

MINUTES OF THE PLANNING BOARD FROM FEBRUARY 21, 2013

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: Rose Fitzgerald, Richard DiRenzo, Tom Ferrese, Jaclyn Parisi, Dean Doukakis, Christopher Soriano, Jeff Hanson, Earl Miller, Terre Boccuzzi

Absent: Mayor Forte, Chief Kinkler, Frank Ferrese

Also Present: Don Ryan, Solicitor, Michelle Fareri, Secretary, Steven Bach, Planning Board Engineer, Ron Newell, Zoning Official

Minutes:

Motion was made to approve the minutes from the January 17, 2013 Planning Board Meeting by Christopher Soriano, seconded by Jaclyn Parisi. Motion carried. All remaining members voted in favor.

Resolutions:

N/A

Business:

CS#13-1-1P – Stanfill Manor –Application for Bulk and Use Variances, HPC Review 109 East Atlantic Avenue – B25 L10

The Board considered the application of the Haddon Heights Senior Citizens Housing Corp. which is the owner and operator of the Senior Citizen Housing project located at 117 East Atlantic Avenue, Haddon Heights, New Jersey. The applicant is also the owner of the adjoining premises at 109 East Atlantic Avenue, which is known as Stanfill Towers. Michael McElhaton, Esquire represented the applicant at the hearing.

The following witnesses were sworn and testified in support of the application:

1. Ann McAdams, President of the Haddon Heights Senior Citizen Housing Corp.
2. Michael Westfield, an architect licensed in NJ.

The application is made pursuant to the Haddon Heights Zoning Ordinance Section 450-21, 24 and 100. The application is also made pursuant to the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-70(b and c) and N.J.S.A. 40:55D-110.

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 wants to use the first floor of the subject premises for Senior Citizen Housing Activities (small group assembly) and a business office on the second floor. A use variance is required because the property is located in the residential R-1 zone and the proposed uses are not permitted uses. In addition, the applicant requires a bulk variance for lot coverage

since the proposed rear handicap ramp, porch, side steps and stoop would increase the lot coverage from the existing square footage of 13,281 square feet (66.4%) to the proposed 13,571 square feet (67.8%), an increase of 1.4%.

There was discussion between board members and applicant.

Don Ryan, Solicitor outlined the legal criteria.

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

Conclusion:

The Board finds that the proposed use of the first floor activities as a senior citizen adjunct to the Senior Citizen Complex next door will promote the general welfare by advancing the purposes of the Municipal Land Use Law and would therefore constitute “special reasons” for granting the use variance, which would include an accessory office provided it is related to the mission of the Haddon Senior Citizen Housing Corporation. The Planning Board further concludes that the granting of the use variance as described 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. The Planning Board concludes that the purposes of the Municipal Land Use Law are served by the deviations from the bulk requirements of the Haddon Heights lot coverage and side yard setback ordinance provisions. The benefits in granting the bulk variances substantially outweigh any detriments. The Board further concludes that the granting of the bulk variances would not substantially impair the intent and purpose of the Haddon Heights Zone Plan and Zoning Ordinance and would not be substantially detrimental to the public good. The Board concludes that the proposed improvements are substantially consistent with the purpose and intent of the Haddon Heights Historic Preservation ordinance.

On the motion of Chris Soriano, seconded by Jeff Hansen, the Planning Board voted 7-0 to approve the use variance permitting the first floor senior citizen activities and the second floor office, on the condition that the office use must be related to the mission of the Haddon Heights Senior Citizen Complex.

Roll Call:	Tom Ferrese	Yes
	Jaclyn Parisi	Yes
	Dean Doukakis	Yes
	Christopher Soriano	Yes
	Jeff Hanson	Yes
	Earl Miller	Yes
	Terre Boccuzzi	Yes

On the motion of Jaclyn Parisi, seconded by Dean Doukakis, the Planning Board voted 7-0 to approve the side yard variance of 11.9 feet and impervious coverage variance not to exceed 68%.

Roll Call:	Tom Ferrese	Yes
	Jaclyn Parisi	Yes
	Dean Doukakis	Yes
	Christopher Soriano	Yes
	Jeff Hanson	Yes

Earl Miller Yes
Terre Boccuzzi Yes

On the motion of Jeff Hanson, seconded by Jaclyn Parisi, the Planning Board voted 7-0 to grant approval to the Historic District application as submitted in accordance with the December 27, 2012 recommendation of the Historic Preservation Commission.

Roll Call: Tom Ferrese Yes
Jaclyn Parisi Yes
Dean Doukakis Yes
Christopher Soriano Yes
Jeff Hanson Yes
Earl Miller Yes
Terre Boccuzzi Yes

**CS#13-2-1P – Dr. Richard Doty – Appeal of Zoning Decision
125 White Horse Pike – B22, L15**

Dr. Richard Doty is the owner and operator of Sensonics International and Dan Martino, a product engineer of Sensonics International, were sworn and testified. Ron Newell, the Zoning Enforcement Officer was also sworn and testified.

The applicant is appealing the decision of the Zoning Enforcement Officer, Ron Newell, who denied permission to install a small lathe and a small milling machine in a portion of the business located at 125 White Horse Pike.

The application is made pursuant to the Haddon Heights Zoning Ordinance Section 450-71 and 72. The application is also made pursuant to the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-70(a).

On February 4, 2013, the applicant applied to the Zoning Enforcement Officer seeking approval to install one small lathe and a small milling machine, extra storage, a ventilation hood and heating and air-conditioning at the site. The proposed equipment is intended to be used to manufacture a new product which would be utilized in the business of Sensonics. The new equipment will be housed in a small portion of the rear of the existing building. The Zoning Enforcement Officer denied the application based on his opinion that the proposed use was not a permitted accessory use within the Section 450-72 of the Haddon Heights Zoning Code. Based on the testimony of Dr. Doty and his Product Engineer, Dan Martino, the lathe and milling machines fit on a desktop and produce a minimal amount of sound. No expert testimony or decibel readings were presented. The opinion of the applicant was that the decibel level of the proposed machinery would be between 65 and 75 decibels. This would be comparable to the noise level of the traffic which is generated along White Horse Pike.

Conclusion:

The Planning Board concludes that the proposed use as testified to and as represented in the exhibits is a permitted accessory use as it is customarily associated with and is incidental and subordinate to the principal use of the Medical Research Support System.

On the motion of Rose Fitzgerald, seconded by Terre Boccuzzi, the Planning Board voted 9-0 to reverse the decision of the Zoning Enforcement Officer so as to permit the accessory use of an installation of one small lathe and one small milling machine, extra storage, and a

ventilation hood heating and air-conditioning at the above location subject to the following conditions:

1. The applicant would operate the machinery during normal business hours except in emergent situations which should be approved by the Zoning Enforcement Officer.
2. The accessory use should be limited to one small lathe and one small milling machine.

Roll Call:

Rose Fitzgerald	Yes
Richard DiRenzo	Yes
Tom Ferrese	Yes
Jaclyn Parisi	Yes
Dean Doukakis	Yes
Christopher Soriano	Yes
Jeff Hanson	Yes
Earl Miller	Yes
Terre Boccuzzi	Yes

Caucus:

Review Draft of Form Based Code
Section 450-11 - Definitions

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