

THE HADDON TOWNSHIP PLANNING/ZONING BOARD

MINUTES

THURSDAY April 6, 2017

A regular meeting of the Planning/Zoning Board of the Township of Haddon held on Thursday April 6, 2017 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 notice of meeting, along with copies of the agenda to the Courier-Post and The retrospect Newspaper, and two copies were posted on the bulletin boards in the Municipal Building.

Roll Call

Richard Rotz	Present
Joseph Iacovino	Present
Suzanne Discher	Present
Linda Rohrer	Present
Frank Monzo	Present
Marguerite Downham	Excused
Bert Cossaboon	Present
Commissioner Dougherty	Excused
James Stevenson	Present
James Mulroy	Present
Charles Pusatere	Present
William Wambach	Excused
Joe Buono	Present

Also Present

Francis Ryan – Solicitor  
Lee Palo – Zoning Engineer  
Gregory Fusco – Township of Haddon

Meeting was called to order by Chair Rotz at 7:30 P.M.

A motion by Linda Rohrer to approve the minutes from March 2, 2017 seconded by Frank Monzo. 6 members voted in the affirmative. 0 no votes, 3 abstention (Joe Buono, Joseph Iacovino, James Stevenson)

Motion carried.

Old Business: Application 16-019- Block 5.09 Lot 9 – 610 U.S. Highway 130 South, Sgt. Scrap. The applicant is seeking a minor site plan approval with variances. This is being continued from the February 2, 2017 meeting.

Mr. Rotz reuses himself and Mr. Frank Monzo took over as chair for this portion of the meeting.

Mr. Monzo asked Mr. Zohlman to give a short recap of the previous meeting.

Mr. John Zohlman, Esquire attorney for the applicant  
Frederick VanGeldren, Owner

Mr. Zohlman gave a short recap of the previous meeting. The applicant is asking for relief from Section 142-40D (3) (b) (x) to permit the existing free standing sign which is 14' in height where only 7' height is permitted. The area of the sign (20 sq. ft.) does comply. Relief from Section 142-40D(3)(b)(x) to permit a façade sign of 96 sq. ft. with letters not to exceed 12" in height where 40 square feet is permitted, relief from section 142-38J(4) requires a front yard setback of 25 feet and 19'1" is proposed and existing. Relief from Section 142-38J (4) single side yard setback of 20 feet and 1'2" is proposed and existing. Relief of Section 142-38(4) limits maximum Imperious coverage to 80% and 86.4% is proposed and existing. Relief from section 142-38J9x) limits fence in side yards to 4 feet and rear yard to 5 feet and 6 feet is requested and existing. Relief from section 142-X requires privacy slats in chain link fences; applicant seeks relief from the requirement for the front gates.

Mr. Zohlman submitted a copy of a report from the Office of Noise Pollution for the County of Camden. The study was done on January 23, 2017. The reports indicated that there were loud bangs and clangs associated with business activities, the highest levels measuring 85dB. They were not continuous noises. The report stated that there is not a case.

Mr. Zohlman also stated that his client has continued to adopt different business practices in an effort to achieve some noise abatement.

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

Mr. Moustakas, Solicitor for City of Gloucester.

Mr. Moustakas acknowledges the efforts that have been made by the Board and the Township to address the concerns of the Gloucester residence and the Noise study report from Camden County.

Richard Fiedlore 44 Cornell Ave – Gloucester City

Sgt. Scrap has been making an effort to reduce noise because the conditions have improved over the last couple of months. I am concerned with the upcoming construction activity and the noise will be recurring.

Hearing from no other a motion by Suzanne Discher to close the public portion, seconded by Joe Buono. All members present voted in the affirmative. Motion carried.

More discussion took place about the freestanding sign on the front property, façade sign, no continuous outdoor activity or storage of material. The installation of a system to catch water runoff, Other government agencies approval including county Soil conservation and county Department of Transportation, impervious coverage, fencing,

A motion by James Stevenson to approval the site plan with conditions as follows

The development approval by resolution must comply with the plans and specifications submitted.

Applicant must comply with all other applicable ordinances and coded including but not limited to building codes.'

Applicant must comply with all conditions in the Engineer's review letter

Applicant must provide the Board with a copy of the approved water management plans

Applicant must repair the identification of all proposed planting to the shade tree commission for approval

Applicant must repair the concrete driveway apron on the front of the property.

The applicant must obtain all necessary governmental approvals including what was noted in the engineer's review letter.

Seconded by Charles Pusatere.

6 members voted in the affirmative 0- no votes

Motion carried.

New Business:

Mr. Rotz came back to the meeting as chair. Mr. Rotz thanked Mr. Monzo for conducting that application.

Application 17-003 Block 22.06 Lot 28 Zone R-2, 419 Maple Avenue – JRB Property, LLC-  
Applicant is seeking a Major subdivision site plan to create three (3) conforming lots.

