

MINUTES OF THE PLANNING BOARD FROM DECEMBER 21, 2017

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, Dean Doukakis, Richard Kinkler, Jaclyn Parisi, Michael Gatti, Mike Cicalese, Frank Ferrese, Tom Ferrese, Chief Bruce Koch, Jeff Hanson

Absent: Mayor Jack Merryfield, Council President Susan Griffith

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

Minutes: Minutes from October 19, 2017 (Jeff Hanson and Chris Soriano abstained) and November 16, 2017 (Jeff Hanson abstained) were approved as revised

Resolutions:

CS#17-10-1P, Michael & Jodilyn Tuner, 31 Ninth Avenue, B-42, L-23

CS#17-11-1P, Patrick Marks, 1710 Prospect Ridge Blvd, B-90, L-10

CS#17-11-2P, Jason & Julia Clark, 24 Lippincott Avenue, B-5, L-4

HPC Applications:

None for this month

Business:

CS#17-12-1P, James Collier, 1844 Bryn Mawr Avenue, B-139, L-1, Corner Lot Fencing Variance

The Board considered the application of James Collier, who is the owner and resides at the premises at 1844 Bryn Mawr Avenue, Haddon Heights, New Jersey. The property is also designated as Block 139, Lot 1 on the Haddon Heights Tax Map.

The applicant seeks to install a black ornamental fence in front of the building line on a corner property. Steven Bach, Planning Board Engineer, was also sworn and testified in connection with the application. The Planning Board concludes that there is a hardship to the property by reason of the fact that the property is a corner lot. The Planning Board further concludes that granting the subject variance for the location of the fence, will not be substantially detrimental to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance of the Borough of Haddon Heights. On the motion of Dean Doukakis, seconded by Michael Gatti, the Planning Board voted 10-0 to grant a variance for the installation of the fence as proposed.

CS#17-12-2P, Brent & Melissa Margerum, 205 Ninth Avenue, B-54, L-17, Setbacks & Coverage Variance

The Board considered the application of Louis and Melissa Margerum, who are the owners and reside at the premises at 205 9th Avenue, Haddon Heights, New Jersey. The property is also designated as Block 54, Lot 17 on the Haddon Heights Tax Map.

The applicants seek to install an in ground swimming pool at their property and have applied for variances with respect to lot coverage, rear yard setback and side yard setback. The applicants, Louis and Melissa Margerum, appeared, were sworn and testified in support of the application. Steven Bach, Planning Board Engineer, was also sworn and testified in connection with the application. The Planning Board finds that the purposes of the Municipal Land Use Law in terms of appropriate planning are served by the proposed swimming pool and that the benefits in granting the variances requested, substantially outweigh any detriments. The Planning Board further concludes that granting the subject variances will not be substantially detrimental to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance of the Borough of Haddon Heights. On the motion of Dean Doukakis, seconded by Jaclyn Parisi, the Planning Board voted 10-0 to grant the side yard setback, rear yard setback and lot coverage variances for the installation of in ground swimming pool in accordance with the exhibits presented and subject to the condition that the applicant comply with all of the recommendations of Steven Bach set forth in his letter dated 12/21/17.

CS#17-12-3P, Robert Hunter, 412 First Avenue, B-15, L-7, Duplex Certification

The Board considered the application of Robert J. Hunter, who is the owner of the premises 412 1st Avenue, Haddon Heights, NJ. The property is also designated as Block 15, Lot 7 on the Haddon Heights Tax Map. The applicant seeks a Certificate of Non-Conforming Use in accordance with the provisions of the Haddon Heights Zoning Ordinance Section 450-30 and the New Jersey Municipal Land Use Law N.J.S.A 40:55D-68. The applicant, Robert J. Hunter, appeared, was sworn and testified in support of the application. The following witnesses appeared to testified at the hearing:

- John Gemmel – 1843 Sycamore Street in opposition of the application.

- Catherine Russo – 408 1st Avenue in favor of the application Based upon the testimony of the applicant and the exhibits presented, the Planning Board concludes that the applicant has met his burden of proof by a preponderance of credible evidence that the subject property has been a duplex since prior than 1972 and therefore a Certificate of Non-Conforming Use may be granted. On the motion of Jeff Hanson, seconded by Rich Kinkler, the Planning Board voted 10-0 to grant a Certificate of Non-Conforming Use for the subject premises. John Gemmel, objected to the voting by Rich Kinkler and Bruch Koch based on the fact that they had been or are currently Borough employees and therefore should not be eligible to vote on applications for certification of non-conforming use. This objection was noted but was not deemed to be a valid objection by the Solicitor in accordance with the Municipal Land Use Law.

ADJOURNMENT:

@8:05PM. All Board members were in favor.

Respectfully Submitted,

Stephanie Gee

Planning Board Secretary