

Regular Meeting

Planning/Zoning Board

Thursday April 1, 2010

Minutes of the regular meeting of the township of Haddon planning/Zoning Board held on Thursday April 1, 2010 in the Municipal Building, 135 Haddon Avenue in said Township.

Confirmation of Sunshine Law

Compliance with Public law 1975 was confirmed and was reported that the administrator had sent notices of the 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.

Flag Salute

Roll Call

Richard Rotz	Present
Joseph Iacovino	Excused
Suzanne Discher	Present
Linda Rohrer	Present
Christine Hopkins	Arrived 7:45 p.m.
Marguerite Downham	Present
Wayne Chang	Present
Commissioner John Foley	Present
Jim Stevenson	Present
Frank Monzo	Present
Nick Mink	Absent
Charles Pusatere	Excused
William Wambach	Present

Also present were Donald Cofsky, Solicitor

Greg Fusco, Engineer

Lee Palo, Zoning Officer

Meeting was called to order by chair Richard Rotz at 7:31 P.M.

A motion by Suzanne Discher and seconded by Marguerite Downham to approve the minutes from March 4, 2010. 8 members voted in the affirmative, 1- abstention, Frank Monzo not present at the last meeting, Christine Hopkins not arrived yet.

Old Business: Application 09-0011, Haddon Ave, Block 21.06 Lots 12-21, 23-35, Block 21.05 Lots 43-47,. Towne Center at Haddon Urban renewal, L.L.C.

Mr. Cofsky at this point explained that Fieldstone will not be in attendance tonight, due to COAH. The will be scheduled for the May meeting and will not have to re-advertise for the meeting. The next meeting will be May 6, 2010.

New Business:

Application 10-0002 – 255 New Jersey Avenue, Block 29.05 Lot 1, Mr. Mrs. Walter Eife. Applicant is seeking a rear yard and front yard set back, and any and all other variances needed to approve this application. Mr. Eife was sworn in. Mr. Eife gave out pictures of the neighborhood and of this his house. Talked about the set backs and being a corner property, traffic, foot print of the property, total square footage. After much discussion and seeing no real problem the board opened this application up for public comments. Seeing no public comment, a motion by Commissioner John Foley to close the public portion. Seconded by Jim Stevenson. All members present voted in the affirmative. Motion carried.

A motion by Suzanne Discher to approve application 10-0002, 255 New Jersey Ave, as presented. Seconded by Commissioner John Foley. All members present voted in the affirmative. Motion carried.

Application 09-0029 – 1110 Newton Avenue, Block 2.04 Lot 8, Mr. Edwin Miller, Applicant is seeking bulk variances for side yard and front yard setbacks also parking space variance /waiver and or a variance/waiver as to distance between curb cuts.

Mr. Jeff Baron is representing Mr. Miller in this application. Mr. Baron spoke about the parking quoted section from the Land use Law, and from RSI, Mr. Baron states that RSI permits parking spaces in front of garage. Quoted case law once you rely on the Municipality to give you a permit and it is wrong than that is a hardship. Stated that Newton Creek is fresh water and wet lands need 75' to 80' from rear of house. If you grade the rear of the property you would create a cliff. Stated that Mr. Miller has a 28' long camper with and extension that holds an ATV. And is 12' high, Mr. Miller wants the Camper inside a garage not outside for two reasons to have it last longer and so the neighbors would not have to look at it all the time. He asked Mr. Miller what kind of cars he owns, how many will be parked at his home, (2 vehicles and 1-camper). Pictures were passed around of the neighborhood and other garages.

Mr. Baron was stating thing from the last hearing on this and how everything came about.

Mr. Cofsky stated that this is a new application and should be presented as such.

Mr. Cofsky stated that the structure is the same, only roof line is changed.

Mr. Cofsky also stated that the board is not stopping Mr. Baron from stating anything.

Much discussion went on about parking, attachment of the garage, Why was it designed so big, being a duplex and the tenant and parking, How many times a year do you use the camper (8 times about) Grass pavers, open water buffer that is required.

Public portion –

Steve Pipito – 1108 Newton Ave – sworn in – Asked Mr. Miller some question under oath.
Did you read Township code? Answer – No
Are contractor's required to follow code?
You mention earlier you extended the building, did you ask anyone if that was ok? Answer –
Yes, Larry Orcutt.
Why have you not asked Mr. Palo any questions?
Mr. Pipito stated that he thought we are to suppose to think like this has not been built yet.

