THE HADDON TOWNSHIP PLANNING/ZONING BOARD

MINUTES

MONDAY JUNE 17, 2013

A work session and regular meeting of the Planning/Zoning Board of the Township of Haddon held on Monday June 17, 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 Present

 Joseph Iacovino Present

 Suzanne Discher Present

 Linda Rohrer Excused

 Frank Monzo Excused

 Marguerite Downham Excused

 Wayne Chang Excused

 Commissioner John Foley Excused

 James Stevenson Present

 Nicholas Mink Excused

 Charles Pusatere Present

 William Wambach Excused

 Chris Jandoli Present

Also Present

Bruce Zeidman - Solicitor

Lee Palo – Zoning Officer

Gregory Fusco – Township Engineer

Meeting called to order by Chair Richard Rotz at 7:37 p.m.

The first portion of this meeting is the work session. Having no application of the work session, we will close the work session and continue into the regular meeting.

The regular meeting of the Planning/Zoning Board of Haddon Township.

Old Business - None

New Business:

Application 13-008 5 Hedgerow Court, Block 8.02 Lot 28 Zone R-1 Michael Groff, Application is seeking permission to construct a screen in porch with roof to the rear of his house. This requires a rear set back variance of 5 feet to 5.7 feet and any and all other variances deemed necessary to approve this application.

Michael Groff – Sworn In

5 Hedgerow court

Haddon Township, N.J. 08107

Mr. Groff testified that he would like to add this porch to add to his eating area, His house is a split level and the porch needs to go on the right side of the main dining room. This is an irregular shape lot. There is a retaining wall due to the slope of the rear of the lot.

Mr. Groff had pictures and there were marked

A-1 showed rear elevation

A2- survey

A3 – new drawings

Mr. Rotz stated that the hardship of this application is the irregular shape of the lot and the slope of the property.

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

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

A motion by James Stevenson to approve application 13-008 due to the irregular share of the lot 22; off rear property line. Seconded by Joseph Iacovino. 7 members voted in the affirmative. O – Nays. Motion carried.

Mr. Zeidman explained the 45 day appeal process to the applicant.

Application 13-009 – 434 E Emerald Ave, Block 22.08 Lot 19, Zone R-2, John Simpkins Jr. Applicant is seeking relief of front yard setback of 10 feet to extend front porch into the driveway , and any and all other variances deemed necessary to approve this application.

John Simpkins Jr. Sworn in

434 E Emerald Ave

Westmont, N.J. 08108

Mr. Simpkins stated that he would like to add to the left side of his porch to access the porch from the driveway. This is already a non-conforming due to all the houses to close to the setback requirements. The front line will stay the same, no roof lines, no adding a roof, Mr. Simpkins brought pictures and drawing tonight. They have been marked

A1 – Contractor drawing

A2 Picture of his porch

A3 Picture of neighbors

At this point the meeting was opened 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 application 13-009 as presented 10 feet relief extension of porch. Seconded by Charles Pusatere. 7 members voted in the affirmative. 0-nays - Motion carried.

Mr. Zeidman explained the 45 day appeal process.

Application 13-010 – 807 Avondale Ave, A letter was received by fax to postpone this hearing until the July 15, 2013 meeting, this has been granted and no further advertising will have to be done.

Application 13-011 – 332 Westmont Avenue, Block 19.05 Lot 9 Zone R-1, Gregory Filosa, Applicant is seeking permission to install a 5 foot fence in front yard, This is a corner property and has two front yards, and any and all other variances deemed necessary to approve this application.

Gregory Filosa – Sworn In

332 Westmont Avenue

Westmont, N.J. 08108

Mr. Filosa stated that he would like a 5 foot fence in his rear yard and then drop the fence down to a 4 foot fence on the side which is consider a front yard.

 Mr. Filosa brought a drawing with him tonight it has been marked A-1

Mr. Filosa testified that the fence will not be vinyl it will be either plank on plank or composite cedar

 The hardship for this is due to it being a corner property

I am seeking relief of 1 foot to go from a 3 feet which is allowed by ordinance to 4 foot. Due to two front yards. There will be new landscaping. Scrubs, it will look beautiful.

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

Hearing none, a motion by Jim Stevenson to close the public portion, seconded by Charles Pusatere. All members present voted in the affirmative. Motion carried.

A motion by Nick Mink to approve application 13-011 as presented 4 foot fence on Westmont Ave side 32 foot front yard setback 5 feet inside rear yard as related to as per exhibit A1. Seconded by Joseph Iacovino. 7 members voted in the affirmative. 0-nays Motion carried.

The meeting was open to the public for any issue.

Hearing none Mr. Rotz asked for the Zoning Officers report.

Lee Palo – Zoning Officer - Having no issues.

Mr. Rotz announce that the next meeting will also be a combined work session and regular meeting on Monday July 15, 2013 due to the 4th of July Holiday.

Mr. Iacovino stated that he will not be able to attend.

Mr. Mink also stated that he will not be able to attend.

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

Meeting Adjourned 8:10 P.M.

A CD of this meeting is available upon request.

Next Meeting – Monday July 15, 2013 Work and REGULAR meeting

 August 1, 2013 Regular meeting.

Respectfully submitted

Bonnie Richards

Secretary