

MINUTES OF THE PLANNING BOARD FROM OCTOBER 17, 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: Tom Ferrese, Christopher Soriano, Rose Fitzgerald, Richard DiRenzo, Chief Kinkler, Jaclyn Parisi, Dean Doukakis, Jeff Hanson

Absent: Mayor Forte, Earl Miller, Terre Sulock, Frank Ferrese

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

Minutes:

Motion was made to approve the minutes from the September 19, 2013 Planning Board meeting by Richard DiRenzo seconded Jaclyn Parisi. Motion carried.

Motion was made to approve the revised minutes from the September 5, 2013 Special Planning Board meeting by Christopher Soriano, seconded by Jeff Hanson. Motion carried.

Resolutions:

CS#13-9-2P - Frances Weckerly

HPC Review

217 E. Atlantic Avenue – B26, L27

Rose Fitzgerald made a motion to approve the revised resolution, seconded by Dean Doukakis. Motion carried.

Roll Call:

Rose Fitzgerald	Yes
Richard DiRenzo	Yes
Tom Ferrese	Yes
Jaclyn Parisi	Yes
Dean Doukakis	Yes
Jeff Hanson	Yes

CS#13-9-3P - Richard and Sarah Thomas

Application for Bulk Variance

1108 W. High Street

Jeff Hanson made a motion to approve the revised resolution, seconded by Rose Fitzgerald. Motion carried.

Roll Call:

Rose Fitzgerald	Yes
Richard DiRenzo	Yes
Tom Ferrese	Yes
Dean Doukakis	Yes
Jeff Hanson	Yes

**CS#13-8-2P - Bob Meyers Communities, Inc./Glover Mill Village
Request for Final Major Subdivision and Bulk Variance Approval
Glover Avenue, Park Drive and Sylvan Drive – B62, L2 and 6**

Richard DiRenzo made a motion to approve the revised resolution, seconded by Dean Doukakis. Motion carried.

Roll Call:

Richard DiRenzo	Yes
Chief Kinkler	Yes
Tom Ferrese	Yes
Jaclyn Parisi	Yes
Dean Doukakis	Yes
Christopher Soriano	Yes
Jeff Hanson	Yes

BUSINESS:

**CS#13-10-4P - Bob Colleluori
HPC Review
523-525 Station Avenue – B25, L24**

The Board considered the application of Robert M. Colleluori, who is the owner of the commercial building located at 523-525 Station Avenue, Haddon Heights, New Jersey. The applicant seeks approval to replace glass tiles on the front façade.

The property is located in the Central Business Zone and in the Historic District and requires Historic District approval pursuant to Section 450-108 et seq of the Haddon Heights Zoning Code and the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-111.

Michael J. McElhatton, Esquire represented the applicant at the hearing.

Robert M. Colleluori appeared, was sworn and testified in support of the application for Historic District approval.

Carol Larro, Historic Preservation Advisory Commission Member, appeared, was sworn and testified at the hearing.

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 to remove the maroon Carrera glass panels from the front façade of the building and replace them with the same size and approximate thickness, black Spandrel glass panels which are tempered glass.

The Historic District Preservation Advisory Committee received the original application in 2011 and has done extensive research with regard to the alternatives to taking down the original glass panels. The HPC concluded that these glass panels are very significant as they represent an era from 1920 to 1930 when America was working with Art Deco architecture. Carrera or Vitrolite glass is described as “pigmented structural glass” and was made to resemble marble. This glass can not be installed as regular glass and requires a rare skilled craftsman. The HPC attempted to find Carrera glass in big enough panels to replace the missing and broken maroon covered glass and this effort was unsuccessful throughout the United States. The National Park Service Publication on “Preservation of Historic Pigmented Structural Glass” indicates that if replacement glass can not be found to replace

the broken or missing panels, a compatible substitute material may be considered if it conveys the same visible appearance as the Historic material.

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.

