

THE HADDON TOWNSHIP PLANNING/ZONING BOARD

MINUTES

THURSDAY MARCH 2, 2017

A regular meeting of the Planning/Zoning Board of the Township of Haddon held on Thursday March 2, 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

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

Also Present

Francis Ryan – Solicitor

Lee Palo – Zoning Engineer

Gregory Fusco – Township of Haddon

Meeting was called to order by Chair Rotz at 7:33 P.M.

Mr. Francis Ryan, Esquire sworn in the new member Mr. Bert Cossaboon. Congratulation Mr. Cossaboon and Welcome.

A motion by Frank Monzo to approve the minutes from February 2, 2017, seconded by Charles Pusatere. 5 members voted in the affirmative. 0- no votes – 2 abstention (Linda Rohrer, Marguerite Downham) Motion carried.

A motion by Marguerite Downham to approve the minutes from February 13, 2017, seconded by Charles Pusatere. 5 members voted in the affirmative, 0- no votes 2- abstention (Frank Monzo, Linda Rohrer) Motion carried.

Old Business – None

New Business: Mr. Rotz at this point announced that Application 17-003 – 419 Maple Ave has asked for a postponement. The postponement has been granted and this application will be heard on Thursday April 6, 2017, it will not be advertised again this is the notice of when it will be heard.

Application 16-038 Block 14.02 Lot 5 Zone R-1, 4 Breslin Avenue – Nicholas Orio. Applicant is seeking a side yard setback variance where 10 feet is required the applicant only has 5 feet asking for relief of 5 feet, and well as any and all other variances deemed necessary to have this application approved.

Mr. Nicholas Orio – owner of the property was sworn in
4 Breslin Ave
Haddon Township, N.J. 08033

Anthony Orio father of Mr. Nicholas Orio was sworn in
213 East 4th Ave
Wildwood, NJ

Mrs. Downham asked if there are going any farther than the building envelope. Front or back.

As the board looked at the plans Mr. Rotz asked why no windows on the side? It is a design reason.

Mr. Ryan stated that on the architecture drawing A3 no windows are showing.

Mr. Anthony Orio remarked that on A2 you can see the windows
1st floor showing windows

2nd fl. bedroom no windows

It was stated again left side no windows are showing

Anthony Orio stated that if the board would like two windows on the 2nd floor they could put them in.

Mr. Rotz stated that windows that match.

Mr. Orio brought photo of this property and his neighbor's property.

It was stated that the sides of the addition will line up and match the lines of the existing house. The sides of the yards of the addition will match those of the existing house. The height of the building will be 28 feet tall.

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

Hearing none motion by Frank Monzo to closed the public portion of this application. Seconded by Suzanne Discher. All members present voted in the affirmative. Motion carried.

Mr. Rotz asked if the board members had anything else to ask or say.

A motion by Marguerite Downham to approve this application with the conditions of two windows on each side of the new second floor. The window will be comparable in size and design as to the other windows and will be align with the existing first floor windows and will be symmetrical between the two sides. Seconded by Frank Monzo. 7 members present voted in the affirmative, 0- no votes. Motion carried.

Mr. Ryan explained the appeal process to the applicant.

Zoning Office report - Mr. Lee Palo - Sorry I missed last month meeting. I am working GNC signs, and the LED at the Mexican Restaurant.

Mr. Rotz asked about the pop up signs, feather signs. And suggested that Mr. Palo send letters to all businesses about signs and what is not allowed. Also remarked that we need to enforce the sign ordinance.

Mr. Ryan asked about the SOHO building and he said they are talking about or putting in a walk up window. Mr. Palo needs to check that out, that would need an approval from the board.

The board feels that a letter to all businesses would not be a good idea unless it is worded properly. And asked Mr. Ryan if he would write the letter.

Mr. Ryan said ok, he would write the letter.

Mr. Monzo stated that the business owners are not doing those things because they just want to know what is wrong, it is because they do not know what they can or can't do.

Mr. Fusco spoke about the Fieldstone project Haddon Towne center final inspection for the clubhouse and building 1000 are being done. The retail space fieldstone asked me about signage. They have spaces already for signs. They want to know if each store owner will have to come before the board to get a sign or can it be one blanket approval for signs.

The board feels that they should come in for each sign.

With no further business to bring before the Planning/Zoning board this evening a motion by Frank Monzo to adjourn the meeting, seconded by Marguerite Downham. All members present voted in the affirmative. 0- no votes. Motion carried.

Meeting Adjourned 9:30 P.M.

A CD of this meeting is available upon request.

