THE HADODN TOWNSHIP PLANNING/ZONING BOARD

MINUTES

March 1, 2018

Minutes of the regular meeting of the Township of Haddon Planning/Zoning Board, held on Thursday, March 1, 2018, in the Municipal building in said Township.

Flag salute

Confirmation of Sunshine Law

Chapter 231, Public Law 1975 requires adequate notice of this meeting be provided by specifying time, place and agenda. This has been done by mailing a copy of the Agenda to the Courier-Post and The Retrospect newspapers and by posting on two bulletin boards in the Municipal Building.

Roll Call

 Richard Rotz Excused

 Joseph Iacovino Present

 Suzanne Discher Present

 Linda Rohrer Present

 Frank Monzo Present

 Marguerite Downham Present

 Bert Cossoboon Present

 James Mulroy Excused

 James Stevenson Excused

 Greg Wells Present

 Charles Pusatere Absent

 Colleen Curren Present

 Joe Buono Present

Also, present

Francis Ryan – Solicitor

Lee Palo – Zoning Officer

Gregory Fusco – Township Engineer

Meeting called to order by Vice Chair – Joseph Iacovino at 7:30 P.M.

A motion by Frank Monzo to approve the minutes from February 1, 2018, seconded by Marguerite Downham. 8 members voted in the affirmative 0- no votes 1- abstention (Linda Rohrer), Motion carried.

Old Business – None

New Business - Application 17-032 – Block 21.11 Lot 10 – Zone R-2 –9 Cooper Street – Munn Lane Properties. Applicant is seeking a variance for proposed 22’ x 8’ 2nd floor addition over enclosed porch. Applicant requests any and all other variances deemed necessary to approve this application.

At this port Mr. Francis Ryan, the solicitor for the Planning/Zoning Board made a statement to all applicant in attendance this evening about the 45-day appeal process. This is for all applicants.

Donald Ryan attorney for 9 Cooper Street had Angelo Longo one of the partners of Munn Lane Properties who lives a 1 Benson St. Skillman, NJ was sworn in.

Mr. D Ryan explained that his client is seeking front yard setback to a pre-existing nonconforming property. Munn Lane Properties want to build a 2nd story addition and meets the requirements for rear yard and side yard. But the front yard is not in compliance.

In the application was a survey and pictures, the board went over the pictures and were marked A-1 to A5

 A-1 was the survey showing that the existing front yard 12.63” setback

A-2 shows renovations

A-3 number of photo of the property

A-4 existing house photo, and it is the windows in the front that violates the setback.

A-5 existing fence in front yard which will be removed.

 At this time a motion by Frank Monzo to open the meeting to the public on this application only, seconded by Joe Buono. All members voted in the affirmative. Motion carried.

Hearing none a motion by Frank Monzo to close the public portion and seconded by Joe Buono. All members voted in the affirmative. Motion carried.

Marguerite Downham stated that this applicant has come twice to a work session and now to the regular meeting and has done a nice job on getting everything together.

A motion by Frank Monzo to approved this application as presented, to construction of a second-floor addition over existing kitchen and a new two-car garage with a second floor above. seconded by Marguerite Downham. 9 members voted in the affirmative, 0- no votes. Motion carried.

**Application 17-034 –** Block 17.06 Lot 17, Zone R-1 – 515 Rhoads Avenue – Christopher Raucci– Applicant is seeking relief to construct a two (2) story addition. Needs relief from front yard where 30 feet is required only has 13 feet and that is existing requesting relief of 17 feet in front yard. also, side yard relief where 10 feet is required only has 3’10” existing asking relief of 6.90 feet. And total relief where 25 feet is required only has 13.10 feet asking relief of 11.90 feet. also requesting 6’ high fence in rear yard. And any and all other variances, waivers deemed necessary to approve this application.

Christopher Raucci – Sworn In

515 Rhoads Ave

Haddon Township, NJ

Mr. Raucci presented drawings and a current survey. This applicant has been here several times.

