

## MINUTES OF THE PLANNING BOARD FROM SEPTEMBER 17, 2015

The meeting was called to order by the Vice Chairman, Dean Doukakis. Mr. Doukakis 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:** Jaclyn Parisi, Dean Doukakis, Chief Kinkler, Tom Ferrese, Jeff Hanson, Frank Ferrese

**Absent:** Mayor Forte, Christopher Soriano, Terre Sulock, Rose Fitzgerald, Richard Di Renzo, Vince Ceroli, Ron Newell, Zoning Officer,

**Also Present:** Don Ryan, Solicitor, Stephanie Gee, Secretary, Steve Bach, Borough Engineer

### **Minutes:**

Motion was made to approve the minutes from the August 20, 2015 Planning Board meeting. Motion made by Jeff Hanson and seconded by Jaclyn Parisi. Motion carried.

### **Resolutions:**

CS#15-7-1-HP Arline Hilfiker  
508 Station Avenue B-26; L4  
Siding

CS#15-7-2HP John Downham  
511 Station Avenue B-25; L19  
ADA accessibility modifications

CS#15-7-3P Michael & Kelly Galasso  
35 Second Avenue- B7; L32  
Bulk Variance- Installation of inground pool

CS#15-8-1P Gary & Marge Specht  
1424 Prospect Ridge Blvd- B93; L1  
Bulk Variance- Remove, Replace & Expand driveway and apron

CS#15-8-2P Joseph & Candace Pelle  
301 Eighth Avenue- B52; L9  
Bulk Variance- Corner Lot Fencing

CS#15-7-2P Buckingham Partners, LLC  
222 W. Atlantic Avenue-B29; L4  
Use Variance Application

### **Business:**

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

#### **Signage**

The Board considered the application of Jessica Bartorelli, who resides at 1418 Chestnut Avenue, Haddon Heights, New Jersey and is a tenant of the subject premises at 523 Station Avenue, Haddon Heights, New Jersey. The property is also designated as Block 25, Lot 24 on the Haddon Heights Tax map. The owner of the property is Robert Colleluori, who has consented to this application. The applicant seeks to install additional signage at the subject premises and requires Historic District Approval, as well as bulk variances, with respect to the number of signs, square footage and size of lettering. An employee of the applicant, Daniel Crampo, appeared, was sworn and testified in support of the application. The Planning Board concludes that by reason of the need for identification of the services offered and for pedestrian and vehicular identification of the property, the purposes of the Municipal Land Use Law are served and the benefits in granting the bulk variances for signage outweigh any detriments. The Planning Board also concludes that the Historic District criteria have been satisfied and therefore a Certificate of Appropriateness should be granted. On the motion of Tom Ferrese, seconded by Frank Ferrese, the Planning Board voted 6-0 to approve the Certificate of Appropriateness and the three bulk variances outlines about for the signage proposed at the premises.

**15-6-1HP & 15-9-2P Dr. Stephanie Hirt, DMD**

**607 Station Avenue- B28; L29**

**Signage**

The Board considered the application of Dr. Stephanie Hirt, who is the tenant of the subject premises at 607 Station Avenue, Haddon Heights, New Jersey. The property is also designated as Block 28, Lot 29 on the Haddon Heights Tax Map. The owners of the property are Dr. David Zellely and his wife, Diane Zellely, who have consented to this application. The applicant seeks Historic District Approval with respect to the proposed signage and bulk variances for the number of signs and the height of the letters for the signage. The applicant, Dr. Stephanie Hirt, appeared, was sworn and testified in support of the application. The applicant was represented by Dave Birkshaw. The applicant testified that there is a strong possibility that she would be operating a solo practice in the very near future after the retirement of Dr. Zellely and she intends to purchase the building. Therefore, Dr. Hirt desires to hang a second sign with her name on the façade to develop name recognition and to assist her patients to locate her office. The applicant proposes to attach her sign temporarily to the current sign of Dr. Zellely. Dr. Zellely's sign would not be removed at the present time, but it would be removed when he retires. The Planning Board concludes that for purposes of identification of the applicant's practice, the subject sign is warranted and serves the purposes of the Municipal Land Use Law. The benefits in granting the variances substantially outweigh any detriments. On the motion of Tom Ferrese, seconded by Jeff Hanson, the Planning Board voted 6-0 to approve the Certificate of Appropriateness and the three bulk variances outlined about for the signage proposed at the premises.

**15-7-3HP & 15-9-1P Leonard Emrick**

**317 E. Atlantic Avenue- B36; L20**

**Garage**

The Board considered the application of Leonard Emrick, who is the owner and resides at 317 E. Atlantic Avenue, Haddon Heights, New Jersey. The property is also designated as Block 36, Lot 20 on the Haddon Heights Tax Map.

The owner seeks Historic District approval by reason of the fact that the property is located in the Historic District Zone, bulk variances to construct a garage which is in excess of the square footage permitted for impervious coverage in excess if the maximum permitted. The applicant, Leonard Emrick, appeared, was sworn and testified in support of the application.

The Planning Board concludes that the purposes of the Municipal Land Use Law will be served because the objectives of the master plan are to have a garage detached and located in the rear portion of the lot, which results in the increasing impervious coverage on this property. The Planning Board further concludes that the housing of motor vehicles in the garage is a preferred planning option. The Planning Board further concludes that the granting of the subject variances would not substantially impair the intent and purpose of the Haddon Heights Zone Plan and Zoning Ordinance of the Borough of Haddon Heights and would not be substantially detrimental to the public good. The Planning Board also concludes that the granting of a Certificate of Approval with respect to the Historic District Criteria is warranted based upon the recommendation of the Historic District Commission and subject to the conditions set forth therein. On the motion of Jeff Hanson, seconded by Frank Ferrese, the Planning Board voted 6-0 to approve the application for Historic District approval and bulk variances on the subject premises, subject to the condition that the applicant comply with the recommendations of the Historic District Commission as to the location of the garage doors and the side door on the garage.

**15-9-4P Craig Bickel**

**407 Fourth Avenue- B31; L 22**

**Use Certification for Duplex**

The Board considered the application of Craig Bickel, who is the owner of the premises 407 Fourth Avenue Drive, Haddon Heights, NJ. The property is also designated as Block 31, Lot 22 on the Haddon Heights Tax Map. The applicant seeks a Certificate of Non-Conforming Use in accordance with the provisions of the New Jersey Municipal Land Use Law N.J.S.A 40:55D-68 to establish that the property may be used as a residential duplex in a zone which is currently limited to single family dwellings. The applicant, Craig Bickel and his realtor, John Shissler, appeared, were sworn and testified in support of the application. Based upon the evidence presented, the Planning Board concludes that the subject property was in fact a duplex use prior to 1973 and therefore was a valid non-conforming use as a duplex. There is no evidence to indicate that the property has ever been discontinued or abandoned as a duplex. On the motion of Jeff Hanson, seconded by Tom Ferrese, the Planning Board voted 6-0 to grant a Certificate of Non-Conforming Use for the subject premises 421 Fourth Avenue, to be used as a two-family duplex.

**ADJOURNMENT:**

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

Respectfully Submitted,

Stephanie Gee  
Planning Board Secretary