

THE HADDON TOWNSHIP PLANNING BOARD
MINUTES
THURSDAY JANUARY 5, 2017

A regular meeting of the Planning/Zoning Board of the Township of Haddon held on Thursday January 5, 2017 in the Municipal Building, 135 Haddon Avenue, New Jersey.

Flag Salute

Confirmation of Sunshine Law

Compliance with Public Law 1975 was confirmed and was reported that the Secretary had sent notice 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.

Roll Call

Richard Rotz	Present
Joseph Iacovino	Excused
Suzanne Discher	Present
Linda Rohrer	Present
Frank Monzo	Excused
Marguerite Downham	Present
Mayor Teague	Excused
Commissioner Dougherty	Excused
James Stevenson	Present
James Mulroy	Present
Charles Pusatere	Present
William Wambach	Present
Joe Buono	Present

Also present

Francis Ryan – Solicitor
Lee Palo – Zoning Officer
Gregory Fusco – Township Engineer

Meeting was called to order by Richard Rotz at 7:30 P.M.

Mr. Ryan the solicitor for the board took over the meeting and he had a swearing in of the following members that were reappointed – Joe Buono – Alt #4, William Wambach – Alt #3, Charles Pusatere – Alt #2, James Stevenson Class II.

Re-organization

Mr. Ryan asked for nomination for chairperson to the Planning/Zoning board for a one year term for the year 2017.

Suzanne Discher nominated Richard Rotz, Seconded by Charles Pusatere.

A motion by James Mulroy close the nominations, Seconded by Charles Pusatere. 9 members voted in the affirmative, 0- no votes. Motion carried.

Mr. Ryan asked for a voice vote for Richard Rotz for the position of chairperson to the Planning/Zoning Board. 9 members voted in the affirmative, 0- no votes. Motion carried.

Congratulation Mr. Rotz.

At this time Mr. Rotz took over the meeting.

Mr. Rotz asked for nominations for Vice Chairperson.

Marguerite Downham nominated Joseph Iacovino, seconded by William Wambach.

A motion by James Mulroy to close the nominations, Seconded by Charles Pusatere. All members present voted in the affirmative. Motion carried.

Mr. Rotz asked for a voice vote for Joseph Iacovino for the position of Vice Chairperson to the Planning/Zoning board. 9 members voted in the affirmative, 0- no votes, motion carried.

Congratulation Mr. Iacovino

Mr. Rotz asked for nomination for Solicitor to the board.

James Stevenson nominated Francis Ryan, seconded by Marguerite Downham.

A motion by James Mulroy to close nominations, seconded by Charles Pusatere. All members voted in the affirmative. Motion carried.

Mr. Rotz asked for a voice vote for Mr. Ryan as solicitor to the Board. 9 members voted in the affirmative. 0-no votes motion carried.

Congratulation Mr. Ryan

Mr. Rotz asked for nominations for Secretary to the Board.

Suzanne Discher nominated Bonnie Richards, seconded by Charles Pusatere.

A motion by James Mulroy to close the nominations for secretary to the board, seconded by Charles Pusatere. All members present voted in the affirmative. Motion carried.

Mr. Rotz asked for a voice vote for Bonnie Richards for secretary to the board. 9 members voted in the affirmative, 0- no votes, motion carried.

Congratulation Mrs. Richards

Mr. Rotz asked for nominations for Engineer to the board.

Suzanne Discher nominated Gregory Fusco, Township Engineer, seconded by Marguerite Downham

A motion by James Mulroy to close nominations, seconded by Charles Pusatere. All members voted in the affirmative. Motion carried.

Mr. Rotz asked for a voice vote for Mr. Fusco as board Engineer. 9 members voted in the affirmative, 0- no votes. Motion carried.

Congratulation Mr. Fusco

A motion by Marguerite Downham to approve the minutes from November 3, 2016, Seconded by James Mulroy. 5 members voted in the affirmative. 0- no votes – 4 abstentions (Linda Rohrer, James Stevenson, William Wambach, Joe Buono). Motion carried

A motion by William Wambach to approve the minutes from December 1, 2016, Seconded by Charles Pusatere. 8 members voted in the affirmative, 0- no votes, 1- abstention. (Linda Rohrer) .

Old business- None

New Business – Application 16-027 – Block 6.01 LOT 10 & 11 & 13 – Zone C-3 – 600 Black Horse Pike mattress firm (aka Sleepy's). Applicant is seeking permission to replace one existing Sleepy's 30" lettering wall sign with one mattress firm 30" sign on the front northeast elevation. And to replace the two Sleepy's sign panels on the existing pylon sign with (2 mattress firm panels, with no change in panel size) and any and all other variances deemed necessary to approve this application. Mr. Jeffrey Spann Esquire is representing Mattress Firm; Mr. Spann explained an overview of what the applicant is requesting. He explained that Mattress Firm has purchased all of the Sleepy's stores and is changing the name to Mattress Firm.

Ryan Robinson, Sign Contractor was sworn in.

Mr. Robinson explained that they want to replace the panel on the pylon sign, he had pictures of the sign and there were marked A1, A2 and A3. All banners and Temporary signs will come down and will not go back up.

