THE HADDON TOWNSHIP PLANNING/ZONING BOARD

MINUTES

THURSDAY June 6, 2019

A regular meeting of the Planning/Zoning Board of the Township of Haddon held on Thursday June 6, 2019 in the Municipal Building, 135 Haddon Avenue in said Township, 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 newspapers, and two copies were posted on the bulletin boards in the municipal building.

Flag Salute\*\* Confirmation of Sunshine Law

Roll Call

Richard Rotz Present

Joseph Iacovino Excused

Suzanne Discher Present

Marguerite Downham Present

Frank Monzo Excused

Joe Buono Present

Gregory Wells Present

Commissioner Ryan Linhart Present

James Stevenson Present

Colleen Curren Excused

Renee Bergman Present

Jose Calves Present

Beth Berry Excused

Also Present

Frank Ryan – Solicitor

Lee Palo – Zoning Officer

Gregory Fusco – Township Engineer

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

Old Business: None

New Business:

Application 19-03 – Block 29.08 Lot 18 – 226 Harding Ave – Gregory and Danielle Rodier – This applicant withdrew their application today.

Page 2

Application 19-08 – Block 11.01 Lot 47 – Zone R-1 208 W park Blvd. Samantha Marlin – Applicant is seeking relief for a 4’ Fence in front yard. Fence is an open picket.

Samantha Marlin – Sworn In

208 W Park Blvd

Mrs. Marlin stated that the fence is already up and that she is sorry she did not know she needed a permit.

Her new survey was not done yet.

The board asked the applicant if she wanted to go on tonight or table this application until July when she will have everything she need to present to the board.

This application has been tabled until the July meeting.

Application 19-13 – Block 20.16 Lot 25 Zone C-1 – 8 Haddon Avenue – Walgreen’s is the Owner; the applicant is LabCorp. Applicant is seeking a site plan to allow LabCorp to be put into the Walgreen’s existing store.

Dean Donatelli, Esquire is representing the applicant

Steven Devine – Applicants representative – Sworn In

Michael Kindelberger -Walgreens Representative – Sworn in

David Shropshire – Planner and Engineer – Sworn In

Mr. Dontaelli explained that his client would like to construct a LabCorp patient Service enter inside the existing Walgreen’s Pharmacy location. He also stated that LabCorp has entered an agreement with Walgreen’s to place a small LabCorp blood-drawing facility in the existing store. That is why the client is asking for a Use variance and that Haddon Township Land Use ordinance prohibits more than one principal use on a single lot. He goes on to state that in addition to the use variance the applicant seeks site plan approval and bulk variances to signage.

Mr. Shropshire (and the board recognized him as a licensed planner and traffic consultant) testified that the store location is 14,440 square feet. The on-site clinic approximately 300 square feet and the LabCorp proposed will be approximately 340 square feet. Walgreen’s operation hours are 7 am until 11 pm Monday to Sunday the Pharmacy is open 8 am to 10 pm Monday to Sunday. The walk-in clinic is open 9 am until 7 pm Monday to Friday and 8am to 4 pm on Saturday and 9 am until 4 pm on Sunday. There are 44 parking spaces on site, LabCorp anticipate 12 patients per day.

On traffic in my opinion this LabCorp would generate 16 new trips to the location per hour, the traffic studies show that 33 vehicles are there at peak hour and there are 44 spaces.

The board did also discuss signage and the reader board will be removed, and the pylon sign actual size will be reduced.

Page 3

A motion by Joe Buono to open this application to the public, seconded by Suzanne Discher. All members present voted in the affirmative.

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

After much discussion a motion by James Stevenson to approval Application 19-12 LabCorp inside the Walgreen’s store with condition

1. The property owner will remove the existing reader board from the pylon sign on Cuthbert Blvd.
2. The applicant will comply with the Engineer report
3. Trim landscaping shrubs at Haddon Ave drive-thru exit
4. Replace landscape beds to correct soil erosion and replace weed control fabric and topsoil in planting areas
5. Replace landscape plantings and mulch along Haddon Ave frontage where uncontrolled pedestrian traffic has trampled and destroyed planning beds.
6. Replace handicapped parking stall signage with most current required signage
7. Confer with Board Engineer to develop plan for the installation of appropriate protective barrier to protect building and pedestrians using sidewalk.

