THE HADDON TOWNSHIP PLANNING/ZONING BOARD

MINUTES

Monday July 15, 2019

A work session and regular meeting of the Planning/Zoning Board of the Township of Haddon held on Monday July15, 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 Excused

Marguerite Downham Present

Frank Monzo Excused

Joe Buono Present

Gregory Wells Present

Commissioner Ryan Linhart Excused

James Stevenson Present

Colleen Curren Present

Renee Bergman Excused

Jose Calves Present

Beth Berry Present

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.

Work Session

Application 19-29 – Block 7.08 Lot 27 - Zone R-2- 111 E Oakland Avenue- Gary Smith – Applicant is seeking variances to construct a 2nd story addition requesting side yard, front yard and building v=cover, impervious cover and one parking space that encroaches into front yard setback.

Jeff King -Architect and Gary Smith appeared for the application.

The board looked at the application, the applicant had photos, architectural drawings.

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The board deemed this application complete and told the applicant they can appear at the September 5, 2019 meeting.

Application 19-27 – Block 4.01 Lot 1 Zone I-1 – 201 US Hwy. Rt 130 also known as 201 Crescent Blvd. Owner R & J Klopp LLC – applicant is Hertz Corporation. Applicants are seeking a use variance and site plan to operate a Hertz Rent-A-Car Co. inside the existing Elmer’s Auto Body Shop.

A representative from Hertz and Mr. Klopp appeared for the application.

The board look at the application and stated that an updated survey will be needed and a site plan, also they will need to address parking and a grading plan.

Mr. Fusco told the applicant to have their attorney call him and he will explain everything to him.

The board deemed this application incomplete and told them they will have to come back to a work session.

This ends the work session and now the board moved into the regular meeting.

Regular meeting

Old Business: None

New Business:

Application 19-14 – Block 21.10 Lot 19 – 22 Stratford Avenue – Brian McHugh – The applicant is seeking a variance to replace existing enclosed porch. This has been pre-existing non-conforming seeking relief for side yard setback. This is a corner property.

Mr. Brain McHugh – Sworn In

22 Stratford Ave

Haddon Township, NJ 08108

Mr. Joe Buono recused himself from this application.

Mr. McHugh explained that the existing porch is old and need replacing. So, the old porch will be demolished and a new front porch will be built in its place Replacing exacting the same. And will still have the pre-existing non-conforming setback. Required is 6’ existing is 4.74”. This is an irregular shape lot and is a corner property.

Mr. Palo stated that the fence on Cambridge side is on Township right of way. The side yard variance is due to the bay window.

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A board member added that the Board can not approve a fence on Township property.

Mr. McHugh had an updated survey, drawings, photos. The board look at all of the evidence.

A motion by Joe Buono to open the meeting to the public seconded by Frank Monzo. 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. Rotz asked the board members if they had anything else for this application, and if not, may I have a motion.

A motion by Frank Monzo to approve application 19-14 – 22 Stratford Ave with the fence being moved so it is not on Township property. Seconded by Colleen Curren. 8 Yes votes – 0-no votes Motion carried.

Mr. Ryan explained the 45-day appeal process and how each applicant has to file a notice of decision in the newspaper.

Application 19-15 – Block 24.07 Lot 22 & 23 – Zone R-2 – 602 Oneida Avenue – Fieldstone partners – Applicant is seeking a Minor Subdivision to build single family homes. With any and all variances, waivers deemed necessary to approve this application.

Beth Berry -recused herself due to the fact she got noticed.

Tom Ehrhardt Esquire -representing the applicant

Jim Brandenburger – owner – Sworn In

1500 Main Line Drive

Cinnaminson, N.J.

Scott Williams – Engineer – Sworn In

4 Rancocas Blvd

Mt. Laurel, N.J. 08054

Jim B – explained that he is proposing 2 lots at this location does not need any design waiver, there are two conforming lots.

It was stated that there is bamboo there now. A board member stated the Township does not allow Bamboo right next to the Public Works property. And this property is next to the Public works building

And the building can become a 24 hours operation due to weather conditions.

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Mr. Stevenson stated that any buyer should be told about the noise from the public works yard before anyone purchases the home.

Mr. Brandenburger disagrees with the condition that a letter has to be given to a new buyer.

Greg Fusco remarked that a final survey on the one lot should show that it is next to the public works area and it is a 24-hour operation.

Mr. Brandenburger stated that he will be doing fencing and/or landscaping.

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

Karla Cairns – Sworn In

604 Oneida Avenue

Ms. Cairns stated that she is not against the project but how he came into the property. He took out trees and the work has been going on for months. Took out every tree. It is along Edison Woods.

I pay taxes I feel like I live in Camden.

Mr. Rotz stated that the current condition of the lots will not stay that way and they are allowed to cut down the trees.

Ms. Cairns also stated that he is subdividing and having 2 lots and building 2 houses. I asked the Town to have him to put up a temporary fence. Why don’t you all come back to my yard and see what it looks like back there. I asked other builders about this project and they all stated that it should not look like this at all, I have been there for 28 years I never had termites now I do. Had to have my house treated.

Hearing no one else 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. Brandenburger replied that he has spoken to Ms. Cairns several times and have clean up the lot for her scrape a lot of concrete clean up debris and wood and other stuff. I have and still will try to do what ever I can for Ms. Cairns.

Mr. Rotz asked the board members if they had anything else to add. Hearing none He asked for a motion.

A motion by Jose Calves to approve application 19-15 – 602 Oneida Ave for a subdivision as presented. Seconded by Greg Wells. 7 -yes votes and 1 no vote (Marguerite Downham) Motion carried.

