, Haddon Heights, New Jersey. The property is also designated as Block 58, Lot 10 on the Haddon Heights Tax Map. The applicants seek bulk variances to construct a one-story addition on the rear of their property. The applicant, Peaches Larro, appeared, was sworn and testified in support of the application. The Planning Board concludes that there is a hardship to the property by reason of the fact that the subject property is an existing non-conforming lot with respect to lot size, lot width and the existing side yards. The Planning Board further concludes that the granting of the subject variances would not substantially impair the intent and purpose of the Haddon Heights Zone Plan and Zoning Ordinance and would not be substantially detrimental to the public good. On the motion of Dean Doukakis, seconded by Vince Ceroli, the Planning Board voted 8-0 to grant the aggregate side yard variance of 17.94 feet and individual side yard of 4.21 feet and maximum impervious coverage of 38.7%.

CS#16-1-2P

Paul & Susan Poniatowski

1165 Fulling Mill Lane, B62.02, L-12

Appeal of Administrative Decision of Zoning Officer

The Board considered the appeal Paul and Susan Poniatowski from the administrative decision of the Zoning Officer, Ron Newell. Paul and Susan Poniatowski, are the owners and occupy the premises at 1165 Fulling Mill Lane, Haddon Heights, New Jersey. The property is also designated as Block 62.02, Lot 12 on the Haddon Heights Tax Map. The property is located in the R-7 Residential Zoning District and within the subdivision known as Glover Mill Village. A neighboring property owner, Vanessa Fenton, who resides at 1212 Sylvan Drive, Haddon Heights, New Jersey, appeared at the hearing but no testimony was taken. The Planning Board, having determined that the application was in proper form and having examined the exhibits submitted finds as follows: The Planning Board has jurisdiction to determine an appeal from a Zoning Enforcement Officer pursuant to the Municipal Land Use Law N.J.S.A. 40:55D-70(a). The applicants, Paul and Susan Poniatowski, submitted a Notice of Appeal dated 12/1/15. The subject matter of the decision of the Zoning Officer was to demand that the applicants move the pool filter equipment outside of the 25 foot buffer zone which currently violates the landscape buffer zone requirements of the ordinance and resolutions of the Planning Board. At the time of the hearing scheduled for 1/21/16 no one appeared on behalf of the applicants. A neighboring resident appeared at the hearing to testify but no testimony was taken by reason of the absence of the applicants. The Planning Board now dismisses the appeal with prejudice based on the non-appearance of the applicants. At this point in time the options opened to the applicants would be to remove subject equipment to an area which is not in violation of the Haddon Heights land development ordinances and resolutions or to apply to municipal agency for variance relief.

On the motion of Dean Doukakis, seconded by Vince Ceroli, the Planning Board voted 8-0 to dismiss the application with prejudice of Paul and Susan Poniatowski seeking relief from the decision of the Zoning Officer.

ADJOURNMENT:

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

Respectfully Submitted,

Stephanie Gee

Planning Board Secretary