

MINUTES OF THE PLANNING BOARD FROM APRIL 19, 2012

The meeting was called to order by the Chairman, Tom Ferrese. Mr. Ferrese 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, Tom Ferrese, Rose Fitzgerald, Gregory McAdams, David Cox, Dean Doukakis, Terre Bocuzzi, Christopher Soriano

Absent: Chief Kinkler, Jaclyn Parisi, Jack Merryfield

Also Present: Donald S. Ryan, Solicitor, Michelle Fareri, Secretary, Steven Bach, Planning Board Engineer

Minutes:

Motion was made to approve the minutes from March 15, 2012 Planning Board Meeting by Gregory McAdams, seconded by Terre Bocuzzi. Dean Doukakis and Rose Fitzgerald abstained. Motion carried. All board members voted in favor.

Resolutions:

CS# 12-3-2P – Patricia Kalinowski – 1229 Sylvan Drive – B64, L8. Christopher Soriano made a motion to approve the resolution, seconded by Gregory McAdams. Motion carried.

Roll Call:

Tom Ferrese	Yes
Gregory McAdams	Yes
David Cox	Yes
Christopher Soriano	Yes
Terre Bocuzzi	Yes

CS#12-3-3P – Kevin and Kelly Wiegand – 309 Haverford Avenue – B85, L1.02. Christopher Soriano made a motion to approve the resolution, seconded by Gregory McAdams. Motion Carried.

Roll Call:

Tom Ferrese	Yes
Gregory McAdams	Yes
David Cox	Yes
Christopher Soriano	Yes
Terre Bocuzzi	Yes

Business:

CS#12-3-1P – Bancroft NeuroHealth, Inc/Little Butterflies Daycare B42, L10.01

The applicant, Bancroft NeuroHealth, Inc., t/a Little Butterflies Daycare was represented by Clint E. Allen of the law firm of Archer & Griener. The following witnesses appeared, were sworn and testified in support of the application for variance:

1. Jack Seymour, Senior Director of Facilities at Bancroft NeuroHealth, Inc.
2. James Gleeson, representative of American Signs & Design Company

The Planning Board, having determined that the Application, Notice to Property Owners, Notice of Publication and affidavits were in proper form and having examined the Exhibits and considered the testimony, finds as follows: The applicant proposes to install a free standing (double sided) sign. The size of the sign would be 60 inches in width and 42 inches in height mounted on 4x4 painted posts with ball caps. The sign would be located in the front yard 5 feet and 9 inches from the front sidewalk and 6 feet from the sidewalk leading from the building to the public sidewalk. The sign would not be illuminated. The applicant requires the following variances:

1. Under Section 450-135 there may be more than one sign in the R-2 Zoning District. The applicant has one existing façade sign. Thus, a variance is required for the free standing sign.
2. The maximize size of a sign for an educational institution in a residential district is 10 square feet and the applicant proposes 17.5 square feet.

There was discussion between board members and applicants.

Don Ryan, Solicitor outlined the legal criteria.

Tom Ferrese, Chairman opened the public comment portion of the meeting. The Board members, applicant and adjoining property owner’s discussed various issues including the height of the sign, the type of landscaping, the location and size of the sign.

David Cox made a motion to approve the application with conditions, seconded by Gregory McAdams. Motion carried.

Conditions: The sign height would be lowered to 18 inches from ground level.
 The location of the sign would be determined in consultation with and subject to the approval of the Planning Board Engineer, Steven Bach, PE.
 The sign would be placed on the westerly side of the sidewalk leading from the public sidewalk to the front of the applicant’s building, rather than the easterly side.
 The sign would have a sand blasted appearance described as matte finish.

Roll Call:

Rose Fitzgerald	Yes
Tom Ferrese	Yes
Gregory McAdams	Yes

Dean Doukakis	Yes
Terre Boccuzzi	Yes
David Cox	Yes
Chris Soriano	Yes

The Planning Board concludes that the proposed signage would serve a purpose of safety under the Municipal Land Use Law and the benefits in granting the variance would substantially outweigh any detriments. The Planning Board further concludes that granting the signage variance as proposed would not substantially impair the intent and purpose of the Haddon Heights Zone Plan and Zoning Ordinance of Haddon Heights and would not be a substantially detrimental to the public good.

