

THE HADODN TOWNSHIP PLANNING/ZONING BOARD

MINUTES

February 6, 2020

Minutes of the regular meeting of the Township of Haddon Planning/Zoning Board, held on Thursday, February 6, 2020, in the Municipal building in said Township.

Flag salute

Confirmation of Sunshine Law

Chapter 231, Public Law 1975 requires adequate notice of this meeting be provided by specifying time, place and agenda. This has been done by mailing a copy of the Agenda to the Courier-Post and The Retrospect newspapers and by posting on two bulletin boards in the Municipal Building.

Roll Call

Richard Rotz	Present
John Foley	Excused
Suzanne Discher	Excused
Joe Buono	Present
Frank Monzo	Present
Marguerite Downham	Present
Ryan Linhart	Present
James Stevenson	Present
Greg Wells	Present
Colleen Curren	Present
Renee Bergman	Present
Jose Calves	Present
Jason Miller	Present

Also, present

Francis Ryan – Solicitor

Lee Palo – Zoning Officer

Gregory Fusco – Township Engineer

Meeting called to order by Solicitor Frank Ryan at 7:36 P.M.

Old Business – Review Resolution 2019-149 of Commissioner Concerning Possible need of Redevelopment. The resolution is available for public viewing in the Planning/Zoning office. The Resolution is for Block 8.10 Lot 26 located on the White Horse Pike between Holly Avenue and Park Avenue. N.J.S.A. 40A:12-6 The governing body of the municipality shall by Resolution authorize the

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Planning Board to undertake a preliminary investigation to determine whether a proposed area is a redevelopment area meeting the criteria set forth in J.J.S.A. 40A:12A-5 The Mayor and Commissioners of the Township of Haddon have asked and authorize the Township of Haddon Planning Board to conduct a preliminary investigation of the study Area as an area in need of redevelopment to be a Condemnation redevelopment area. The Planning board will adopt their own Resolution and declare if it is or is not in need of Redevelopment and submit it to the Mayor and Commissioners.

A motion by James Stevenson to have the Planning board appoint the Township Engineer a report on the area know as Block 8.10 Lot 26 located on the White Horse Pike between Holly Avenue and park Avenue. And then have the Planning Board submit recommendation by Resolution to the Mayor and Commissioners. Seconded by Colleen Curren. 9 members present voted in the affirmative, 0- no votes Motion carried.

Application 19-38 – Block 21.14 Lots 1 & 2 – Zone C-1 – 206 Haddon Avenue – DEM Restaurant, LLC. Applicant is requesting site plan approval and variance approvals to renovate the subject property to contain a restaurant and bar which will be known as Reunion Hall, with any and all other variances, waivers deemed necessary to approve this application.

This is a continuation of the meeting from January 2, 2020 we are still in the public portion of this meeting.

Mr. Jeff Barron – Esquire representing Haddon Towne Center and Dr. Olivio.

Mr. Barron asked Mr. Dave Welch the applicant to please come top the mic and answer a few questions.

Mr. Welch was reminded that he is still under oath.

JB – How many employees will there be? Servers, bartenders, wait staff?

DW – Bartenders 3 at the highest, wait staff at the highest 2, No manager, cleaning staff no one the runners (same as wait staff) will clean.

JB – the Wait Staff will – serve food, clean up, how many dishwashers will there be?

DW – Do not know maybe 3 totals.

JB – Any hostesses?

DW – NO

JB – Security?

DW – Weekends 2 total

JB Busing?

DW – None the runners will bus, same person bringing the food will do it all.

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JB – With 3 food establishments I believe we are up to 16 employees, what parking do you have for the staff? You said prior they will operate out of their trucks, bring food to store, deliver – store and cook but yet no increase in traffic you claim. You will have 2 Shifts – Bartenders,

DW – Each food establishment will have their own staff if could when changing shifts about 6:00P.M. have an overlap about 30 minutes.

JB – so there could be 4 bartenders at any one time. Now what about the outside area. You say games outside, how do you figure out who plays? When all standing room is in game area.

DE games like Kam Jam, Beach games, there is no charge to play it is all free.

JB How does the food and drinks get outside to the customer?

DW there bring it out themselves. There will be camera's outside so the staff can watch what is going on outside.

Mr. Barron asked for Jay Reinert to come to the Mic, he is the architect for this application.  
Mr. Reinert where can I go to see a concept like this one?

JR – I do not know – similar or same as this.

JB – Can you drive thru?

JR – Yes there will be 4 to 5 spaces for a loading zone. You could walk over.

JB – What material will be on the building?

JR – Finish Brick painted, model new brick on front lower black metal, flat roof. You can see the materials on Sheet A2

JB – I have another question for Mr. Welch - Mr. Welch di you look at your parking agreement? Either you or your lawyer did, this is for only 5 years, is there an option for renewal? All you can tell the board is that it is only good for 5 years. What spaces are you getting?

DW – Not sure

JB – What have you planned if in 5 years you can not renewal your lease? You do not have a plan?

DW - We would proceed with a new option.

JB – you

Next meeting – Work Session meeting – Monday January 13, 2020

Regular meeting - Thursday February 6, 2020

With no further business tonight for the Planning/Zoning Board of the Township of Haddon a motion by Greg Wells to adjourn the meeting seconded by Ryan Linhart. All members present voted in the affirmative. Motion carried.

Meeting adjourned 10:59 P.M.

A CD of this meeting is available upon request.

Respectfully submitted

Bonnie Richards, Secretary