Gregory Fusco the Township Engineer was sworn in.

Greg has submitted a review letter to the board and the applicant and Mr. Fusco went over a few items on the list. The freestanding sign face and façade sign letters with a new sign face and LED channel letters. Mr. Fusco talked about the LED lights and the illumination and they must meet the criteria in chapter 142-40D. (1)(d) 1 and 2. Maximum of 20 foot candles at a distance of 1' from the sign face. That the free standing sign be cleaned and painted. That the existing sign post concrete foundation and electric appurtenances still exist at the intersection of Wilson Ave and all these items must be removed. Also the site must have one barrier free van accessible parking space properly painted on the site, the grade of the parking space and access to the building must also comply and be in accordance with the law.

The existing dumpster in not contained within a trash enclosure. It will be determined by the board if an enclosure will be required.

William Wambach stated that we should have them provide a trash enclosure. The rest of the board agreed with Mr. Wambach.

A motion by Marguerite Downham to open the meeting to the public on this application only, seconded by Charles Pusatere. All members present voted in the affirmative. Motion carried.

Hearing nothing a motion from James Stevenson to close the public portion of this application, seconded by Charles Pusatere. All members present voted in the affirmative. Motion carried.

A motion by James Stevenson to approve this application with the condition that the applicant agrees upon the items in Mr. Fusco review letter. Sign post concrete foundation removal, painting sign post, Brightness of lights, trash enclosure, and removal of banners and sign ADA parking. Seconded by Marguerite Downham. 9 yes votes, 0- no votes. Motion carried.

Application 16-028 – Block 7.07 Lot 29 Zone C-1 – 815 White Horse Pike, Nastasi's . No one appeared for this application.

Application 16-031 – Block 26.04 Lot 19, Zone R-2 55 Melrose Avenue, Joseph Tobin. Applicant is asking for a side yard setback varlance for Bilco doors.

Joseph Tobin was sworn in

Mr. Tobin is the owner of the property, Mr. Tobin explained that the need to place the Bilco doors on the side is because it would not be appropriate to have them in the front of the property and the opposite side is the location of the driveway and the rear of the house sits on the crawlspace rather than the basement. He also explained that he is converting their basement in living space and want an emergency exit from basement.

A motion by James Stevenson to open this portion of the application to the Public, seconded by Charles Pusatere. All members present voted in the affirmative. Motion carried.

Hearing nothing from the public a motion from James Stevenson to close the public portion, seconded by Charles Pusatere. All members present voted in the affirmative. Motion carried.

A motion from William Wambach to approve this application for Bilco doors with a side yard setback variance, Seconded by Charles Pusatere. 9 members voted in the affirmative, 0- no votes. Motion carried.

Application 16-033 -- Block 20.01 Lot 13 & 14 Zone C-1 -- 26 Haddon Avenue, U & P LLC owner Jayden Patel -- Cook's Liquor Store. Applicant is seeking relief from existing non-confirming sign height of fourteen feet where eight feet is permitted and to replace acrylic letters with LED board.

James Burns Esquire, is the attorney for the applicant, Mr. Burns explained that his client is seeking to renovate its existing facility. The owner has owned the store for about 15 years and he thinks it has been Cook's for about 40 years. The owners are intending to renovate the front of the building with new windows, doors and an awning. The facade sign will be reduced in terms of total area. The free standing sign will stay in the same place and use the same pole and cabinet and just install new panels, New LED section will be a static banner and only be used to advertise what is on sale. It will not be moving or scrolling. The text will only use one line and will only change once a day.

Sworn in were

Miraj Patel -- general manager, Jayden Patel -- Owner, Joseph Mancini, Engineer.

Mr. Miraj Patel stated that as long as the store has been there the facade sign has been there, and he stated that they are going to put in new windows, doors, and awning and paint building, which has started.

Mr. Mancini stated that the facade sign will have individual channel LED letters and a stain wood look. The color will be ruby red/wine color, the size of the letter will be 18" the ordinance permits 12" and it will be 31'9" long, 49 square ft. Proposed the Permitted is 24 square feet.

Mr. Mulroy asked if there were any other non-conforming signs that you are not addressing now.

Mr. Mancini replied no, no other signs

Mr. Mancini also stated that other stores setback from the road have multi signs, the free standing sign here is good for the motorist and it is a good location, it is a pleasing overall look.

They board went through Greg Fusco review letter, looked at the ADA parking space, Ballard in front for safety, brightness of the LED lights,

Mr. Patel stated that the traffic from the other stores in the area park in his spots and they are trying to be good neighbors.

A motion by James Stevenson to open the meeting to the public for this application only. Seconded by Charles Pusatere. All members present voted in the affirmative. Motion carried.

Bert Cossaboon
321 Westmont Avenue

I did not come to talk on any application. I am not an expert of signs. Good things are happening on Haddon Avenue. I respect we have a sign ordinance. We have a sign ordinance for a reason, to create a better look for the Avenue and towns.

Hearing no other a motion by James Stevenson to close the public portion of this application, seconded by Charles Pusatere. All members present voted in the affirmative. Motion carried.

