

## MINUTES OF THE PLANNING BOARD FROM SEPTEMBER 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, Council President Susan Griffith, Jaclyn Parisi, Michael Gatti, Mike Cicalese, Frank Ferrese, Jeff Hanson, Tom Ferrese, Chief Bruce Koch

**Absent:** Mayor Jack Merryfield, Richard Kinkler

**Also Present:** Don Ryan, Solicitor, Stephanie Gee, Secretary, Ron Newell, Zoning Officer and Anthony Di Rosa, Substitute for Borough Engineer

**Minutes:** Minutes from July 20, 2017 were approved Motion by Dean Doukakis, seconded by Jaclyn Parisi, Jeff Hanson & Council President Susan Griffith abstained. Minutes from August 17, 2017 were approved Motion by Jaclyn Parisi, seconded by Dean Doukakis, Jeff Hanson & Chief Koch abstained.

### **Resolutions:**

CS#17-7-1HP & CS#17-8-1P, Catherine Short & Tom Hutchinson, 514 Station Avenue, B-26, L-7, Variance-Sign letter height & second sign

### **HPC Applications:**

None for this month

### **Business:**

#### **CS#17-9-1P, William & Linda Verdone, 1845 Prospect Ridge Blvd, B142, L13-Use Certification**

The Board considered the application of William and Linda Verdone, who reside at 10 9th Avenue, Haddon Heights, New Jersey. The applicants seek a Certificate of Non-Conforming use pertaining to the property which they own at 1845 Prospect Ridge Blvd., Haddon Heights, New Jersey. The property is also known as Block 142, Lot 13 on the Haddon Heights Tax Map. The application was originally heard on July 20, 2017 and the Planning Board acted on the application. However, it was subsequently determined that notice to the public in accordance with New Jersey case law was required and the matter was therefore reheard with proper notice. The applicants, William and Linda Verdone, appeared, were sworn and testified in support of the application. The Planning Board concludes that the applicant has met its burden of proof by a preponderance of credible evidence that the subject premises has been a duplex since prior to 1972 and therefore a Certificate of Non-Conforming Use should be issued. On the motion of Frank Ferrese, seconded by Jaclyn Parisi, the Planning Board voted 8-0 to grant a Certificate of Non-Conforming Use that the subject property constitutes a duplex which is a valid non-conforming use.

#### **CS#17-9-2P, Carl Ning, 327 Tenth Avenue, B58, L26, Addition**

The Board considered the application of Carl Ning, who is the owner and resides at the premises at 327 10th Avenue, Haddon Heights, New Jersey. The property is also designated as Block 58, Lot 26 on the Haddon Heights Tax Map. The applicant seeks to construct a two story addition to the existing residential dwelling, which will require a front yard variance and a side yard variance. The applicant, Carl Ning and his wife, appeared, were sworn and testified in support of the application. Anthony Di Rosa, the Substitute 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 and the existing location of the structures preexist the changes in the zoning code.

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 Jeff Hanson, seconded by Michael Cicalese, the Planning Board voted 10-0 to grant the following variances:

- To permit a front yard variance of not less than 25 feet on W. High Street;
- To permit a side yard variance of not less than 4.48 feet on the easterly side of the premises in accordance with the plan submitted;

CS#17-9-3P, Stephen Kinky, 211 Tenth Avenue, B57, L18, In ground Pool, an announcement was made that application is postponed until October 19, 2017 Meeting, No Further Notice will be given.

**ADJOURNMENT:**

@8:45PM. All Board members were in favor.

Respectfully Submitted,

Stephanie Gee

Planning Board Secretary