

MINUTES OF THE PLANNING BOARD FROM OCTOBER 15, 2015

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: Mayor Forte, Christopher Soriano, Jaclyn Parisi, Chief Kinkler, Tom Ferrese, Jeff Hanson, Richard Di Renzo, Vince Ceroli,

Absent: Dean Doukakis, Terre Sulock, Rose Fitzgerald, Frank Ferrese

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

Minutes:

Motion was made to approve the minutes from the September 17, 2015 Planning Board meeting. Motion made by Jeff Hanson and seconded by Jaclyn Parisi. Motion carried. Mayor Forte, Christopher Soriano, Richard DiRenzo, and Vince Ceroli abstained.

Resolutions:

15-2-1HP & 15-9-3P Jessica Bartorelli
523 Station Avenue-B25; L24
Signage

15-6-1HP & 15-9-2P Dr. Stephanie Hirt, DMD
607 Station Avenue- B28; L29
Signage

15-7-3HP & 15-9-1P Leonard Emrick
317 E. Atlantic Avenue- B36; L20
Garage

15-9-4P Craig Bickel
407 Fourth Avenue- B31; L 22
Use Certification for Duplex

Business:

15-10-1P David Klein
1424 Sycamore Street- B97; L1
Corner Lot Fencing

The Board considered the application of David Klein, who is the owner and resides at the premises 1424 Sycamore Street, Haddon Heights, New Jersey. The property is also designated as Block 97, Lot 1 on the Haddon Heights Tax Map. The applicant seeks a bulk variance to install fencing in front of the building line along Glenside Avenue. The Planning Board concludes that there is a hardship to the property by reason of the fact that the subject property is a corner lot. Based upon the fact that the fence is a picket fence with adequate spacing, the location of the fence will not impair sight lines with respect to pedestrian or vehicular traffic. The Planning Board further concludes that the granting of the variance will not substantially impair the intent and purpose of the Haddon Heights Zone Plan and Zoning Ordinance. The Planning Board concludes that the granting of the subject variance will not be substantially detrimental to the public good. On the motion of Tom Ferrese, seconded by Richard DiRenzo, the Planning Board voted 8-0 to grant the variance to permit the fence in front of the property line along Glenside Avenue to the extent of 24 feet from the existing dwelling and approximately 16 feet from the property line.

15-10-2P Francis Kernan
400 Third Avenue-B31; L1
Corner Lot Fencing

The Board considered the application of Francis X. Kernan, Jr., who is the owner and resides at the premises 400 Third Avenue, Haddon Heights, New Jersey. The property is also designated as Block 31, Lot 1 on the Haddon Heights Tax Map.

The applicant seeks a bulk variance to install fencing in front of the building line along High Street. The Planning Board concludes that there is a hardship to the property by reason of the fact that the subject property is a corner lot. Based on the condition that the location of the fence near the garage will be determined by a review of the Planning Board Engineer and construction official in compliance with the ASTA Standards, the Planning Board concludes that the granting of the subject variance will not be substantially detrimental to the public good. The Planning Board concludes that the granting of the variance will not substantially impair the intent and purpose of the Haddon Heights Zone Plan and Zoning Ordinance. On the motion of Richard DiRenzo, seconded by Vince Ceroli, the Planning Board voted 8-0 to grant the variance to permit the installation of the 4 foot fence, with the condition that the portion of the fence near the garage will be located so that the ASTA Standards will be complied with and will be subject to the approval of the Planning Board Zoning Official and Engineer.

ADJOURNMENT:

Tom Ferrese made a motion to adjourn, seconded by Jeff Hanson. Motion carried. All Board members were in favor.

Respectfully Submitted,

Stephanie Gee
Planning Board Secretary