

The Township of Haddon Planning/Zoning Board

Minutes

Thursday February 2, 2012

Minutes of the regular meeting of the Township of Haddon Planning/Zoning Board held on Thursday February 2, 2012 in the Municipal building, 135 Haddon Avenue, Haddon Township, New Jersey.

Flag Salute

Confirmation of Sunshine Law

Compliance with Public Law 1975 was confirmed and was reported that the Secretary had sent notices of meeting along with copies 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	Present
Marguerite Downham	Present
Wayne Chang	Present
Commissioner John Foley	Arrived 7:45 PM
James Stevenson	Present
Nicholas Mink	Present
Charles Pusatere	Present
William Wambach	Present
Ed Loughman	Present

Also Present

Bruce Zeidman – Solicitor
Sitting in for Donald Cofsky
Gregory Fusco, P.E. – Township Engineer
Lee Palo – Zoning Officer

Meeting was called to order by Richard Rotz at 7:32 p.m.

The oath of office was given to the re-appointed members Charles Pusatere, William Wambach, James Stevenson, Edward Loughman, and Nicholas Mink

A motion by Frank Monzo to approve the minutes of January 5, 2012, seconded by James Stevenson. 7 members voted in the affirmative. 2 abstentions (Commissioner John Foley, Nicholas Mink)

Old Business: None

New Business:

Application 11-0023 – 4 Pershing Avenue, Block 3.03 Lot 3 Zone R-2. Mr. & Mrs. Jim Garro. The applicant is seeking a minor subdivision. Applicants believe they meet all the requirements needed for the minor subdivision. They are asking for front yard parking in case that is needed, and any and all other variances deemed necessary to approve this application.

Mr. Garro was sworn in

Mr. Garro passed out pictures of the property. Picture A-1 showed the dividing line.

It was stated that this is a R2 Zone which requires a 6,000 sf. Ft. area total. 50 foot frontage and 100 foot depth.

There is a metal shed on the property that would be on the vacant lot if subdivide, Mr. Garro was told that would have to be removed.

The parking was discussed, front yard vs. extending the existing driveway back into the rear yard. This property has two driveways.

It was asked about the rest of the neighbors where do they park? Reply: There is only one other house on the street.

It was then discovered that this is an existing duplex.

It was then asked if this was a pre existing non conforming duplex.

Did not have that answer for tonight's meeting.

With the applicants permission a motion by Frank Monzo to table this application until the March 1, 2012 meeting, seconded by James Stevenson. 9 members voted in the affirmative. Motion carried.

Application 11-0024 – 257 Crystal Terrace, Block 15.08 Lot 3 Zone R-1 Mr. & Mrs. Thomas Mulligan. Applicant is seeking relief for proposed additions and alterations, Applicant needs front yard set back relief where 30 feet is required the applicants only have 20.83 feet, asking for 9.17 feet of relief. Side yard set back requires 15 feet applicants only have 9.78 feet asking relief for 5.22 feet. Side yard aggregate requires 25 feet applicant only has 20.13 feet, requesting relief of 4.87 feet, and any and all other variances deemed necessary to approve this application.

Richard Rotz reused himself at this time. He had received notice on this property. Ms. Linda Rohrer took over this portion of the meeting.

Mr. Mulligan was sworn in
Mr. Jay Reinert, Architect was also sworn in.

Mr. Reinert explained that 3 years ago Mr. Mulligan received a variance for portico. Mr. Reinert had pictures of that project. The board had a copy of the previous resolution. The Mulligan uses it so much, that they need it to be bigger.

Mr. Reinert in the application gave a list of what is required and what is existing. What relief is needed and what needs no change. The board looked over the list.

The Mulligan's need relief for front yard set backs relief would be 9.17 feet
Side yard set back relief would be 5.22 feet
Side yard aggregate relief would be 4.87 feet

It would be masonry base, metal roof, and same front entrance, would remove bay window and put in French doors.

A motion by James Stevenson to open the meeting to the public, seconded by Suzanne Discher. All members present voted in the affirmative. Motion carried.

Hearing no comments a motion by James Stevenson and seconded by Suzanne Discher to close the public portion. All members present voted in the affirmative, Motion carried.

A motion by Commissioner John Foley to approve this application as presented. Seconded by Suzanne Discher. 9 members voted in the affirmative. Motion carried.

