THE HADODN TOWNSHIP PLANNING/ZONING BOARD

MINUTES

FEBRUARY 1, 2018

Minutes of the regular meeting of the Township of Haddon Planning/Zoning Board, held on Thursday, February 1, 2018, in the Municipal building in said Township.

Flag salute

Confirmation 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 Excused

Joseph Iacovino Present

Suzanne Discher Present

Linda Rohrer Excused

Frank Monzo Present

Marguerite Downham Present

Bert Cossoboon Excused

James Mulroy Excused

James Stevenson Present

Greg Wells Present

Charles Pusatere Excused

Colleen Curren Excused

Joe Buono Present

Also, present

Francis Ryan – Solicitor

Lee Palo – Zoning Officer

Gregory Fusco – Township Engineer

Meeting called to order by Vice Chair – Joseph Iacovino at 7:30 P.M.

A motion by Frank Monzo to approve the minutes from December 7, 2017, seconded by Joe Bruno. 6 members voted in the affirmative 0- no votes 1- abstention (Suzanne Discher), Motion carried.

A motion by Marguerite Downham to approve the minutes from January 22, 2018, seconded by Gregg Wells. 6 members voted in the affirmative, 0- no votes, 1- abstention (Frank Monzo) Motion carried.

Old Business – None

New Business - Application 17-020 – Block 10.04 Lot 10 – Zone R-1 – 401 W. Cuthbert Blvd – Michael Dunn. Applicant is seeking relief to install a backup generator and propane tank on side of house. This is a corner lot, Applicant requests any and all other variances deemed necessary to approve this application.

This applicant was a no show

Application 17-026 – Block 21.13 Lot 18, Zone C-1 – 148 Haddon Avenue – Lainey Gallagher owner of Ride Cycle Studio, owner of building Christopher Charles Church– Applicant is seeking relief to install hang window lettering signage in excess of permitted size and a sign above the roof. The size of the sign above the roof is 24” x wide 73.5” high. And any and all other variances, waivers deemed necessary to approve this application.

Don Ryan is the attorney representing Ride Cycle Studio. Lainey Gallagher is the owner of the business and has been sworn in.

Ms. Gallagher stated that this is a small business has 12 indoor cycle bikes. The business was opened on June 2017. Lainey had pictures of the signs, and had a picture marked A-1 was the hardware that was still on the frame of the sign that was there before her business. Photo A-2 looks like today sign on windows does exceeds 12 “.

Photo A-3 is a picture of the frontage of the business with a 16.5 Haddon Avenue frontage.

Also remarks that the door sign is no longer there it has been removed. A-4 proposed sign28 x 75 different than initially. Photo A-5 is a photo if the banner that is being proposed letters under 12” remaining A6 to A11 are signages within the Block and very heavy traveled. Discussion about traffic on Wynnewood, the shopping center to the left. Better to see the sign with larger letters

Ms. Gallagher stated that many people stated that they cannot find her place. and she does advertise in the Retrospect.

Marguerite Downham asked if the window sings are exiting?

Answer by Mr. Ryan – the window on Wynnewood side comply. Banner sign not up. (above roof line sign)

A motion by Joe Bruno to open the meeting to the public.

Hearing nothing from the public a motion by Frank Monzo to close the public portion of the meeting, seconded by Joe Bruno. All members present voted in the affirmative. Motion carried.

Mr. Rotz asked the board if anyone has anything else to say about this application.

A motion by Frank Monzo to approve this application as the plans and specifications were submitted and the applicant must comply with all applicable ordinances and codes including the shade tree ordinance, building codes, fire coded and all water management requirements. Seconded by Joe Iacovino.

6 members voted in the affirmative, 0 – no votes, Motion carried.

Mr. Francis Ryan explained the appeal process to the applicant.

Application 17-028 – Block 14.07 Lot 29, Zone R-1 – 604 Avondale Ave – Jack & Barbara Garrison. Applicants are seeking relief for a 4-foot fence in side yard where the ordinances allow only 3 feet high fence in side yard.

Brian James is the attorney representing the applicants.

Jack Garrison was sworn in

604 Avondale Ave

Mr. James explained that the applicants are seeking relief from section 142-41(b) which limits the height of a fence in side yard to three (3) feet and four (4) is requested.

The applicants had an updated survey, and photographs of the property and other properties.

Mr. James explains that the fence is already up and that his client did not know that they needed a permit or even a variance to install a 4-foot-high fence. The fence is black metal, aluminum fence open style that runs from the side of the house to the property line.

Mr. Garrison stated that the white vinyl fence shown on the survey and pictures will be removed. He also stated that he has enough room for his car and will not block traffic when opening or closing the gate.

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

Hearing nothing a motion by Frank Monzo to close the public portion of this application and seconded by Joe Bruno. All members voted in the affirmative. Motion carried.

