THE HADDON TOWNSHIP PLANNING/ZONING BOARD

MINUTES

THURSDAY SEPTEMBER 5, 2013

Minutes of the regular meeting of the Township of Haddon Planning/Zoning Board, held on Thursday September 5, 2013, in the municipal building in said Township.

Confirmation of Sunshine Law

Compliance with Public Law was confirmed and it was reported that the Secretary had sent notices of meeting, along with copies of the agenda to the Courier-Post and the Retrospect newspapers and two copies were posted on the bulletin boards in the Municipal Building.

Flag Salute

Roll Call

Richard Rotz Excused

Joseph Iacovino Present

Suzanne Discher Present

Linda Rohrer Excused

Frank Monzo Excused

Marguerite Downham Present

Wayne Chang Present

John Foley-Commissioner Arrived 7:34 P.M.

James Stevenson Present

Nick Mink Excused

Charles Pusatere Present

William Wambach Excused

Chris Jandoli Excused

Also Present

Donald Cofsky – Solicitor

Lee Palo – Zoning Officer

Gregory Fusco – Township Engineer

Meeting called to order by Vice Chair at 7:31 p.m.

A motion by Suzanne Discher to approve the minutes of August 1, 2013, seconded by Charles Pusatere. 7 members present voted in the affirmative. 0-nays 0-abstensions. Motion carried.

A motion by Suzanne Discher to approve the minutes of August 19, 2013 Special regular meeting and work session. Seconded by Charles Pusatere. 6 members voted in the affirmative. 0-nays 1-abstension (Wayne Chang) Motion carried.

Old Business: Application 12-012 – 233 Haddon Avenue, Block 21.06 Lot 6 7 8, Robert A Platzer T/A Treno Restaurant, Zone C-4. Applicant is requesting minor site plan approval as to signage variances from section 142-40.d (3) (B) {3}. To permit the proposed freestanding sign to be 15 feet in height. Where a maximum of 5 feet is allowed. (It is a pre-existing non-conforming condition with the existing pylon sign being approximately 22 feet in height) The freestanding sign to be approximately 59 Square feet in area where a maximum of 20 square feet is permitted and to permit the freestanding sign to have an illuminated reader board with changeable copy which will be manually changed. And any and all other variances deemed necessary to approve this application.

Mr. Frank Tedesco, Esquire is representing the applicant.

Mr. Tedesco went over the size of the sign again, stating that the sign is being reduced in size same location 15 feet from sidewalk.

Robert Platzer owner of Treno was sworn in

26 Kings Highway East

Haddonfield, N.J. 08033

Mr. Platzer explained how important it is to have changeable sign in the restaurant business. Specials need to be advertised. The sign would change sometimes daily or weekly.

James Miller – Planner was sworn in

222 Nicholson Rd

Moorestown, N.J.

Mr. Miller stated that he has reviewed all of the Townships ordinances for the sign package.

Mr. Miller also stated that this is a pre-existing non-conforming sign now. The new sign would be reduced in size and height. Which will make it more in line with the code.

There are lots of signs on the road already. This sign will be like the other signs in the area.

Restaurant relies on signage. Signs are a necessary to advise patrons of the specials, signs with specials

Help keep restaurant s in business.

Positive to the size is that it will be smaller in size, it is functional

Negative none; this sign will have no detriment to the area. All impacts are positive.

13 feet inside of property line, 20 feet from curb line.

Mr. Cofsky asked Mr. Miller if a sign like this is needed for the restaurant business, can you use the same argument for a Bank. Mr. Miller replied – No How about Dry Cleaners – Mr. Miller No. Liquor store – replied no, Drug store – No not the same needs, Auto Repairs – No. Restaurants should have changeable signs. What about LED Board. Mr. Miller replied that changeable is more difficult to change. Led board could be distracting. It is easier to change with the computer, changeable is harder to change.

Marguerite Downham asked why it has to be back lite can you accomplish the same affect with goose neck lighting.

James Stevenson replied the restaurant needs changeable sign; the sign that is being proposed fits the area.

Suzanne Discher remarked that lowering the sign is better.

The meeting was open to the public for this application only.

Hearing none a motion by Suzanne Discher to close the public portion. Seconded by Charles Pusatere. All members present voted in the affirmative. Motion carried.

A motion by James Stevenson to approve this application as proposed. Seconded by John Foley. All 7 members present voted in the affirmative. 0-nays, 0-abstensions. Motion carried.

New Business: Application 13-014 – 916 W. Redman Avenue, Block 15.02 Lot 9 Zone C-1, Brian and Megan Morehead. Applicants are seeking permission to construct a front porch addition to be 26’ from front set back where 30 feet is required.

Megan Morehead was sworn in

916 W Redman Ave

Haddon Township, NJ 08033

Michael \_\_\_\_\_\_\_\_\_ Architect was sworn in

922 Cropwell Rd

Cherry Hill, N.J.

Mrs. Morehead stated that she had published in the paper and sent certified mail to all with in the 200 feet.

Mrs. Morehead also stated that she brought pictures and a new survey. (They are in your packets), It was stated that not many porches in the neighborhood.

Michael stated the there is an existing stoop, this will be a nice add to the neighborhood.

Michael also stated that it will be 26 feet from foundation of porch.

The roof will come out 7 feet, roof height will be 8 feet, and the stoop is off the ground 2 feet. The slope of the roof is 30 inches from rise.

The drawing A3 shows elevation.

Mrs. Morehead stated the they are going to re-side the entire house.

James Stevenson asked Mrs. Morehead if they have ever parked a car in the garage. Mrs. Morehead replied no.

The meeting was open to the public for this application only.

Hearing none – A motion by James Stevenson to close the public portion. Seconded by Charles Pusatere. All members present voted in the affirmative. Motion carried.

A motion by Suzanne Discher to approve the application as presented. Seconded by Marguerite Downham. 7 members present voted in the affirmative. 0-nays, 0-abstensions. Motion carried.

Other Business: Gregory Filosa, 332 Westmont Ave, Westmont, N.J.

Mr. Filosa stated that he is here before the board tonight because he received his resolution in the mail and it is wrong. Mr. Filosa stated that there are no conditions on this approval and that he has done it exactly how the drawing was given to the board and approved by the board.

Mr. Richards was asked after the last meeting to listen to the tape of that meeting. She reported that the tape says that Mr. Mink made the motion and there were no conditions.

Mr. Cofsky stated that Mr. Rotz needs to listen to the tape.

Zoning Office Report – Lee Palo – No report

Mr. Cofsky stated that the board should take control of reader boards.

James Stevenson stated that the sign ordinances is good however it does not meet the character

Marguerite Downham remarked about the IPIQ building

Charles Pusatere remarked about the Dietz & Watson building that burned

Next meeting – Work Session – 9-16-13

Regular Meeting – 10-3-13

With no further business to bring before the Planning/Zoning Board this evening. A motion by Suzanne Discher to adjourn the meeting, Seconded by James Stevenson. All members present voted in the affirmative. Motion carried.

Meeting adjourned 8:38 P.M.

A CD of this meeting is available upon request.

Respectfully submitted

Bonnie Richards

Secretary