Respectfully submitted

Bonnie Richards
Secretary

Old business: Application 16-019 – Block 5.09 Lot 9 Zone I-1 – 610 US Hwy. 130 South, Sgt. Scrap. Application is seeking a minor site plan approval with variances. This is a continuation from last month's meeting.

Mr. Rotz from the Planning/Zoning Board reused himself from this application.

Mr. Monzo took over the meeting for this application. Mr. Monzo asked Mr. Zohlman to give an overview of the last 2 months, please talk about Front setbacks, fencing, free standing sign, wall heights. Mr. Monzo asked if they had gone to any of the neighbors in Gloucester City to see about the noise they were complaining about. Were there any compromises made with the neighbor and Mayor of Gloucester City?

Mr. John Zohlman Esquire is representing the applicant. Mr. Zohlman gave an over of this application from the last meeting. Sgt. Scrap has had a business license to conduct this Business in Haddon Township for 4 years. This is a recycle business and it will make noise. The area is zoned Light industrial; this type of business is allowed in this zone. The type of sound barrier the neighbors would like only come in 12' high and would cost over 105,000.00 the business cannot afford that wall. Other walls would cost somewhere around 80,000.00 to 95,000.00. We are at an impasse, we are very concerned about the neighbors, and however heavy metal makes the biggest noise. If Gloucester City would like to share in the cost of the wall we would be more than happy to put one up.

Fred VanGeldren- Sworn In
13 Cedar Dr:
Turnersville, NJ.

Mr. VanGeldren stated the hours of operation are
8:00 a.m. until 5:00 p.m. Monday through Friday
8:00 a.m. until 3:00 p.m. Saturday
9:00 a.m. until 3:00 p.m. Sunday
We have stopped the roll up truck until 9:00 a.m.

Suzanne Discher board member - Asked if they have a larger facility somewhere else.

Mr. VanGeldren -- Yes I tried to moved bigger items there but it cut down the revenue.

James Stevenson -- Does the container has a hydraulic thumb and if so why not go to a smaller dumpster. Why not a magnet to lift up items and place in container wither a New or used it would limit the noise.

Mr. VanGeldren stated that he has a M318 CAT in Pennsauken

James Stevenson and once you get the bottom of the container filled the noise is not as much. There are ways of controlling sound. All the business activity is supposed to be conducted inside.

Lee Palo asked if Mr. VanGeldren owned the container, the answer was yes. Mr. Palo remarked why not put something on the bottom of the container to cut down the sound.

Mr. VanGeldren replied that is a good point worth looking into.

Mr. Zohlman stated that they will layer the bottom if that is a condition of approval.

James Stevenson – 30, 20, 10 yard dumpster you would rip right through the mats. The containers have 3 sides and the tailgate. Sound is coming from the tailgate

Greg Fusco stated that maybe timber in the bottom.

Mr. VanGeldren remarked like a sub floor

Greg Fusco – It is the metal on metal that make the noise 3 or 4 rows of timber would cut the noise down. 8 x 8 are cheap.

James Stevenson said smaller container less noise. We do have a noise ordinance.

Frank Monzo stated that there is a noise ordinance in town. I think we need a sound study.

The board address Greg Fusco review letter which spoke about setbacks, Fencing, Landscaping, Lighting, the hours of operation, the number of employees, odor and noise, delivery vehicles, parking, barrier free, signs. Mr. Fusco review letter is available for review in the Planning/Zoning Office.

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A motion from Joe Buono to open this portion of the application to the public. Seconded by Suzanne Discher. All members present voted in the affirmative. Motion carried.

John Moussakas – sworn in
City of Gloucester

Gloucester City did speak to the county and asked them to come out and does a noise study. No one came out.

Joseph Barron -- Sworn In
34 Corneal Rd
Gloucester City, NJ

Jack contracted Miss Sullivan from the county to come out and do a noise report. He told her she could come at any time. Noise level very loud. And 8 foot wall does not block the sound. The value of my property is worth nothing now.

Joseph _____ Sworn in
Zoning Officer for Gloucester City

I have been an employee for 37 years; you are in a residential zone for Gloucester City. This was a quiet street. Not now the noise is bad and due to the noise the value of the homes will go way down. This should have never been allowed to open.

Suzanne Discher -- Did the mayor go through the administrator of the county to get the noise study?

Joseph Haddon Township should reach out to the County also.

Judith Knmiskli -- Sworn In
36 Corneal Ave
Gloucester City

Beside noise, and our property values doing down, the fence is bad, the gentlemen says he is supposed to be fixing it and yet nothing has happened.

