

MINUTES OF THE PLANNING BOARD FROM FEBRUARY 16, 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, Michael Gatti, Councilman Stephen Berryhill, Richard Kinkler, Tom Ferrese Dean Doukakis, Jaclyn Parisi, Jeff Hanson, Chief Bruce Koch

Absent: Frank Ferrese, Mayor Jack Merryfield, Mike Cicalese

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

Minutes: Motion was made to approve the minutes from the January 19, 2017 Planning Board meeting. Motion made by Jeff Hanson and seconded by Dean Doukakis. Motion carried.

Resolutions:

CS#16-10-3P, Gustave Sundberg
407 Ninth Avenue, B-56, L's- 4 & 5

HPC Applications:

No Applications

Business:

CS#17-2-1P, Brent Van Altvorst, 1416 Sycamore Street, B-97, L-3

The Board considered the application of Brent VanAltvorst, who is the owner of the subject premises and resides at 4716 Asbury Avenue in Ocean City, New Jersey. The property is also designated as Block 97, Lot 3 on the Haddon Heights Tax Map. The applicant seeks bulk variance relief in order to elevate the subject premises and install a second floor on same which will increase the size of the residential structure located within the required front yard setback area and which exceeds permitted lot coverage. The applicant, Brent VanAltvorst, appeared, together with his father Clarence VanAltvorst. They were sworn and testified in support of the application. Rear neighbor, Christine Master, also testified with regard to same. Steve Bach, the Planning Board Engineer, was also sworn and testified with regard to the application. On the motion of Dean Doukakis, seconded by Jaclyn Parisi, the Planning Board voted 8 to 0 to approve the addition of a second floor as submitted, subject to the portion of the driveway initially intended to be removed to remain.

CS#17-2-2P, Greg Judge, 1310 Kings Highway, B-81, L-6

The Board considered the application of Greg Judge, who is the applicant for the premises at 1310 Kings Highway, Haddon Heights, New Jersey, owned by his mother Elizabeth Marshall Judge. The property is also designated as Block 81, Lot 6 on the Haddon Heights Tax Map. The applicant seeks a certification of a pre-existing non-conforming use to establish that the property at 1310 Kings Highway is a lawful duplex/two-family residence. The Planning Board concludes that the subject property is a valid non-conforming use having been constructed as a duplex in 1954 at which time it was a permitted use. The Planning Board further concludes that the use of the subject property as a two-family residence has been continuous and has not been abandoned since its exception and should be permitted to continue as a two-family residence. On the motion of Tom Ferrese, seconded by Michael Gatti, the Planning Board voted 6-0 to grant the applicant's certificate for non-conforming use as a two-family dwelling.

The Board considered the application of Greg Judge, who is the applicant and occupant of the premises, 1310 Kings Highway, Haddon Heights, New Jersey, owned by his mother Elizabeth Marshall Judge. The property is also designated as Block 81, Lot 6 on the Haddon Heights Tax Map. The applicant seeks use and bulk variance relief in order to expand a pre-existing non-conforming residential duplex use by extending the rear of the first floor an additional 10 feet at its full 31 foot width. The applicant, Greg Judge, appeared along with Elizabeth Marshall Judge and Dennis Judge. All were sworn and testified in support of the application. Steve Bach, the Planning Board Engineer, was also sworn and testified with regard to the application. On the motion of Dean Doukakis, seconded by Jaclyn Parisi, the Planning Board voted 6-0 to approve the first floor addition.

Public Hearing on 2016 Housing Element and Fair Share Plan
Public Hearing on 2016 Master Plan Re-examination and Recommendations

ADJOURNMENT:

@8:34pm. All Board members were in favor.

Respectfully Submitted,
Stephanie Gee
Planning Board Secretary