CS#12-4-1P – Tyler Grace B93, L10

The applicants, Tyler and Rachel Grace appeared, were sworn and testified in support of the application for variance. The Planning Board, having determined that the Application, Notice to Property Owners, Notice of Publication and affidavits were in proper form and having examined the Exhibits and considered the testimony, finds as follows:

The applicants propose to construct a new driveway (ribbon driveway) which would extend from Sycamore Street to the rear yard. A solid concrete pad would extend from the ribbons to the garage. The applicants have submitted a simulated photograph of the proposed driveway. The applicants currently have impervious lot coverage of 35%. The applicants would have 39.56% impervious lot coverage (2472 square feet) if the variance is granted to permit the construction of the driveway improvements as proposed. Under Section 450-40B of the Haddon Heights Zoning Code, in the R-5 residential district only 30% impervious coverage is permitted. The applicants seek a bulk variance in order to install a new driveway for their residential dwelling. The applicants require a variance from the impervious lot coverage requirements of Section 450-40 B of the Haddon Heights Zoning Code. The application is also made pursuant to the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-70(c).

There was discussion between board members and applicants.

Don Ryan, Solicitor outlined the legal criteria.

Tom Ferrese, Chairman opened the public comment portion of the meeting. There were no questions or comments.

Dean Doukakis made a motion to approve the application, seconded Christopher Soriano. Motion carried.

Roll Call:

Rose Fitzgerald	Yes
Tom Ferrese	Yes
Gregory McAdams	Yes
Dean Doukakis	Yes
Terre Boccuzzi	Yes

David Cox
Chris Soriano

Yes
Yes

The Planning Board concludes that the purposes of the Municipal Land Use Law in terms of planning and in terms of esthetics would be served by the granting of the subject variance. The Planning Board further concludes that the benefits in granting the variance would substantially outweigh any benefits. The Planning Board concludes that the granting of the variance for lot coverage would not be substantially detrimental to the public good and would not substantially impair the intent and purpose of the Haddon Heights Zone Plan and Zoning Ordinance

CS#12-4-2P – Jason Scott B146, L18.01

Jason Scott appeared before the Board for an Informal Review of his plans to replace his existing driveway with a new concrete driveway. Based on the review, it was determined that if Mr. Scott would like to proceed with his plans, he would need to apply for a bulk variance.

CS#12-4-3P – Del Buono’s Bakery B137, L1

The applicant, Del Buonos Bakery Inc., was represented by Joseph Nardi, Esquire of Brown Connery at the hearing. The following witnesses appeared, were sworn and testified in support of the minor site plan approval:

1. Nino Del Buono, President and owner of Del Buonos Bakery Inc.
2. Robert Banscher, a licensed New Jersey architect
3. Ricardo Gonzales, a building contractor

The Planning Board, having determined that the application was in proper form and having examined the Exhibits and considered the testimony, finds as follows: The applicant seeks minor site plan approval and site plan waivers for the replacement of an existing cooler box with a larger cooler box. The application is also made pursuant to the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-46 and Section 450-20 and 450-157 of the Haddon Heights Zoning Code. The applicant applied to the Haddon Heights Planning Board and obtained a variance to construct an addition to the existing commercial building in April 2009. The applicant proposes at this time to abandon the original building addition for a conveyor belt and proposes to replace an existing cooler box located on the westerly side of the existing building with a larger cooler box in the same location. The size of the proposed structure will not exceed 1,080 square feet and therefore no additional variances are required. However, minor site plan is required under the Haddon Heights Ordinance.

There was discussion between board members and applicants.

Don Ryan, Solicitor outlined the legal criteria.

Tom Ferrese, Chairman opened the public comment portion of the meeting. There were no questions or comments.

Dean Doukakis made a motion to grant minor site plan approval in accordance with the applicant's agreement to comply with the conditions of the approval #2, 3 and 4 in the review letter of Steven Bach dated April 18, 2012 and to conform to the revisions set forth with regard to landscaping and the location of the condensers. Christopher Soriano seconded. Motion carried.

Roll Call:

Mayor Forte	Yes
Rose Fitzgerald	Yes
Tom Ferrese	Yes
Gregory McAdams	Yes
Dean Doukakis	Yes
Terre Boccuzzi	Yes
David Cox	No
Chris Soriano	Yes

The Planning Board concludes that based upon the revisions to the site plan and conditions imposed, the applicant will substantially comply with intent and purpose of the minor site plan requirements of the Haddon Heights Site Plan Ordinance. In addition, the Board concludes that based upon the recommendation of its Engineer, Steven Bach, the site plan waiver request noted in Mr. Bach's letter should be granted.

Caucus:

Commemoratives – The discussion on this topic continued from the previous meeting. Kathy Lange was in attendance. Some of the board members did independent research on the topic. Christopher Soriano volunteered to combine the gathered information with the original proposal. It will be presented at a future Planning Board Meeting.

Streetscapes – At the request of Council, Roni Olizzi appeared before the board for opinions and comments on the banners that her committee would like to hang on Station Avenue. The majority of the Board felt positive on the plan and appearance of the banners.

Adjournment:

Dean Doukakis made a motion to adjourn, seconded by Christopher Soriano. Motion carried. All Board members were in favor.

Michelle Fareri,
Planning Board Secretary