

THE HADDON TOWNSHIP PLANNING/ZONING BOARD  
MINUTES  
THURSDAY AUGUST 3, 2017

Minutes of the regular meeting of the Township of Haddon Planning/Zoning Board, held on Thursday August 3, 2017, in the municipal building in said Township.

Confirmative 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	Present
Joseph Iacovino	Present
Suzanne Discher	Present
Linda Rohrer	Excused
Frank Monzo	Excused
Marguerite Downham	Excused
Bert Cossaboon	Present
James Mulroy-Commissioner	Excused
James Stevenson	Excused
Charles Pusatere	Excused
Joe Buono	Excused
Vacant Seat	Excused
Vacant Seat	Excused

Also present

Francis Ryan – Solicitor  
Lee Palo – Zoning Officer  
Gregory Fusco – Township Engineer

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

The chair announces that we are having a problem with the recorder. Not sure if it is recording or not we hope it is recording. Mr. Rotz asked the two applicants if they were ok if the recorder does not work nor would they like to reschedule there hearing. Both applicants declined re-scheduling and wanted to be heard this evening. And also there was a representative from Brown and Connery about the parking ordinance that will be heard tonight which is a review and report on proposed amendment to Chapter

142 Section 39(5) concerning off-street parking. Mr. A \_\_\_\_\_ was also fine with being heard this evening.

Application 17-013 -- Block 16.05 Lot 13 Zone R-1 500 Avondale Avenue, Kathleen Ward. Applicant is seeking relief to install a 54 inch (4 ½) fence in side yard on Avondale Ave where only 3 feet is allowed. Also a five foot fence in rear yard which meets the zoning requirement but is part of the overall project.

Kathleen Ward – Sworn In  
500 Avondale Ave  
Haddon Township, NJ 08033

Mr. Rotz remarked that there is a updated survey and he marked it A-1

Mr. Rotz asked about the walkway in front and if the wood fence on the property is on lot 12

Mrs. Ward stated that she brought photos and passed them around. She stated that the fence would be an aluminum fence and you could see through the fence not solid.

Mr. Rotz marked photo A-2 from Crystal Lake Lots 12-13.

Mrs. Ward also explained that the neighbors have dogs.

Mr. Rotz marked photo A-3 neighbor's fence and what applicant will be using. Applicant abuts to the fence in photo A-3 wood fence in front of aburvieies.

Mrs. Ward stated that the 4 ½ fence in consisted with the neighborhood and would be safe space for their baby girl that is coming. The fence would go to the property line. We want to maximize the yard space for their child to play. On the Crystal Lake side the yard is not very big and there would be no back yard. And it has landscaping due to noise from Crystal Lake Ave. We want a transparent fence 3 feet would not be safe enough.

Mrs. Ward brought photo are other fences in the neighborhood and mall around Haddon Township.

The board discussed this for a long time, talked about height of fences, the line of sight, corner properties, and solid vs transparent. Color, material, etc. What would the next owner do could they put up a solid fence if they choose the variance runs with the land so it will be forever.

Scott Pristas – Sworn In  
500 Avondale Avenue  
Haddon Township, NJ 08033

Frank Ryan the solicitor stated that the ordinance stated no wall or fence in front yard.

Scott Pristas we want the yard to look nice and are usable and safe for our child.

Mrs. Ward stated that they walked around the neighborhood and all the neighbors were in favor of the fence.

Mr. Rotz opens the meeting to the public for this application. Hearing nothing from the public he closed the public portion.

Mr. Rotz asked the applicants if they had anything else they would like to say.

Kathleen Ward and Scott Pristas stated that they are keeping with the neighborhood and they want a place to raise their child with safety.

Kathleen Ward what happens now.

Mr. Rotz explained that a decision will be made tonight and you have the right to appeal if you do not like the decision. Or you can amend your application.

Ward – we fell in love with Haddon Township and we want the house to be just as we want it to be.

A motion by Joseph Iacovino to approve the applicant 17-003 500 Avondale Ave for a 4 ½ fence in side and front yard and it is to be an open fence, seconded by Marguerite Downham. 4 members voted in the affirmative, 1 – no vote. (Richard Rotz) Motion carried.

Mr. Ryan explained the 45 day appeal process to the applicants.

Application 17-014 – 284 New Jersey Avenue Block 29.10 Lot 16 Zone R-1, Dawn and Lois Turpin. Applicants are seeking relief to install a five foot fence in side yard, where only 3 feet is allowed.

Dawn Turpin and Lois Turpin both sworn in  
284 New Jersey Ave  
Haddon Township, NJ

Mr. Rotz marked the survey A-1 and the updated survey A-2

Dawn stated that they are asking for this fence due to neighbor issues. The neighbor video tapes us, put sign in his window facing our property and they are not nice signs, he sends us threatening text messages, we cannot enjoy of side yard that is why we are asking for 5 foot fence in side yard.

Mr. Rotz asked you want a solid stockade vinyl fence.

Mr. Iacovino asked can a 3 foot do the same thing.

Dawn replied no you can see over a 3 foot fence very easy.

