THE HADDON TOWNSHIP PLANNING/ZONING BOARD

MINUTES

THURSDAY MAY 2, 2019

A regular meeting of the Planning/Zoning Board of the Township of Haddon held on Thursday May 2, 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 Excused

Frank Monzo Excused

Joe Buono Present

Gregory Wells Absent

Commissioner Ryan Linhart Excused

James Stevenson Present

Colleen Curren Present

Renee Bergman Present

Jose Calves Absent

Beth Berry Absent

Also Present

Frank Ryan – Solicitor

Lee Palo – Zoning Officer

Gregory Fusco – Township Engineer

Meeting called to order by Chair Richard Rotz at 7:38 P.M.

A motion by Joe Buono to approve the minutes from April 4, 2019, seconded by James Stevenson. 4 members present voted in the affirmative, 0- no votes - 2 abstentions – (Richard Rotz & Colleen Curren) Motion carried.

Old Business: None

New Business:

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Application 19-01 – Block 7.08 Lot 11 – Zone-R-2 – 150 E Oakland Avenue – Christopher D. D’Erasmo – Application is seeking variances for a rear yard addition. Asking for relief for lot frontage where 25 feet is required only has 15 feet and existing. Lot area where 6,000 sq. ft. is required only has 4,000sq. ft. and is existing. Building coverage where 30% is permitted requesting 34.75%. Side yard setback where 15 feet is required only has 7 feet asking relief of 7 feet, also for a Shed in the rear yard 5’ is required on all sides only has 2 feet on one side and 3 feet on the other side asking for relief 3feet on the one side and 2 feet on the other side.

Christopher D’Erasmo – Sworn In

150 E Oakland Ave

Haddon Township, NJ 08107

Mr. D’Erasmo told the board that most of what he is asking for is pre-existing before he brought the house. HE needs a 12’ x 24’ addition on the rear of his house.

Mr. Rotz stated that the survey is current and he has Plans (marked A-1) he has Photo (marked A-2) according to the plans the front of the house will still look the same. Side yard will be the same, same building line only in rear – one story – Mr. Rotz asked if all the homes in the neighborhood are the same frontage. Mr. Rotz also stated that increase bldg. coverage – 195 sq. ft. will be taken away – adding 292 sq. ft. adding about 97 to 100 sq. ft.

A motion by Joe Buono to open the meeting to the public on this application, seconded by James Stevenson. 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 James Stevenson. All member present voted in the affirmative. Motion carried.

Mr. Rotz asked the board if there had anything else to ask or say. Hearing none Mr. Rotz asked for a motion.

A motion by James Stevenson to approve application 19-01 – 150 E Oakland Avenue, as presented. Seconded by Colleen Curren. 6 members voted in the affirmative. 0-no votes Motion carried.

Application 19-03 – 226 Harding Ave Block 29.08 Lot 18 – Gregory and Danielle Rodier – No one appeared for this application.

Application 19-08 – 208 W Park Blvd – Block 11.01 Lot 47 – Samantha Marlin -The secretary Bonnie Richards reported that the applicant called her office today and asked to be put on the June meeting.

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Application 19-10 – Block 22.01 Lot 3 – Zone R-1 – 6 Carlton Avenue – Eastbound Enterprises, LLC – Applicant is seeking to rebuild a single-family house after fire destroyed the dwelling. Relief of left side setback where 10 feet is required only has 3.5 feet asking for 6.5’ of relief, Relief of total side yard where 25’ is required only has 13.8’ seeking relief of 11.2’. Front yard setback where 25’ is required only has 12’ asking for 13’ of relief. Relief of total lot size where 6000 sq. ft. is required existing is 920 sq. ft. asking for relief of 1080 sq. ft.

Ms. Bergman recused herself

Pamela Fellows, Esquire -presenting the applicant

Mary Fellows – Owner – sworn In

Ralph Fellows – Owner – Sworn In

204 Eastbound Rd

Moorestown, NJ

Attorney Fellows stated that the owner has owned this property since Sept-2018 – in October of 2018 there was a fire and there were told that the house had to be torn down. In order to rebuild the house, it does need the variances requested.

They had photo from 3 weeks age marked B1 through B9

Photos from last week marked A1 to A4 – these are right hand side neighbors

The Patco train is also right there.

B1 to B9 right and left side shows lot lines

B2- shows along front of property line.

To the left is the tree line next to Commercial parking lot.

Asking to build a 2-story house.

B9 photo shows the tree line then the parking lot

The owner of the lot next to this one Pat Ward was asked if her would sell a portion of the land to make this one a little larger. He replied NO.

B3 – is the commercial property and across the street shown in B4, B5, B6 all commercial property.

By is the neighbor Joann

James Whittaker – Architect – Sworn In

11 Page Ave

Barrington, NJ

If we try to build within the setback requirements it would look like a narrow row home.

Frank Monzo asked the architect in your opinion this design is better to build then to conform.

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Mr. Whittaker – yes, Much

Mr. Whittaker stated that the project would be

26.2’ to grade, Basement is useable space, Plan C is marked, page 3 of the plans A3 shows the elevations

Vinyl siding, Front porch same size as before. The bedroom before was really not usable now it will be.

A motion by Joe Buono to open the meeting to the public, seconded by James Stevenson. 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 James Stevenson. All members present voted in the affirmative. Motion carried.

Ms. Fellow, recapped that this is a hardship due to the fire, the existing foundation will be the same, the neighbor would not sell any property, Stone wall makes the property look wider, and it is a pre-existing non-conforming under size lot.

There is no negative this design will be in keeping with the neighborhood.

Suzanne Discher remarked after looking at the area- Do not know how you could do anything else but use the existing footprint.

A motion by Joe Buono to approve application 19-10 as proposed. Seconded by Suzanne Discher. 5 members present voted in the affirmative, 0-no votes. Motion carried.

Resolutions

A motion by James Stevenson to approve Resolution 19-05 – 136 E Oakland Avenue, seconded by Colleen Curren. All members present voted in the affirmative. Motion carried.

A motion by James Stevenson to approve resolution 19-07 – 511 Rhoads Ave, Seconded by Colleen Curren. All members voted in the affirmative. Motion Carried.

A motion by James Stevenson to approve Resolution 19-09 – 101 Emerald Avenue – Seconded by Colleen Curren. All members voted in the affirmative. Motion carried.

Review of Master Plan – Key Engineer explained that last time Haddon Township had a committee to review and bring back to the full board any changes, or you can hire an Engineering firm to review the Master Plan.

Mr. Rotz asked the board if they all agree to let Key Engineer review the Master Plan and bring back a summary and then we can decide how we want to proceed.

And if all board members will review the Master Plan.

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Key Engineer will give us a report at the June work session meeting.

Zoning Office Report – Lee Palo – Can we have our Zoning map on-line. Other than that, everything going well.

Mr. Rotz stated that he will not be at the May 20, 2019 work session meeting.

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 8:42 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