

THE HADODN TOWNSHIP PLANNING/ZONING BOARD

MINUTES

November 7, 2019

Minutes of the Regular session meeting of the Township of Haddon Planning/Zoning Board, held on Thursday November 7, 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	Present
Joe Buono	Excused
Frank Monzo	Excused
James Stevenson	Excused
Commissioner Linhart	Present
Gregory Wells	Present
Colleen Curren	Absent
Renee Bergman	Present
Jose Calves	Present
Vacant	Excused

Also Present

Frank Ryan — ~~Excused~~ *Present*

Lee Palo — Zoning Officer

Gregory Fusco — Township Engineer

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

A motion by Richard Rotz to approve the Minutes from August 1, 2019, seconded by Jose Calves, 3 members voted in the affirmative 0- no votes 4- abstention (Marguerite Downham, Greg Wells, Commissioner Linhart, Renee Bergmann) Motion carried.

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A motion by Marguerite Downham to approve the minutes from October 3, 2019, seconded by Commissioner Ryan Linhart. 5 members voted in the affirmative, 0- No votes, 2 abstention. (Greg Wells, Jose Calves) Motion carried.

Old Business – None

New Business- Application 19-27 – Block 4.01 Lot 1-7 – Zone I-1 – 201-209 Us Hwy. Rt 130 also known as 201-209 Crescent Blvd.– Hertz Corporation – Owner of Building R 7 J Klopp LLC - Applicants are seeking a site plan approval and use variance to put a hertz Rental Car Business inside the existing Elmer’s Auto Body shop. With any and all other variances, waivers deemed necessary to approve this application.

At this time Mr. Rotz explained that the applicant has asked for a postponement until the December meeting. The board did grant the request. And told the public this is the notice for the December meeting.

Application 19-32 – Block 26.06 Lot 1 – Zone R-2 – 209 Cooper Street – Mike & Laura Izzo – Applicants are seeking front yard parking relief for a one car garage also pre-existing non-conforming front yard, rear yard set-backs with any and all other variance, waivers necessary to approve this application.

Mike Izzo – Sworn In  
209 Cooper Street  
Westmont, NJ 08108

Mr. Izzo explained that he is keeping with the rest of the neighborhood, the property was subdivided before he brought his house.

Mr. Izzo had updated survey, photo’s, elevations. The board looked at all items submitted.

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

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

Greg Fusco – noted that the garage should be push back 2’ the driveway is two short needs two more feet, the 2 feet extra is in the Township right of way.

It was asked of Mr. Izzo if her could move this garage.

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The board told Mr. Izzo that her could move the driveway back 2 feet or make his garage 20 feet instead of the 22 feet that it is now.

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

A motion by Greg Wells to approve application 19-32 – 209 Cooper St with the condition that the driveway be push back 2 feet. Seconded by Suzanne Discher. 7 members present voted yes, 0- no votes. Motion carried.

Mr. Ryan explained the 45-day appeal process.

Application 19-34 – Block 26.05 Lot 15 – Zone R-2 -- 301 Cooper Street – Kelly Builders, INC. Applicants are seeking front yard setback variance related to continuation of non-conformity along Melrose Avenue providing 23.22 feet where 25' is required. With any and all others variances, waivers deemed necessary to approve this application.

Mark Strasle – Esquire (Madden & Madden) council for the applicant.

Mr. Strasle explained that this is a corner property and the applicant wants to build a 2-story addition they meet the front yard setback the side yard on Melrose side has 23.22 feet and needed is 25 feet. This would be in the scope of the neighborhood it follows the C1 and C2 standards.

Pat Ward – Sworn In  
Part of Kelly Builders  
318 Haddon Avenue  
Haddon township, NJ 08108

Mr. Rotz at this point recused himself.

Marguerite Downham took chair for this application.

Commissioner Linhart asked if they have a grading plan?

Mr. Ward had submitted a survey, plans, photo's  
The board asked about the driveway and the size of the driveway and if there will be a garage.

No garage

Mr. Ryan asked if the existing driveway was coming out and a smaller driveway being put in its place.

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A motion by Suzanne Discher to open the meeting to the public, 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 of this application. Seconded by Renee Bergmann. All members present voted in the affirmative. Motion carried.

Acting chair Downham asked if anyone else had anything to add. Hearing none she asked for a motion.

A motion by Greg Wells to approve application 119-34 – 301 Cooper Street as presented. Seconded by Jose Calves. 5 members voted in the affirmative, 0- no votes, 1 abstention (Commissioner Linhart) Motion carried.

Mr. Rotz came back to the meeting as Chair.

Application 19-35 – Block 27.12 Lot 18 – Zone r-2 – 228 Stratford Avenue – William & Terri Hall. Applicants are seeking relief of 3.94 feet front yard setback only has 21.06 feet where 25 feet is required and relief of .75 feet side yard on one side and .30 on the other side to construct an addition.

