

MINUTES OF THE PLANNING BOARD FROM JANUARY 19, 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, Mike Cicalese, Councilman Stephen Berryhill, Richard Kinkler, Tom Ferrese Dean Doukakis, Jaclyn Parisi, Jeff Hanson, Chief Bruce Koch

Absent: Frank Ferrese

Also Present: Mayor Jack Merryfield (not voting), 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 December 15, 2016 Planning Board meeting. Motion made by Jeff Hanson and seconded by Mike Cicalese. Motion carried, Chief Bruce Koch and Tom Ferrese abstained.

Re-Organizational Meeting Appointments:

Appointment of Planning Board Chairperson

Appointment of Planning Board Vice Chairperson

Appointment of Planning Board Solicitor

Appointment of Planning Board Engineer/Planner

Appointment of Planning Board Secretary

Resolution Designating the Date, Time and Place of Planning Board Meetings for 2017 In Accordance With the Open Public Meetings Act

Resolution Authorizing the Fixing Charges for Notice of Meetings for 2017 as Required By the Open Public Meetings Act

Resolution Authorizing the Designation of Newspapers to Receive All Notices of Meetings As Required Under the Open Public Meetings Act

Resolutions:

CS#16-11-1HP, Joyce & Charles Rowand
28 First Avenue, B-7, L-7

CS#16-11-2HP, Daniel R. White Realtors
522 Station Avenue, B-26, L-11

CS#16-12-1P, RLD Holding Company, LLC.
411 S. Black Horse Pike, B-140, L's-4.01 & 4.02

HPC Applications:

No Applications

Business:

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

The Board considered the application of Gustave E. Sundberg, who is the owner and resides at the residential premises 407 9th Avenue, Haddon Heights, New Jersey. The property is also designated as Block 56, Lots 4 and 5 on the Haddon Heights Tax Map.

The applicant seeks a minor subdivision and bulk variances/lot line adjustment for two existing residential lots. The applicant seeks to sell one of the lots for the development of a new single family home. The other lot would remain as an existing single family dwelling. The applicant, Gustave E. Sundberg, appeared, was sworn and testified in support of the application. Steve Bach, the Planning Board Engineer, was also sworn and testified.

On the motion of Dean Doukakis, seconded by Jaclyn Parisi, the Planning Board voted 9-0 to grant bulk variances to permit an aggregate side yard setback of 20.55 feet, where 25 feet is required, to permit a lot size of 10,000 square feet for lot 5, where 12,000 square feet is required, and to permit a lot width of 50 feet for lot 5, where 60 feet is required and to grant the minor subdivision proposed, subject to the following conditions:

- The applicant will fully comply with the recommendations of the Planning Board Planner, Steve Bach as set forth in his letter dated 1/12/17.
- All taxes must be paid before the Chairman and the Secretary sign any subdivision deed or plat for the subdivision.

Public Hearing on 2016 Housing Element and Fair Share Plan & 2016 Master Plan Re-Examination and Recommendations will be at February 16, 2017 Meeting

ADJOURNMENT:

@7:50pm. All Board members were in favor.
Respectfully Submitted,
Stephanie Gee
Planning Board Secretary