

THE HADODN TOWNSHIP PLANNING/ZONING BOARD

MINUTES

October 3, 2019

Minutes of the regular meeting of the Township of Haddon Planning/Zoning Board, held on Thursday October 3, 2019, in the Municipal Building in said Township.

Confirmation of Sunshine Law

Compliance with Public Law 1985 was confirmed and it was reported that the Secretary had sent notices 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

Roll Call

Richard Rotz	Present
Joseph Iacovino	Excused
Suzanne Discher	Present
Marguerite Downham	Excused
Joe Bruno	Present
Frank Monzo	Present
James Stevenson	Present
Commissioner Linhart	Present
Gregory Wells	Excused
Colleen Curren	Present
Renee Bergman	Present
Jose Calves	Absent
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

A motion by Joe Buono to approve the minutes of September 5, 2019, seconded by Suzanne Discher. 5 Yes votes, 0- no votes 3 abstentions (Richard Rotz, Colleen Curren, Frank Monzo) Motion carried.

Old Business: None

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New Business: Application 19-30 – Block 28.10 Lot 9 Zone R2 – 15 Lockland Avenue – Tracey and Pete Sanchez. Applicants are seeking to build an addition over existing addition seeking side setback relief and relief of shed and front yard parking. With any and all variances or waivers deemed necessary to approve this application.

Tracey Sanchez – Sworn In  
115 Lockland Ave  
Haddon Township, NJ 08108

Lisa Soulos, Architect – Sworn In  
5 Allen Lane  
Collingswood, NJ 08108

Mrs. Sanchez stated that she is here tonight to ask for relief for Side yard where 1- feet is require only has 6.06 feet seeking relief of 3.96 feet and is existing. Other side yard 10 feet is required only has 9.74 feet seeking relief of .26 feet and is existing. Also seeking relief for the shed where 5 feet is required only has 2.18 feet on the side seeking relief of 2.82 feet and is existing also rear yard where 5 feet is required only has 3.15 feet asking relief of 1.85 feet and is existing. The frontage where 75 feet is required only has 50 feet asking relief of 25 feet and is existing, and relief of front yard parking and is existing.

Mr. Rotz noted that the applicant has a current survey, architectural plans, and Photo of the area and her property.

Ms. Soulos explained how this design was the best possible design for this property and that it will have no detriment to the neighborhood or community.

Mr. Rotz marked the plans A1, the Array of Phots A2

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

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

Commissioner Linhart commented about the tree branches in the left part of the property, may want to talk to your neighbor about trimming them before you start your addition.

Mr. Rotz asked the board if they had anything else to add and if not, can I please have a motion.

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A motion by Commissioner Ryan Linhart to approve application 19-30 -- 115 Lockland Avenue for a 2<sup>nd</sup> story addition over exiting addition in rear of property as presented with the condition that if the shed ever gets removed, they have to bring the shed into compliance or come back to the board for a variance. Seconded by Suzanne Discher. 8 members voted in the affirmative, 0- no votes Motion carried.

Mr. Ryan explained the 45-day appeal process and the notice of decision.

#### Resolutions

A motion by Suzanne Discher to approve resolution 18-04 350 Haddon Avenue, Seconded by Renee Bergman. 8 members voted in the affirmative, 0- no votes. Motion carried.

A motion by Commissioner Ryan Linhart to approve Resolutions 19-31(20 Elm Ave) 19-27 (111 E Ormond Ave), 19-28 (779 Mt. Vernon Ave) Seconded by Beth Berry. 6 members voted in the affirmative, 0- no votes 2 abstentions (Frank Monzo, Colleen Curren,)

#### Zoning Office Report – Lee Palo

Mr. Palo asked about grading plans for above ground pool.

A motion by Frank Monzo to adjourn into executive session to discuss ligation, seconded by Joe Buono. All members present voted in the affirmative motion carried.

A motion by Ryan Linhart to return to Public meeting, seconded by Joe Buono, all members voted in the affirmative. Motion carried.

The executive session was to discuss a lawsuit that is ongoing.

Next meeting – Work Session October 21, 2019

Regular meeting – November 7, 2019

With no further business for the Planning/Zoning board for tonight. A motion by Frank Monzo to adjourn the meeting. Seconded by Joe Buono. All members voted in the affirmative. Motion carried. Meeting adjourns at 8:30 P.M.

A CD of this meeting is available upon request.

Respectfully submitted

Bonnie Richards  
Secretary, Planning/Zoning

