THE HADDON TOWNSHIP PLANNING/ZONING BOARD

MINUTES

MONDAY JULY 15, 2013

A work session and regular meeting of the Planning/Zoning board of the Township of Haddon held on Monday July 15, 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 Absent

Joseph Iacovino Excused

Suzanne Discher Present

Linda Rohrer Present

Frank Monzo Present

Marguerite Downham Present

Wayne Chang Present

Commissioner John Foley Excused

James Stevenson Present

Nicholas Mink Excused

Charles Pusatere Present

William Wambach Excused

Chris Jandoli Present

Also Present

Donald Cofsky – Solicitor

Lee Palo – Zoning Officer

Gregory Fusco – Township Engineer

With the Chairman and Vice chairman not in attendance tonight senior member Linda Rohrer conducted the meeting.

Meeting called to order by senior member Linda Rohrer at 7:35 p.m.

The meeting started with the **work session**.

Application 13-013 Block 22.02 Lot 2, Zone C-4 323 Haddon Avenue, Haddon Township, 323 Haddon Avenue, LLC. Applicant is seeking site plan approval for alterations to an existing garage building to convert it to office space.

John Feola – P.E. For the work session is representing the applicant. The applicant had his survey and pictures and site plan showing lay out of property, vinyl & stucco garage, stone parking, bituminous parking, 2 story Office, Open porch, existing sanitary drain, bituminous paving, proposed potable water line., curb,

The board has questions about having more than one Principal building on one lot, The board suggested that the applicant ask for an interpretation as well as minor site plan approval, setbacks, landscaping, lighting, parking, drainage, buffering. And maybe will need impervious coverage.

The board let the applicant know because they are a LLC, at the regular meeting they will need to be represented by an attorney.

The application is incomplete.

**Regular Meeting**

A motion by James Stevenson to approve the minutes from June 17, 2013 as presented , seconded by Charles Pusatere. 4 members present voted in the affirmative. 4 members absented (Linda Rohrer, Wayne Chang, Frank Monzo, Marguerite Downham) Motion carried.

**Old Business** – Application 13-010, 807 Avondale Avenue, Block 14.01 Lot 1, Zone R-1 Eric Eife. Applicant is seeking interpretation/Certification as to pre-existing non-conformity or in the alternative reduction in minimum required front yard setbacks. And any and all other variances deemed necessary to approve this application.

The applicant did not show up.

A motion by Marguerite Downham to continue this application to the August 1, 2013 meeting. Seconded by Frank Monzo. All members voted in the affirmative. Motion carried.

The acting chair stated that this application will not need to be re-advertised.

**New Business** : None

**Zoning Office Report** – Lee Palo reported working on signs in town.

Suzanne Discher state that the cash for gold in the Westmont plaza is gone.

Mr. Pusatere asked about the addition on Graisbury Avenue, Mr. Palo replied that it is in compliance.

Marguerite Downham asked about COAH,

Mr. Cofsky replied that there is a trial date on or about August 22, 23, and 24

Some discussion went on about COAH .

A question was asked about the Westmont Theatre; Mr. Palo stated that it is being discussed with the govering body.

Public Comments: None

Next meeting – Regular meeting August 1, 2013

Work Session – August 19, 2013

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

Meeting adjourned 8:40 P.M.

A CD of this meeting is available upon request.

Respectfully submitted

Bonnie Richards

Secretary.