Mr. Burns stated that this application is dimimus

James Stevenson stated the ADA needs to be a part of the variance.

Gregory Fusco – Yes I agree on behalf of the citizens of Haddon Township the first line of defense for the Town and citizens.

Francis Ryan stated that the board can oppose reasonable condition to grant a variance.

Richard Rotz – We have a sign ordinance. Façade sign is beautiful, free standing as it is good, LED reader board not so good. I am not in favor of the reader Board.

James Stevenson – for bars, liquor stores changeable print signs are appropriate.

Richard Rotz – No liquor store has changeable signs.

Mr. Burns stated the existing board has hooks for the sign to hang.

A motion by James Stevenson to approve the façade sign with the condition that the ADA and Ballard's are followed as requested, seconded by Suzanne Discher. 9 members voted in the affirmative. 0- no votes. Motion carried.

A motion by Joe Buono to approve the free standing sign as presented. Seconded by Charles Pusatere. 5 Yes votes, 4 no votes. (No was Rotz, Downham, Mulroy, Wambach) Motion carried.

Application 16-034 – Block 9.01 Lot 5 – Zone R-2 – 950 Mansion Avenue – Steve and Elaine Finocchiaro. Applicant are seeking front yard relief of 15'7" where 25' is required, applicant only has 9.44' to construct a one story addition. Also rear yard relief of 5'4" existing is 19.58' where 25' is required for a rear yard deck.

Steve and Elaine Finocchiaro were sworn in
Owners of the property

James Stevenson reused himself he had gotten notice of this application.

The applicants brought in photos of the property and surrounding properties, there were marked A1.

Mr. Finocchiaro stated that the addition is the full length of the house; they are putting in a full size kitchen and a bath and storage space. And a deck in the rear. This is a corner property with two front yards. The existing house does not meet the requirements of the front yard setback; the new addition will not be any farther than the existing house.

A motion by James Mulroy to open the meeting to the public on this application only, seconded by Charles Pusatere. All members present voted in the affirmative. Motion carried.

Hearing none a motion by James Mulroy to close the public portion of this application, seconded by Charles Pusatere. All members present voted in the affirmative. Motion carried.

A motion by William Wambach to approve the application as presented, seconded by Marguerite Downham. 9 members voted in the affirmative, 0- no votes, motion carried.

Application 16-036 – Block 22.05 Lot 27 Zone R-2 – 241 Emerald Avenue – Sharon Cummings. Applicant is seeking approval for relief for front yard all coverage and setback requirements in order to reconstruct the home damaged by fire. This is a corner property.

Sharon Cummings was sworn in
Jay Reinert Architect was sworn in

Jay Reinert gave a review of the project, the house was damaged in a fire over Thanksgiving weekend in 2015. The delays in reaching a settlement with the insurance company is what has delays the reconstruction. The house exists on a narrow undersized lot. The lot is very irregular in shape. And it is a corner property. The overall project is to repair the damaged portions of the house, expand the front porch in width and to raise the roof, not to add a complete second floor but rather keep it a 1 1/2 story house under the existing roof height, but add space using dormers. A number of variances are required but all of them relate to the existing footprint of the structure except for the new open porch which does represent new construction and a further encroachment upon the front yard setback.
The revised survey was marked A1.

Several board members asked about the existing raised deck which is over two parking spaces on the side of the property. Can that be removed.

Ms. Cummings replied that if there were enough money in the budget she could and would remove the deck, however she does not know if she can afford to do that at this time.

A motion by James Mulroy to open the meeting to the public on this application only seconded by Charles Pusatere. All members present voted in the affirmative. Motion carried.

Hearing none a motion by James Stevenson to close the public portion of this application and seconded by Charles Pusatere. All members present voted in the affirmative. Motion carried.

A motion by William Wambach to approve this application as presented, seconded by James Mulroy. 9 members voted to approve this application, 0- no votes. Motion carried.

Resolution –

A motion by Marguerite Downham to approve resolution 16-029 – 400 Cuthbert Blvd, seconded by Charles Pusatere. 8 members voted in the affirmative 0- no votes 1- abstension (Joe Buono) motion carried.

A motion by Marguerite Downham to approve resolution 16-030 – 140 Westmont Avenue, seconded by Charles Pusatere. 7 members voted in the affirmative, 0- no votes 2 abstension (Linda Rohrer, Joe Buono) Motion carried.

Zoning Office report - Lee Palo
Working on feather flags, banners,

Sue Discher asked about the GNC signs along Cuthbert Rd and at the Westmont plaza?

Mr. Ryan gave a update on the litigation with the Irish Mile.

The next meetings will be
Work session 1-23-17
Regular meeting – 2-2-17

With no further business to bring before the Planning/Zoning board this evening, a motion by Charles Pusatere to adjourn this meeting, seconded by Joe Buono. All members present voted in the affirmative. Motion carried.

.Meeting adjourned at 10:00 P.M.

A CD of this meeting is available upon request.

Respectfully submitted

Bonnie Richards
Secretary
Planning/Zoning board