THE HADDONTOWNSHIP PLANNING/ZONING BOARD

MINUTES

THURSDAY APRIL 4, 2013

A REGULAR MEETING OF THE Planning/Zoning Board of the Township of Haddon held on Thursday April 4, 2013 in the Municipal Building, 135 Haddon Avenue in said Township, 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.

Flag Salute \*\* Confirmation of Sunshine Law

Roll Call

 Richard Rotz Excused

 Joseph Iacovino Present

 Suzanne Discher Present

 Linda Rohrer Present

 Frank Monzo Present

 Marguerite Downham Present

 Wayne Chang Excused

 Commissioner John Foley Excused

 James Stevenson Present

 Nicholson Mink Present

 William Wambach Excused

 Chris Jandoli Present

Also Present

Donald Cofsky – Solicitor

Lee Palo – Zoning Officer

Gregory Fusco – Township Engineer

Meeting was called to order by Vice-chair Joseph Iacovino

Mr. Iacovino made an announcement that 931 White Horse Pike would not be heard tonight, that they will be on the agenda for May 2, 2013, they will not re-advertise, so if you are here for that application, remember May 2, 2013.

Mr. Iacovino also announced that we are changing the agenda a little application 13-006 will be going first.

A motion by Frank Monzo to approve the minutes from February 7, 2013, seconded by Marguerite Downham. 7 members voted in the affirmative. 1 abstention (Linda Rohrer). Motion carried.

Application 13-006- 120 Haddon Avenue, Block 20.02 Lot 14 Zone C-1 Westmont Fire Company No. 1. Applicant is seeking permission to install a freestanding electronic sign 8 feet wide and 11.7 feet in height. The cabinet is 3 feet by 8 feet. Mount is pedestal. The applicant is seeking any and all variances deemed necessary to approve this application.

Linda Rohrer recused herself due to her donations to the Fire Company

Marguerite Downham recused herself due to advice of solicitor.

Barbara Riefberg – Attorney for the Applicant

Joe Piscopio President of the Westmont Fire Co. – Sworn In

Ellen McCarty – President of the Ladies Auxiliary of the Fire Co, was sworn in

Mr. Piscopio explained that the Fire co. has been discussing replacing the sign for the pass 5 to 7 years; the sign is about 30 years old. The ladies auxiliary have raised enough money to purchase the sign for the Fire Company. The sign will be used for public announcements such as hurricanes and where to go in case of emergency shelters; this sign will be good for the entire public. IT is a public service. Now we have to change the sign by hand, the electronic sign will let us change the sign any time even in bad weather. There will be some signs for our hoagie sales and Easter flowers and Christmas trees that are how money is raised to be able to purchase items that we do not have to ask the public. It would be on 24 hours a day.

Mr. Cofsky asked if the sign would cause a traffic issue and that is a concern.

James Stevenson asked if EMT is at every accident, and have there been any accidents by Walgreen’s or the High school due to their electronic signs.

Mr. Piscopio replied that there has been no accident to his knowledge at either location due to the signs.

Mr. Stevenson also stated that with the recent hurricanes (sandy) and the Emergency Management this would be a good thing to have.

It was asked of Mr. Piscopio what is the current size of the sign. 4.5 x 8, the new sign would be 11.7 x 8

24 sq. ft. sign and frame.

Gregory Fusco – Township engineer – sworn in

80 S White Horse Pike

Berlin, N.J.

Mr. Fusco asked about the brightness of the sign and how often does the sign change. Also asked about the drivers in the fire trucks at which height do they sit?

Mr. Piscopio answered they are all difference, however we put a piece of plywood up to check and they could all see past the sign, and it was not in the line of sight.

This is not a Business, It Is a Service.

Suzanne Discher – There is no issue what so ever for me, The Fire Company is one of the most important services in town, and in the state of the art world today and if they think this is a good thing, I am in favor of and support the sign and whatever the fire Company needs.

Joe Iacovino stated that he always slows down when going past the Firehouse.

Frank Monzo stated the Fire company is a volunteer company and we are very lucky to have them and for the board to treat them like a Walgreen’s is not right. The sign will be a public service.

Nick Mink – If we were treating the fire company like a business, we would turn them down quickly, I have a hard time with the application. I appreciate all the fire company does for our town, however I am not convinced the size of the sign nor the digital element makes the town a safer place.

Joe Iacovino – This sign will let people know what is going on not only for town events but when there is an emergency.

James Stevenson – This sign is beneficial to the community, It will be used for Public Announcements, and that it has to be that high in height due to visibility.

Suzanne Discher – Still stands by her comments

Nick Mink – Does not make it a safer place for Haddon Township

James Stevenson – If we lose power the sign will still work, the Fire house can be self-sustaining. The brightness can be checked by our Township Engineer.

A motion by Frank Monzo to open to for Public comments, seconded by James Stevenson. All members present voted in the affirmative. Motion carried.

James Moore – Sworn In

14 Walnut St.

This sign will be used also for Fire safety.

Good things can come out of this sign.

Mr. Iacovino remarked that all those in uniform here tonight are in favor of the sign.

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

A motion by Suzanne Discher to approve application 13-006 with the condition to coordinate with the Township engineer for brightness and also no animation, and to control the frequency of the changing of the sign, seconded by Frank Monzo. 5 members voted in the affirmative 1 nay vote (Nick Mink) Motion carried.

