

MINUTES OF THE PLANNING BOARD FROM OCTOBER 20, 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, Richard Kinkler, Gregory McAdams, Dean Doukakis, Jack Merryfield, Richard DiRenzo and Terre Boccuzzi

Absent: Mayor Alexander, Councilwoman Fitzgerald, Jaclyn Parisi and David Cox

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

Administrative Business:

Minutes:

Motion was made by Jack Merryfield to approve the minutes as amended from the September 15, 2011 Planning Board meeting, seconded by Richard DiRenzo. Motion carried. All board members present voted in favor with the exception of Chief Kinkler and Terre Boccuzzi who both abstained.

Resolutions:

None

Business:

CS#11-9-1P – New Cingular Wireless PCS, LLC (AT&T) – 615 East Atlantic Avenue – B39, L3 – Conditional Use, Minor Site Plan Review - Harry Clayton of the law firm of Day, Pitney, LLP, represented the applicants. The following witnesses were sworn and testified in support of the application: James Kyle, a radio frequency and electrical engineer; Joseph Frega, a civil and structural engineer, licensed in the State of New Jersey; James Kyle, a licensed planner in the State of New Jersey. The applicant seeks to replace 3 of the existing antennas on a monopole with 3 LTE antennas and install additional related equipment inside the existing ground level shelter. The applicant requires a use variance from the Haddon Heights Zoning Code and preliminary and final site plan approval and site plan waivers. The applicant, New Cingular Wireless proposes to modify its existing wireless communications facility at the above property. The applicant has existing telecommunications antenna on the monopole consisting of 12 antenna and related equipment located inside an existing shelter. The applicant is proposing to modify its existing facility which will include replacing 3 of the existing antenna on the pole with 3 LTE (Long Term Evolution) antennas and installing additional related equipment inside the existing shelter on the ground level. One purpose of the new antenna is to provide additional capacity for receipt and transmittal of data involving “smart” phones, computers, internet, etc. AT&T seeks waivers as noted in its application and waivers from site plan approval and check list items have been recommended by the Planning Board Engineer, W. Jerome Smith. The Board reviewed the level one structural evaluation dated 6/27/2011 submitted by the licensed professional engineer employed by American Tower, which concludes that the subject tower and foundation are adequate to support the proposed new loads in conformance with the specified requirements. The Planning Board expressed some concern to the applicant that it should provide an inspection report periodically by American Tower relative to the structural condition of the monopole and its equipment. The applicant agreed to provide the last inspection of American Tower. Based upon the testimony of James Kyle, the applicant’s planner, as well as

the review by the Planning Board Engineer, W. Jerome Smith, it appears that all of the conditions of the conditional use requirements of the Haddon Heights Zoning Ordinance have been satisfied.

Jack Merryfield made a motion to approve the resolution, seconded by Dean Doukakis. Motion carried. All board members present voted in favor.

Roll Call: Chief Kinkler –Yes, Tom Ferrese – Yes, Gregory McAdams – Yes, Dean Doukakis – Yes, Jack Merryfield – Yes, Richard DiRenzo – Yes, and Terre Boccuzzi - Yes

CS#11-10-1P – Dr. Renzi – 318 White horse Pike – B36, L7&8 – Final Site Plan - The Board considered the application of Haddon Heights Management Group, which is the applicant and occupies the business premises. The applicant seeks final major site plan approval and waivers relating to a proposed two-story addition to an existing medical office use. Jeffrey Bier, Esquire, represented the applicant. The following witnesses appeared, were sworn and testified in support of the application for major site plan approval: Dr. Michael Renzi, owner; Charles N. Adams, a licensed architect of the State of New Jersey; Russell D. Cipolla, professional engineer licensed in the State of New Jersey. The property is located in the Professional Office Zoning District and in the Historic District. The applicant has received historic district approval for the subject improvements under Resolution #10-6-1P, dated July 15, 2010. The applicant proposes to construct a two-story frame addition of approximately 475 square feet on the 1<sup>st</sup> floor and 420 square feet on the second floor on the northeast side of the existing connecting link between what is known as 316 White Horse Pike and 318 White Horse Pike. The Board considered the testimony of the engineer and the applicant with respect to the bike rack and determined that the installation of a bike rack should be deleted as a mandatory condition of approval and left to the discretion of the applicant. The Board considered the testimony of the engineer and the applicant with regard to the screening of the refuse containers and has determined that such screening will not be required. The proposed addition will require relocation of the storm water inlet in the front yard. An extension to the drainage piping will allow the storm water runoff to continue to be conveyed underneath the facility to an existing underground detention system beneath the rear yard parking area.

On the motion of Jack Merryfield, seconded by Dean Doukakis, the Planning Board voted to determine that the application is complete by granting waivers with respect to the items set forth in the letter of Robert Callaway, dated October 17, 2011.

Roll Call: Chief Kinkler –Yes, Tom Ferrese – Yes, Gregory McAdams – Yes, Dean Doukakis – Yes, Jack Merryfield – Yes, Richard DiRenzo – Yes, and Terre Boccuzzi – Yes

On the motion of Gregory Adams, seconded by Dean Doukakis, the Planning Board voted 7-0 to grant final major site plan approval and waivers from site plan requirements subject to the applicant's compliance with the recommendations of the Planning Board engineer included in the October 17, 2011 letter except no bike rack will be required and no landscape \_\_\_\_\_ for the trash receptacles is required.

Roll Call: Chief Kinkler –Yes, Tom Ferrese – Yes, Gregory McAdams – Yes, Dean Doukakis – Yes, Jack Merryfield – Yes, Richard DiRenzo – Yes, and Terre Boccuzzi - Yes

CS#11-10-2P – Paul DeMartini – 315 Fourth Avenue – B30, L17 – HDR - Paul De Martini appeared, was sworn and testified in support of the application. The application was reviewed by the Historic District Preservation Commission which issued a report dated September 29, 2011 with the recommendation that the Planning Board approve the application. The applicant proposes to reconstruct the front porch, the porch deck columns and the foundation will be replaced as needed. The Historic District Commission recommended approval of the porch with the condition that “the Planning Board determine the exact materials and sizes to be used by the contractor.” The Planning Board accepts the recommendation of the Planning Board except that it rejects the proposal that the Planning Board should dictate the exact materials to be used by the contractor. Rather the Planning Board approves the alternative uses as requested by the applicant.

Gregory McAdams made a motion to approve the resolution, seconded by Jack Merryfield. Motion carried. All board members present voted in favor.

Roll Call: Chief Kinkler –Yes, Tom Ferrese – Yes, Gregory McAdams – Yes, Dean Doukakis – Yes, Jack Merryfield – Yes, Richard DiRenzo – Yes, and Terre Boccuzzi - Yes

Adjournment:

Gregory McAdams made a motion to adjourn, seconded by Richard DiRenzo. Motion carried. All board members present were in favor.

  
Melissa Bovera – Planning Board Secretary