

MINUTES OF THE PLANNING BOARD FROM JUNE 18, 2020

The meeting was called to order at 7:09pm by Chairman Dean Doukakis.

Present: Dean Doukakis, Frank Ferrese, Kate Russo, Jennifer Bonaccorsi, Jaclyn Parisi, Kelly Santosusso, George Gionis, Mayor Houck, and Christopher Morozinski who joined the meeting at 8:13pm.

Excused: Jeff Hanson, Brian Shannon

Also Present: Emily Givens, Solicitor; Anthony DiRosa from Bach Engineering, and Suzanne Ritter, Secretary

Minutes: Minutes from the May 21 meeting were approved with a Motion by Frank Ferrese, Seconded by Jaclyn Parisi. Mayor Houck and Christopher Morozinski abstained from voting. All other members approved the minutes.

Resolutions:

**CS#20-5-1P Uno Voca 414 White Horse Pike, B-37, L-9**

Motioned by Frank Ferrese; Seconded by Jaclyn Parisi to approve. All members approved the resolution.

**CS#20-5-2P Mark Carbonaro 1417 W. High Street, B-97, L-12**

Motioned by Jaclyn Parisi; Seconded by Frank Ferrese to approve. All members approved the resolution.

**CS#20-5-3P Patricia & John Rustico 224 Eighth Avenue, B-54, L-22**

Motioned by Jaclyn Parisi; Seconded by Frank Ferrese to approve. All members approved the resolution.

**CS#20-5-4P Nicole Parent & Michael Engel 1505 Maple Avenue, B-100, L-22**

Motioned by Jaclyn Parisi; Seconded by Kelly Santosusso to approve. All members approved the resolution.

New Business:

**CS#20-5-5P LaParadis Day Spa, LLC 17 White Horse Pike, B-21, L-2**

Charlotte Hall is the Owner of LaParadis Day Spa, LLC and was present for the meeting. She is being represented by Charles Gavin Openmayer. Dr. Kozielski, and Dr. Monica Walsh were also sworn into the record. Currently Ms. Hall has about 2,000 clients at her present location in Cherry Hill. Ms. Hall wants to move her business to Haddon Heights. Her client base is 94% female. Ms. Hall has been in the massage therapy business for 15 years. She is certified by the State of New Jersey. She believes her business is more medical massage therapy instead of just routine massage therapy but will not have a medical physician on hand. Ms. Hall will have six clients per hour. There would be 4 therapists working at a time. There would be a front desk agent on a split shift. Hours of operation will be 7am until 9pm Monday through Saturday. They plan to be open on Sundays as well by appointment only from 12pm to 5pm.

About 50% of her clients come from medical referrals, not necessarily with a referral paper but from a physician suggesting physical message therapy. There are no other therapeutic message business within the area. The present area is zoned for medical professional and she believes her services are ancillary.

Her plan is to collaborate with medical professionals in the area. Deep tissue therapeutic massage is where they massage the body or tissue to help loosen the adhesions in the area. Her business is different from say NovaCare because with massage therapy the client is relaxed and she is doing the work on the muscle. Ms. Hall is seeking a use variance for a medical ancillary therapeutic massage business.

Dr. Kozielski and his two partners have had their business in Haddon Heights for about 30 years. Mr. Kozielski thinks this business would go hand in hand with physical therapy patients. Currently payments are made by the client. If the client wants it reimbursed by their medical they submit the payment themselves. Ms. Hall is looking into how she could bill her client's medical directly. At some point in time a sign for her business will be needed.

Mr. Bovio from Fourth Avenue from the public commented. Mr. Bovio thinks that therapeutic massage is very useful instead of using medication. He thinks this business would be a good fit for this location.

Carol Larro, HPC Chairwoman. She reminded everyone any signs that would be posted there with the exception of the one large sign which faces White Horse Pike. Any other sign on the business would need HPC approval.

Joe Riggs was sworn into the record. There is a total of 11 units in a condominium style business. Mr. Joe Riggs owns two of the units and he is also Property Building Manager. Seven of the eleven units were in favor of this business and four were against this business. There were deed restrictions in the condominium master plan so that is why they took this to a vote. Parking conditions, limited parking, and that the massage people are licensed, and that the application complied with any other rules where included in the lease document. There will be an amendment to the lease for the conditions the condominium owners requested. NovaCare Owner's vote was 1 of the 4 units **against** this business. The seven owners have 77% of the ownership of the deed and that is why the vote passed.

Summation: D use variance is being requested. Public health was a positive, public health and general welfare, suitability of this site was a positive. Negative side is this use consistent under the zoning ordinance.

Motioned by Frank Ferrese; Seconded by Jaclyn Parisi to approve the D variance approval conditional on any practitioners are licensed in the state of New Jersey to work in this facility. Mayor Houck and Councilman Mrozinski had to abstained from voting. All other members approved this motion.

**CS#20-5-2HP Louis & Sandra L. Vogel 124 Fourth Avenue, B-7, L-22**

Mr. Vogel was sworn into the record. Mr. and Mrs. Vogel wants to install an above ground pool. The pool will be well within all setbacks. The pool equipment will be placed behind the pool. Carol Larro from HPC was present for this case. HPC feels that placing the pool was in a good spot so that passerby's wouldn't see the pool from the street.

Motioned by Frank Ferrese; Seconded by Jaclyn Parisi to approve this HPC application. All members approved this motion.

**CS#20-5-1HP Perfect Press 202/208 W. Atlantic Avenue, B-29, L-2**

Since Perfect Press is an LLC, an attorney would need to represent the Owner. Therefore, this case will be carried to next month's meeting without any new notices. Notification to the newspaper was correct.

**Other Business:**

The Solicitor made the members aware that next month they will be hearing the Saint Mary's application prepared by Bach Engineering. The Solicitor will handle all the necessary mailings and newspaper notifications for this case.

Motioned by Frank Ferrese; Seconded by Jaclyn Parisi to adjourn at 9:01pm.