Application 13-003 – 500 Rte. 130, Block 5.01 Lots 2-9 Zone I-1 Nicholson Gloucester Gas LLC, Munir Daibes, Application is seeking a Use variance to allow a convenience store in the same lot of an Auto service station which is in violation of Section 142-38(3) seeking parking variances if needed, signage changes plus add to existing free standing sign.

David Hodulik, Attorney for applicant

The applicant is seeking a use variance relief to allow a convenience store in the same lot as an auto station; also approval is requested for two small wall signs which are internally illuminated and a freestanding sign area of 93 SF where only 40 SF is permitted. The applicant requests major Site Plan approval and any other bulk variance relief or waiver for the proposed improvements at the premises.

Brian Shortino, NJ Professional Engineer – sworn in

Mr. Shortino stated that this store would be open 24 hours a day, had the site plan with him and went

Over it with the board.

Also had landscape rendering (marked A-1 dated 4-4-13)

Spoke about the driveways (2 driveways one way in and one way out)

The existing bays are not being used and now it is 1210 square feet. Would like to add an addition to the

Rear of the building for total square feet of 2792 sq. ft. for the convenience store.

Would like to expand parking on the left and right side of the building. Loading would be in front right

hand side, 10 spaces on left side. Will have handicapped accessible for a van or car, also will have ramp

for wheelchair to access front of store.

Some sign changes

2 signs on building 18 square feet

Illuminate sign internal illumination.

Other items discussed.

Trash enclosure

2 new lights for parking

Storm water run off

 Loading Area – none it is done in front of the building at off peak hours

The applicant and the board went over Greg Fusco review letter.

It was asked how many employees - 2 in the store and 2 at the pump for a total of 4 at one time.

Trash pickup is twice a week

Fuel delivery is 2 or 3 times a week at off peak hours

Delivery is 2 to 3 times a week no tractor trailers.

Applicant had lay out of floor plan, will have a walk in cooler, coffee counter, 2- restrooms one male and

And one female, No cooking on site. Will have recycling report to town as needed and will coordinate with Recycling director.

Roger DeNiscia, License Planner – Sworn In

The planner review the plans with the board, told now they will expand the rear of building to make a

Convenience store.

Had Pictures labeled the pictures review the pictures and will be left for the Planning/Zoning office if

anyone wants to see them.

The DOT Manuel states that 41-51 cars hours should come in the area for fuel and or retail. Time turn

over is 5 minutes.

The board went back to the signage and would like goose neck lights instead of illumination

The floor was opened to the public,

Hearing none a motion by Frank Monzo to close the public portion, Seconded by Jim Stevenson. All

Members voted in the affirmative. Motion carried.

A motion by Jim Stevenson to approve the application 12-003 with the conditions of 2 stack parking for

Employees, the use of goose neck lighting, and if the board deems necessary after 3 months of the

Completed work by the Township engineer to add up to 5 addition parking spaces. Seconded by Nick

Mink. 7 members present voted in the affirmation. Motion carried.

Application Number - 13-005, 701 W Mt. Vernon Avenue, Block 16.04 Lot 20 Zone R-1, Anthony and Lauren Nocito. Applicants are seeking relief for an addition. This is a corner property and is considered two front yards. Front yards require 30 feet set back where there is only 5 feet asking for relief of 25 feet. However if it is a side yard the requirement is 10 feet with total side yard of 25 feet asking for relief of 5 feet for the one side and total of 9 feet relief. Also total building coverage is 30% if the addition is granted the total building coverage would be 30.3% asking for relief of .03% of total coverage. Also seeking relief to remove side yard driveway and replace with front yard driveway for 18’ x 20’ (2) car parking made with pavers.

Anthony Nicoito – Sworn In

Mr. Nicoito explained how this is a corner property and how when he brought the house it was with the intention to put on an addition, and remove the existing driveway and put in front. This will improve the neighborhood; will no effect the line of sight. The addition will have a master bedroom and Family Room. Mr. Nicoito had pictures with him of the neighborhood and his property. The board went over the site plan.

The meeting was opened to the public for this application

John Hoban – Sworn In

633 Mt. Vernon Ave

Mr. Hoban is in favor of this application, it would improve the neighborhood.

Patrick Gallagher – Sworn In

635 Mt Vernon Avenue

The property facing his and he are in favor of this application.

It will better the community.

A motion by Nick Mink to close the public portion, Seconded by Suzanne Discher. All members present voted in the affirmative. Motion carried.

A motion by Nick Mink to approve Application 13-005 as presented. Seconded by Frank Monzo.

7 members present voted in the affirmative, Motion carried.

Zoning Office report – Lee Palo

Mr. Palo spoke about 807 Hopkins Road and the new owners wanted to demo the existing house and building two new houses without variances.

They need to come for a variance and should not demo existing house until they come before the board.

With no further business to bring before the Planning/Zoning Board this evening, a motion by Jim Stevenson to adjourn the meeting, seconded by Frank Monzo. All members present voted in the affirmative. Motion carried.

Meeting adjourned at 10:51 P.M.

A CD of this meeting is available upon request.

Next meeting – Work Session April 15, 2013

 Regular meeting May 2, 2013

Respectfully submitted

Bonnie Richards

Secretary