Mr. Iacovino asked the board if anyone else has anything else to contribute to this application.

A motion by James Stevenson to approve application 17-028 604 Avondale Ave for a 4’ high fence in side yard the applicant must comply with the plans and specification submitted and must follow all the codes and ordinances of Haddon Township. Seconded by Joe Iacovino.

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

Mr. Ryan explained the 45-day appeal process.

Application 17-029 – Block 8.03 Lot 14 Zone R-1 – 133 Lees lane – Marlene Finizio – Applicant is seeking relief to add on to her existing deck.

No show.

Application – 17-033 Block 26.01 Lot 4 Zone R-2 – 81 Akron Avenue – Stephen and Mary Coyle – Applicants are seeking relief to allow for a 6-foot fence in rear yard and side yard.

Applicants Stephen and Mary Coyle were sworn in

Applicants had current survey and pictures of their property and neighbors. The applicant states that their want to buy a large dog and they want to put in a pool. The applicants could not show any hardship or design that is better than the ordinance.

After much discussion the applicants amended their application to 5’ feet high in side and rear yard. And since the ordinance allows 5 feet high fences in rear yard that is not an issue anymore, just relief for the L Shape area in the side yard, the two legs of the L would be about 25 feet. The applicants also stated that they would screen the fence from the sidewalk with planting shrubs.

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

Hearing nothing from the public a motion by Frank Monzo to close the public portion, seconded by Joe Buono. All members present voted in the affirmative. Motion carried.

Mr. Iacovino asked the board if they have anything else to add to this application.

Hearing none A motion by James Stevenson to approve this application for a 5-foot fence in the side yard as amended, and the applicant will plant shrubbery in front of the side yard fence facing the sidewalk within the next 6 months. Seconded by Joe Iacovino.

5 members voted in the affirmative, 1- No vote (Marguerite Downham) Motion carried.

Mr. Ryan explained the appeal process to the applicants.

Application 17-036 – Block 27.07 Lot 7 – Zone R-1 101 E Cuthbert Blvd. Paul Leech – Applicant is asking for relief for a roof over existing deck.

Applicant Paul Leech and Contractor Robert Haas were both sworn in.

Mr. Leech is seeking relief from section 142-37(A)(4) which requires minimum rear yard setback of 30’ and 11.97 feet is proposed. And relief from section 142-37(A)(4) which requires minimum of 10’ between accessory building and main structure and approximately 4 feet is being proposed.

Mr. Leech stated that the roof is covering the deck that already exists and will not be added any more to the setbacks, he also stated that the rain water, gutters will be on the roof and will be attached to the existing drainage.

Greg Fusco asked if the drainage could go to the front to street.

Mr. Leech remarked that the water will go to a pit behind the garage to avoid any runoff to the adjo

Mr. Ryan stated that this is a corner property and the board needs to determine what is rear yard and what is side yard. Because if it is considered a rear yard that would require a 30-foot setback and if side yard would require a 10-foot setback.

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

Hearing nothing a motion by Frank Monzo to close the public portion, seconded by Joe Buono, all members present voted in the affirmative. Motion carried.

Mr. Iacovino asked the board if anyone has anything else to add. Hearing none Mr. Iacovino asked for a motion.

A motion by Frank Monzo to approve application 17-036 101 E Cuthbert Blvd. for a roof over the existing deck as the plans submitted, and must comply with all ordinances and codes building, fire, shade tree, water management. Also, the water runoff must be directed to the existing drainage pit, and must not run onto adjoining properties. Seconded by Joe Iacovino. 6 members present voted in the affirmative, 0- no votes. Motion carried.

Mr. Ryan explained the 45-day appeal process to the applicant.

Resolutions – A motion by Frank Monzo to approve resolution 17-027 – 771 Mt. Vernon Ave, seconded by Sue Discher. 6 Members voted in the affirmative. 0-no votes, 1 member could not vote (Sue Discher) Motion carried.

Zoning Office report – Lee Palo – The old Irish Mile is coming in for a site plan review. Working on getting the signs below roof. Also, I feel we need to go over fences ordinances again.

Kayla is selling Eagles items. Can they do that? Also, still in court with Mt. Vernon Ave and the relocating of the AC units. He does have to relocate them.

Greg Fusco remarked that he has a question on how to measure setbacks Haddonfield does it by the foundation coverage roof any nearest to street line – Collingswood does it by existing walls of ground floor and building lot lines and Haddon Heights – grade level, and building line cantilever.

We need to look at surveys as to where they are taking the measurements.

Next meeting – Work Session – Monday – February 5, 2018

Regular Meeting – Thursday- March1, 2018

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 Frank Monzo. All members present voted in the affirmative. Motion carried.

Meeting adjourned 10:28 P.M.

A CD of this meeting is available upon request.

Respectfully submitted

Bonnie Richards

Secretary