

MINUTES OF THE PLANNING BOARD FROM JULY 16, 2020

The ZOOM meeting was called to order at 7:02pm by Chairman Dean Doukakis.

Present: Dean Doukakis, Frank Ferrese, Kate Russo, Jennifer Bonaccorsi, Jaclyn Parisi, Brian Shannon, George Gionis, Michael Madden, and Christopher Morozinski who joined at 8:13pm.

Excused: Jeff Hanson, Kelly Santosusso, Mayor Houck

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

Minutes: Minutes from the June 18, 2020 meeting with the corrections to the word message to message were approved with a Motion by Frank Ferrese, Seconded by Jaclyn Parisi. All other members approved the minutes.

Resolutions:

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

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

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

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

New Business:

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

Ms. Purdy LaMantia was present for this case. Councilman Christopher Mrozinski recused himself from this case. Ms. LaMantia was represented by solicitor Barry Wendt. Ms. LaMantia was sworn into the meeting. This application was for a sign variance for 2 signs where 1 sign is permitted. One sign will be on the side of the building which would be visible from Station Avenue and another sign next to the windows on the front of the building. Ms. LaMantia does not want to put a sign in the windows. The main purpose of the signs is so that her customers can know where she is located. The sign will be red, white, and blue. Kathy Lange from HPC was on the ZOOM call. HPC approved the signs as presented after applicant removed the laudatory language. The letters for the phone number and the word Perfect Press would be about 4 inches tall. The overall sign size is 40 inches tall. Applicant is willing to remove the words: Alterations, Embroidery, Tailoring, Leather Repairs and the word Expert from the sign. Instead the sign on the wall will be identical to the sign on the front of the building. No one from the public had any questions.

Summation: This property has a hardship because of the location/size of the property relative to other business in the district. Codes involved are 450-135C7, N2, N9, N12, N16, and C13.

Motioned by Frank Ferrese to approve the application, allowing both of the signs as shown in the application, with the size in the application where the letter height shall not exceed 10 inches, 32 square feet where 24 square feet is permitted, and the print style as depicted on the signs. Motion also included a certificate of appropriateness be granted. Motion was seconded by Jaclyn Parisi. All members approved; Michael Madden abstained from voting.

CS#20-7-2P Calvin and Danielle Roberts 1645 W. High Street, B-95, L-10

The homeowners, Calvin and Danielle Roberts were present for this case and sworn into the record. Their property is on a corner which means they have two front yards. They would like a 4-foot picket fence to line up with their porch. No comments from the public.

Summation: Codes involved are 450-96 which does not allow fences in front of the building line and 450-40C which requires a 25 foot setback from the front property. Motioned by Frank Ferrese to approve the application as presented; Seconded by Kate Russo. All members approved the motion.

CS#20-7-1P Preliminary Need Investigation Report for Block 24 Lots 4&5.

Candace Kanaplue stated her credentials as a Professional Planner who works at Bach Engineering firm. The Planning Board accepted Candace Kanaplue as an expert. Ms. Kanaplue walked through the report explaining her findings. The board would like more findings to support criterion D in the report.

Public Comment from Michael McElhatton from Stanfill Towers board gave the PB members the history on this project to date. Kathy Lange from HPC, wanted to know the genesis for council to start the resolution in 2019. Board asked Ms. Kanaplue to revise her report and come back next month with more details relating to the criterion in section D.

Motioned by Frank Ferrese to continue this case another month to give Bach Engineering time to address some of the issues discussed; seconded by Jaclyn Parisi. All members approved continuance.

Motioned by Jaclyn Parisi; Seconded by Frank Ferrese to adjourn at 9:10pm. All members approved.

Amended 8/20/2020