THE HADODN TOWNSHIP PLANNING/ZONING BOARD

MINUTES

April 4, 2019

Minutes of the regular meeting of the Township of Haddon Planning/Zoning Board, held on Thursday, April 4, 2019, in the Municipal building in said Township.

Flag salute

Confirmation of Sunshine Law

Chapter 231, Public Law 1975 requires adequate 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

 Joe Buono Present

 Frank Monzo Present

 Marguerite Downham Excused

 Ryan Linhart Present

 James Stevenson Present

 Greg Wells Present

 Colleen Excused

 Renee Bergman Excused

 Jose Calves Present

 Beth Berry Present

Also, present

Francis Ryan – Solicitor

Lee Palo – Zoning Officer

Scott – Township Engineer

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

Old Business –**Application 19-01 – B**lock 7.08 Lot 11 – Zone R-2 – 150 E. Oakland Avenue – Christopher D D’Erasmo – Applicant is seeking a Variance for an addition in rear yard.

Application did not show ask if it could be rescheduled for May.

New Business – **Application 19-05** – Block 7.08 Lot 18 Zone R-2 – 136 E. Oakland Avenue – Charles V. Insalaco. Applicant is seeking a variance for lot size. The current lot size is 5000 square feet. Required is

Page 2

6,000 square feet. Asking relief of 1,000 sq. ft. and any and all other variances deemed necessary to approve this application.

Mr. Charles Insalaco – Sworn In

136 E Oakland Ave

Mr. Insalaco explained that the existing house was demo years ago and that the existing is only 5,00 sq. ft. and required is 6,000 sq. ft. most all the lots in this area are the same. The applicant has no problem working with Mr. Greg Fusco with what ever the township would need. There is a sewer lateral to his lot already.

Mr. Ryan asked what the height of the dwelling would be?

Mr. Insalaco answered it is a 2-story single family. 24’ wide 26’ feet in heights, 1700 sq. ft. with a 1-car garage

Mr. Monzo asked are all the lots 50 x 100?

Mr. Stevenson stated if you take a look at the whole area the towns has put in new sewer, storm drains.

A board member asked will this house have a basement?

Mr. Insalaco answered yes; I would like it to have a basement.

Mr. Ryan asked what would the total heights of the basement be? Would that make the entire heights of the building taller.

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

A motion by Frank Monzo to approve application 19-05 136 E. Oakland Ave for a new house with the condition of heights no more than 30’ and a grading plan, cuts into street all approved by Township Engineer Greg Fusco. Seconded by Greg Wells. 7 members voted in the affirmative, 0- no votes 2- abstention (Joe Iacovino, Sue Discher) Motion carried.

**Application 19-07** – Block 17.06 Lot 15 Zone R-1 – 511 Rhoads Avenue – Robert Fink – Applicant is seeking relief of rear yard setback to build a new house. Seeking relief for frontage, front yard, side yard setbacks needs everything.

 Required 10,000 sq. ft. lot area only has 49,89.2 Sq. ft. lot area

Required 75’ Frontage only has 40’

Required 30’ front yard set-back only has 22’

Page 3

Required 10’ side yard set-back only has 6’

Required 25’ total side yard setback only has 12’ Required 30% total building coverage will have 32% total building coverage.

Mr. Fink explained that he has contacted owners on both sides to see if they would like to sell (they are just lots no dwelling) they both said no. (Penny Mac, The Township of Haddon) This is an isolated lot. If it can not be built on it is a useless lot.

Mr. Fink talk about the size and length of house.

Mr. Fink asked for a 3rd floor for an in-law suite. And he would like a basement.

The board told him about the water table.

Mr. Ryan explained how you can not park in a front yard.

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

Christopher Raucci – Sworn In

515 Rhoads Avenue

I moved into this street for a reason. I have an autistic son and this is the perfect spot for him. I like the fact that the Township owned the lot next to mine and it would never sell. I was told it is unbuildable. In 1920 no new construction was allowed to be built without 2 lots. This application should not be allowed.

Robert Fink – Fiancé \_\_\_\_\_\_\_\_ was sworn In

507 Rhoads Avenue

I like the neighborhood it is quite area. I do not agree with the person before me. This is one house under construction. The lot behind has nothing to do with this application.

Michael Ziegler – Sworn In

519 Rhoads Avenue

I do not want to see a lot of smaller homes. Can the Township work with the two lot owners on each side?

Hugh Williams – Sworn In

525 Rhoads Ave

Lives at 79 Hampton Gate Drive

Sicklerville, NJ

This applicant is asking for 5 variances plus and a design waiver that is a lot for this small area.

This will change the flavor of the neighborhood. It is Saddler woods. We have tried to buy that lot for a park in our Mothers memory, for the past 50 years.