Seconded by Joe Buono.

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

Motion by Richard Rotz to approve the signage as presented seconded by Marguerite Downham

4 members voted in the affirmative, 3 members voted no Motion carried.

Application 19-13 – Block 28.12 Lot 12 Lot 18 – Zone R-1 – 315 Stratford Avenue – Carolynn Tiesi – Applicant is seeking to build an addition, requesting variances for front yard set-back where 30 feet is require only has 27.30’ asking for 2.70’ of relief (this is existing) Side yard set-backs where 10 feet is required only has 8.36’ on the left side asking for 1.64’ of relief and on the right side has 5.95’ asking for 4.05’ of relief and relief of total side yard where 25 feet is required only has 14.31’ asking for 10.69 feet of relief.

Carol Tiesi – Sworn In

315 Stratford Ave

Carol stated that this is a pre-existing non-conforming house, it does not meet the front yard or side yard or total side yard requirements now. I would like to build a one-story addition in the rear of the house. The addition will not create any problems or have any impact of the existing non-conforming conditions. The addition will be set back more from the property than the existing structure. I would like to create a bathroom and sitting room/bedroom for when my mother comes to visit and maybe move in with me.

Page 4

A motion by Joe Buono to open the meeting up to the public, seconded by Suzanne Discher, all members present voted in the affirmative. Motion carried.

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

Mr. Rotz ask the board if they had any more questions. Hearing none Mr. Rotz asked if anyone would like to make a motion.

A motion by Greg Wells to approve application 19-13 -315 Stratford Ave with the condition that the development complies with the plans and specifications submitted and complies with the ordinances, codes, shade tree, building coded fire codes and water management requirements. Seconded by Jose Calves. 7 members voted in the affirmative. 0- no votes motion carries.

Application 19-16 – Block 27.14 Lot 15 – Zone R-2 – 132 Stratford Ave – Phillip & Courtney Mitchell. Applicants are seeking to build a one-story addition to south side of house 16’ x 28’, requesting front yard set-back where 25’ is required only has 19.06’ and it is existing. Asking relief of 5.95’

Courtney Mitchell – Sworn

132 Stratford Ave

Jeff King – Architect – Sworn In

Cuthbert Blvd

Mr. King explained that the addition meets all the requirements, however the front yard setback which is pre-existing does not the front yard is supposed to have 30 feet and proposed is 19.16 feet and existing. The lot is irregular in shape and is on the corner so it is considered two front yards. The front along Oriental is on a curve and is only 19.06 feet from the property line the other side exceeds 13.01 feet.

A motion by Joe Buono to open the public portion on this application, seconded by Greg Wells. All members present voted in the affirmative. Motion carried.

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

Mr. Rotz asked the board members if they had any more questions hearing none Mr. Rotz ask for a motion.

Page 5

A motion by Jose Calves to approve application 19-16 – 132 Stratford Ave as presented with the condition that the applicant complies with all plans and codes. Seconded by Joe Buono. 7 members voted in the affirmative 0- no votes. Motion carried.

Zoning Officer report - Lee Palo – Everyone is doing a good job. Zoning is very busy right now.

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 Greg Wells. All members present voted in the affirmative. Motion carried.

Meeting adjourned at 1015 P.M.

A CD of this meeting is available upon request.

Respectfully submitted

Bonnie Richards

Secretary

Meeting adjourned 10:44 P.M.

A CD of this meeting is available upon request.

Next meeting – Work Session Monday May 20, 2013

Regular meeting, Thursday June 6, 2013

Respectfully submitted

Bonnie Richards

Secretary