The applicants brought pictures in to show the board. They also told the board that they have a court date of 8-21-17 filed harassment charges against the neighbor.

Dawn stated that some of the pictures are of other fence in the neighborhood that has 5 foot fences in side yard.

Lois stated that the neighbor has damages other people's fences  
Mr. Rotz marked photo A-3 showing the topography and A-4 the collection of all photos

Mr. Rotz opens the meeting to the public on this application.

Sybil - Sworn In  
243 Lawnside Avenue  
Haddon Township, NJ

I was friends with both neighbors, however he has made life bad for these neighbors and myself they can't use the side yard at all. He put cameras on their property; he put dog poop on fire and put on front steps. The signs in this windows use the F word.

Hearing nothing further Mr. Rotz closed the public portion of this application.

Joseph Iacovino asked if they have tried talking to him.

Lois - he moved in with his sister and lived with her for a while and made her life so bad she had to move out. His mother owns the house she lives in California.

Dawn stated that if the board allows the 5 foot fence if and when this neighbor ever moves they will reduce the fence to 3 feet.

A motion by Joseph Iacovino to approve the 5 foot fence in the side yard and if and when this neighbor moves this fence will return to 3 feet in accordance with the ordinance. Seconded by Suzanne Discher. 5 members present voted in the affirmative. 0- no voted Motion carried.

Mr. Ryan explained the 45 days process.

Other Business: Review and Report on proposed amendment to Chapter 142 Section 39(5) concerning off-street parking.

Mr. Ryan explained the purpose of tonight's review. That the Commissioner will be voting on this at their next meeting and if we think any changes need to be made let them know or if it sounds good the way it is presented. Our function is to review and see if it goes with our master plan.

Greg Fusco stated that the original requirements still needed the board review

Greg Fusco – Sworn In  
80 S White Horse Pike  
Berlin, NJ

Mr. Fusco stated that the Master Plan from 1999 help with the redevelopment of Haddon Ave, White Horse Pike, Black Horse Pike, there were lots of studies to develop the Dydee site, Russell Cast Stone4, the Movie Theatre. Mark Shuster did many reports and he did a good job.

I counted every seat on Haddon Ave and which ones have their own parking. And I made a recommendation.

The store front on Haddon Ave that has space above has parking in rear for them. And if the building is less than 1000sq. ft. of space no parking is required. The issues of the Irish Mile came up and litigation took place.

Mr. Ryan stated that the concern was over an interpretation of section 39A (5) one of the issues was the exiting ordinance language which allowed for off-street parking on adjacent parcels to satisfy the requirements of the ordinance.

This amended ordinance specifies that offsite parking is to be provided on a lot within 300 feet of the premises. And when offsite parking is to be considered as part of a development application, certain additional factors should be taken into consideration.

All board members had a copy of the Haddon Township Planning Board report to Commissioners Re: Ordinance 2017-1372 also a review letter from Greg Fusco and a memorandum from Frank Ryan and the Ordinance m2017-1372

Mr. Rotz opens the meeting to the public on this discussion.

Mark A \_\_\_\_\_ Attorney for Brown and Connery  
Haddon Avenue  
Westmont, NJ 08108

The ordinance is consisted with the Master Plan but what else needs improving. You are having a good discussion and the decision affect every property that shares parking and off-street has to be effected. The Irish Mile parking lease was from 6 p.m. until 2 A.M. what happens to the lunch crowd from 11:00 a.m. until 2:00 p.m.?

What standard is being use? The leases should say same time business is open.

Mr. Ryan yes but office building time are usually 8 am until 6 pm Bar/restaurant is 11:00 am until 3 a.m. With peak hours 6 pm until 11:00 p.m. with site plan approval.

Mr. Rotz commented that Haddon Township is not the first municipality to have shared parking.

MA – No Haddonfield has shared parking and it states that you have to use both at the same time. I know you need to be Business friendly but it is a balance.

At this point Mr. Rotz closed the public portion.

The board feels that the report is good and is sending back to the Commissioners just the way it has been presented. The major change is to eliminate the adjacent to language and replace it with 300 feet and the continued availability of parking now must be demonstrated.

Resolution – 419 Maple Ave – 17-003

A motion by Suzanne Discher to approve resolution 17-003 seconded by Bert Cossaboon. 3 members voted in the affirmative -0- no votes 1 abstention (Marguerite Downham) Motion carried.

Zoning Office Report – Lee had ask Bonnie Richards to ask 3 questions

1- Three Season Room – does it need to go before the board?  
Answer – what kind of foundation? And as build survey

2. A garage fell from the last storm totally down, does the owner have to get a variance to rebuild it is too close to property lines. Answer – yes

3. Clothing Drop – What are we doing with them? Answer- sends them to the Commissioners.

Next meeting – Work Session and Regular meeting – August 21, 2017

Regular meeting – September 7, 2017

With no further business tonight for the Planning/Zoning Board of the township of Haddon a motion by Marguerite Downham to adjourn the meeting. Seconded by Suzanne Discher. All members present voted in the affirmative. Motion carried.

Meeting adjourned 10:00 P.M.

A CD of this meeting is available upon request.

Respectfully submitted

Bonnie Richards  
Secretary