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Application 19-18 – Block 20.11 Lot 8- Zone R-2 – 103 Ardmore Avenue – Kelli Lamplugh – Applicant is seeking to erect a 6’ fence in her rear yard. With any and all variance, waivers deemed necessary to approve this application.

Kelli Lamplugh – Sworn in

Joseph Lamplugh – Sworn In

103 Ardmore Ave

The applicant has a current survey, Photos,

Kelli stated that this property backs up to the Patco speed line property and Patco has barbed wire fencing there behind our fence. The hardship is the location of the property with the Patco High Speed Line.

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

Mr. Rotz as the board if they had anything else to add. Hearing nothing, he asked for a motion.

A motion by James Stevenson to approve application 19-18 103 Ardmore Ave for a 6’ fence with the condition that this is just for the height not where it is placed. Seconded by Joe Buono. 9 yes votes, 0-no votes. Motion carried.

Application 19-19 – Block 20.16 Lot 14 Zone C-1 – 24 Haddon Avenue (front) George Giannini. Applicant is seeking a site plan to open a new business a coffee shop.

Dino S Mantzas, Esquire attorney for the applicant.

Alexandros Malliaros – Sworn In

18 Forge lane

Cherry Hill, NJ

Eleni Anastasoppulos – Sworn In

18 Forge Lane

Cherry Hill, NJ

Mr. Mantzas asked his client Eleni how many seats will this coffee shop have.

Answer – 15 seats, Mr. Mantas stated that the shop will be 954 sq. ft.

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It was discovered that the applicant did not have all the needed papers in the Planning/Zoning office in enough time.

This application cannot be heard tonight.

Application 19-20 – Block 21.05 Lot 1 – Zone R-2 – 202 B Virginia Avenue – Tony and Allison Rauso, owner Raymond Chatelain – this is a corner lot which requires 2 front yards of a minimum of 215 feet. The applicant is proposing a front yard of 26’ facing Virginia Avenue and the second front yard facing Center Street requesting a variance to allow 14’ front yard.

Alison Rauso – Sworn In

1 Shirer Court

Somerdale, NJ

Anthony Rauso – Sworn In

1 Shirer Court

Somerdale, NJ

Chuck Insalaco – Builder – Sworn In

1107 Brookview Circle

Marlton, NJ 08053

William Chatelain – Sworn In

202 Virginia Ave

Westmont, NJ 08180

Mr. Rauso stated that they brought the lot from Mr. Chatelain, who owned both lots, we would like to build a house on this lot it is a corner lot, the front would face Virginia Ave, we do plan to live in the house, Driveway would be 19’ from property line. It would be a Victorian style house most homes in this neighborhood are narrow. I do not believe any of the house in that area are in compliance. This house would not change the characteristic of the neighborhood.

The board look at all the evidence Survey, drawings, photos.

A motion by Joe Buono to open the meeting to the public on this application only, seconded by frank Monzo. All members present vote 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.

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Mr. Rotz ask the board if there have anything else to add to this application, hearing none Mr. Rotz asked for a motion.

A motion by Joe Buono to approve application 19-20 with the condition that the front yard setback on center street, seconded by Greg Wells. 9 yes votes – 0- no votes motion carried.

Resolutions

Mr. Ryan explained each resolution.

Mr. Rotz asked for motion

A motion by Joe Buono to approve resolution 19-16 – 132 Stratford Ave, seconded by Jose Calves.

6 yes votes – 0 -no votes, 3- abstentions (Frank Monzo, Colleen Curren, Beth Berry) Motion carried

A motion by Joe Buono to approve Resolution 19-13 – 315 Stratford Ave, seconded by Jose Calves.

6 Yes Votes, 0- no votes 3 abstentions (Frank Monzo, Colleen Curren, Beth Berry) Motion carried.

A motion by Joe Buono to approve Resolution 19-12 – 8 Haddon Avenue, seconded by Jose Calves.

6 yes votes, 0- no votes, 3 abstentions (Frank Monzo, Colleen Curren, Beth Berry) Motion carried.

A motion by Joe Buono to approve Resolution 19-01 – 150 E Oakland Ave, Seconded by Jose Calves.

5 yes votes, 0- no votes – 4-Abstentions (Marguerite Downham, Frank Monzo, Greg Wells, Beth Berry)

Motion carried.

A motion by Joe Buono to approve Resolutions 19-10 – 6 Carlton Avenue, Seconded by Jose Calves.

5 Yes votes, 0-no votes, 4 Abstentions (Marguerite Downham, Frank Monzo, Greg Wells, Beth Berry)

Motion carried.

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

Solicitor Frank Ryan reported that the superior court ruled on Central Taco and the Haddon Township Planning/Zoning Board must hear the parking portion or this application again on September 5, 2019.

Mr. Ryan ask the secretary to pull the old application. The hearing on September 5, 2019 is for the Parking Only for Central Taco.

A motion by Colleen Curren to approve the minutes of May 2, 2019, seconded by Joe Buono.

5 yes votes, 0- no votes, 4 abstentions (Greg Wells, Beth Berry, Frank Monzo, Marguerite Downham)

Motion carried.

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Next Meeting - Regular Meeting – Thursday - August 1, 2019

Work Session – Monday August 15, 2019

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 Colleen Curren. All members present voted in the affirmative. Motion carried.

Meeting adjourned at 9:42 P.M.

A CD of this meeting is available upon request.

Respectfully submitted

Bonnie Richards

Secretary