

MINUTES OF THE PLANNING BOARD FROM OCTOBER 18, 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: Rose Fitzgerald, Chief Kinkler, Tom Ferrese, Jaclyn Parisi, Jack Merryfield
David Cox, Christopher Soriano,

Absent: Mayor Forte, Gregory McAdams, Dean Doukakis, Terre Boccuzzi

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 September 20, 2012 Planning Board Meeting by Jaclyn Parisi, seconded by Rose Fitzgerald. Motion carried. All remaining members voted in favor.

Resolutions:

CS#12-9-1P – Josephine Talarico – 918 Kings Highway – B44, L18

Christopher Soriano made a motion to approve the resolution, seconded by Jaclyn Parisi. Motion carried.

<u>Roll Call:</u>	Chief Kinkler	Yes
	Tom Ferrese	Yes
	Jaclyn Parisi	Yes
	David Cox	Yes
	Christopher Soriano	Yes

CS#12-9-2P – Constantine Chepurny – 134 Bellmawr Avenue – B88, L3

Rose Fitzgerald made a motion to approve the resolution, seconded by Jaclyn Parisi. Motion Carried.

<u>Roll Call:</u>	Rose Fitzgerald	Yes
	Chief Kinkler	Yes
	Tom Ferrese	Yes
	Jaclyn Parisi	Yes
	David Cox	Yes
	Christopher Soriano	Yes

CS#12-9-3P – Richard and Tamara Egner – 22 W. Atlantic Avenue – B27, L13

Jaclyn Parisi made a motion to approve the resolution, seconded by Christopher Soriano. Motion Carried.

<u>Roll Call:</u>	Rose Fitzgerald	Yes
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Chief Kinkler	Yes
Tom Ferrese	Yes
Jaclyn Parisi	Yes
David Cox	Yes
Christopher Soriano	Yes

CS#12-9-4P – Jim and Tiffany Shields – 1230 Keswick Avenue – B64, L1

Christopher Soriano made a motion to approve the resolution, seconded by Jaclyn Parisi. Motion Carried.

Roll Call:

Rose Fitzgerald	Yes
Chief Kinkler	Yes
Tom Ferrese	Yes
Jaclyn Parisi	Yes
David Cox	Yes
Christopher Soriano	Yes

Business:

**CS#12-9-6P – Anthanasi Gilfesis –Minor Site Plan Review, Application for Bulk Variance
533 Highland Road – B39.01 L15.01**

It was announced that this application has been postponed pending further information due to Steven Bach’s office.

**CS#12-10-3P – Glenn Ellison – Informal Review
1801 Narberth Avenue – B133, L6**

Glenn Ellison appeared for an Informal Review of his plans to rebuild his front porch. There was discussion between the board and Glenn.

CS#12-10-1P – Haddon Savings Bank – Application for Bulk Variance and HPC Review

The applicant, Haddon Savings Bank, was represented at the hearing by Miyuki Kaneko, Esquire of the law firm of Stevens & Lee. The applicant presented the following witnesses who were sworn and testified in support of the application for variance:

1. Nicholas Kappatos of SignPros.
2. Kevin Peterson, President of Haddon Savings Bank.

The applicant seeks bulk variances from the provisions of the Haddon Heights Ordinance pertaining to signage in order to replace the free-standing sign and various directional signs on the subject premises. The application is made pursuant to Section 450-135 of the Haddon Heights Zoning Code and the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-70(c)(1) and (2). Historic District approval of the proposed signage is also sought pursuant to Section 450-107 of the Haddon Heights Ordinance. 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 seeks both a façade sign and a free-standing sign and the ordinance permits only one sign (the ordinance does not include directional sign in this limitation). The applicant seeks three directional signs in size of 2.38 square feet and the ordinance permits each directional sign of a maximum of 2 feet. The bank representative and the sign representative testified that the primary purpose of the additional square footage in signage is for identification of the subject bank. The witnesses stated that the applicant's lot (frontage) is larger than most properties along the White Horse Pike; therefore the larger sign is necessary in order to promote safety to the public who wish to identify the bank.

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.

On the motion of David Cox, seconded by Jaclyn Parisi, the Planning Board voted 7-0 to grant the following variances for signage:

a. A free-standing sign of 20 square feet, measured 60 inches in width and 48 inches in height and a total structural height of 64 inches subject to the conditions that the sign be located 16 inches above ground level with appropriate shrubbery planted beneath the sign and the aluminum post should be contoured, painted and decorated in a manner satisfactory to the Zoning Enforcement Officer so as to present a softening appearance rather than a stark white appearance.

b. The three directional (functional) signs requested by the applicant each to be a maximum of 2.38 square feet is also granted.

<u>Roll Call:</u>	Rose Fitzgerald	Yes
	Chief Kinkler	Yes
	Thomas Ferrese	Yes
	Jaclyn Parisi	Yes
	David Cox	Yes
	Chris Soriano	Yes

Conclusion: The Planning Board has jurisdiction of the application in accordance with the provisions of N.J.S.A. 40:55D-70(c)(1) and (2). The Planning Board concludes that there is a hardship to the property by reason of the fact that it has significantly larger frontage on both White Horse Pike and Station Avenue. The Planning Board further concludes that the one of the purposes of Planning and Zoning, namely traffic safety, would be enhanced by the better identification of the applicant's business with the signage that is proposed. The Planning Board further concludes that the purposes of the Municipal Land Use Law would be served and that the benefits in granting the subject variances requested would substantially outweigh any detriments. The Planning Board further concludes that granting the subject 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 recommendations of the Haddon Heights Historic District Commission are adopted and approved.

Adjournment:

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

Michelle Fareri,
Planning Board Secretary