CONCLUSIONS:

The HPC, as well as the Planning Board reviewed the issue of whether the replacement Spandrel glass could be black instead of maroon. The HPC voted 4-1 to accept the applicant's proposal for black replacement panels as requested. The Planning Board voted to adopt the recommendation of the Historic Preservation Advisory Commission consistent with the criteria set forth in the Historic District Preservation Ordinance.

ROLL CALL VOTE:

On the motion of Richard DiRenzo, seconded by Jeff Hanson, the Planning Board voted 8-0 to permit the installation of replacement black Spandrel panels as requested by the applicant, on the condition that the applicant will store the Fastow's 5 & 10 metal lettering on the premises.

Tom Ferrese	Yes
Richard DiRenzo	Yes
Chris Soriano	Yes
Rose Fitzgerald	Yes
Jeff Hanson	Yes
Richard Kinkler	Yes
Jaclyn Parisi	Yes
Dean Doukakis	Yes

**CS#13-10-5P - Donna Gottardi
HPC Review
531 Station Avenue – B25, L25**

The Board considered the application of Donna Gottardi, who is the proprietor of a business in the commercial building located at 531 Station Avenue, Haddon Heights, New Jersey. The applicant seeks to install awnings containing signage on the premises which she operates known as My Fair Trade Lady.

The property is located in the Central Business Zone and in the Historic District and requires Historic District approval pursuant to Section 450-100 et seq of the Haddon Heights Zoning Code and the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-111.

Donna Gottardi appeared, was sworn and testified in support of the application for Historic District approval.

Robert Hunter appeared on behalf of the Historic Preservation Commission, was sworn and testified at the hearing.

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 originally sought to replace vinyl lettering on the windows of the building. After consultation with the Historic Preservation commission she amended her application to request small awnings over the window and over the door with signage on these awnings. The awning over the door would be 44 inches wide, 36 inches in heights and project 24 inches with a valance of 8 inches. This awning would only have as signage, the address numerals 531. The awning over the main window would be 122 inches wide and 36 inches in height with a 24 inch projection and an 8 inch valance. This awning would have as signage, the name of the store “My Fair Trade Lady.” The awnings would be fixed with no internal illumination.

The HPC review the application and issued a report dated September 26, 2013 recommending approval of the two front awnings for the window and the door. The door would contain the lettering for the numerical address 531 and the window awning would contact the name of the store “My Fair Trade Lady.”

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.

CONCLUSIONS:

The Planning Board adopts the recommendation of the HPC as consistent with the provisions of the sign ordinance 40:55-135N(14) and the Historic Preservation Ordinance Section 450-104(A7).

ROLL CALL VOTE:

On the motion of Rose Fitzgerald, seconded by Chris Soriano, the Planning Board voted 8-0 to approve the proposed window awning and door awning with the lettering set forth above.

Tom Ferrese	Yes
Richard DiRenzo	Yes
Chris Soriano	Yes
Rose Fitzgerald	Yes
Jeff Hanson	Yes
Richard Kinkler	Yes
Jaclyn Parisi	Yes
Dean Doukakis	Yes

**CS#13-10-2P – Michael Feeley
HPC Review and Application for Bulk Variance
301 E. Atlantic Avenue – B36, L12**

The Board considered the application of Michael Feeley, who is the owner and resides at 301 E. Atlantic Avenue, Haddon Heights, New Jersey.

The applicant seeks approval of the installation of a 4 foot white vinyl picket fence which will be partially located in front of the building line along Garden District.

The property is located in the R-3 Residential Zoning District and in the Historic District and requires Historic District approval pursuant to Section 450-108 et seq of the Haddon Heights Zoning Code. The application for a front yard variance is made pursuant to the Haddon Heights Zoning Code Section 450-96A. The application is also made pursuant to the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-70(c) and 111.

Donald Feeley, Esquire, represented the applicant.

Brooke Feeley, the wife of the owner of the property, Michael Feeley, appeared, was sworn and testified in support of the application.

