THE HADODN TOWNSHIP PLANNING/ZONING BOARD

MINUTES

January 3, 2019

Minutes of the regular meeting of the Township of Haddon Planning/Zoning Board, held on Thursday, January 3, 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 Present

Joseph Iacovino Excused

Suzanne Discher Excused

Joe Buono Present

Frank Monzo Present

Marguerite Downham Present

Ryan Linhart Present

James Stevenson Present

Greg Wells Present

Colleen Excused

Renee Bergman Present

Jose Calves Present

Vacant Excused

Also, present

Francis Ryan – Solicitor

Lee Palo – Zoning Officer

Gregory Fusco – Township Engineer

Meeting called to order by Solicitor Frank Ryan at 7:30 P.M.

Solicitor Ryan took over the meeting and he proceeded to swear all existing and new members of the Planning/Zoning Board that attended the meeting.

Congratulations!

Re-Organization

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Mr. Ryan asked for nomination for Chairperson to the Planning/Zoning Board for a one-year term for the year 2019.

Frank Monzo nominated Richard Rotz, Seconded by Marguerite Downham.

A motion by Frank Monzo to close the nominations, seconded by Joe Buono. All members present voted in the affirmative. Motion carried.

Mr. Ryan asked for a voice voted for Richard Rotz for the position of chairperson to the Planning/Zoning Board for the year 2019. 9 members voted in the affirmative. 0- no votes. Motion carried.

Congratulation Mr. Rotz.

Mr. Rotz took over the meeting at this point.

Mr. Rotz asked for nomination for Vice Chairperson to the Planning/Zoning Board for a one-year term for the year 2019.

Marguerite Downham nominated Joseph Iacovino as Vice Chairperson, seconded by Greg Wells.

A motion by Frank Monzo to close the nomination, seconded by Jim Stevenson. All members present voted in the affirmative. Motion carried.

Mr. Rotz asked for a voice vote for Joseph Iacovino for the position of Vice chairperson to the Planning/Zoning Board for the year 2018. 9 members voted in the affirmative, 0- no voted motion carried.

Congratulation Mr. Iacovino

Mr. Rotz asked for nomination for Secretary for the Planning/Zoning Board for the year 2019.

Joe Buono nominated Bonnie Richards as Secretary to the Board, seconded by Greg Wells.

A motion by James Stevenson to close nomination, seconded by Joe Buono. All members present voter in the affirmative. Motion carried.

Mr. Rotz asked for a voice vote for Bonnie Richards for the position of Secretary to the Planning/Zoning Board for the year 2019. 9 members voted in the affirmative, 0-no votes. Motion carried.

Congratulation Mrs. Richards

Mr. Rotz asked for nomination for Solicitor to the Planning/Zoning Board of Townshp of Haddon for the year 2019.

Frank Monzo nominated Francis Ryan to the position of Solicitor to the Planning/Zoning Board of Haddon Township, Seconded by Marguerite Downham.

A motion by Frank Monzo to close nomination, seconded by Greg Wells. All members present voted in the affirmative. Motion carried.

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Mr. Rotz asked for a voice vote for Francis Ryan as Solicitor to the Planning/Zoning Board of Haddon Township for the year 2019. 9 members voted in the affirmative, 0- no votes. Motion carried.

Congratulation Mr. Ryan

Mr. Rotz asked for nomination for Board Engineer.

James Stevenson nominated Key Engineer, Gregory Fusco, seconded by Greg Wells.

A motion by Greg Wells to close nomination, seconded by Joe Buono. All members present voted in the affirmative. Motion carried.

Mr. Rotz asked for a voice vote for Key Engineer, Gregory Fusco as Planning/Zoning Board Engineer for the Township of Haddon and the year 2019. 9 members voted in the affirmative, 0- no votes. Motion carried

Congratulation Key Engineer and Mr. Fusco

No Old Business

New Business; Application 18-46 -Block 21.11 Lot 25 Zone R-2 6 E Albertson Avenue – John Sheehan. Applicant is seeking relief to build a front patio with entry roof and a 6’ fence. The applicant never showed up to the meeting. It has been tabled until the next meeting.

Application 18-55 – Block 9.01 Lot 5 – Zone R-2 – 950 Mansion Avenue – Steven & Elaine Finocchiaro. Applicant s are seeking relief to build aa one-story addition requesting front yard relief of 15’7” existing 9.44’ where 25’ is required. Also requesting rear yard relief of 5’4” existing is 19.68’ where 25’ is required.

Steven Finocchiaro – was sworn in

950 Mansion Ave

Haddon Township

Mr. Finocchiaro had a survey and architectural drawings. The applicants had an application heard on January 5, 2017 and a resolution granted February 2, 2017. This application is to amend the original resolution to enclosed the breezeway.

The board looked at the resolution already granted and the plans to close in the breezeway. Members asked about the material being used.

The chair asked all board members if they had any more questions. Hearing none the chair asked for a motion.

