

THE HADDON TOWNSHIP PLANNING/ZONING BOARD

MINUTES

THURSDAY SEPTEMBER 7, 2017

Minutes of the regular meeting of the Township of Haddon Planning/Zoning Board, held on Thursday September 7, 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	Excused
Suzanne Discher	Present
Linda Rohrer	Present
Frank Monzo	Absent
Marguerite Downham	Present
Bert Cossoboon	Excused
James Mulroy	Excused
James Stevenson	Excused
Vacant	Excused
Charles Pusatere	Present
Vacant	Present
Joe Buono	Present

Also, present

Francis Ryan – Solicitor

Lee Palo -- Zoning Officer

Gregory Fusco -- Township Engineer

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

Motion by Marguerite Downham to approve the minutes from August 3, 2017, seconded by Charles Pusatere. 4 members voted in the affirmative, 0- no votes, 2 abstentions (Linda Rohrer, Joe Buono)

Motion carried.

Old Business: None

New Business:

Application 13-002 -- Block 20.02 Lot 23 Zone C-1, 50 Haddon Avenue, Owners Raja & Pawan LLC and the application is Sukhinder Singh. The applicant is requesting a use variance relief to allow a convenience store on the same lot as an auto service station which is in violation of Section 142-38B93.

George Botches, Esquire is representing the applicant. David Hodulik is the Engineer for the applicant, Roger DeNiscai is the Architect for the applicant. And Jahveri Nehal is the Planner for the applicant,

All the above people and the applicant Mr. Singh were sworn in.

David Hodulik spoke about the site plan the display board he brought was marked A-1 which showed Haddon Ave and W Albertson Ave and the existing building, the parking area. Mr. Hodulik also stated that the pumps will stay the same. The handicap parking will be changed to the east side, they are replacing the curbing on the Albertson Ave side, that entrance will be shorten and landscaping will remain, they are changing to have one way in and one way out, the plants that are too high will be lowered.

Richard Rotz asked if the gas station sill stay just as it is now?

Answer yes

DH -- We are proposing an easterly side ramp for roll off container, will have new concrete curbs 5 feet wide where the bays are and in side will have all the same elevations. The footprint stays the same.

Frank Ryan asked the new walkway - what is here now?

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DH – Broken concrete and the waste oil container is on the grass

Nehal Jahveri, Planner – reported that there will one bathroom for the entire business it will be handicap accessible. The existing entrance will be closed, the new entrance will be where the bay doors are now. The store will have a walk-in cooler and some racks. The bay doors will be replaced with wall and windows and stucco will be used above and below the windows.

It was asked what kind of items will be sold. Answer – Soda, water, paper towels, candy, Milk, Cigarettes, lottery tickets, coffee, pre-package sandwiches,

There will be no ATM, no Cooking, No cell phone sales

Mr. Rotz asked that the existing brick will stay only stucco where you are removing the bay doors and putting in wall and windows.

Answered – Yes

NJ – there will only be one entrance in and the same entrance out.

Roger DeNiscia – Architect – This building is in the heart of Haddon Township, one lot of record it is the property is 50,879 sq. ft. and the existing building is 18,050 sq. ft. It has 9 existing parking spaces, and there will be no change to the footprint. The existing building is being proposed for retail. These convenience stores are common at gas station now they are replacing all auto repair shops.

For a store like this the customer is only inside for 5-10 minutes so there is a quick turnaround. It also borders residential area so there could be lots of walk ups.

There are two driveways on Haddon Ave, there would like to make them one way in and one way out. In a C-1 area convenience store is a permitted use. Service station is a conditional use.

FR – Section 70 D 3 Land Use Law 142-38 states that only one principal use per lot.

Linda Rohrer asked about deliveries, when and what time?

Mr., Singh replied – deliveries are made in small vans, the times are usually 6:00 am to 10:00 am convenience store the Fuel any time.

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A board member asked that what happens if a customer is using the ramp and a delivery also is there to use the ramp?

Answered – the delivery drivers must wait.

Mr. Fusco asked about signs. And hours of operations.

They just are going to put sign about the store. Hours of operation will be 5:00 a.m. until 12:00 P.M.

Mr. Rotz explained to the applicant that when you change copy of a sign you change the sign, and that requires approval.

Mr. Ryan stated that no signs in windows.

A board member asked if the clothing bin will be removed.

Answer it already has

Also asked if the propane bottle exchange and coin operated auto vacuum cleaner are staying.

The answer is yes.

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.

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

The board discussed this application some more.

Items spoke about parking spaces – having 9 spaces (where 10 is required)

That westerly driveway entrance on Haddon Ave be designated as one-way into the side and the easterly driveway onto Haddon Avenue be designated as one-way out of the site. Prover signage and pavement marking details for the driveways.

The opening onto Albertson Avenue be reduced to 24 feet wide.

The rose bushes in the landscape area behind the Haddon Ave sidewalk be no more than 18 inches

In height, must be proper AASHTO sight triangle.

They are going to come back with a sign package.

Some of the board members commented that they like the idea that the area is being cleaned up, and it is better than an auto repair shop,

A motion by Marguerite Downham to approve application 13-002 with the following conditions. Must return with sign plan and better details of ramp. Also eliminate 2 parking spaces, have one-way signs in and out each direction, the store cannot sell cell phones or food only prepared food no cooking. Seconded by Charles Pusatere.

5 members voted in the affirmative, 1- no vote. Motion carried.

Mr. Ryan explained the 45-day appeal process.

Zoning office report _ Lee Palo – things going well, have a few in court.

With no further business tonight for the Planning/Zoning Board of the Township of Haddon a motion by Joe Buono to adjourn the meeting seconded by Charles Pusatere.

All members present voted in the affirmative. Motion carried.

Meeting Adjourn 9:55 p.m.

A CD of this meeting is available upon request.

Respectfully submitted

Bonnie Richards

Secretary