The board looked at the drawings and pictures and Mr. Raucci explained then to the board.

A motion by Joe Bruno to open the meeting to the public, Seconded by Frank Monzo. All member present voted in the affirmative.

Hearing nothing from the public a motion by Frank Monzo to close the public portion of the meeting, seconded by Joe Bruno. All members present voted in the affirmative. Motion carried.

Mr. Iacovino asked the board if anyone has anything else to say about this application.

A motion by Marguerite Downham to approve this application as the plans and specifications were submitted, to construct an addition to the rear house and replacement of the existing wooden fence. Seconded by Joe Buono.

9 members voted in the affirmative, 0 – no votes, Motion carried.

Application 17-035 Block 7.08 Lot 33 Zone R-2 **– 123** E. Ormond Avenue – Strawbridge Properties LLC – Applicants are seeking relief to add a 2nd story addition to existing attic. Seeking front yard setback, and any and all other variances deemed necessary to approve this application.

Dino Mantzas, attorney for the applicant

Nicole Miccoli – owner of the property was sworn in

Mr. Mantzas gave an overview of the project.

Ms. Miccoli stated that there will be no addition to the footprint of the property. The addition going up and over the existing structure. The heights of the addition will be no higher than 25 feet.

A motion from Joe Buono to open the meeting to the public, Seconded by Frank Monzo. All members present voted in the affirmative. 0- no votes. Motion carried.

Hearing nothing a motion by Frank Monzo to close the public portion of this application, seconded by Joe Buono. All members present voted in the affirmative. 0- no votes Motion carried.

Hearing nothing more from the board Mr. Iacovino asked for a motion.

 A motion from Suzanne Discher to approve this application17-035 – 123 E. Ormond Ave to construct a second-floor addition over exiting structure. Seconded by Marguerite Downham. All members present voted in the affirmative. 0- no votes – Motion carried.

Application 18-01 – Block 13.02 Lot 9 Zone R-1- 715 Graisbury Ave – Joseph Peluso and Tricai Tomaselli Applicants are seeking relief of front yard parking to be able to convert garage into living space.

Tricia Tomaselli was sworn in owner of property

Mrs. Tomaselli stated that the garage door will come down and a bow window will go into the space, she also stated that they do not park their cars in the garage now. It is too small. The board looked at the drawings and the pictures she brought with her.

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

Hearing nothing a motion by Frank Manzo to close the public portion of this application. All members voted in the affirmative. Motion carried.

Mr. Iacovino asked if anyone board member had anything else to ask or say. Hearing none Mr. Iacovino asked for a motion.

A motion by Frank Monzo to approve this application as presented. A variance to convert a one car

garage into living space. Seconded by Greg Wells. All members present voted in the affirmative. 0- no

votes. Motion carried.

Application 18-02 422 Strawbridge Ave is not here tonight and has asked if they can be put on the may

Meeting. Mr. Iacovino replied yes and this is the notice to the public that 422 Strawbridge Ave will be

heard at the May 3, 2018 meeting.

Application 18-03 – Block 20.16 Lot 11 – Zone R-2 – Lori Leonard. Applicant is seeking relief to construct a rear yard addition. Needs front yard relief of 9’ due to porch is pre-existing non-conforming.

Sworn in were

Lori Leonard – Owner of property

Edward Yucis – Applicant’s Contractor

Ms. Leonard explained that the addition meets all the requirements however the front porch does not and is pre-existing non-conforming. so, asking for relief of the front yard setback.

The board members looked at the survey and the pictures and drawings.

A motion by Joe Buono to open the meeting to the public, seconded by Frank Monzo. All members present voted in the affirmative. 0- no votes Motion carried.

Hearing nothing a motion by Joe Buono to close the public portion of this application. Seconded by Frank Monzo. All members present voted in the affirmative. 0- no votes Motion carried.

Mr. Iacovino asked the board if they have anything else they would like to ask or say, hearing none Mr. Iacovino asked for a motion.