Chris Davis of the Historic Preservation Commission was sworn and testified with regard to the application.

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 4 foot white vinyl picket style fence. The spacing between the pickets would be 3 and 13/16th inches. The setback from the sidewalk is 2 feet. The front door fronts on Garden Street and is located 13.91 feet from the property line. The proposed picket fence would be located inside of the building line as shown on the survey of Richard S. Humphries dated 2/26/13.

Since the property is located in the Historic District, Historic District approval is required. The Historic District has rendered a report dated May 26, 2013 recommending approval of the fence from a standpoint of Historic District criteria.

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.

CONCLUSIONS:

The Board concludes that there is a hardship to the property by reason of the fact that the property is a corner lot and corner lots require that a fence be located inside the front yard setback on each street. The Board further concludes that the granting of the subject variance will 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.

ROLL CALL VOTE:

On the motion of Rose Fitzgerald, seconded by Richard DiRenzo, the Planning Board voted 8-0 to approve the application for Historic District approval.

Tom Ferrese	Yes
Richard DiRenzo	Yes
Chris Soriano	Yes
Rose Fitzgerald	Yes
Jeff Hanson	Yes
Richard Kinkler	Yes
Jaelyn Parisi	Yes
Dean Doukakis	Yes

On the motion of Chris Soriano, seconded by Jeff Hanson, the Planning Board voted 8-0 to grant a fence variance to permit the fence along Green Street to be located in front of the building line as testified to, subject to the condition that the applicant would abide by the decision of the Haddon Heights Zoning Officer with respect to the preservation of the property sight line along Garden Street.

Tom Ferrese	Yes
Richard DiRenzo	Yes
Chris Soriano	Yes
Rose Fitzgerald	Yes
Jeff Hanson	Yes
Richard Kinkler	Yes
Jaclyn Parisi	Yes
Dean Doukakis	Yes

**CS#13-10-3P - Dean Delsignore
Application for Bulk Variance
10 Tenth Avenue – B46, L11**

The Board considered the application of Dean and Maggie Del Signore, who are the owners and reside at the premises 10 Tenth Avenue, Haddon Heights, New Jersey.

The applicants seek side yard variances and an impervious coverage variance in order to construct a deck in rear of their existing dwelling.

The application is made pursuant to Section 450-36B and D of the Haddon Heights Zoning Code and the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-70(c).

The applicants, Dean and Maggie Del Signore, appeared, were sworn and testified in support of the application for variances.

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 construct a deck off the rear of the existing dwelling which would be 12 feet in depth and 30 feet in width. The deck would extend along the southerly side of the home, 4 feet in width with stairs leading off the deck. The proposed side yard on the south would be 12.23 feet and the proposed side yard on the northerly side would be 9.43 feet. The square footage of the deck would be 432 square feet resulting in a new impervious coverage of 2,694 square feet of 33.6%.

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.

CONCLUSIONS:

The Planning Board has jurisdiction over the subject application in accordance with the provisions of N.J.S.A. 40:55D-70(c). The Board concludes that there is a hardship to the property by reason of the existing narrowness of the lot and the existing non-conformities with respect to the single side yards and aggregate side yard. The Board further concludes

that granting of the subject variances will not substantially impair the intent and purpose of the Haddon Heights Zone Plan and Zoning Ordinance and will not be substantially detrimental to the public good. The Board finds that there is no current drainage issue with regard to the property.

ROLL CALL VOTE:

On the motion of Dean Doukakis, seconded by Chris Soriano, the Planning Board voted 8-0 to grant the variances to permit a single side yard on the north of 9.43 feet, aggregate side yards of 21.66 feet and maximum impervious coverage of 33.6%.

Tom Ferrese	Yes
Richard DiRenzo	Yes
Chris Soriano	Yes
Rose Fitzgerald	Yes
Jeff Hanson	Yes
Richard Kinkler	Yes
Jaelyn Parisi	Yes
Dean Doukakis	Yes

**CS#13-10-6P - Scott McBride
HPC Review and Application for Bulk Variance
100 Fourth Avenue – B22, L1**

The Board considered the application of Scott McBride, who is the owner and resides at 100 Fourth Avenue, Haddon Heights, New Jersey.

