

THE HADDON TOWNSHIP PLANNING/ZONING BOARD  
MINUTES  
MONDAY FEBRUARY 13, 2017

A work session and regular meeting of the Planning/Zoning Board of the Township of Haddon held on Monday February 13, 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	Excused
Frank Monzo	Excused
Marguerite Downham	Present
Bert Cossaboon	Excused
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 Officer - Excused  
Gregory Fusco – Township Engineer

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

## Work Session

Old Business: None

New Business: Application 17-003 – Block 22.06 Lot 28 Zone R-2 – 419 Maple Avenues – JRB Property Group, LLC. Applicant is seeking a Major Site Plan to create three (3) conforming lots. David Oberlander is the attorney representing the applicant. Mr. Oberlander stated that there is a duplex on the property now and that will be demolished. It has a current survey, site plan signed by Engineer,

Richard Rotz asked if they are requesting a waiver as part of the application.

Marguerite Downham asked- Are you adding more imperious coverage?

Some items discussed, traffic study, environmental impact, county road, Driveways

The board deemed this application complete and can be put on the march 2, 2017 agenda.

IT was asked if notification needs to be done, the answered is yes.

Application 17-004 – Block 1.11 Lot 12, Zone R-2 1215.Elm Ave – David Dilkes – Applicant is seeking front yard setback relief to construct a front porch.

This application was a no show.

Application 17-005 – Block 20.01 Lot 12 – Zone C-1 – 28 Haddon Avenue – Haddon Property Investments. Applicant is seeking a variance for LED lights around windows and door.

Primo Water Ice is the name of the business

Adriana Adams owner

Had a picture of what it would look like

The remote control picture

The board deemed this application complete and can be scheduled for March 2, 2107.

A motion by Joseph Iacovino to adjourn the work session portion of these evening meetings. Seconded by Suzanne Discher. All members present voted in the affirmative. Motion carried.

## Regular Meeting

Old Business: None

New Business: Application 17-001 Block 3.06 Lot 1-11 and Block 3.01 Lots 1-4 Zone I-1 ( Light Industrial) Us Highway 109 Route 130 North. Camden Phoenix, LLC – Applicant is coming for the purpose of obtaining a Conditional Use Approval, Certificate of Non-Conformity or a Use Variance to permit the continued use of the property for the disassembly of Motor vehicles and sale of used autos and auto parts.

Peter Rhoads –Attorney – Spoke about how the business will stay the same and run the same business recycling of trucks parts and some car parts. It has been this type of business since 1930. It is located on the southern end of the Township it is a heavy traveled highway.

Dominic F \_\_\_\_\_ Sworn in  
9 Bainbridge court  
Sicklerville, N.J. 08081

Alan Ferrano – Sworn In

They had pictures and a power point presentation, showing the area. And what they propose. In 2013 the property was given a letter from the zoning office stating that that business is ok to continue as it has been. It is as pre-existing non-confirming area.  
It fronts Rt. 130.

Photo were marked A-1 phot of the site from 1983  
A-2 current photo  
Survey shows hillside Ave – that is a paper street.

Marguerite Downham stated that the property has environmental concerns and wetlands etc.

Mr. Rhodes stated that it is a conforming use and has received certificate of zoning approval.

Marguerite Downham reports that she has been working on a project for 5 years for that area.

What about the fluids from the auto.

It was reported that the fluids are empty into containers and then on a scheduled pick up they are picked up and carry off the site.

Mr. Rhodes showed an Arial photo (marked A-4) the left side of photo is Camden Truck parts, Enter is Elmer's Right side is Municipal owned. No vehicle is on that site.

Greg Fusco stated that the property line ends 400 feet from building.

Mr. Rotz asked if any proposal to clear any of the lot(s)

Mr. Ryan asked if a buffer will be at the rear property or is there a buffer now?

Mr. Rhodes states that the current owner needs to provide a clean bill from DEP, before sale.

Marguerite Downham reports that they along with the state want to install trails in that area.

Photo Board A-5 shows site area as of January 2017

After they take apart a car they sell to scrap yards.

Them someone comes and picks up the shell of the cars or trucks.

Mr. Ryan the board has a few things to consider. 1- Has this use (auto sales, second hand metal) not allowed in towns by ordinance however this pre-exists the ordinance?. So a certificate of nonj0-conformity would have to be issued.

2- Interpretation – conditional use and some of that requires a site plan.

The business has been there since 1930.

Marguerite Downham – Do they have a Business License from the Township?

A motion by James Stevenson to open the meeting to the public for this application only, seconded by Joe Buono. All members voted in the affirmative. Motion carried.

Maggie Liege – Sworn In

40 W park Blvd

Haddon Township

Chair for Environmental

The environmental committee has been working on this; state law requires a 100 foot buffer.

Clean the back, when we do cleanup we see car parts and cars that we pull out.  
It will not happen with this business, we will be watching. There can be no encroachment on  
Township property.

Joseph Tiernon -- sworn in  
105 Crescent-Gibbsboro Rd

I have worked for Dominic for 10 years and we have a good record with Sandy from the DEP.  
She likes our work. The greening process we do that, we are a good company and care about  
the environment. You will be pleased with our work.

A motion by Joseph Iacovino to close the public portion of this meeting. Seconded by Charles  
Pusatere. All members voted in the affirmative. Motion carried.

A motion by James Stevenson to give a certificate of pre-existing non-conforming use that may  
continue as a recycling of truck and automobile parts and vehicle sales. Seconded by Joseph  
Iacovino. All members present voted in the affirmative. Motion Carried.

With no further business to bring before the Planning/Zoning Board this evening a motion by  
Joseph Iacovino to adjourn the meeting, seconded by Charles Pusatere. All members present  
voted in the affirmative. Motion Carried.

A CD of this meeting is available upon request.

Meeting adjourn 9:17 P.M.

Respectfully submitted

Bonnie Richards  
Secretary