Page 4

Mark Williams – Sworn In

192 E Evesham Rd

This is near Rhoads Temple church that we have a Saddler Woods Day on the third Saturday in September, e3veryone should come.

We have tried to work with Mr. Fink

We offer to buy 511 Rhoads off of Mr. Fink for 402 Second Street all utility running and $1.00 and the deed to 511 Rhoads, Mr. Fink said he would have to think it over, and came back to us stating that he wants to build 2 houses to sell.

He is not being a good neighbor.

Mr. Fink is just about business and profit. I am all for the community. This community has survived since 1842

Nick Grimes – Sworn In

109 W Walnut Avenue

I own several homes in Haddon Township, I am excited about this new house, looks great,

I am in favor of this application.

Mr. Fink thank everyone for coming, spoke to Mr. Williams back when and said Mr. Williams often to sell for $40,000.00 Trade me or paid me $40,000.00 Tried to follow up with Mr. Williams and he not allowing this to go through.

A motion by Joe Buono to close the public portion, second by Joe Iacovino, all members present voted in the affirmative. Motion carried.

Mr. Stevenson asked if in-law suites are allowed and who would put a ln law suite on the 3rd floor.

A motion by Joe Buono to approve Application 19-07 511 Rhoads Avenue seconded by Joe Iacovino 0-Yes votes – 9 No voted. Motion denied.

**Application 19-09** – Block 24.09 Lots 21 & 22 Zone – R2 – 101 Emerald Avenue – Patrick Foulke – Application is seeking to build a single-family home. It is a corner lot with two frontages which are on Cooper Street and Emerald Avenue. Requesting front yard setback variance from 25’ t0 20’ on Cooper Street and 25’ required only has 18’ on Emerald. With any and all other variances deemed necessary to approve this application.

 Patrick Foulke – Sworn In

225 E knight Ave

Collingswood, NJ 08108

Mr. Foulke explained how he came before the board in January and was denied the subdivision to build two houses, so now he wants to demolish exciting house and build a new house. It is a corner property with 2 front yards. The front yard on Cooper required is 25’ asking for 20’, Front yard on Emerald Ave –

Page 5

required 25’ asking for 18’ Front porch wrap around will go from 4’ to 8’. The Driveway will be on Cooper Street where a 2-car garage will be built.

Engineer John Cornick – Sworn In

K2 Corporation

36 Tanner Street

Haddonfield, NJ 08033

Mr. Cornick explained that the elevation is appropriate.

This design is in character with the neighborhood.

It will have 42.3 Imperious coverage

A motion from Joe Buono to open the meeting to the public, seconded by Frank Monzo, all members resent voted in the affirmative. Motion carried.

Susan Ficarra – Sworn In

109 Cooper Street

 I live across the street I am so thankful that the ugly house is being torn down, it has been falling apart for years. This new house will increase the value of the other houses now. I am in favor of this application.

Mark Platzer – Sworn In

23 Kings highway East

Haddonfield, NJ

I have seen Mr. Foulke work in Cape May and he does great work.

I am in favor of this application.

Gregory Powell – Sworn In

107 Cooper Street

I have lived here for 5 years now.

I am Mr. Foulke Brother-in-Law

I am in favor of this application.

Beth Csontos – Sworn In

106 Cooper Street

I am in favor of this application

The plans look beautiful.

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

Page 6

A motion by Beth Berry to approve this application with the submittal of grading plans and soil borings. Seconded by Jose Calves. 9 members in the affirmative, 0- no votes. Motion carried.

Resolutions – A motion by Frank Monzo to approve resolution 18-55 – 950 Mansion Avenue, Seconded by Joseph Iacovino. 8 members voted in the affirmative, 0- no votes – 1 abstention (James Stevenson)

Motion carried.

A motion by Joe Buono to approve resolution 18-59 101 Emerald Avenue – seconded by Gregory Wells – 9 members voted in the affirmative, 0- no votes Motion carried.

A motion by Frank Monzo to approve resolution 19-02 – 451 E Melrose Avenue, Seconded by Joe Buono 9 members voted in the affirmative, 0- no votes, Motion carried.

A motion by James Stevenson to approve resolution 19-04 – 816 Black Horse Pike, Seconded by Joseph Iacovino. 7 members voted in the affirmative, 0 – no votes – 2-abstensions (Frank Monzo, Ryan Linhart)

Motion Carried.

Zoning Office report – Lee Palo – Very Busy, GNC has a court date.

A board member would like to discuss at the next meeting changing the starting time of the meetings to 7:00 P.M.

Next meeting – Work Session meeting – Monday April 15, 2019

 Regular meeting - Thursday May 2, 2019

With no further business tonight for the Planning/Zoning Board of the Township of Haddon a motion by Frank Monzo to adjourn the meeting seconded by Joseph Iacovino. 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