A motion by Frank Monzo to approve application 18-03 19 Lindis Farne Ave to construct an addition to the rear of the house, and a variance for the front porch for front yard setbacks. Seconded by Bert Cossoboon. All members present voted in the affirmative. 0- no votes, Motion carried.

Application 17-029 – Block 8.03 Lot 14 Zone R-1 – 133 Lees lane – Marlene Finizio – Applicant is seeking relief to add on to her existing deck.

Marlene Finizio – sworn In

Ms. Finizio explained that she wants to add to her existing deck and that required a rear yard setback variance. 25 feet is required and 5 feet is proposed and existing. This property is irregularly shaped and can not meet the requirements, Ms. Finizio came to the board in 1994 to get a variance for the existing deck.

A motion by Frank Monzo to open the meeting to the public on this application, seconded by Joe Buono. All members present voted in the affirmative. 0- no votes. Motion carried.

Hearing nothing a motion by Joe Buono to close the public portion of this application. Seconded by Frank Monzo. All members present voted in the affirmative. Motion carried.

Mr. Iacovino asked the board if they had anything else to say or ask. Hearing none Mr. Iacovino asked for a motion.

A motion by Bert Cossoboon to approve this application to expend her existing deck. Seconded by Frank Monzo. All members voted in the affirmative. 0- no votes. Motion carried.

Application 17-034 – Block 17.06 Lot 17 – Zone R-1 – 515 Rhoads Avenue – Christopher Raucci – Applicant is seeking relief to construct a two-story addition. Needs relief from front yard, side yard and total side yard. Also requesting a 6’ high fence in rear yard.

The board looked at the documents presented survey, drawings, the board notice that the property is undersized. And the hardship is the size of the lot.

A motion by Joe Buono to open the meeting to the public, seconded by Frank Monzo. All members voted in the affirmative.

Hearing none a motion by Joe Buono to close the public portion, seconded by Frank Monzo. All members voted in the affirmative. Motion carried.

Mr. Iacovino asked the board if they had anything else to say or ask.

Hearing none Mr. Iacovino asked for a motion.

A motion by Marguerite Downham to approve this application to construct an addition to the rear house measuring 560.72 sq. ft. and the replacement of wooden fence of 5 feet. Seconded by Joe Buono. All members present voted in the affirmative. 0- no votes. Motion carried.

Resolutions –

A motion by Marguerite Downham to approve resolution 17-026 – 148 Haddon Avenue, RIDE, seconded by Greg Wells. 5 Members voted in the affirmative. 0-no votes, 1 member abstained (Linda Rohrer) Motion carried.

A motion by Joe Buono to table resolution 17-028 – 604 Avondale Avenue and will be put on the agenda for the April 5, 2018 meeting. Seconded by Frank Monzo. All members present voted in the affirmative. Motion carried.

A motion by Joe Buono to approve resolution 17-033 81 Akron Avenue, seconded by Greg Wells. 5 members present voted in the affirmative. 0- no votes 1 abstained (Linda Rohrer) Motion carried.

A motion by Marguerite Downham to approve resolution 17-036 – 101 E Cuthbert Blvd, seconded by Frank Monzo. 5 members voted in the affirmative, 0- no votes 1`- abstained (Linda Rohrer) Motion Carried.

Mr. Monzo asked about what order we take application to be hear. If an applicant does not show up for the meeting but comes the following month are they put at the end of the agenda. Since Mr. Rotz is not at the meeting tonight. Mr. Ryan suggested that we wait until the next meeting to discuss this with the chair Mr. Rotz.

Zoning Office report – Lee Palo – Everyone doing a good job.

Next meeting – Work Session – Monday – March 19, 2018

 Regular Meeting – Thursday- April 5, 2018

With no further business tonight for the Planning/Zoning Board of the Township of Haddon a motion by Frank Monzo to adjourn the meeting seconded by Joe Buono. All members present voted in the affirmative. Motion carried.

Meeting adjourned 8:45 P.M.

A CD of this meeting is available upon request.

Respectfully submitted

Bonnie Richards

Secretary