The Haddon Township Planning/Zoning Board

Minutes

Thursday November 7, 2013

Minutes of the regular meeting of the Township of Haddon planning/Zoning Board, held on Thursday November 7, 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 Present

Joseph Iacovino Present

Suzanne Discher Present

Linda Rohrer Present

Frank Monzo Excused

Marguerite Downham Present

Wayne Chang Present

Commissioner Foley Excused

Jim Stevenson Present

Nick Mink Absent

Charles Pusatere Present

William Wambach Excused

Chris Jandoli Absent

Also Present

Donald Cofsky – Solicitor

Lee Palo – Zoning Officer

Gregory Fusco – Township Engineer

Meeting called to order by Chair Richard Rotz at 7:35 P.M.

A motion by Joseph Iacovino to approved the minutes from September 5, 2013, Seconded by Suzanne Discher. 6 members voted in the affirmative, 2- abstention – (Richard Rotz & Linda Rohrer). Motion carried.

Old Business: None

New Business: Application 13-015, Block 16.04, Lot 12 Zone R-1, 765 Mt. Vernon Avenue, Aime & Christopher Callinan. Applicants are seeking permission to convert their garage into living space. Applicant is requesting front yard parking, and any and all other variances deemed necessary to approve this application.

Aime Callinan

Christopher Callinan

765 Mt. Vernon Ave, Both were sworn in.

Mr. Callinan stated that when they bought the house part of the garage had already been converted into laundry room and the garage is too short to hold a car. Stated that they bought the home in April and everything is just how they bought the house. Mr. Callinan along with 4 other copies of the existing layout of the house. The stitch shows how the house looks now and how they want it to look. The board members also have copies of several houses in the neighborhood with converted garages. The board and the Callahan’s went through the photo, were labeled A-1. Mr. Callinan stated they would like to take some of the laundry room away and make a bigger kitchen. The siding on the house will be cedar painted.

The board stated that the drawing is not to scale.

The Callinan stated that the house will look the same.

The board told them that they need to see the drawing of that cannot just take what they are stating, needs to be seem by the board.

Mr. Rotz explained to the applicants that they can table the application or they can have the board make a ruling on their application tonight.

Mr. Callinan replied that they would like to table this application until the December meeting.

A motion by Suzanne Discher to table application 13-015 until the December 5, 2013 meeting. Seconded by Joseph Iacovino, All members present voted in the affirmative. Motion carried.

Application 13-015 is tabled until the December 5, 2013 Planning/Zoning Board meets.

Other Business: Mr. Rotz explained that the governing body has requested that the board review a report from the environmental group on raising chicken in back yards. MR. Rotz stated he would like a sub committee to review the report and report back to the board.

Mr. Rotz opens the meeting to the public on the chicken issue only.

Gwen Baile – Sworn

24 Hampton Rd

Westmont, NJ 08108

Ms. Baile stated she is a member of sustainable Haddon Township’

She asked every board member to read the report

There is a Cleveland law review please read

The report is just environmental and sustainable.

Out of 26 Municipal clerks, 11 of them stated they allow chicken

The assessor in Collingswood stated it would not decrease the value of houses.

Ms. Baile stated she belongs to Community Gardens.

She asked all members to make a decision on facts not feelings.

Audubon allows chickens; there are chickens on Barrett and Hood Aves

We are wonderful middle class suburbs, no roosters would be allowed.

We have 300 signatures on a petition’s in favor of chickens in the back yard.

Mr. Cofsky asked about Deed Restrictions

Dave Frett – Sworn In

10 W Park Ave

President of Appraiser One, in his professional option housing chickens in a coop in your backyard affects other neighbors.

26 municipalities – only 11 means 15 do not allow then, I bet the ones that do are Waterford, Chislehurst, Camden, Lawnside, Audubon, the values of the homes there are not the same as here in Haddon Township.

Chicken in the back yards in Haddon Township is not a good move.

Adam Frett – Sworn In

15 E Park Ave

Haddon Township is following suite with Haddonfield and going up in value; this would be negative for Haddon Township. What about people who are allergic to birds.

Mr. Cofsky What about setbacks, screening, buffering would that help the values?

Dave Frett – Well chicken coops smell, and then it becomes an enforcement issue. I have done about 11-150 assessments with properties with chicken coops. This is for the rural outskirts of Camden County.

Mr. R. Hertzig – Sworn In

203 Chestnut St

Haddon Township, NJ 08108

I am in favor of the chickens, As a County and a People we need to get back to nature and teach the children about animals. There are not a problem and no odor.

Gwen Baile – Still sworn in

Camden does not allow chicken

Audubon does allow chicken

The municipalities that allow are Berlin Boro, Brooklawn, Gloucester, Haddon Heights, Laurel Springs, Pine Hill, Voorhees, Waterford, Winslow, and Chislehurst

Several studies show increases in property values. Community values.

No study has been done to show that back yard chicken decrease property values.

Chicken are pets with a purpose.

A question was asked Do coops have to be heated. Answer was No certain chicken do not.

It was asked of Ms. Baile if they will be bringing an expert assessor to the next meeting.

Mr. Rotz stated again that they is a subcommittee with Mrs. Downham headed the committee. On the committee are Charles Pusatere, James Stevenson, and Linda Rohrer.

If was asked of the secretary to make known to those who are not in attendance tonight who is on the committee.

Lisa Avery - Sworn In

1122 Newton

W Collingswood N.J.

I am in favor of chickens.

I hope you all open your minds. I would like to live in a town that would allow them.

A motion by Suzanne Discher and seconded by James Stevenson to close the public portion. All members present voted in the affirmative. Motion carried.

Zoning Office report – Lee Palo

Mr. Palo asked about Avondale Ave new house.

The next meeting is Monday November 18, 2013 a work session, Next regular meeting is Thursday December 5, 2013. Mr. Iacovino asked if after the meeting everyone can go out for a Holiday cheer.

With no further business to bring before the Planning/Zoning board this evening. A motion by Joseph Iacovino to adjourn the meeting and seconded by Charles Pusatere. All members present voted in the affirmative. Motion carried.

Meeting adjourned 8:55 P.M.

A CD of this meeting is available upon request.

Respectfully submitted

Bonnie Richards

Secretary