

MINUTES OF THE PLANNING BOARD DECEMBER 15, 2011

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, Councilwoman Fitzgerald, Richard Kinkler, Jaclyn Parisi, David Cox, Jack Merryfield, Richard DiRenzo and Terre Boccuzzi

Absent: Mayor Alexander, Dean Doukakis, Gregory McAdams

Also Present: Donald S. Ryan, Solicitor, Melissa Bovera, Secretary, Ron Newell, Zoning Official

Administrative Business:

Minutes:

Councilwoman Fitzgerald made a motion to approve the minutes with amendments, seconded by Jaclyn Parisi. Motion carried. All board members present voted in favor.

Resolutions:

CS#11-11-3P – Margaret Michael Westfield – 425 White Horse Pike – B34, L22 - Councilwoman Fitzgerald made a motion to approve the resolution, seconded by Terre Boccuzzi. Motion carried.

Roll Call: Councilwoman Fitzgerald – Yes, Chief Kinkler – Yes, Tom Ferrese – Yes, Jaclyn Parisi – Yes, David Cox – Yes, Richard DiRenzo – Yes, Terre Boccuzzi – Yes

CS#11-11-3P – James and Janice O’Neill – 212 Crest Avenue – B6, L4 – Richard DiRenzo made a motion to approve the resolution, seconded by Jack Merryfield. Motion carried.

Roll Call: Councilwoman Fitzgerald – Yes, Chief Kinkler – Yes, Tom Ferrese – Yes, David Cox – Yes, Jack Merryfield – Yes, Richard DiRenzo - Yes

Business:

CS#11-11-2P – Andreea Constantinescu – 531 Station Avenue – B25, L25 – Andreea Constantinescu appeared, was sworn and testified in support of the application. Robert Hunter, the Chairman of the Historic Preservation Commission also testified in connection with the application. The applicant proposes to install signage at the subject location on the front windows. There would be two signs on the window which would exceed 10% of the total facade. The logo would be 30 inches by 30 inches and the sign including the website would be two inches by 30 inches. The signage would include the name “Rendez-vous” and depict two coffee cups. The letters would be brown with a white edge in script type lettering. The Historic District Commission has

recommended approval of the signage as set forth in its report dated November 17, 2011. The Planning Board concludes that the applicant has demonstrated that for aesthetic reasons the purpose of Municipal Land Use Law would be advanced and the benefits in granting the variances requested would substantially outweigh any detriments. The Planning Board further concludes that the granting of the variances requested would not substantially impair the intent and purpose of the Haddon Heights Land Development Ordinances and would not substantially impair the public good.

There was discussion between the board members, applicant and Bob Hunter.

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

Don Ryan, Solicitor outlined the legal criteria involved.

Jack Merryfield made a motion to approve the application, seconded by Richard DiRenzo. Motion carried.

Roll Call: Councilwoman Fitzgerald – Yes, Chief Kinkler – Yes, Tom Ferrese – Yes, Jaclyn Parisi – Yes, David Cox – Yes, Jack Merryfield – Yes, Richard DiRenzo – Yes, Terre Boccuzzi - Yes

CS#11-12-2P – Haddon Savings Bank – 201 White Horse Pike – B23, L10 – Caroline Sapp, Treasurer of Haddon Savings Bank appeared, was sworn and testified in support of the application. Jack Merryfield, who is the contractor for the window installation also testified. The applicant proposes to replace the windows on the premises. The new windows would be Anderson Narrow Line windows with exterior muntins. The windows are wood on the interior and vinyl on the exterior. The muntins would mimic the existing windows, some of which are 3 over 3 and some of which are 4 over 4. The muntins are on the exterior of the glass and dimensional. They will cast a shadow and mimic a true divided window. The windows would be capped with $\frac{3}{4}$ capping, a proportion of which would be aligned with the existing windows. The windows would be installed from the interior. The applicant noted in its testimony that the current windows do not open, which represents a safety issue. The cost of the replacement windows is significant. The Board finds that the aesthetics of the replacement windows rather than restored windows would not impair the integrity of the historical aspects of the structure. The Historic District Commission reviewed the matter and voted to recommend approval of the proposed windows as submitted. The Planning Board concludes that the applicant has substantially complied with the Haddon Heights Historic Preservation District procedures and the criteria required with regard to historic buildings.

There was discussion between the board members, applicant and Bob Hunter.

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

Don Ryan, Solicitor outlined the legal criteria involved.

Richard DiRenzo made a motion to approve the application, seconded by David Cox. Motion carried.

Roll Call: Councilwoman Fitzgerald – Yes, Chief Kinkler – Yes, Tom Ferrese – Yes, Jaclyn Parisi – Yes, David Cox – Yes, Richard DiRenzo – Yes, Terre Boccuzzi - Yes

CS#11-12-3P – Carole Hudson – 601 Station Avenue – B28, L27 – Carole A. Hudson appeared, was sworn and testified in support of the application. Robert Hunter, the Chairman of the Historic Preservation Commission also testified in connection with the application. The applicant operates a candy business known as Carole’s Candy Corner at the subject location. The applicant proposes to install two signs, one on the front and one on the corner of the subject premises with letter height and size which would exceed the maximum permitted standards of the Zoning Ordinance. The purpose of the signage is to allow for visibility and identification of the subject business. The signage is proposed in an aesthetically pleasing manner. The Historic District Commission has recommended approval of the signage as submitted based upon the fact that it is a corner store and requires additional visibility in that regard. The applicant has agreed to eliminate the illuminated neon sign which indicate “open and close.” The Planning Board concludes that the applicant has substantially complied with the Haddon Heights Historic Preservation District procedures and the criteria required with regard to signage in the Historic District. The Planning Board concludes that the applicant has demonstrated that for aesthetic reasons the purpose of Municipal Land Use Law would be advanced and the benefits in granting the variances requested would substantially outweigh any detriments. The Planning Board further concludes that the granting of the variances requested would not substantially impair the intent and purpose of the Haddon Heights Land Development Ordinances and would not substantially impair the public good.

There was discussion between the board members, applicant and Bob Hunter.

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

Don Ryan, Solicitor outlined the legal criteria involved.

Richard DiRenzo made a motion to approve the application, seconded by David Cox. Motion carried.

Roll Call: Councilwoman Fitzgerald – Yes, Chief Kinkler – Yes, Tom Ferrese – Yes, Jaclyn Parisi – Yes, David Cox – Yes, Jack Merryfield – Yes, Richard DiRenzo – Yes, Terre Boccuzzi - Yes

Jaclyn Parisi made a motion to adjourn, seconded by Terre Boccuzzi. Motion carried. All board members present were in favor.

Melissa Bovera – Planning Board Secretary