David Oberlander, Esquire attorney for applicant  
James Brandenberger owner – sworn in  
Ryan Headley Engineer for applicant – sworn in

Mr. Oberlander presenting an overview of the application. IT has three conforming lots

Mr. Brandenberger, owner presented exhibit marked A-1 it is a revised set of building plans for the residences that are being proposed to build. Each of these homes will have a single care detached garages to facilitate vehicle turn arounds on the lots.

The existing house will be demolished.

Mr. Headley the engineer for the applicant presented exhibit A-3 display board which shows the subdivision plans superimposed on the Aerial photo of the lot. Mr. Headly addressed surface water issues on the property. And made reference to this stormwater management report. Which was marked exhibit A-4

The applicant engineer addressed all the items on the boards engineer Mr. Fusco review letter.

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

Brad Ashfield – Sworn In – accepted as an expert in reconstruction accidents  
421 Maple Ave

Mr. Ashfield spoke about traffic safety issues.

Mr. Ashfield handed out documents.

Mr. Ashfield spoke about backing out onto maple Ave; he also has concerns about flooding and drainage. Mr. Ashfield pointed out section 142-323(B) (2) (b) [1] that the proposed driveways violated the ordinance because they are within 50 feet of the intersection.

Mr. Ashfield also spoke about the tree removal, and that the roots may hurt his driveway. He ordinance was created for the new conditions most of the house their now were built in 1900 -1930 when small amounts of cars and people were around. A traffic impact study should be done.

Board member asked the applicant if they object to a traffic study.

Reply – yes

Board members asked Mr. Fusco about the site tringle

Mr. Greg Fusco Township engineer \_ sworn in  
The ordinance states the line of sight is for corner properties.

Brad Ashfield replied that an intersection is when two streets come together.  
Mr. Ashfield stated that they obviously have the responsibility to perform any actions that they do in such a way so as to not damage adjoining properties.

Tony Black – Sworn In  
433 Maple Ave

Mr. Black stated he owns the last house in Haddon Township and has lived on maple Ave since 1959. I have an issue with the sewer lateral in the street and it is his understanding that the flow to the sewer line is not what it should be. He also has concerns about the driveways and Wood Lane. I would like a traffic study before granting approval.

Lynn Smith – Sworn In  
200 Maple Ave  
Haddonfield

Concerns about the safety with the new driveways. And concerned about the infrastructure on the water and sewer lines.

Tiffany Atkins – Sworn In  
411 Maple Ave

Concerns about high risk of accidents caused by people backing out. Her concerns are because of the speeding on Maple Ave. I would be ok with one or two new housed but three is too many, and three will burden the sewer system. I also have concerns about sinkholes and the volume of sewage will make this problem worst.

Fred Stein – Sworn in

217 Fern Ave

Citizen Action Coordinator for the Delaware River keeper Network

Mr. Stein's concerns are with the storm water issue and if this project will hurt the storm water issue, I would like to see environmental impact statement especially since trees are being removed. Also water infiltration. Also concerns about with new owners knowing their obligations to maintain the surface water management system.

Sue Tharp – Sworn in

416 Albany Ave

Her property adjoins the rear of the property in question.

I have concerns about the fact that the new garages were not apparently part of the infiltration system. The elevation of the property was going to be changed which could increase runoff towards her property and with the number of trees being removed.

Jim Stevenson stated that the board has to apply the ordinances and the issues brought up are safety issues. They are county issues.

Linda Rohrer – I agree partially, but I do believe they could do a traffic study.

James Stevenson – they has never been done a traffic study before for residential

Greg Fusco – we should wave the study, most traffic study for residential is 10 trips a day and for a duplex 4 cars & guests 20 trips a day.

The issue is enforcement.

Some more discussion took place about backing onto Maple Ave, Tree removal and planting new trees, the turnaround area.

James Stevenson the storm water will be better.

A motion by James Stevenson to approve the application with conditions

The subdivision approved by the resolution must comply with the plans and specifications submitted.

Applicant must comply with all applicable ordinances and codes, including the Camden County planning Board, Haddon Township Shad Tree Commission and all building codes and all governmental regulations.

Applicant must comply with all conditions in the Township Engineers review letter dated 2-28-17.

Also with the installation of its surface water management system and in particular its infiltration system. The applicant will penetrate the subsurface clay layers 7' below grade in order to facilitate greater surface and groundwater infiltration.

Front yard setbacks on allots will be 35 feet

The applicant will record a deed notice or restriction with regard to the storm water management system and he maintenance obligation of the property owners concerning same. Seconded by Frank Monzo. 9 members voted in the affirmative, 0 no votes. Motion carried.

Zoning Office report – Everything going well, very busy

Next meeting – Work Session April 17, 2017

Regular Meeting – May 4, 2017

Having no further business for the Township of Haddon Planning/Zoning Board a motion by Frank Monzo to adjourn the meeting, seconded by Joe Buono. All members present voted in the affirmative. Motion carried. Meeting adjourned. 11:30 P.M.

A CD of this meeting is available upon request.

Respectfully submitted

Bonnie Richards  
Secretary