Michael Brennan – 1107 Newton Ave – spoke about his dislike for the garage, spoke about a metal shed in rear yard, shared driveway, how many cars on property.

Ray ____ 1108 Newton Ave – Asked if it is still a garage or not? What does the paper work say?

Mr. Cofsky replied that the board made a decision that it was a detached garage. The board will now discuss if it is now an attached garage or still a detached garage. This is a new application the other application was denied.

Discussion from the board again took place about the roof line, height, 2 lots, 1 address, what does the deed show. Attached vs. detached, what happens if you sell the property and there is no longer a camper can the new people park two cars in that spot?

Conditions run with the land, not the owner.

More discussion about shared driveway, overhang, gutters, easements, old metal shed in rear, entrance to duplex.

It was asked from the public if this is approved will there taxes double?

A motion from Commissioner John Foley to close public portion, seconded by Frank Monzo, All members present voted in the affirmative, motion carried.

Mr. Barron asked for this application to be continued until next month with no publication needed. Wants to show the interconnection of garage to house.

It was agreed that application 09-0029, 1110 Newton Ave will be continued until the May 6, 2010 meeting.

Application 10-0004, 1121-1127 White Horse Pike, Block 8.06 Lots 24,25,26 and 27, Beca Corp is owner of Lot 24 Creitz properties, LLC owner of Lot 25& 27, Brian and Paul Creitz owner of lot 26. Applicant is seeking parking lot variance and a waiver for proposed grading, Waiver for impervious surface, waiver from street frontage, drives from property line, load/unload area, waiver fro fence that contains finials that could be considered metal spikes. 4' fence in frontage, waiver from buffer, runoff volume, foot-candles, trash enclosures where masonry wall.

Sworn in was Brian Creitz, 312 New York Ave, W. Collingswood Heights, N.J. 08059
Dave Kreck PE, Carmen LaRosa, RA,PP

It was discussed what was sold there nor as a garden center, (plants, flowers, gifts, etc) sold only in the spring and fall, over past 5 years business decreasing, trying to pick up business. That's why ice cream/food stand would help and it would be open in the summer.

The custard stand would be open 7 days a week from about 12:00 noon until 10:00 p.m. with 24 seats.
10 seats outside and 14 seats inside.

Parking was discussed; a traffic study was done report on file. Had a meeting with the DOT about putting a driveway in on White Horse Pike. Denied, However suggesting a DO NOT BLOCK THE BOX on Cuthbert Blvd entrance. In the proposed parking lot 13 spaces, with 24 seats need 8 parking spaces, 2- employees – 2 parking spaces, 3 employees need 3 parking spaces, Hope for a lot of just walk up business, not vehicles.

Trash truck can remove trash with ease; will have a security fence,
Drainage problem will work with Township engineer and construction office to work out drainage. Will remove chain link fence and replace with vinyl fence. Will install ballads, Landscaping will work with engineer, Merchandise will be inside only except for Christmas trees at Christmas time. The fence along the property will stop any items from being put on sidewalk.

Went over Greg Fusco review letter. Discussed storm water, signage, material for awning, landscaping, buffers, fencing, lights,

Public portion – Jim Simone sworn in – owner of business next door, Mr. Simone is worry about traffic and has concerns about the traffic. And cars blocking his entrance.

Motion by Commission John Foley to close Public Portion, seconded by Jim Stevenson. All members voted in the affirmative. Motion carried.

Motion by Commissioner John Foley to approve application 10-0004, with the conditions that the meet all the requirement in Greg Fusco review letter, with a recommendation to the government body for a DO NOT BLOCK THE BOX in that area. And limited sales as to where items can be sold inside except for Christmas Trees. Seconded by Marguerite Downham. 8 members voted in the affirmative, 1- abstention (Christine Hopkins). Motion carried.

A motion from Commission John Foley to approve the resolution for Kimco Realty Corporation (Westmont Plaza) New Bank, Restaurant on a stand alone pad. Seconded by Frank Monzo. All members voted in the affirmative. Motion carried.

A motion from Commission John Foley to approve the resolution for 342 Haddon Ave, Install new sign. Seconded by Frank Monzo. All members present voted in the affirmative. Motion carried.

CD of this meeting is available upon request.

With no further business before the Planning/Zoning Board a motion by Commissioner John Foley and seconded by Jim Stevenson to adjourn the meeting. All members present voted in the affirmative. Motion carried.

Meeting adjourned 11:54 P.M.

Respectfully Submitted

Bonnie Richards
Secretary