

MINUTES OF THE PLANNING BOARD FROM NOVEMBER 15, 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, Gregory McAdams, Jaclyn Parisi, Jack Merryfield, Christopher Soriano, Terre Boccuzzi

Absent: Mayor Forte, Dean Doukakis, David Cox

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 October 18, 2012 Planning Board Meeting by Jaclyn Parisi, seconded by Christopher Soriano. Motion carried. All remaining members voted in favor.

Resolutions:

CS#12-10-1P – Haddon Savings Bank – 201 White Horse Pike – B23, L10

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

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

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

1. Deborah V. Anderson, PA, PP, PWS.
2. Anthanasi Gilfesis, owner.

The applicant seeks minor site plan approval with bulk variances and waivers in order to construct a paved parking lot on an existing commercial property. The application is made pursuant to Sections 450-20, 450-116 and 450-157 of the Haddon Heights Zoning Ordinance and the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-70(c) and 40:55D-46. 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 asphalt paving parking in the rear and the Northerly side of the premises to include a total of 17 parking spaces, including one handicap space. The drainage for storm water for the parking lot would be in accordance with the onsite recharge system depicted in the plans of Deborah V. Anderson, P.P. and in accordance with the testimony provided at the hearing. The applicant requires minor site plan approval for the installation of the parking facilities and also seeks waivers with respect to certain submission requirements and site plan requirements. Finally, the applicant seeks the following bulk variances: A variance to allow 17 parking spaces where the zoning ordinance would require 21 parking spaces. A variance for impervious lot coverage to allow 97.5% where the ordinance allows a maximum of 80% impervious lot coverage. The Planning Board Engineer, Steven Bach, testified extensively with regard to the issues of application completeness, the submission requirements and the merits of the application.

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 Jack Merryfield, seconded by Chris Soriano, the Planning Board voted 8-0 to approve the bulk variance to allow 97.5% impervious lot coverage, to allow 17 parking spaces where 21 spaces would be required and to grant minor site plan approval and waivers as set forth above.

<u>Roll Call:</u>	Rose Fitzgerald	Yes
	Chief Kinkler	Yes
	Thomas Ferrese	Yes
	Gregory McAdams	Yes
	Jaelyn Parisi	Yes
	Jack Merryfield	Yes
	Chris Soriano	Yes
	Terre Boccuzzi	Yes

Conclusion: The Planning Board concludes that there is a hardship to the property which warrants granting the bulk variance for the number of parking spaces of 17 and the impervious lot coverage of 97.5% by reason of the fact that the existing buildings and improvements on the subject lot are already constructed and that the proposed paving of the parking lot would be a substantial benefit. The Planning Board further concludes that the granting of the subject variances 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 minor site plan approval should be granted and that the waivers recommended by the Borough Engineer should be granted.

**CS#12-11-1P – June Johnson – Application for Bulk Variance
411 Black Horse Pike – B140, L4.02**

The applicant seeks bulk variances from the provisions of the Haddon Heights Ordinance pertaining to signage in order to install window signage on the subject premises where she operates her business. The applicant, Astrology Boutique, was represented at the hearing by Barry Beran, Esquire. June Johnson, who is the Manager of Astrology Boutique, was sworn and testified in support of the 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's original application requested installation of three neon signs in the front and side windows measuring 9 inches by 26 inches, 9 inches by 33 inches, and 9 inches by 35 inches. Upon further consideration of the comments of the Planning Board members and the public, the applicant amended its application to seek the following: Three neon signs in the window which fronts the Black Horse Pike with lettering of 6 inches in height and a width which is proportional (approximately 1/3) to the original width requested. Each sign would contain one word, namely "Psychic," "Palm" and "Tarot." The signs would be spaced appropriately apart and would conform to the recommendations of the Planning Board and the Planning Board Engineer hereinafter set forth in the conditions of approval. The spacing between the words would be changed appropriately by the applicant and its sign maker and therefore under the circumstances the Board has deemed the proposed signage to constitute three separate signs on one window. Accordingly, a variance under Section 450-135N(2) is required.

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. Two residents, who reside on Prospect Ridge Boulevard, appeared to testify and objected to any signage on the Prospect Ridge side of the building.

On the motion of Chris Soriano, seconded by Rose Fitzgerald, the Planning Board voted 8-0 to permit the applicant to install 3 neon signs on the window facing the Black Horse Pike with the lettering Tarot, Palm and Psychic in 6 inch lettering with the following conditions:

- a. There should be no red, yellow or green color.
- b. The signs should not be blinking.
- c. There should be no signs facing Prospect Ridge.
- d. The applicant should remove the two existing signs which state "Open"

and the free-standing lawn sign.

<u>Roll Call:</u>	Rose Fitzgerald	Yes
	Chief Kinkler	Yes
	Thomas Ferrese	Yes
	Gregory McAdams	Yes
	Jaclyn Parisi	Yes
	Jack Merryfield	Yes
	Chris Soriano	Yes
	Terre Boccuzzi	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 purposes of the Municipal Land Use Law relating to aesthetics and traffic safety are advanced by the proposed signage subject to the conditions hereinafter noted. The Board concludes that the benefits of granting said variance of multiple signs substantially outweighs 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.

Adjournment:

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

Michelle Fareri,
Planning Board Secretary