The applicant seeks Historic District approval with respect to a proposed fence and seeks a front yard variance to construct the fence inside of the building line.

The application is made pursuant to Sections 450-96A and 450-108 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) and 110.

Scott McBride, appeared, was sworn and testified in support of the application.

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 6 foot white vinyl style fence known as a “GL Eagle Scallop fence. The new fence would be at the same location as the old one and it would be an aesthetic improvement. The fence would be located in front of the building line along Green Street.

The HPC reviewed the fence proposal and recommended approval of the fence based upon the Historic District criteria.

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.

CONCLUSIONS:

The Board concludes that there is a hardship to the property by reason of the fact that the property is a corner lot in determining the location of fences and the required setbacks. The Board further concludes that the granting of the setback variance will 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.

ROLL CALL VOTE:

On the motion of Dean Doukakis, seconded by Jaclyn Parisi, the Planning Board voted 8-0 to grant the Historic District approval for the subject fence.

Tom Ferrese	Yes
Richard DiRenzo	Yes
Chris Soriano	Yes
Rose Fitzgerald	Yes
Jeff Hanson	Yes
Richard Kinkler	Yes
Jaclyn Parisi	Yes
Dean Doukakis	Yes

**CS#13-10-7P - Paul Allen
Application for Bulk Variance
1544 Oak Avenue – B107, L1**

The Board considered the application of Paul Allen, who is the owner and resides at the premises 1544 Oak Avenue, Haddon Heights, New Jersey.

The applicant seeks to install a 4 foot picket fence in front of the building line along Devon Avenue.

The application is made pursuant to Section 450-96A of the Haddon Heights Zoning Code and the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-70(c).

The applicant, Paul Allen, appeared, was 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 applicant proposes to remove a chain link fence along Devon Avenue and install a 4 foot high picket fence which would be located in front of the building line along Devon Avenue two feet inside of the sidewalk. The fence would continue along the southerly property line.

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.

CONCLUSIONS:

The Planning Board has jurisdiction over the subject application in accordance with the provisions of N.J.S.A. 40:55D-70(c). The Board concludes that there is a hardship to the property by reason of the fact that the subject property is a corner lot. The Board further concludes that granting of the subject variance will not substantially impair the intent and purpose of the Haddon Heights Zone Plan and Zoning Ordinance and will not be substantially detrimental to the public good provided the appropriate sight line is established.

ROLL CALL VOTE:

On the motion of Jeff Hanson, seconded by Chris Soriano, the Planning Board voted 8-0 to approve the location of the subject fence along Devon Avenue in front of the building line as testified subject to the condition that the location of the fence and the appropriate sight line would be verified by the Zoning Enforcement Officer or the Planning Board Engineer prior to installation.

Tom Ferrese	Yes
Richard DiRenzo	Yes
Chris Soriano	Yes
Rose Fitzgerald	Yes
Jeff Hanson	Yes
Richard Kinkler	Yes
Jaclyn Parisi	Yes
Dean Doukakis	Yes

CAUCUS:

Councilman Berryhill and Marshall Hatfield discussed Sustainable Haddon Heights with the board.

Roll Call Vote:

On the motion of Rose Fitzgerald, seconded by Dean Doukakis, the Planning Board voted 8-0 to pledge their support of Sustainable Haddon Heights.

Tom Ferrese	Yes
Richard DiRenzo	Yes
Chris Soriano	Yes
Rose Fitzgerald	Yes
Jeff Hanson	Yes
Richard Kinkler	Yes
Jaclyn Parisi	Yes
Dean Doukakis	Yes

There was a brief discussion on GIS training between the board and Steve Bach.

ADJOURNMENT:

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

Michelle Fareri,
Planning Board Secretary