A motion by Marguerite Downham to approve application 18-55 as presented. Seconded by Joe Buono. 4 members that were present at the hearing voted in the affirmative. 0- no votes. Motion carried. (Monzo, Downham, Buono, Wells)

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Mr. Ryan explained the 45-day appeal process.

Application 18-59 – Block 24.09 Lot 21, Zone R-2 – 101 Emerald Avenue – Patrick & Leanne Faulke - Applicants are seeking a minor subdivision, the subject property is currently two separate tax lots they are seeking minor sub-division approval to alter the original bisecting lot line, and seeking bulk variance approval permitting the provision of less than the minimum, required front yard setback for the proposed corner lot with frontage on both Cooper Street and Emerald Ave. Along with any and all variance, waivers needed to approve this application.

Mr. Matthew Madden, Attorney for the applicants

Patrick Faulke – sworn In

The applicant had survey, architected drawing, photos

Mr. Faulke explained how the existing house is not in good shape. Roof Caving in, water in basement, lead paint, must be torn down. Wants to put up two houses in its place.

Mr. Stevenson questioned that one lot is conforming. And the second lot would be non-conforming. That is a self-inflected hardship.

Mr. Madden stated that there are two standards.

Mr. Buono asked if the houses could be built smaller?

Mr. Faulke reply – No

It was stating that rotating would have same problem with setbacks.

Mr. Stevenson stated that the house to the right has 12.5 feet setback to porch.

Mrs. Downham replied that the driveway will be on a good pitch.

Mr. Madden stated that this would have a negative impact to the neighborhood. It would let the neighborhood look better without the existing house there now.

Take one ugly house and made two beautiful houses.

The setback seeking is in characterized of the neighborhood.

The board questioned the driveways, the size of the two houses they want to build, grading.

The board had many concerns.

A motion by Marguerite Downham to open the meting to the Public, Seconded by Greg Wells. All members present voted in the affirmative. Motion carried.

Gary Neel – Sworn In

104 Emerald Ave

Not in favor of this application

Would be squeezing in two housed.

Emerald Ave is very busy with cars

Across the street is a duplex

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Mr. Neel shares a driveway with neighbor and have cars with permits parked in street all night.

There is no parking on Cooper Street (more cars on Emerald)

Do not think two houses are the best for that area. One house would be great.

Please do not approve this application for two houses.

Eric Lang – Sworn In

105 Emerald Ave

I have lived here for over 10 years that property is not set up for two houses. Drainage, driveway and how it will affect his property. Not a good idea.

Carol Jacoby – Sworn In

122 Melrose Ave

Live here for a long time

It is a great for a new house to be built but not TWO

Maybe two smaller houses

Corner property is not good.

Please do not approve this application.

A motion by Frank Monzo to close the public portion of this application, seconded by Greg Wells. All members present voted in the affirmative. Motion Carried.

Mr. Madden stated that what Mr. Neel is complaining about complies already.

Gregory Fusco – Sworn In

Key Engineer

80 S White Horse Pike

Berlin, N.J.

Mr. Fusco went over his review letter with the board. Mr. Fusco stated that this application needs a grading plan. And that this area has a problem with ground water.

Mr. Faulke stated that he has built before in Haddon Township with 50’ wide and it meets the requirements. 101 Virginia Ave is closer. I think it would make the neighborhood better.

Mr. Ryan stated that the burden is on the applicant. He read from statutes

C1, C2

Mr. Stevenson remarked that his does not think the sub-division is the problem it is the size of the houses.

Mrs. Downham remarked that the neighborhood was developed with people only having 1 car. It is a nightmare with the cars, ground water, water in basement, the two housed being proposed are to big for that area. Two more houses pouring water onto Emerald or Cooper is too much.

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Mr. Monzo stated that he has no doubt that the applicant would do a good job. But he has concerns.

Mr. Rotz asked for a motion from the board.

A motion from Joe Buono to approve application 18-59 as presented. Seconded by Jose Calves.

0-votes in the affirmative. 9 No votes. Motion denied.

Other Business:

Mr. Fusco stated that all application should have to submit grading plans. We have problems with ground water and grading in this Town.

Resolutions: A motion by Marguerite Downham to approve resolution 18-44 – 301 Cooper St. Seconded by Greg Wells. All members present voted in the affirmative. Motion carried.

A motion by Greg Wells to approve Resolution 18-53 212 Fern Avenue – seconded by Joe Buono. All members present voted in the affirmative. Motion carried.

A motion by Joe Buono to approve Resolution 18-54 – 112 Buckner Ave, seconded by Greg Wells. All members present voted in the affirmative. Motion carried.

Zoning Office report – Lee Palo – Very Busy, everyone is doing a good job. We do have sandwich boards being used to save parking spaces.

Next meeting – Work Session meeting – Monday January 14, 2019

Regular meeting - Thursday February 7, 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 Marguerite Downham. All members present voted in the affirmative. Motion carried.

Meeting adjourned 9:30 P.M.

A CD of this meeting is available upon request.

Respectfully submitted

Bonnie Richards

Secretary