Greg Fusco -- They have agreed to fix all fencing.

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A motion from Joe Buono to close the public portion. Seconded by Suzanne Discher. All members present voted in the affirmative. Motion carried.

Joe Buono stated that 4 houses and 5 people here tonight and 2 employees from Gloucester City.

Mr. Monzo stated that Mr. Zohlman has not applied for a noise variance. Tonight's meeting has nothing to do with noise. However it would be in everyone's best interest to get a noise study.

Greg Fusco explained the procedure on getting a study.

Suzanne Discher stated that without a noise report it is putting the cart before the horse.

Mr. Zohlman asked if this application could be continued to another meeting.

Mr. Monzo stated that there is value to know the noise level. Mr. Monzo asked the board if they would like to table this application until another meeting and get a noise study done.

James Mulroy does it cost money? And how much? Who pays for the study? Who orders the study?

Mr. Monzo the next meeting would be April 6, 2017

A motion by Joe Buono to table this application Sgt. Scrap until the April 6, 2017 meeting.
Seconded by James Mulroy. All members present voted in the affirmative. Motion carried.

Mr. Rotz came back to the meeting as chair.

New Business: Application 16-035 – Block 14.03 Lot 6 Zone R-1 619 Avondale Ave – Chris Baumann – Applicant is requesting relief of front yard parking in order to convert garage into living space.

Joe Buono – Reused himself he was notified.

Chris Baumann – Sworn In
619 Avondale Ave
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Haddon Township, N.J.

Mr. Baumann explained that he would like to convert his garage into living space for a play room.

He had a current survey marked A-1.
Photo's marked A-2 and A-3 and A-4 Photo of his house
Photo A-5 carport side of house
Photo A-6 700 block of Avondale Ave

He will be putting in double window with 2 shutters.

Mr. Baumann explained that he is going to take out the doors and make wall and put in double window, the new wall would be stucco.

Richard Rotz -- how many cars - answer 2 and they have a parking sticker for one

Mr. Baumann stated that they do not use the garage now.

Mr. Rotz asked what is the height of the window from the ground. When making a change you have to do more than just take out the door and put in window the heights is important.

Sue Discher are you asking for a bay window?

Greg Fusco this should have architectural drawings.

A motion by Suzanne Discher to open this application to the public. Seconded by James Stevenson. All members present voted in the affirmative. Motion carried.

Hearing nothing from the public a motion by Suzanne Discher to close the public portion, Seconded by James Stevenson. All members present voted in the affirmative. Motion carried.

A motion by Richard Rotz to approve this application with a condition that with window be symmetrical, raise sub floor 1 foot in height, Door be replace with the same height, width and design of the existing window. Seconded by James Mulroy. 5 members voted yes -- 0- no votes
Motion carried.

Resolutions --

A motion by James Mulroy to approve resolution 16-036 -- 21 Emerald Ave -- Seconded by James Stevenson. 5 members voted in the affirmative. 1 abstention (Frank Monzo) Motion carried.

A motion by Suzanne Discher to approve resolution 16-033 – 26 Haddon Ave – Seconded by Joe Buono. 5 members voted in the affirmative. 1- Abstention (Frank Monzo)
Motion carried.

A motion by James Stevenson to approve resolution 16- 027 – 600 Black Horse Pike – Seconded by Joe Buono. 5 members voted in the affirmative, 0- No votes, 1 abstention (Frank Monzo)
Motion carried.

A motion by Suzanne Discher to approve resolution 16-031 – 950 mansion Ave – Seconded by James Mulroy. 4 members voted in the affirmative. 0- no votes, 2 abstention 9 Frank Monzo, James Stevenson) Motion carried.

A motion by Suzanne Discher to approve resolution 16-031 – 55 Melrose Ave – Seconded by Joe Buono. 5 members voted yes 0-no votes, 1 abstention (Frank Monzo) Motion carried.

Zoning Office report – Lee Palo

Working on feather flags.

Also the small signs GMC and H & R Block signs

Prime water ice asked about LED lights around their windows and doors. Do they have to come in for this request/

Mr. Rotz – yes

Mr. Stevenson asked about the SOHA building and the Multi Use. IS that allowed? They should have grease traps.

With no further business to bring before the Planning/Zoning board tonight a motion by Frank Monzo to adjourn the meeting, seconded by Joe Buono. All members voted in the affirmative.
Motion carried.

Meeting adjourns at 9:46 P.M.

A CD of this meeting is available upon request.

Respectfully submitted

Bonnie Richards
Secretary