William Hall – Sworn In  
228 Stratford Ave  
Westmont, N.J. 0 8108

Mr. Hall explained that the lot is Irregular shape  
It will increase 140 sq. ft.  
This is a pre-existing non-conforming condition.

Mr. Hal submitted as current survey, photos  
The fence on the property is 3 feet in front and side and 5 feet in rear yards.

A motion by Greg Wells to open the meeting to the public, seconded by Marguerite Downham. All members voted in the affirmative, Motion carried.

Hearing nothing from the public a motion by Jose Calves to close the public portion of this application. Seconded by Greg Wells. All members present voted in the affirmative. Motion carried.

Mr. Rotz asked the board in anyone had anything to add, hearing none Mr. Rotz asked for a motion.

A motion by Jose calves to approve application 19-35 228 Stratford Ave as presented. Seconded by Marguerite Downham. 7 members voted in the affirmative. 0- no votes. Motion carried.

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Application 19-36 – Block 21.11 Lot 12 – 13 Cooper Street – Munn Lane Properties, LL Applicants are seeking front yard setback relief for a pre-existing non-conforming to construct an addition.

John Master, Esquire – representing the applicant.

Mr. Master explained that this is an addition to the rear of the dwelling.

Francis Longo – Sworn In  
9 Cooper Street  
Westmont, NJ 08108

Mr. Longo stated that he would like to build a 2-story addition the rear of the property not exceeding the required height. There is a bay window in the front of the house and that is why we need a variance due to the pre-existing non-conforming setbacks due to the window.

Also want to enclose the front porch the 2<sup>nd</sup> floor is flush with the 1<sup>st</sup> floor

Interior 2175 sq. ft.  
Existing is 1700sq. ft.  
Proposed – 400 sq. ft.

Commissioner Linhart asked if he already had a buyer

Mr. Longo – No

Mr. Rotz stated that the front yard and side yard are pre-existing non-conforming now as it stands.

A motion by Greg Wells to open the meeting to the public, seconded by Suzanne Discher. All members present voted in the affirmative. Motion carried.

Matthew Luongo – Sworn In  
22 E. Albertson Ave  
Westmont, NJ 0 8108

Mr. Luongo asked if he could see the plans and the elevations. He would like to make sure it keeps with the look of the neighborhood. Mr. Luongo lives behind this property.

Hearing from no one else a motion by Jose Calves to close the public portion, seconded by Marguerite Downham. All members presented voted in the affirmative. Motion carried.

Mr. Master stated that clearly this is a C1 variance for pre-existing non-conforming and his client intends to do a good job with this property and keeping with the neighborhood.

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A motion by Greg Wells to approve application 19-36 – 13 Cooper Street as presented. Seconded by Suzanne Discher. 6 members voted yes 0- no votes 1-abstention (Commissioner Linhart) Motion carried.

Application 19-37 – Block 15.08 Lot 11 – Zone R1 – 273 Crystal Terrace – Catherine Michener – Applicant is seeking to convert garage into living space and needs front yard parking relief.

Catherine Michener – Sworn In  
273 Crystal Terrace  
Haddon Township., NJ 08108

Mrs. Michener had current survey, photos

The applicant explained that the garage floor will be raised, foundation wall will be about 2 feet up, The front of the garage will look like the rest of the house. Had elevations,

A motion by Jose Calves to open the meeting to the public, seconded by Greg Wells. All members present voted in the affirmative. Motion carried.

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

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

A motion by Jose calves to approve application 19-37 – 273 Crystal Terrace relief of front yard parking ordinance, with exterior to match existing home. Window at top of garage, foundation wall to match existing match siding. Seconded by Greg Wells. 6 members voted in the affirmative, 1- no voted (Marguerite Downham) Motion carried.

Resolution

A motion by Commissioner Linhart to approve resolution for 15 Lockland Avenue 19-10, seconded by Marguerite Downham. All members present voted in the affirmative. Motion carried.

Zoning Office report – Lee Palo – The December meeting we have 3 big application coming.

Master Plan – Greg Fusco reported that Scott will be at the November work session to go over Master Plan.

Mr. Ryan explained to the board about two fence issue still pending.

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102 Ardmore Ave – they asked for a postponement, the board will not be able to hear this application until January. This is coming back to the board due to advertising error.

208 W Park Blvd – The applicant reports that they are still working on this issue.

Mr. Rotz asked what is going on with window signs they are all over.

On 11-18-19 will have a draft of the Master Plan.

Mr. Ryan reported that the Fink matter is at the briefing stage.

Next meeting – Work Session – Monday – November 18, 2019

Regular meeting – Thursday – December 5, 2019

With no further business for the Planning/Zoning board for tonight. A motion by Jose Calves to adjourn the meeting. Seconded by Greg Wells. All members voted in the affirmative. Motion carried.

Meeting adjourns at 9:18 P.M.

A CD of this meeting is available upon request.

Respectfully submitted

Bonnie Richards

Secretary, Planning/Zoning