

MINUTES OF THE PLANNING BOARD FROM MARCH 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, Richard Kinkler, Tom Ferrese Dean Doukakis, Chief Bruce Koch, Frank Ferrese, Mike Cicalese

Absent: Mayor Jack Merryfield, Councilman Stephen Berryhill, Jaclyn Parisi, Jeff Hanson

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 February 16, 2017 Planning Board meeting. Motion made by Dean Doukakis and seconded by Michael Gatti. Motion carried. Mike Cicalese, Frank Ferrese, and Richard Kinkler abstained.

Resolutions:

CS#17-2-1P, Brent VanAltvorst, 1416 Sycamore Street, B-97, L-3
CS#17-2-2P, Greg Judge, 1310 Kings Highway, B-81, L-6
CS#17-2-4P, 2016 Housing Element and Fair Share Plan
CS#17-2-3P, 2016 Master Plan Re-examination and Recommendations

HPC Applications:

No Applications

Business:

The Board considered the application of Brandon Ryall-Ortiz, who is the owner and occupies the subject premises at 2016 West High Street, Haddon Heights, New Jersey. The property is also designated as Block 149, Lot 10 on the Haddon Heights Tax Map. The applicant seeks bulk variance for lot coverage in order to install a 81 square foot hot tub in the rear of the subject premises. The applicant, Brandon Ryall-Ortiz, appeared, was sworn and testified in support of the application. Steve Bach, the Planning Board Engineer, was also sworn and testified with regard to the application. The Planning Board concludes that there is a hardship to the property by reason of the undersized lot and the fact that a substantial portion of the impervious coverage is the driveway leading to the rear of the property. The Planning Board further concludes that granting the subject variance would not be substantially detrimental to the public good and would 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 Cicalese, the Planning Board voted 8 to 0 to permit the applicant to install the subject hot tub (spa) and to have the crushed stone area added to the property so as to not exceed 52% impervious lot coverage.

ADJOURNMENT:

@7:27pm. All Board members were in favor.

Respectfully Submitted,
Stephanie Gee
Planning Board Secretary