Application 12-001 – 432 Addison Avenue – MJE Properties, LLC. Mark and Jane Evans.
Applicant is seeking relief for front yard parking; they are converting the garage into living space. And any and all other variances deemed necessary to approve this application.

Samuel Driver, Esquire representing MJE Properties
240 Highland Ave
Unit 2B
Haddon Heights, NJ

At this point Lind Rohrer reused herself from this application.

Mark Evans – was sworn in
408 Bradford Ave
Haddon Township, NJ 08108

Mr. Evans had a letter from the previous owner stating that the garage was there when they bought the house in 1958. Mr. Evans stated that he want to make the garage into a dining room, however it will be just a empty room and the new owners came use it for whatever they want, however the kitchen is very small.

Mr. Evans had pictures and drawings A-1 Floor Plans, Pictures shows existing chimney, and number of other houses on the street that have turned there garages into living spaces.

Mr. Evans explained that he would be building up the garage floor to meet the grade of the existing house. The ceiling height would be 8 feet.

Questions asked

It was asked why not build an addition out the back? Reply cost.

Is there a basement – reply yes

Mr. Evans explained that the front of the garage would still be storage area and the back park of the garage would be living space.

A board member asked if the roof could be changed to a peek roof. Again Mr. Evans answered the cost.

A board member remarked that the parking on the street is tight. And more cars on the street would not be good.

Mr. Evans stated that 6 houses on the street do not have garages and park in front of property. On Bradford Ave everyone parks in the front yard. Addison Ave all park in front yard.

A board member agrees that most people with garages do not use them for cars but for storages.

Another board member disagrees with that statement.

It was discussed if side yard variances would be needed. Mr. Driver stated that the foot print of the property was not being touched.

A motion by James Stevenson to open the meeting to the public, seconded by Suzanne Discher. All members present voted in the affirmative. Motion carried.

Hearing no comments from the public a motion by James Stevenson to close the public portion seconded by Suzanne Discher. All members present voted in the affirmative. Motion carried.

Some more discussion took place about elevation, ceiling heights, garage door.

Mr. Evans asked for a vote.

A board members remarked that the neighbors have no problem with this, do to the fact that none of here tonight.

A motion by Marguerite Downham to deny this application as presented, one reason is elevations. Seconded by Suzanne Discher. 5 members voted in the affirmative. (Richard Rotz, Suzanne Discher, Marguerite Downham, Wayne Chang, Nicholas Mink,) 4 members voted nay (Frank Monzo, Commissioner John Foley, James Stevenson, Charles Pusatere) Motion carried

Application 12-003 5 W Cuthbert Blvd, Block 8.06 Lot 22 Zone C-1, PJ Ward and Sons. This application has been rescheduled for the Monday February 13, 2012 meeting, this meeting that is scheduled for a work session will also be a regular meeting to hear this application. Please note that the date has been changed do to conflict with a Special rent control meeting.

Other Business: None

Resolutions –

A motion by James Stevenson to approve the resolution for Rose Hill Estates, LLC application 11-0026 Lindisfarne Avenue and Albertson Avenue. Seconded by Suzanne Discher. 8 members presented voted in the affirmative. (Rotz, Discher, Monzo, Downham, Chang, Foley, Stevenson, Pusatere) one (1) abstention (Mink) Motion carried.

A motion by Marguerite Downham to approve the resolution for application 11-0021. 206 Emerald Ave. Dominic Herrion. Seconded by James Stevenson. 9 members voted in the affirmative. Motion carried.

Zoning office report –

Lee Palo asked about in law suites.

The discussion took place about makes a house a duplex or in law suite, the answer was the stove. Only allowed one stove in a single family house.

Small discussion about cash for gold places, and work on a recommendation to present to the governing body about cash for gold places.

Public Comment: None

Next Meetings – Monday February 13, 2012 work & regular meeting
Thursday March, 1, 2012 regular meeting

With no further business before the board tonight a motion by James Stevenson to adjourn the meeting and seconded by Charles Pusatere. All members present voted in the affirmative. Motion carried.

Meeting adjourned at 9:20 P.M.

CD of this meeting available upon request.

Respectfully submitted

Bonnie Richards
Secretary to the
Planning/Zoning Board